



SURPLUS PROPERTY DESIGNATION REQUEST

PRESENTED BY:

Carolyn Shellman

Chief Legal & Administrative Officer (CLAO)

September 24, 2018

Approval Requested

AGENDA



- **CONTEXT**
- **DOWNTOWN CAMPUS**
- **NORTHSIDE CUSTOMER SERVICE CENTER**
- **REQUEST FOR APPROVAL**
- **NEXT STEPS**

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CONTEXT

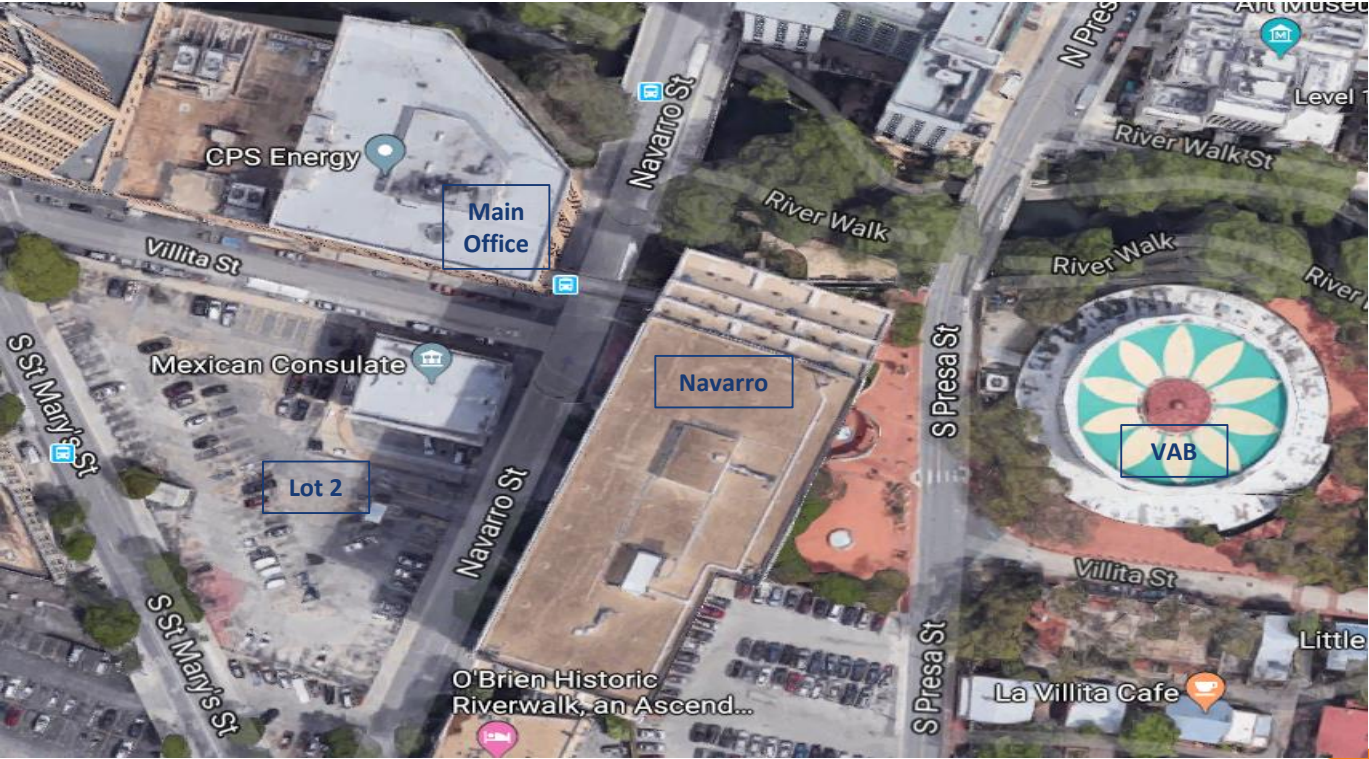
- McCullough site ready for occupancy in 2020
- Multiple facilities will be consolidated
- Market these complex transactions beginning in 2018



SURPLUS REAL PROPERTY



DOWNTOWN CAMPUS

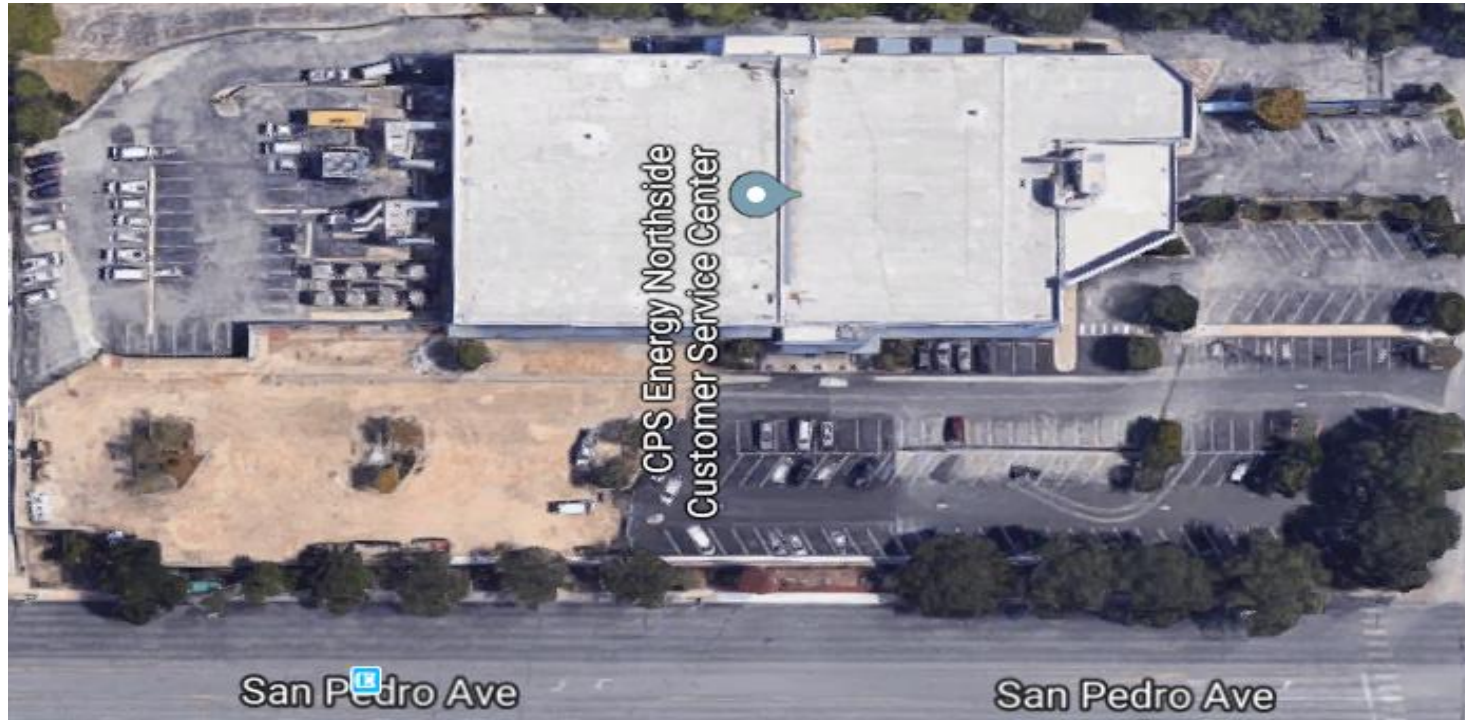


Main Office, Navarro, Villita Asssembly Bldg. (VAB) and Parking

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NORTHSIDE CUSTOMER SERVICE CENTER



Northside CSC on San Pedro Avenue

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REQUEST FOR APPROVAL

Designate the Downtown Campus and Northside Customer Service Center as surplus properties

- After 2020, properties no longer needed to support operations and service delivery
- Designation enables readiness for sale with the desired result of minimizing maintenance costs after the 2020 transition

SURPLUS REAL PROPERTY



NEXT STEPS

- Engage a broker to obtain the best return for CPS Energy
- With broker, market availability of properties
- Provide regular progress reports to the Board
- Bring qualified sales offers to the Board for review and approval



Thank You



Appendix

SUPPLEMENTAL INFORMATION

Downtown Campus Details

- Main Office Bldg: 11 floors, 218,664 sq. ft. of office space, located on the San Antonio River. Built in 1928 and purchased in 1954 with major modifications in 1985.
- Tower Life Garage: adjoins the Main Office, 133 parking spaces, built in 1956. The garage is half-owned by CPS Energy and the Tower Life Building owners.
- Navarro Garage: built for the 1968 Hemisfair events, 592 parking spaces. In 1986, built 100,328 sq. ft. of office space above the garage.
- Parking Lot 2: lot adjacent to the Mexican Consulate, 1.02 acres and contains 113 parking spaces.
- Villita Assembly Building: built in 1959, 29,000 sq. ft. of meeting space, event venue for non-profit organizations and other groups.

Northside Customer Service Details:

- Current call center site where sales & service calls are received and processed
- Site of one customer walk-in center
- Call center & walk-in center will be relocated to McCullough Headquarters site, along with account teams and support personnel.