



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5221

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 10/5/2017

**Title:** An Ordinance authorizing a Lease Agreement with Ballet San Antonio for the use of leased space through July 31, 2018 in Building 277 located at 600 Hemisfair Plaza Way. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]

**Sponsors:**

**Indexes:** Convention Center

**Code sections:**

**Attachments:** 1. Lease Agreement, 2. 1295, 3. Draft Ordinance, 4. Ordinance 2017-10-05-0750

Date	Ver.	Action By	Action	Result
10/5/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Convention & Sports Facilities

**DEPARTMENT HEAD:** Michael J. Sawaya

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### SUBJECT:

Lease Agreement with Ballet San Antonio for the use of leased space in Building 277 located at 600 Hemisfair Plaza Way.

### SUMMARY:

This Ordinance authorizes a Lease Agreement with Ballet San Antonio for the use of leased space in Building 277 located at 600 Hemisfair Plaza Way.

### BACKGROUND INFORMATION:

Ballet San Antonio was founded in 1985 and since 1993 has provided opportunities for all children to be a part of the ballet. Ballet San Antonio has a positive presence in area schools and continues to welcome school children into the theater to heighten their understanding and bring about enjoyable cultural experiences. Ballet San Antonio is a thriving organization serving over 40,000 people annually.

Ballet San Antonio has expressed a desire to lease approximately 3,364 square feet consisting of usable space in the lower level of Building 277, specifically Rooms 101, 102, 103, 106 and 107. Ballet San Antonio will

utilize the leased space as a dance studio and dressing room.

Building 277 is a city-owned facility that formerly housed the CSF Department administrative staff before the convention center expansion in 2016, and has served as the capital expansion office of TCI while the convention center was under construction. With the expansion completed, the facility is virtually unused. A short-term lease would not interfere with the Hemisfair master plan, as the building will eventually be turned over to HPARC for future development.

**ISSUE:**

The Lease Agreement with Ballet San Antonio will begin upon execution of the agreement and expire on July 31, 2018. Key terms of the agreement include \$400 per month for leased space, and \$4,000 over the term of the agreement.

**ALTERNATIVES:**

Alternatives to approving the agreement as presented would be to approve the agreement with changes in the scope of services, or to postpone or deny approval. Postponement or failure to approve the ordinance request will delay the opportunity to accommodate Ballet San Antonio's rehearsal space needs, and negatively affect the city's rental revenue opportunity.

**FISCAL IMPACT:**

This lease agreement will generate \$400 per month in revenue with a total of \$4,000 in revenue over the entire term. This revenue will be budgeted in the Community and Visitor Facilities Fund that is controlled by the Convention and Sports Facilities Department.

**RECOMMENDATION:**

Staff recommends authorizing a Lease Agreement with Ballet San Antonio for rehearsal and office space for in Building 277 located at 600 Hemisfair Plaza Way.