



City of San Antonio

Legislation Details (With Text)

File #: 20-2598
Type: Real Property Lease
In control: City Council A Session
On agenda: 4/16/2020
Title: Ordinance approving an amendment to Lease Agreement with WP Presa, LLC, for the continued use of the property located at 2701 S. Presa as the District 5 Senior Multi-Service Center for five years at a monthly rent of \$18,518.33. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Agreement, 3. Contracts Disclosure Form, 4. Draft Ordinance, 5. Ordinance 2020-04-16-0262

Date	Ver.	Action By	Action	Result
4/16/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

First Amendment and Extension to Lease Agreement for the Senior Multi-Service Center in City Council District 5 with WP Presa, LLC

SUMMARY:

An ordinance authorizing the First Amendment and Extension to Lease Agreement with WP Presa, LLC, and the City of San Antonio, for the continued use of 10,840 square feet of multi-use space located at 2701 S. Presa, in Council District 5, as a Senior Center for an additional term of five years, expiring April 30, 2025. The monthly rent during the five-year term will be \$18,518.33.

BACKGROUND INFORMATION:

The Human Services Department has utilized this location since March 2010, as the location for the City Council District 5, Senior Multi-Service Center (Center). The Center provides congregate meals, computer classes, and exercise and health related services and programs. This Center has been a great success over the last ten years, serving the estimated 16,864 seniors who reside in City Council District 5. The Center provides meals and services to approximately 90 seniors daily. This action will serve to exercise the first of two five-year renewal terms available to the City, ensuring that the senior constituent population in City Council District 5 can continue to utilize the services provided at the Center with no interruption of service.

ISSUE:

The existing lease term has expired and there is an immediate and continued need for the services provided by the Center. This action is consistent with the City/County's Joint Commission on Elderly Affairs, which recommended the establishment of multi-service centers in 2003.

ALTERNATIVES:

An alternative to exercising the proposed First Amendment and Extension to Lease Agreement would be to search for a suitable replacement location. However, given the favorable renewal terms being offered, the convenient location with ample parking, and considering the costly one-time expenses associated with relocating the senior center, it is unlikely that a replacement location with lease terms as economically favorable as those being offered by this action, will be achievable.

FISCAL IMPACT:

Under the terms of the First Amendment and Extension to Lease Agreement, the new monthly base rent for the entire term is \$18,518.33, for a total of \$1,111,099.80 over the five-year term. In addition to the monthly rent, the City will continue to be responsible for costs associated with utilities, janitorial and limited maintenance. The Human Services Department has sufficient funds in its General Fund FY 2020 Adopted Budget for all expenditures related to this lease.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the First Amendment and Extension to Lease Agreement for the continued use of the multi-use space located at 2701 S. Presa, with WP Presa, LLC for the District 5 Senior Multi-Service Center.