

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AUTHORIZING THE EXECUTION OF A LEASE OF AN APPROXIMATELY 54,000 SQUARE FOOT FACILITY AND RELATED PARKING LOCATED AT 8765 HIGHWAY 151 FROM THE YMCA AND A LEASE-BACK OF APPROXIMATELY 49,000 SQUARE FEET OF THE FACILITY TO THE YMCA FOR THEIR OPERATIONS OF A RECREATION CENTER. BOTH LEASES HAVE A TERM OF 25 YEARS AND A RATE OF \$1.00 PER YEAR.

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WHEREAS, in May of 2012, voters approved the 2012-2017 General Obligation Bond Program, \$3 million was designated for a project titled the Northwest Area Recreation Center in Council District 6 and \$1.4 million was designated for development of a Library in Council District 6; and

WHEREAS, in October 2014, the YMCA purchased a former grocery store building at the corner of Potranco Road and Highway 151 with the intent to collaborate with the City to repurpose the old grocery store into a new co-located recreation center and library; and

WHEREAS, in the first phase, the City will contract with the YMCA using the Bond funds to design and construct a 5,000 square foot San Antonio Branch Library and 49,000 square foot YMCA recreational center that will include a gymnasium, exercise rooms and locker room; and

WHEREAS, the Library Facilities Committee and Library Board have approved the co-location of the Council District 6 Branch Library with the YMCA; and

WHEREAS, the YMCA has agreed to lease the grocery store site to the City in exchange for receiving the bond funds to pay for the renovations, and the City has agreed to lease back a portion of the building to the YMCA for the YMCA to operate the recreational center; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to execute a lease of an approximately 54,000 square foot facility and related parking located at 8765 Highway 151 from the YMCA and a lease-back of approximately 49,000 square feet of the facility to the YMCA for their operations of a recreation center. Both leases have a term of 25 years and a rate of \$1.00 per year. A copy of both leases, in substantially final form, are attached hereto and incorporated herein for all purposes as **Attachment I and II.**

SECTION 2. Funding in the amount of \$1.00 for this ordinance is available for Fund 11001000, Cost Center 0401010004 and General Ledger 5206010, as part of the Fiscal Year 2015 Budget.

SECTION 3. Payment not to exceed the budgeted amount is authorized and should be encumbered with a purchase order.

SECTION 4. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 256000000004 and General Ledger 4401110.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this ____ day of _____.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney