



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6403

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 3/1/2018

**Title:** Ordinance approving a Master Lease Agreement with the Boys and Girls Clubs to include the Eastside Branch located in Martin Luther King Park in Council District 2 and Calderon Branch located along Apache Creek in Council District 5, to consolidate the existing lease periods; and approving a Funding Agreement in an amount up to \$100,000.00 to develop sports fields at Martin Luther King Park in Council District 2. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Draft Master Lease Agreement with the Boys and Girls Clubs of San Antonio, 2. Exhibit A - Eastside Branch Leased Premises, 3. Exhibit B - Calderon Branch Leased Premises, 4. Draft Funding Agreement with the Boys and Girls Clubs of San Antonio, 5. Contract Disclosure Form for Angie Mock - Boys and Girls Clubs of SA, 6. Form 1295 Certificate of Interested Parties - Angie Mock - Boys and Girls Clubs of SA - Master Lease Agreement, 7. Staff Presentation, 8. Draft Ordinance, 9. Ordinance 2018-03-01-0159

Date	Ver.	Action By	Action	Result
3/1/2018	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Parks and Recreation

**DEPARTMENT HEAD:** Xavier D. Urrutia

**COUNCIL DISTRICTS IMPACTED:** Council Districts 2 and 5

**SUBJECT:**

Master Lease Agreement and a Funding Agreement with the Boys and Girls Clubs of San Antonio

**SUMMARY:**

This ordinance authorizes a Master Lease Agreement with the Boys and Girls Clubs to include the Eastside Branch located in Martin Luther King Park in Council District 2 and Calderon Branch located along Apache Creek in Council District 5, to consolidate the existing lease periods; additionally this ordinance authorizes a Funding Agreement to develop sports fields at Martin Luther King Park in Council District 2.

## **BACKGROUND INFORMATION:**

Since 1939 the Boys and Girls Clubs of San Antonio have provided valuable services to local youth. The organization's mission is to enhance the educational, health, social and character development of youth ages 6-18 by providing a fun, safe place with age appropriate activities and opportunities. The Boys and Girls Clubs of San Antonio serves more than 8,300 club members annually, operates six branch locations, and conducts programs on-site in 46 local schools.

The City's Parks and Recreation Department currently holds multiple long term lease agreements with the Boys and Girls Clubs of San Antonio to support operations and programming. The Eastside Branch at Martin Luther King Park and Calderon Branch along with Peter D. Reed field located along Apache Creek are all on City parkland. The City and the Boys and Girls Clubs of San Antonio desire to consolidate the multiple lease agreements into a single Master Lease Agreement and extend the term through September 30, 2042. The current leases expire 2025 and 2023, respectively. The footprint of the Eastside Branch in Martin Luther King Park will expand by approximately 2.2 acres for the development of sports fields. All other terms of the Master Lease Agreement are consistent with existing agreements.

The expanded footprint in Martin Luther King Park will provide a suitable site for the development of a Cal Ripken Sr. Foundation youth development park. The Parks and Recreation Department is contributing \$100,000.00 toward this public park improvement which includes the construction of a sports field, new lighting, and other amenities. The total project budget is estimated at approximately \$1.2 million with the Boys and Girls Club securing the \$1.1 million balance in funding through grants, foundations, and corporate contributions. The Boys & Girls Club will be responsible for programming and ongoing maintenance of the sports field.

## **ISSUE:**

This ordinance authorizes a Master Lease Agreement with the Boys and Girls Clubs to include the Eastside Branch located in Martin Luther King Park in Council District 2 and Calderon Branch located along Apache Creek located in Council District 5, to consolidate the existing lease periods; additionally this ordinance authorizes a Funding Agreement to develop sports fields at Martin Luther King Park in Council District 2.

## **ALTERNATIVES:**

The City could choose not to support this action. The Boys and Girls Clubs of San Antonio will continue to operate under the existing terms, Calderon Branch through 2023 and Eastside Branch through 2025 and the expanded footprint would remain unused.

## **FISCAL IMPACT:**

Funds in the amount of \$100,000.00 are available in the Parks and Recreation Department's adopted FY 2018 General Fund operating budget for this one-time contribution.

## **RECOMMENDATION:**

Staff recommends approval of a Master Lease Agreement with the Boys and Girls Clubs to include the Eastside Branch located in Martin Luther King Park in Council District 2 and Calderon Branch along Apache Creek located in Council District 5; and a Funding Agreement to develop sports fields at Martin Luther King Park in Council District 2.

The Contract Disclosure Forms required by the Ethics ordinance are attached.