



City of San Antonio

Legislation Details (With Text)

File #: 14-445

Type: Real Property Lease

In control: City Council A Session

On agenda: 4/10/2014

Title: An Ordinance authorizing the execution of a renewal and extension of lease agreement for a five-year term ending March 31, 2019 with HEBCO Development Inc. for 1,600 square feet of office/retail space located at the McCreless Market Shopping Center, for use by the San Antonio Police Department's San Antonio Fear Free Environment unit, at a rate that is at no cost throughout the term, located in Council District 3. [Peter Zaroni, Deputy City Manager; Mike Etienne, Office, EastPoint & Real Estate Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. SAFFE McCreless 3850 New Braunfels Ave, 2. HEBCO Executed Lease, 3. Draft Ordinance, 4. Ordinance 2014-04-10-0219

Date	Ver.	Action By	Action	Result
4/10/2014	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Office of EastPoint & Real Estate

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT: SAPD SAFFE Renewal and Extension Lease Agreement- 3850 South New Braunfels

SUMMARY:

This ordinance authorizes the execution of a renewal and extension of lease agreement for a five-year term ending March 31, 2019 with HEBCO Development Inc., for use by the San Antonio Police Department's (SAPD) San Antonio Fear Free Environment (SAFFE) unit for 1,600 square feet of office/retail space located at the McCreless Market Shopping Center, located in Council District 3, at a rate that is at no cost throughout the term. The Landlord can terminate this agreement with 180 days prior written notice to Tenant.

BACKGROUND INFORMATION:

SAFFE is an integral component of the SAPD's approach to Community-Oriented Policing. This philosophy embraces a partnership between the community and police in identifying, evaluating and resolving community concerns, problems, quality of life issues and reducing fear of crime. To accomplish this mission, SAFFE officers establish and maintain day-to-day interaction with residents and business within their assigned beats, as

well as serve as a liaison with other entities, both public and private.

Operating from this facility since April 2009, SAPD chose this location because it is anchored by retail establishments that generate substantial visitor traffic through the area making the site visible to the community in which it is located. Additionally, the site has been designed to incorporate community meeting space, workstations and computers sufficient in quantity to conduct the SAFFE mission. The property owner, HEBCO Development Inc., recognizes the value of establishing an SAPD storefront in the community and has agreed to continue to provide the space on a no cost basis. This site will serve as the SAFFE southeast office. There are additional SAFFE office locations for other regions in San Antonio.

ISSUE:

An Ordinance authorizing the execution of a renewal and extension of lease agreement for a five-year term ending March 31, 2019 with HEBCO Development Inc. for 1,600 square feet of office/retail space located at the McCreless Market Shopping Center, for use by the San Antonio Police Department's San Antonio Fear Free Environment unit, at a rate that is at no cost throughout the term, located in Council District 3.

The existing lease will expire March 31, 2014 and must be extended if the City wishes to maintain this location. This action is consistent with the City Council's request that SAPD establish storefront operations visible to the public as a method of increasing the presence of officers in the community.

ALTERNATIVES:

The alternative to entering into this agreement with HEBCO Development Inc., would be for staff to search for space that is more favorable than the situation proposed herein. Given that the proposed space meets the objectives of City Council's mandate for SAFFE locations and is offered on a no cost basis with minimal expense for the City, such an approach would be unlikely to result in cost savings or a more favorable location.

FISCAL IMPACT:

Under the terms of the agreement, the City will not pay rent but will be responsible for ongoing annual expenses for utilities, janitorial and other costs related to occupancy. The direct costs related to the City occupancy including utilities and janitorial are budgeted in the Police Department's FY 2014 General Fund Budget.

Terms	Existing Lease	Extension Term	Change
Length	5 years ending March 31, 2014	5 years ending March 31, 2019	5 year extension
Rent	No charge	No Charge	No change
Occupancy Costs	Paid for by City	Paid for by City	No change

SAPD has sufficient funds in its FY 2014 General Fund budget for the expenditures related to its cost of occupancy.

RECOMMENDATION:

Staff recommends approval of this five-year extension of the lease agreement with HEBCO Development Inc., for SAPD's SAFFE program.

