



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5101

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 10/13/2016

**Title:** An Ordinance authorizing the execution of a 26 month lease agreement between the City of San Antonio and Univision Radio Broadcasting Texas, LP for a 1,300 rentable square foot space in the City-owned property located at 101 South Santa Rosa Street, in Council District 1, for use as a broadcasting facility for an annual amount of \$10,560.00 during the term. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Ordinance, 2. 101 Univision Lease Presentation, 3. Ordinance 2016-10-13-0794

Date	Ver.	Action By	Action	Result
10/13/2016	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Univision Radio Broadcasting Texas, L.P. - Lease Agreement - 101 South Santa Rosa Street

**SUMMARY:**

This ordinance authorizes a lease agreement with Univision Radio Broadcasting Texas, L.P. for a 1,300 square foot portion of the Cento de Artes Gallery located at 101 South Santa Rosa Street for use as a broadcast and live remote facility focusing on program media content of interest to their entire broadcast audience.

**BACKGROUND INFORMATION:**

This ordinance authorizes the execution of a lease agreement between the City of San Antonio and Univision for a 26 month term for a 1,300 square foot portion of the Cento de Artes Gallery located at 101 South Santa Rosa Street, in Council District 1, for use as a broadcast and live remote facility focusing on media content that is responsive to the entire Univision San Antonio audience, for the initial monthly rental amount of \$880.00.

The City will provide basic building services including utilities and maintenance and Univision will provide their own janitorial services.

Univision’s intent is to use this facility intermittently for live remotes in support of its news and entertainment reporting to the community with a particular emphasis on cultural arts programming from Market Square including the City’s efforts to develop Latino cultural programming from the Centro de Artes Gallery building.

**ISSUE:**

The subject facility is presently occupied by Univision under an agreement they had with the previous user of the building, Texas A&M San Antonio. Now that the A&M agreement has been terminated and in light of the fact that Univision is interested in expanding the programming they could accomplish from this facility, the City will need to formalize their occupancy with a lease agreement.

**ALTERNATIVES:**

City Council could choose not to approve this lease agreement, however, that action would result in Univision vacating the building and adversely affecting the opportunity afforded by having an embedded broadcast facility that can effectively reach Univision’s audience in the community and promote City programs and events.

**FISCAL IMPACT:**

Under the terms of the lease agreement the City will collect monthly rent for the property as follows:

<b>Rent Period</b>	<b>Monthly Rent</b>	<b>Total Rent</b>
Months 1 through 26	\$880.00	\$10,560.00
Total Revenue During Lease Term:		<b>\$22,880.00</b>

The annual lease amount of \$10,560 will be deposited in the Market Square Fund. In addition to the payment of the monthly rent, the tenant will provide at its cost janitorial services to the portion of the building they occupy; the City will provide all other building services including utilities.

Additionally, as part of the lease agreement, Univision will work with the City’s Tricentennial Office to promote through its broadcast network in the San Antonio market specific events and celebrations occurring throughout 2018 marking the City’s 300 year anniversary celebration.

**RECOMMENDATION:**

Staff recommends approval of this 26 month lease agreement with Univision Radio Broadcasting Texas, L.P. for 1,300 square feet of building area in the property located at 101 South Santa Rosa Street.