



City of San Antonio

Agenda Memorandum

File Number: 17-4296

Agenda Item Number: 11.

Agenda Date: 11/9/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Funding Agreement with Family Service Association of San Antonio, Inc. for improvements to The Neighborhood Place Cultural/Community Center

SUMMARY:

An ordinance for The Neighborhood Place Cultural/Community Center a 2017-2022 Bond funded Project, located in Council District 5, authorizing the execution of a Funding Agreement between the City of San Antonio and Family Services Association of San Antonio, Inc. in an amount up to \$1,500,000.00 for facility upgrades and authorizing the execution of a lease agreement of a 64,000 square foot facility located at 3014 Rivas Street and authorizing the execution of an associated License and Operating Agreement.

BACKGROUND INFORMATION:

On May 6, 2017, San Antonio residents voted and approved the 2017-2022 General Obligation Bond Program totaling \$850 million. The Neighborhood Place Cultural/Community Center, located at 3014 Rivas Street, is a 64,000 square foot facility that sits on a 4 acre lot located in Council District 5, with \$1,500,000.00 allocated from the Bond Program for improvements.

The Family Service Association was founded in 1903 to provide assistance to families in crisis. Their mission is empowering individuals and families to transform their lives and strengthen their community. The Neighborhood Place is a community services hub operated by the Family Services Association that provides services available to the entire community, while targeting residents on the Westside of San Antonio. Currently, The Neighborhood Place serves over 70,000 individuals and families through an array of programs and services designed to support positive family values and strengthen families such as early childhood care and youth

development, job training and financial stability, counseling and personalized senior care.

The \$1,500,000.00 allocated from the City's Bond Program will leverage private contributions, grants, tax credits and a Bexar County contribution totaling over \$6,000,000.00. Construction on the existing, aging facility has been underway since January 2017 and currently includes an entire new heating and air conditioning system in the facility, a new roof, and extensive updates to the facility's electrical system and lighting. The improvements to the existing aging facility, to be funded with the City's contribution, includes upgrades to the gymnasium and cafeteria, renewal of the back parking lot to include grading, drainage, resurfacing, landscaping, and lighting, ADA improvements to include improved access to the buildings via ramps, as well as a new front entry/pathway, signage, flooring, window replacement along one corridor and water conservation efforts to include rainwater harvesting via a rain catchment system and a community garden. Family Services Association will construct the improvements to the Neighborhood Place in accordance to the bond brochure and funding agreement to ensure continued use by the general public. The City's funding will be provided on a reimbursement basis and once the construction is verified and approved. All construction on the new facility is anticipated to be complete by December 2018.

In conjunction with this funding agreement, the Family Service Association, as the Landlord, will enter into a 30 year lease agreement with the City of San Antonio and Bexar County, as cotenants. The lease establishes the public ownership and authorizes the City and County's financial contribution towards the facility providing community services to city and county residents. A 30 year license and operating agreement between the City, Bexar County and Family Service Association of San Antonio, INC. will also be executed and authorizes the Family Service Association to continue to operate and maintain The Neighborhood Place located at 3014 Rivas Street. As a tenant, the City has the ability to use The Neighborhood Place facility. However, due to the sensitive nature of the services provided at The Neighborhood Place and being that privacy and confidentiality of the public is of utmost importance to the Family Service Association, any desired use of the facility by the City will need to be closely coordinated with and agreed to by the Association management in advance and cannot disrupt the services provided to the public.

This agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 19% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African-American Business Enterprise (AABE) subcontracting goal. Family Service of San Antonio, Inc has committed to 19% M/WBE and 3% AABE subcontracting goal.

ISSUE:

This ordinance for The Neighborhood Place Cultural/Community Center a 2017-2022 Bond funded Project, located in Council District 5, authorizes the execution of a Funding Agreement between the City of San Antonio and the Family Service Association of San Antonio, Inc. in an amount up to \$1,500,000.00 for facility upgrades and authorizes the execution of a 30 year lease agreement of a 64,000 square foot facility located at 3014 Rivas Street and authorizing the execution of an associated 30 year License and Operating Agreement.

This Funding Agreement provides for improvements to The Neighborhood Place Cultural/Community Center, to include the gymnasium and cafeteria, back parking lot, ADA improved access, as well as a new front entry/pathway, signage, flooring, window replacement along one corridor and water conservation efforts to include rainwater harvesting via a rain catchment system and a community garden. Family Services Association will oversee the construction of the improvements to the Neighborhood Place in accordance to the

bond brochure and funding agreement to ensure community services to the residents of the city and county continue. The City's funding will be provided on a reimbursement basis and once the construction is verified and approved. Construction on the new facility is anticipated to be complete by December 2018.

In conjunction with this funding agreement, the Family Service Association, as the Landlord, will enter into a 30 year lease agreement with the City of San Antonio and Bexar County, as cotenants. The lease establishes the public ownership and authorizes the City and County's financial contribution towards the facility providing community services to city and county residents. A 30 year license and operating agreement between the City, Bexar County and Family Service Association of San Antonio, Inc. will also be executed and authorizes the Family Service Association to continue to operate and maintain The Neighborhood Place located at 3014 Rivas Street.

Due to the sensitive nature of the services provided at The Neighborhood Place and being that privacy and confidentiality of the public is of utmost importance to the Family Service Association, any desired use of the facility by the City will need to be closely coordinated with and agreed to by the Association management in advance and cannot disrupt the services provided to the public.

ALTERNATIVES:

City Council could choose not to approve this agreement. However, doing so would delay the City from moving forward with its commitment to voters to provide funding towards The Neighborhood Place Cultural/Community Center Project and would delay improvements to the facility.

FISCAL IMPACT:

This ordinance authorizes a Funding Agreement with Family Service Association of San Antonio, Inc. in an amount up to \$1,500,000.00, for facility upgrades and authorizes a 30 year lease agreement for a 64,000 square foot facility located at 3014 Rivas Street. Funds are available from the 2017-2022 General Obligation Bond and this ordinance amends the 2018-2022 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends authorizing this Funding Agreement with the Family Service Association in an amount up to \$1,500,000.00 from the 2017 General Obligation Bond Program to leverage ongoing and completed initiatives that will further enhance services and programs for city and county residents.