



City of San Antonio

Legislation Details (With Text)

File #: 19-7150
Type: Real Property Lease
In control: City Council A Session
On agenda: 12/12/2019
Title: Ordinance approving a lease with Brass LeftOut, LLC for 36,400 square feet of office space in Council District 7, at 4402 West Piedras Street to be used for the Texas Anti-Gang Initiative at an initial monthly rent of \$66,190.44 increasing to \$69,726.23 per month in the final year of the five year term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4402 Piedras Lease Amendment Execution Version, 2. 4402 TAG 2019 Map, 3. Draft Ordinance, 4. Ordinance 2019-12-12-1051

Date	Ver.	Action By	Action	Result
12/12/2019	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Lease amendment for SAPD's Texas Anti-Gang Unit located at 4402 Piedras

SUMMARY:

This ordinance authorizes the execution of a lease amendment with Brass LeftOut, LLC for 36,400 square feet of office space in Council District 7, at 4402 West Piedras Street to be used for the Texas Anti-Gang Initiative (TAG) at an initial monthly rent of \$66,190.44 increasing to \$69,726.23 per month in the final year of the term.

BACKGROUND INFORMATION:

The San Antonio Police Department (SAPD) was awarded by the Office of the Governor, Criminal Justice Division (CJD), a grant to initiate and establish a multi-agency task force in San Antonio to combat gang activity in the area. In furtherance of the grant objectives on May 25, 2017, Council approved the lease of 26,811 square feet at 4402 West Piedras Street. The TAG program established operations in the building in

November 2017.

The success of the program has resulted in the need for additional space to accommodate tactical operations and classroom space, so partner agencies can provide officer training. This effort supports the TAG initiative, of which SAPD is an active participant, and will contribute to public safety efforts to reduce gang activity in Bexar County.

Per direction of the Office of the Governor, SAPD and CJD will transition the TAG program to be operated by the State of Texas Department of Public Safety (DPS). This transition began in early 2019 and will be complete, with the exception of some long-term items, in the next few months, with the physical TAG location to remain in San Antonio at the 4402 West Piedras Street location.

ISSUE:

Since its implementation, the TAG program has had significant success recruiting area public safety organizations including the State of Texas, Bexar County and federal law enforcement agencies to contribute resources in the joint effort to reduce crime related to gang activity. This achievement has resulted in the need for additional space to accommodate tactical missions and classroom training programs. Approval of this lease amendment will allow SAPD to assist DPS to timely implement the objectives of the program.

ALTERNATIVES:

The City could choose not to expand the present occupancy, requiring DPS to manage the need for additional space. However, this will contribute to delay in implementing training programs and other mission-critical activities, impeding the work done by the officers of the TAG program. DPS has committed to reimbursing the City for any costs involved in the expansion.

FISCAL IMPACT:

The chart below details the effect of this amendment upon the lease presently in effect as follows:

Terms	Current Lease	Amended Lease	Net Change
Size	26,811 SF	36,400 SF	9,589 SF increase
Yr 1 Annual Rent	\$583,327.32	\$794,285.28	\$210,957.96 increase
Term Expiration	11/30/2022	2/28/2025	27 month extension

The rent for the additional premises will commence upon TAG's occupancy following the construction of improvements to the facility to accommodate the program needs. SAPD, through the commitment of DPS, will be reimbursed any funds expended for this lease until such time the program transitions to DPS management, which is expected to occur in early 2020.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a lease amendment with Brass LeftOut, LLC for 36,400 square feet of office space in a building located at 4402 West Piedras Street for a term of five years from the date the expanded premises area is ready for occupancy.