



Legislation Text

File #: 21-5308, **Version:** 1

Department: County Engineer

Department Head/Elected Official: Loyd Smith, P.E., Interim County Engineer

Regular or Supplemental RCA: Regular RCA

Type of Request: Asset Management

Project ID (if applicable): N/A

Vendor/Entity Legal Name (if applicable): N/A

MWDBE Participation (if applicable): N/A

Request Summary (Agenda Caption):

Request for approval, on behalf of the Harris County Toll Road Authority, for Harris County Real Property Division to declare as surplus property and offer the right to repurchase to the previous owner or alternatively, sell 2702 Collingsworth Street, Houston, TX 77026, also known as Lot 13, Block 2, Industrial Center of Porter Baker, and the Harris County Real Property Division be authorized to enter into a listing agreement for the sale, should the previous owner not be interested, Precinct 1.

Background and Discussion:

For the construction of the Collingsworth Street Overpass, Harris County Toll Road Authority required 3,500 SF of a 22,000 SF tract (approximately 15% of the property). However, the proposed acquisition impacted the existing business. Upon the property owner's request, HCTRA acquired the entire tract and utilized the existing property and warehouse as a field office during construction. Now that the construction is complete, HCTRA has no further use for the property outside of the project right-of-way.

It is recommended that the Commissioners Court authorize Harris County, on behalf of HCTRA, to declare as surplus property and offer the right to repurchase to the previous owner or alternatively, sell 2702 Collingsworth Street, Houston, TX 77026, also known as Lot 13, Block 2 Industrial Center of Porter Baker, and the Harris County Real Property Division be authorized to enter into a listing agreement pursuant to Local Government Code §263.008 by which the commissioners court of a county may contract with a licensed real estate broker to sell a tract of real property that is owned by a county. The statute also provides that if the listing agreement requires a broker to list the property for sale with a multiple listing service used by other brokers in the county, then on or after the 30th day that the property is listed, the Commissioners Court may sell the listed property to a ready, willing, and able buyer who submits the highest cash offer.

It is further recommended that the County Judge of Harris County, Texas, acting in her capacity as the presiding officer of the Commissioners Court of Harris County, Texas or the Division Manager of the Harris County Real Property Division, as the designated representative of the Commissioners Court of Harris County, Texas, be authorized and directed to sign the listing agreement and any purchase agreement associated with this transaction, as otherwise authorized herein and that the Division Manager of the Harris County Real

Property Division and such other personnel of Harris County, Texas be authorized to take such other action as may be useful or necessary to consummate such transaction.

Expected Impact:

Sale of the property is expected to reduce the County's future maintenance costs, place land back on the tax rolls (contributing to County revenue) and facilitate private development.

Alternative Options:

The 18,762 sq. ft. site was evaluated for alternative uses. Harris County Engineering has reviewed the location and it is not suitable for use by any department in its current condition, and the size of the warehouse is too small to be worth renovating when looking at our current needs as stated by departments looking for storage space.

Alignment with Goal(s):

- ☐ Justice and Safety
- ☐ Economic Opportunity
- ☐ Housing
- ☐ Public Health
- ☒ Transportation
- ☐ Flooding
- ☐ Environment
- ☐ Governance and Customer Service

Prior Court Action (if any):

Date	Agenda Item #	Action Taken
1/8/2013		Property Purchase
11/11/2013		Full taking of tract

Location:

Address (if applicable): 2702 Collingsworth Street
Houston, TX 77026
Precinct(s): Precinct 1

Fiscal and Personnel Summary			
Service Name		FY 21-22	Estimates
			FY 22 Next 3 FYs

Incremental Expenditures				
Labor Expenditures	-	-	-	-
Non-Labor Expenditures	-	-	-	-
Total Incremental Expenditures	-	-	-	-
Funding Sources (General Fund, PIC Fund, Debt or CP, Grants, or Other - Please Specify)				
Existing Budget	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Current Budget	-	-	-	-
Additional Budget Requested	-	-	-	-
	-	-	-	-
	-	-	-	-
Total Additional Budget Requested	-	-	-	-
Total Funding Sources	-	-	-	-
Personnel (Fill out section only if requesting new PCNs)				
Current Position Count for Service	-	-	-	-
Additional Positions Requested	-	-	-	-
Total Personnel	-	-	-	-

Anticipated Implementation Date: October 12, 2021

Emergency/Disaster Recovery Note: Not an emergency, disaster, or COVID-19 related item

Contact(s) name, title, department: Shannon C. Watson, Director, Real Property Division, (713) 274-3725

Attachments (if applicable): Survey Description and Maps.