



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2431

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 4/20/2017

**Title:** An Ordinance authorizing the execution of the 1st Renewal and 1st Amendment to Master Lease and Management Agreement with the Jefferson Woodlawn Lake Community Development Corporation for the continued use of the City-owned property known as the Travis Building, located at 1800-1814 Fredericksburg Road, in City Council District 1, for a term of ten years. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Lease Renewal, 2. Form 1295, 3. DCD 2017, 4. Draft- RFCA 17-2431 Jeff-Woodlawn Renewal Ord, 5. Ordinance 2017-04-20-0252

Date	Ver.	Action By	Action	Result
4/20/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Renewal and Amendment to Lease Agreement - Jefferson Woodlawn Lake Community Development Corporation, 1800 - 1814 Fredericksburg Road

**SUMMARY:**

This ordinance authorizes the execution of the 1<sup>st</sup> Renewal and 1<sup>st</sup> Amendment to Master Lease and Management Agreement with the Jefferson Woodlawn Lake Community Development Corporation for the continued use of the City-owned property known as the Travis Building, located at 1800-1814 Fredericksburg Road, in City Council District 1, for a term of ten years.

**BACKGROUND INFORMATION:**

The Travis Building (Building) was acquired by the City in conjunction with the Elmendorf Street Drainage Project in 1995. As the Building was located at the center of a key activity node in the ‘Deco District’ commercial corridor, it was targeted for revitalization under the Neighborhood Commercial Revitalization (NCR) Program. Pursuant to Ordinance No. 94958, dated November 15, 2001, the City entered into a Master Lease and Management Agreement with the Jefferson Woodlawn Lake Community Development Corporation (CDC), who was selected through the RFP process to partner with the City to redevelop the Building as well as manage, operate and maintain the Building for an initial term of fifteen years, with a ten-year renewal option. This action will serve to exercise the ten-year renewal option effective May 1, 2017.

**ISSUE:**

Approval of this ordinance is consistent with the City’s policy to enhance the vitality of neighborhood commercial corridors. Additionally, the lease has expired and requires Council approval of the CDC’s renewal option.

**ALTERNATIVES:**

The alternatives to not renewing this 1st Renewal and 1st Amendment to Master Lease and Management Agreement, would be for the City to pursue another qualified tenant to manage and maintain the Building, or the City could choose to manage and maintain the Building itself. However, either of these options would require the Tenant to agree to relinquish their established ten-year renewal option.

**FISCAL IMPACT:**

Under the terms of the Master Lease and Management Agreement, as consideration for the use of the Building, the CDC is responsible for all costs associated with the leasing, management, operation and maintenance of the building, and as such, no financial consideration is due to the City.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution the 1<sup>st</sup> Renewal and 1<sup>st</sup> Amendment to Master Lease and Management Agreement with the Jefferson Woodlawn Lake Community Development Corporation for a term of ten years.