



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6730

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 12/17/2020

**Title:** Ordinance approving a five-year lease renewal agreement with Warfield 4 for 4,500 square feet of clinic space at 4343 Rittiman Road for the San Antonio Metropolitan Health District for the continued operation of a Women, Infants and Children Clinic as part of the Special Supplemental Nutrition Program. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Ordinance, 3. Ordinance 2020-12-17-0929

Date	Ver.	Action By	Action	Result
12/17/2020	1	City Council A Session		

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 2

### SUBJECT:

Second Renewal and Amendment of Lease Agreement - SAMHD WIC Clinic

### SUMMARY:

This ordinance authorizes the Second Renewal and Amendment of Lease Agreement with Warfield 4, for an additional five-year term, for the continued use of 4,500 square feet of clinic space for the San Antonio Metropolitan Health District (SAMHD) Women, Infants & Children (WIC) Clinic located at 4343 Rittiman Road, in Council District 2, for the initial monthly rent of \$4,390.00 escalating to \$4,690.00 during the last year of the term.

### BACKGROUND INFORMATION:

The City has occupied this location as an SAMHD operated WIC Clinic since September 2010, as part of the Special Supplemental Nutrition Program for women, infants, and children. Services provided include food

benefits, nutrition education and counseling, and health care referrals at no cost to individuals that qualify. As this location has proven to successfully service the community, SAMHD seeks to renew the lease agreement for an additional five-year term.

### **ISSUE:**

The existing lease needs to be renewed for SAMHD to remain compliant with its obligations related to the Special Supplemental Nutrition Program. City Council approval is required to renew the agreement and ensure the WIC clinic may continue to provide services in accordance with the program's objectives.

### **ALTERNATIVES:**

The owner has offered favorable terms to allow the City to continue its use for another five years and there is a continuing need for these services in the community. Alternatively, staff can identify other sites, which may require additional funding for capital improvements to support the new clinic location.

### **FISCAL IMPACT:**

Under the terms of the lease renewal, the City will pay rent as per the table below plus the cost of separately metered utilities and janitorial services. The expenses related to this lease agreement are financed with grant funds from the Texas Department of State Health Services. The lease can be canceled if the WIC Program is not re-funded during the five-year term period.

<b>Period</b>	<b>Monthly Rent</b>
1-1-2021 thru 12-31-2021	\$4,390.00
1-1-2022 thru 12-31-2022	\$4,490.00
1-1-2023 thru 12-31-2024	\$4,590.00
1-1-2025 thru 12-31-2025	\$4,690.00

### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of the Second Renewal and Amendment of Lease Agreement with Warfield 4, for an additional five-year term.