



City of San Antonio

Agenda Memorandum

File Number:15-5902

Agenda Item Number: 16.

Agenda Date: 12/3/2015

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: Council Districts 8, 9

SUBJECT:

Lease Agreement with the Phil Hardberger Park Conservancy for Use of the Historic Homestead Structure at Phil Hardberger Park

SUMMARY:

This ordinance authorizes a Lease Agreement with the Phil Hardberger Park Conservancy for use of the historic homestead structure at Phil Hardberger Park for a term commencing upon execution and terminating December 31, 2025, with one (1) optional ten-year (10) renewal period.

BACKGROUND INFORMATION:

Through the 2007-2012 Bond Program, the City acquired a 311 acre tract of land located in the north central area of San Antonio which is now Phil Hardberger Park. The acquisition and development of the park was the signature project among the 69 park projects included in the 2007-2012 Bond Program. Acquisition of the parkland included the historic limestone house, which was the original homestead on the property and vacant for an extended period of time.

The Phil Hardberger Park Conservancy privately funded over \$250,000.00 in renovations to the limestone house with the intent to lease the structure for administrative use in support of its mission to advocate renewal, recreation and learning through nature in an urban setting. Today, the Conservancy continues to assist in the City's efforts to develop, raise funds, provide educational programs and host events to improve the park.

The proposed Lease will accommodate the administrative needs of the Conservancy while allowing them to have a link to and on-site presence at the park directly supporting its mission and vision for excellence in development of the park. Additionally, in lieu of rent, the Conservancy will be responsible for payment of utilities and maintenance of the interior of the premises. The Lease Agreement will commence upon execution and terminate December 31, 2025, with one (1) optional ten-year (10) renewal period.

ISSUE:

This Lease Agreement will allow use of the historic limestone house in exchange for the maintenance of the premises including payment of its utilities ensuring the upkeep of the newly renovated structure in accordance with the park's master plan. The Conservancy will continue to provide financial support to the park and have an on-site presence to continue its mission that supports the park as outlined in the master plan.

ALTERNATIVES:

The City could elect not to approve this Lease Agreement which would require the Conservancy to locate office space off-site at the risk of losing the synergy of their presence and direct visibility in the park. As a result, the historic limestone house would remain vacant, and the City would be responsible for the repair and maintenance of the structure, including other associated operating costs such as utilities.

FISCAL IMPACT:

There is no fiscal impact to the General Fund. Under the terms of the lease agreement, the Conservancy will be responsible for providing maintenance of the premises, which will result in cost avoidance to the City.

RECOMMENDATION:

Staff recommends approval of this Lease Agreement with the Phil Hardberger Park Conservancy for use of the historic homestead structure commencing upon execution and terminating December 31, 2025, with one (1) optional ten-year (10) renewal period.