



City of San Antonio

Legislation Details (With Text)

File #: 17-1672

Type: Real Property Lease

In control: City Council A Session

On agenda: 4/20/2017

Title: An Ordinance approving the assignment of a license agreement from SAT Neisner to Hotel 409 East Houston OPCP, L.P., the new owner of the Towneplace Suites Hotel, for encroachments into public space. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations Department]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Contracts Disclosure Form, Hotel 409 E. Houston Opco, LP, 2017, 2. Hotel 409, Form 1295, completed Feb. 15, 2017, 3. License Agreement Assignment, 4. 17-1672 Fiscal Impact Form (Hotel409), 5. Draft Ordinance, 6. Ordinance 2017-04-20-0251

Date	Ver.	Action By	Action	Result
4/20/2017	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Assignment of License and Parking Meter Removal Agreement

SUMMARY:

This ordinance authorizes assignment of a license and parking meter removal agreement with SAT Neisner to Hotel 409 East Houston OPCP, L.P. as a result of the sale of the Towneplace Suites Hotel. Hotel 409 East Houston OPCP, L.P., the new owner of the hotel, will be responsible for annual \$11,061.30 payments to the City of San Antonio through November 29, 2018.

BACKGROUND INFORMATION:

On November 20, 2008, City Council approved Ordinance 2008-11-20-1034, which authorized a license and parking meter removal agreement with SAT Neisner, the owner of the Towneplace Suites Hotel at 409 E.

Houston. The agreement allowed for the removal of five parking meters from the west side of Broadway, adjacent to the Towneplace Suites Hotel, and near the northwest corner of Broadway and E. Houston Street. Removal of the parking meters allowed space for Towneplace Suites Hotel to accommodate guests' vehicles. In addition, the agreement authorized a 1,876 square foot basement encroachment below portions of Broadway and E. Houston Street, as well as two mechanical unit shelf areas of 231 and 482 square feet that encroached above portions of the alley.

The agreement term commenced November 30, 2008 and is valid through November 29, 2018. The City of San Antonio receives an annual payment of \$11,061.30.

On January 27, 2017, the City received written notice from SAT Neisner, stating Towneplace Suites Hotel had been sold to 409 East Houston OPCP, L.P. and requesting the agreement be assigned to the hotel's new owner.

ISSUE:

The owner of the Towneplace Suites Hotel (SAT Neisner) has sold the hotel to Hotel 409 East Houston OPCP, L.P. and has requested the City assign its license and parking meter removal agreement to the hotel's new owner.

ALTERNATIVES:

Instead of authorizing assignment of the license and parking meter removal agreement to Hotel 409 East Houston OPCP, L.P., City Council may elect to terminate the agreement with SAT Neisner or take no action, which would obligate SAT Neisner to continue annual payments to the City through November 29, 2018.

FISCAL IMPACT:

Assignment of the license and parking meter removal agreement to Hotel 409 East Houston OPCP, L.P. will have no fiscal impact.

RECOMMENDATION:

Staff recommends approval of an ordinance to authorize assignment of a license and parking meter removal agreement with SAT Neisner to Hotel 409 East Houston OPCP, L.P., the new owner of Towneplace Suites Hotel at 409 E. Houston Street.