



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4218

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 8/18/2016

**Title:** An Ordinance authorizing a five-year renewal of a lease agreement with Pleasanton Partners, LP for the continued use by the San Antonio Metropolitan Health District of 5,670 square feet of clinic and office space located at 7452 Military Drive for a monthly rental rate of \$6,950.00. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Lease 3rd Renewal 8-18-16, 2. DCD 8-18-16, 3. 1295 Form 8-18-16, 4. Agenda Item Military Drive Lease - (Item # 16-4218), 5. Ordinance 2016-08-18-0610

Date	Ver.	Action By	Action	Result
8/18/2016	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Lease Renewal for SAMHD WIC Clinic, 7452 Military Drive

**SUMMARY:**

An ordinance authorizing the renewal of a lease agreement with Pleasanton Partners, LP, for the continued use by the San Antonio Metropolitan Health District (SAMHD) Women Infant Children Clinic (WIC) of approximately 5,760 square feet of clinic and office space, located at 7452 Military Drive.

**BACKGROUND INFORMATION:**

The SAMHD's Women, Infants & Children (WIC) Program is funded through a grant from the Texas Department of State Health Services (TDSHS) which provides nutritious foods and nutrition education to an estimated 48,000 families per month in twelve locations throughout the City. The WIC Clinic located at 7452

Military Drive, with 5,670 square feet of office and clinic space, was opened in 1996 and has proven to be one of the SAMHD's most successful sites serving an estimated 4,700 participants each month. As there is currently no available space in a City-owned facility to accommodate the needs of the SAMHD for this use, this action will serve to renew the lease for a period of five years. This renewal is effective September 1, 2016 through August 31, 2021 with right to terminate at or anytime after the third year of the lease term.

**ISSUE:**

Since its inception fifteen years ago, the WIC Clinic located at 7452 Military Drive has successfully provided much needed services to thousands of participants, primarily those living in the West/Southwest areas of the City.

This action is consistent with the City's policy to support the mission of the SAMHD WIC Clinic program.

**ALTERNATIVES:**

The alternative to exercising this Third Renewal and Extension of Lease Agreement would be to search for a new lease space in the same geographic area which offers more favorable lease terms than the very favorable terms already secured. Additionally, the cost to relocate this clinic would likely negate any potential rent savings.

**FISCAL IMPACT:**

The monthly rent is fixed at \$6,950.00 for the entire five-year renewal term. This lease will be paid with funding received from the TDSHS. This grant funding is not expected to be eliminated in FY 2017. In the event that funding for this program becomes unavailable, this lease may be terminated with thirty-day notice. SAMHD has sufficient funds in the current FY 2017 Grant Budget for the lease expenses.

**RECOMMENDATION:**

Staff recommends approval of this Third Renewal and Extension of Lease Agreement with Pleasanton Partners, LP for the continued use of the property located at 7452 Military Drive.