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**From:** Derrick, Melissa

**Sent:** Thursday, April 06, 2017 10:26 PM

**To:** Daniels, Charles <CDaniels@sanmarcostx.gov>; Case, Jamie Lee <JCase@sanmarcostx.gov>; Parker, Steve <SParker@sanmarcostx.gov>

**Subject:** Request for info on Ruben Bacerra's Dixie Cream Location

All,

After looking at at the Rolling agenda, I'd like to request the amount per month owed, price per square foot or acre (whichever makes sense) and would also like to request the amount per ft/acre that Ted Breihan pays for similar city leased property from the Rail Road - at least I believe it's their right of way is it not? If Fray Stokes still owns some of that particular type of property I'd like the same information to use as a comp.

I'd also like to know how much Mr. Bacerra is in a rears, and to see the purchase contract that includes said piece of property that outlines his obligation to pay each month. In addition, please fill me in on who is responsible for sending this bill to Mr. Barrera, and what excuse we have for not having sent it for....how many years?

Collette or Steve can you provide or find someone who can provide institutional knowledge in regards to whether we have had such a situation before, and if so, how such a gross error handled at that time. Additionally I would like all emails in reference to this site for perspective and will need to know exactly who recognized this issue initially, who reported it, and who reported it to city management. I know I'm not alone in my desire to find out how on earth this happened. I know the former owner had the place for decades, but what system failed us on this one and what can be done to ensure it doesn't happen in the future? And one more, is the city going to be prepared with a payment plan for Mr. Becerra that seeks not to put undo and immediate financial burden on he and his family. Perhaps a payment schedule from a bank for a similar loan could be presented to Council, so that we can be assured the the timeline is appropriate. Please also make sure we are informed of debt forgiveness due to city error is an option and reasoning, as well as if there could be legal consequences for the city should we be found "at fault" for the situation we have created for this locally owned small business.

All Best,

Melissa