

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

AN ORDINANCE

**FOR THE NEIGHBORHOOD PLACE
CULTURAL/COMMUNITY CENTER, A 2017-2022 BOND
FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 5,
AUTHORIZING THE EXECUTION OF A FUNDING
AGREEMENT WITH FAMILY SERVICES ASSOCIATION IN
THE AMOUNT OF \$1,500,000.00 OF LEVERAGED FUNDING
FOR FACILITY UPGRADES, AUTHORIZING THE
EXECUTION OF A 20 YEAR LEASE AGREEMENT OF A
64,000 SQUARE FOOT FACILITY LOCATED AT 3014 RIVAS
STREET AND AUTHORIZING THE EXECUTION OF AN
ASSOCIATED LICENSE AND OPERATING AGREEMENT.**

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WHEREAS, on May 6, 2017, San Antonio residents voted and approved the 2017-2022 General Obligation Bond Program totaling \$850 million; and

WHEREAS, the Neighborhood Place Cultural/Community Center, located at 3014 Rivas Street, is a 64,000 square foot facility, that sits on a 4 acre lot located in Council District 5, with \$1,500,000.00 allocated from the Bond Program for improvements; and

WHEREAS, the Neighborhood Place services include a comprehensive array of more than 40 programs and services designed to address troublesome community needs and improve outcomes for children and families; and

WHEREAS, bond funds will leverage other contributions and investments totaling over \$6,000,000.00; and

WHEREAS, the overall project scope thus far has included replacement and upgrades to roofing, HVAC, electrical, and lighting; and

WHEREAS, the new scope of work, to be funded by the City will include upgrades to the gymnasium and cafeteria, renewal of the back parking lot to include grading, drainage, resurfacing, landscaping, and lighting, increased presence of ADA elements to include improved access to the buildings via ramps and a way finding system with directory, water conservation efforts to include rainwater harvesting via a rain catchment system and a community garden, new front entry/pathway, signage, flooring, and window replacement along one corridor of the building; and

WHEREAS, this agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 19% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African-American Business Enterprise (AABE) subcontracting goal. Family Service of San Antonio, Inc., has committed to 19% SBE and 3% M/WBE subcontractor; **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 Funding Agreement with Family Services Association in an amount up to \$1,500,000.00 for facility upgrades to the Neighborhood Place Cultural Community Center. A copy of the funding agreement in final form is attached hereto as **Attachment I**.

SECTION 2. The City Manager or her designee or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to execute a 20 year lease agreement for The Neighborhood Place, a 64,000 square foot facility located at 3014 Rivas Street at a rate of \$1.00 per year. A copy of the Lease Agreement is attached hereto as **Attachment II**.

SECTION 3. The City Manager or her designee or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to execute an associated License and Operating Agreement. A copy of the License and Operating Agreement is attached hereto as **Attachment III**.

SECTION 4. A Payment in an amount not to exceed \$1,500,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 23-01729, The Neighborhood Place Cultural/Community Center, is authorized to be encumber and make payable to Family Service Association of San Antonio, Inc., for a funding agreement for facility upgrades. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 5. Payment in an amount not to exceed \$1.00 in Fund 29028000, Internal Order 223000000251 and General Ledger 4407725 is authorized to be encumbered and made payable to Family Service Association of San Antonio Inc. for the lease agreement.

SECTION 6. 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

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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 7. 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
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

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ATTACHMENT I

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ATTACHMENT III