

AN ORDINANCE **2016-10-20-0813**

AUTHORIZING THE EXECUTION OF A FIRST RENEWAL TO LEASE AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND CATHOLIC LIFE INSURANCE FOR OFFICE SPACE LOCATED WITHIN THE CATHOLIC LIFE BUILDING AT 1635 N.E. LOOP 410, SUITE 510 IN CITY COUNCIL DISTRICT 10, FOR USE AS THE DISTRICT 10 CONSTITUENT OFFICE.

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

SECTION 1. The City Manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the City a lease renewal agreement substantially in the form of **Attachment I**, which is incorporated by reference for all purposes as if fully set forth. The City Manager and designee, severally, should take all other actions reasonably necessary or convenient to effectuate the transaction, including agreeing to non-material changes to the approved form and executing and delivering all ancillary instruments and agreements conducive to effectuating the transaction.

SECTION 2. Funding in the amount of \$17,600.00 for this Ordinance is available for Fund 11001000, Cost Center 110010001, and General Ledger 5206010, as part of the Fiscal Year 2017 Budget.

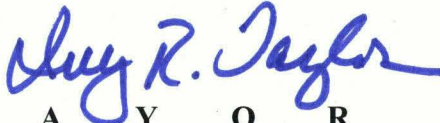
SECTION 3. Payment not to exceed the budgeted amount is authorized - Catholic Life Insurance and should be encumbered with a purchase order. All expenditures will comply with the approved operating budget for current and future fiscal years.

SECTION 4. Additional funding for this ordinance is contingent upon City Council approval of the City's operating budget and the availability of funds for Fiscal Years 2018, 2019, 2020, 2021 and 2022.

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 receipt of eight affirmative votes; otherwise, it is effective 10 days after passage.

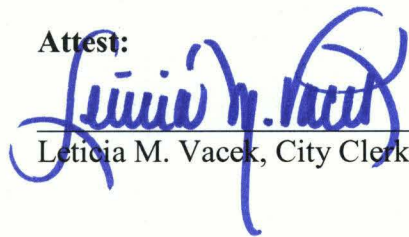
PASSED AND APPROVED this 20th day of October, 2016.



M A Y O R


Ivy R. Taylor

Attest:



Leticia M. Vacek, City Clerk

Approved As To Form:



City Attorney

Agenda Item:	10 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 18, 19, 20, 23)						
Date:	10/20/2016						
Time:	09:27:27 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the 1st Renewal of Lease Agreement between the City of San Antonio and Catholic Life Insurance, for a five-year term, for the continued use of office space located at 1635 NE Loop 410, Suite 510 for use as the City Council District 10 Constituent Office, for the initial monthly rental amount of \$1,600.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				x
Rebecca Viagran	District 3	x					
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

ATTACHMENT 1

1st Renewal to Lease Agreement

(City Council District 10 Constituent Office)

This 1st Renewal to Lease Agreement is entered into between Landlord and Tenant.

1. Identifying Information.

**Ordinance Authorizing
1st Renewal:**

Landlord: Catholic Life Insurance

Landlord's Address: Catholic Life Insurance Building, 1635 N.E. Loop 410, Suite 913,
San Antonio, Texas 78209

Tenant: City of San Antonio

Tenant's Address: P.O. Box 829966, San Antonio, Texas 78283-3966

Lease: Approximately 1,033 square feet located in Ste. 604 of the Catholic Life Insurance Building, 1635 N.E. Loop 410, San Antonio, Texas 78209, utilized as the City Council District No.10 Constituent Office

**Ordinance Authorizing
Original Lease:** 2011-10-20-0856, October 20, 2011

1st Amendment: Amends the leased space replacing Ste. 604 consisting of approximately 1,033 square feet with Ste. 510 consisting of approximately 1,061 square feet located in the Catholic Life Insurance Building, 1635 N.E. Loop 410, San Antonio, Texas 78209 and more fully depicted in **Exhibit A**, which is incorporated herein by reference for all purposes.

**Ordinance Authorizing
1st Amendment:** 2014-12-04-1960

1st Renewal: Renews the lease agreement for a period of 5 years.

**Beginning of Renewal
Term:** November 1, 2016

**Expiration of Renewal
Term:** October 31, 2021

2. Defined Terms.

All terms defined in the Lease and not otherwise defined in this amendment, when used in this amendment, have the meanings ascribed to them in the Lease. References to "Lease" in this amendment include the original Lease.

3. Rent.

Tenant shall pay monthly rent for the term of this renewal at the rates listed below:

Term	Monthly Rent
Nov 1, 2016 – Oct 31, 2018	\$1,600.00
Nov 1, 2018 – Oct 31, 2021	\$1,650.00

4. No Default.

Neither Landlord nor Tenant is in default under the Lease and neither party is aware of a cause of action against the other arising out of or relating to the period before the date of Landlord's signature on this amendment.

5. Same Terms and Conditions.

This renewal is a fully integrated expression of the changes the parties intend to make to the Lease. The parties acknowledge that, except as expressly set forth above, the Lease remains in full force and effect according to its terms, as amended, and the parties reaffirm the obligations thereof. Both Landlord and Tenant are bound thereby. Neither party is in default under the Lease. There have been no other amendments or other modifications to the Lease except as expressly identified in this agreement.

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6. Public Information.

Landlord acknowledges that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public.

In Witness Whereof, the parties have caused their representatives to set their hands.

Landlord

Tenant

Catholic Life Insurance, a Texas Life Insurance Company

City of San Antonio, a Texas municipal corporation

Signature: Thomas M. Petri

Signature: _____

Printed Name: Thomas M. Petri

Printed Name: _____

Title: TREASURER

Title: _____

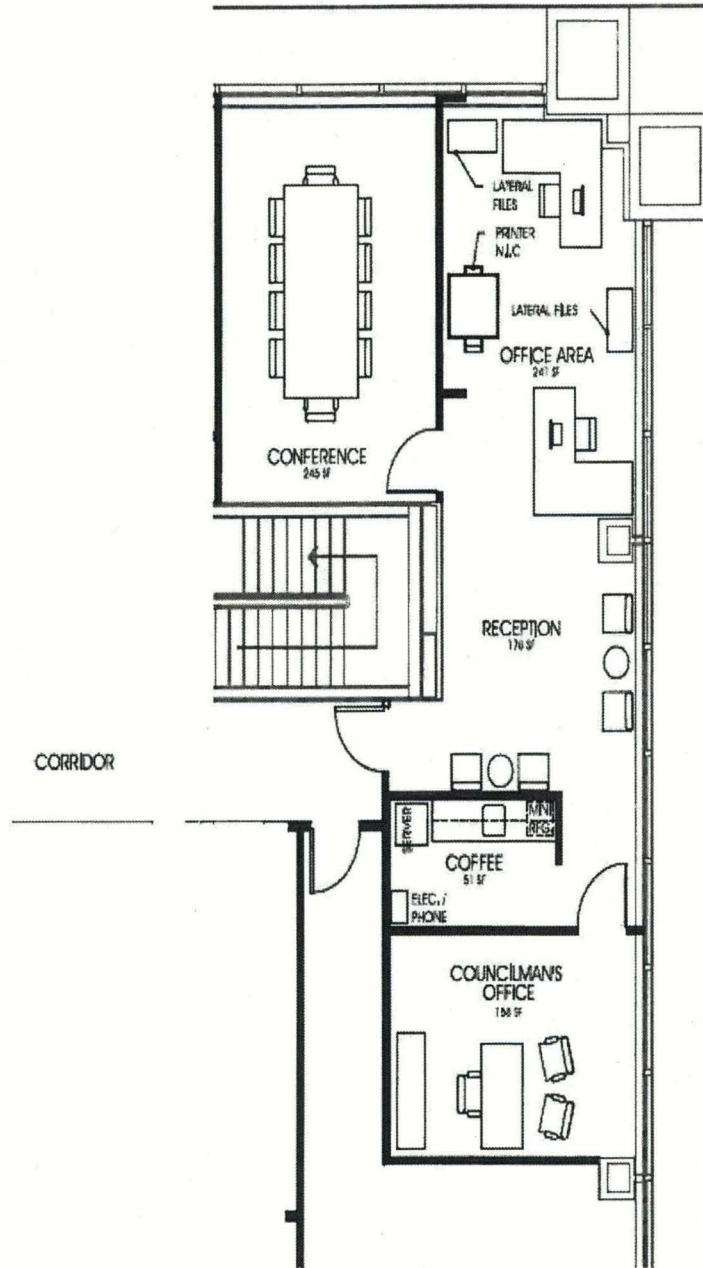
Date: 9-27-2016

Date: _____

Approved as to Form:

City Attorney

Exhibit A: Description of Premises



Catholic Life Bldg., Suite 510, 1,061 R.S.F.