



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4732

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**Agenda Item Number:** 21.

**Agenda Date:** 8/22/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Transportation and Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** 2

### **SUBJECT:**

Property acquisition and lease amendment related to 210 Mel Waiters Way

### **SUMMARY:**

An ordinance authorizing the acquisition of an improved property located at 210 Mel Waiters Way, located in Council District 2 and amendment of an existing lease with Bexar County Hospital District d/b/a/ University Health System as landlord reflecting the termination of the portions of the lease related to the subject property.

### **BACKGROUND INFORMATION:**

- A. In 2008, as part of the restructuring of outpatient health services provided by the City of San Antonio and University Health Systems (UHS), the City transferred ownership of multiple health clinics to UHS, including the property located at 210 Mel Waiters Way, with the City (Metropolitan Health District) retaining some occupancy. In the ensuing 10 years since that transfer, delivery of health services served by UHS has changed as new facilities were built or new methods of service delivery were implemented. UHS recently vacated their portion of the building after the opening of their new Eastside Hilliard Health Center. As a result, the subject building is now surplus to UHS' needs providing the City the opportunity to program the building for enhanced immunization services.

After further discussions between Metro Health and UHS leadership staff, it was determined that the Eastside branch facility (210 Mel Waiters Way) could serve as a new permanent location for Metro Health's main Immunization's clinic operations. To that end, UHS has agreed to transfer ownership of the facility back to the City of San Antonio.

- B. In 2008 as part of the restructuring and pursuant to Ordinance 2008-12-11-1154 the City entered into a lease agreement with UHS for the City's use of three facilities including the building located at 210 Mel Waiters Way, known at the time as 210 North Rio Grande. The City's acquisition of this building will necessitate an amendment to the lease to remove the subject property from the premises description and any other reference to the property within the lease document.

## **ISSUE:**

This ordinance authorizes the acquisition of an improved property located at 210 Mel Waiters Way, located in Council District 2 and termination of the lease with Bexar County Hospital District d/b/a/ University Health System as landlord.

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## **ALTERNATIVES:**

City Council could choose not to approve this purchase; however, this would put a strain on current local services and potentially diminish delivery of immunization services.

## **FISCAL IMPACT:**

There is no fiscal impact.

## **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the acquisition of an improved property located at 210 Mel Waiters Way, located in Council District and amendment of an existing lease with Bexar County Hospital

District d/b/a/ University Health System as landlord reflecting the termination of the portions of the lease related to the subject property.