



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4985

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 10/1/2020

**Title:** Ordinance approving a renewal of the no cost lease with HEBCO Development Inc. for use by the San Antonio Police Department's San Antonio Fear Free Environment unit of 1,600 square feet of office/retail space located at the McCreless Market Shopping Center for a term ending September 30, 2022. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agreement, 2. Map, 3. Contracts Disclosure Form, 4. Ordinance 2020-10-01-0697

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Third Renewal and Extension of Lease Agreement - SAPD SAFFE Storefront

**SUMMARY:**

This ordinance authorizes the renewal of a lease agreement with HEBCO Development Inc. for use by the San Antonio Police Department's (SAPD) San Antonio Fear Free Environment (SAFFE) unit, for a term ending September 30, 2022. The 1,600 square feet of office/retail space is located at the McCreless Market Shopping Center in Council District 3 at a rate that is free of charge throughout the term. Landlord can terminate this agreement with 90 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 businesses within their assigned areas, and also serve as a liaison with other public and private entities.

Operating from this facility since April 2009, SAPD chose this location because it is anchored by retail establishments that generate substantial visitor traffic, making the site highly visible to the community. Additionally, the site has been designed to incorporate community meeting space, workstations and computers to conduct the SAFFE mission. The property owner, HEBCO Development Inc., recognizes the value of maintaining an SAPD storefront in the community and has agreed to continue to provide the space at no charge.

#### **ISSUE:**

The existing lease will expire on September 30, 2020 and the landlord has agreed to continue providing the space at no charge for two additional years. 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 with more favorable lease terms. Given the central location and lease terms offered in the extension, 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.

<b>Terms</b>	<b>Existing Lease</b>	<b>Extension Term</b>	<b>Change</b>
Length	Ends 9/30/2020	Ends 9/30/2022	2 - 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 2021 General Fund budget for the expenditures related to its cost of occupancy.

#### **RECOMMENDATION:**

Staff recommends approval of this extension of the lease agreement for a term ending September 30, 2022 with HEBCO Development Inc.