



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6167

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 11/30/2017

**Title:** An Ordinance authorizing execution of a Lease Agreement for land from I.H. 37 Land, Ltd. for a term of 20 years for the development of the Salado Creek Greenway Trail (Southside Lions Park to Southeast Military Drive) project, included in the FY 2018-2023 Capital Improvement Program budget, located in Council District 3. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Land Lease Agreement with I.H. 37 Land, Ltd. for Salado Creek Greenway Trail Project from SS Lions Park to SE Military Dr., 2. Site Map for Lease Area for Salado Creek Greenway Trail from SS Lions Park to SE Military Dr., 3. Contracts Disclosure Form for Elmo James Burke with I.H. 37 Land, Ltd., 4. Powerpoint-Lease Agreement for land from I.H. 37 Land, Ltd for Salado Creek Greenway Trail Project from Southside Lions Park to Southeast Military Dr. 11-30-2017, 5. Form 1295 Certificate of Interested Parties - Elmo James Burke - I.H. 37 Land, Ltd., 6. Draft Ordinance, 7. , 8. Ordinance 2017-11-30-0915

Date	Ver.	Action By	Action	Result
11/30/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Xavier D. Urrutia

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Lease Agreement for land from I.H. 37 Land, Ltd. for the Salado Creek Greenway Trail project from Southside Lions Park to Southeast Military Drive

**SUMMARY:**

This ordinance authorizes execution of a Lease Agreement for land from I.H. 37 Land, Ltd. for a term of up to 20 years for the Salado Creek Greenway Trail (Southside Lions Park to Southeast Military Drive) project, included in the FY 2018-2023 Capital Improvement Program budget, located in Council District 3.

## **BACKGROUND INFORMATION:**

The proposed Lease Agreement will allow for the expansion of the Salado Creek Greenway Trail from Southside Lions Park to Southeast Military Drive, enhancing bike and pedestrian connectivity and park access for adjacent residents. The property is located within the 100-year floodplain, adjacent to the Salado Creek Greenway Trail in Council District 3. This action is consistent with the City's objectives to acquire and preserve open space along San Antonio waterways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors.

The Salado Creek Greenway is part of the Howard W. Peak Greenway Trails system, which is funded through sales tax initiatives approved by voters in 2000, 2005, 2010, and 2015. The objectives of the Program are to acquire and preserve open space along San Antonio waterways and to develop multi-use hike and bike trails, trailheads, signage and associated amenities for use by San Antonio residents and visitors.

The segment of the Salado Creek Greenway from Southside Lions Park to Southeast Military Drive is currently in design. This segment will be just over three miles long, making a total of 11 miles of connected trail from Ft. Sam Houston to Southeast Military Drive, where a new trailhead parking area will be built.

## **ISSUE:**

This ordinance accepts the Lease Agreement for land from I.H. 37 Land, Ltd. for a term of up to 20 years for the Salado Creek Greenway Trail (Southside Lions Park to Southeast Military Drive) project, included in the FY 2018-2023 Capital Improvement Program Budget.

The City has discussed with the landowner future City ownership of the property. If in the future the City acquired the property, the Lease Agreement would be terminated.

## **ALTERNATIVES:**

As an alternative, City Council could choose not to authorize this Land Lease Agreement. However, not authorizing the Land Lease Agreement is not recommended, as it would delay the construction of the Salado Creek Greenway Trail (Southside Lions Park to Southeast Military Drive) project.

## **FISCAL IMPACT:**

Under the terms of the lease, the City will pay the landowner an annual reimbursement for expenses related to city-assessed property taxes and liability insurance, estimated at a total of \$6,400.00 per year (\$400.00 for tax reimbursement and \$6,000.00 for liability insurance reimbursement). Per the lease, this estimate can fluctuate depending upon each year's tax liability for the property and any adjustments in the liability insurance amount.

Funding for this lease is considered under the City's annual budget process. Funding for operation and maintenance of the city-wide greenway trail system will be submitted annually as part of the General Fund budget process as trail miles are completed.

## **RECOMMENDATION:**

Staff recommends approval of this ordinance to accept the Lease Agreement with I.H. 37 Land, Ltd. for a term of up to 20 years, for the development of the Salado Creek Greenway Trail (Southside Lions Park to Southeast Military Drive) project.