



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4193

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 8/13/2015

**Title:** An Ordinance authorizing a Lease Agreement with the Brackenridge Park Conservancy for three years, beginning on September 1, 2015, and ending on September 30, 2018, with the option to exercise two, one-year administrative renewal periods for the use of the former reservation building at Brackenridge Park for the purpose of operational and meeting space for administrative operations. [Xavier D. Urrutia, Interim Assistant City Manager; Janet A. Martin, Acting Director, Parks & Recreation]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Lease Agreement with Brackenridge Park Conservancy, 2. Discretionary Contracts Disclosure Form - Lynn O. Bobbitt - Brackenridge Park Conservancy, 3. Draft Ordinance, 4. Ordinance 2015-08-13-0691

Date	Ver.	Action By	Action	Result
8/13/2015	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Lease Agreement with Brackenridge Park Conservancy

**DEPARTMENT HEAD:** Parks & Recreation

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Lease Agreement with Brackenridge Park Conservancy

**SUMMARY:**

This Ordinance authorizes a Lease Agreement with the Brackenridge Park Conservancy for three (3) years, beginning on September 1, 2015, and ending on September 30, 2018. The Agreement will include the option to exercise two (2), one-year administrative renewal periods for the use of the former reservation building at Brackenridge Park for the purpose of operational and meeting space for administrative operations.

**BACKGROUND INFORMATION:**

The Brackenridge Park Conservancy (BPC) was established in 2009 to serve as a steward and an advocate for the park to preserve and enhance the park's historical and recreational resources for the enjoyment of current and future generations. In August, 2009, City Council approved a Lease with BPC for an office space within the former park reservation building without rental fees, which was subsequently renewed through August 31, 2015. Council also approved a Memorandum of Understanding (MOU) in 2009 to acknowledge the BPC's advisory function regarding the development of Brackenridge Park and the fund raising and stewardship role BPC serves for the park. The MOU was renewed through August 31, 2016.

In addition to educational programs and tours established in the park, the BPC has provided a total amount of \$37,600.00 for improvements to the park since 2009. Currently, the City is not utilizing the former park reservation building and the BPC has expressed a desire to renovate and use the entire interior of the building for BPC's operational and administrative purposes. Therefore, the City and BPC desire to combine the features of the MOU and the expiring Lease Agreement into a new Lease Agreement for the entire interior of the former park reservation building without incurring rental fees, for a term of three (3) years with two (2) one-year renewal periods, and align the term with the City's Fiscal Year.

The current Lease Agreement terminates on August 31, 2015, and the proposed new Lease Agreement will maintain BPC's presence at Brackenridge Park through September 30, 2018, with the option to extend the lease for two (2) additional one-year terms. In lieu of rent, BPC will make significant renovations to the premises and will continue to operate and provide input on the development of the park and the Master Plan and will serve as one of the forums for the exchange of ideas regarding capital improvement of the park. BPC will have the right to apply for grants for funding of capital improvements, programming, educational programs, and other benefits appropriate to the enhancement and use of the Park, subject to City approval.

#### **ISSUE:**

This ordinance authorizes a Lease Agreement with the Brackenridge Park Conservancy for operational and administrative use of the former reservation building at Brackenridge Park for the purpose of providing on-going education programs, fundraising and advice on the development of the park and related services to the community. These actions are consistent with Department policy to activate public parkland for on-going recreational and educational programs through community partnerships for the benefit of the public.

#### **ALTERNATIVES:**

The City could elect not to approve the Lease Agreement with BPC for use of the former reservation building at Brackenridge Park, which would adversely impact the organization's ability to offer related educational programs and services to the community. Subject to availability, the Department could identify for BPC other public park property with office space. The City would subsequently forego the future investment by BPC to renovate the former park reservation building.

#### **FISCAL IMPACT:**

These actions have no General Fund impact. The City is not currently using nor leasing the reservation building and in lieu of rent, BPC will make significant renovations to the premises.

**RECOMMENDATION:**

Staff recommends approval of a Lease Agreement with the Brackenridge Park Conservancy for operational and administrative use of the reservation building at Brackenridge Park.