



City of San Antonio

Agenda Memorandum

File Number:19-7524

Agenda Item Number: 12.

Agenda Date: 11/7/2019

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Lease Extension SAPD SAFFE Storefront

SUMMARY:

This ordinance authorizes the execution of a renewal and extension of lease agreement for a term ending September 30, 2020 with HEBCO Development Inc., for use by the San Antonio Police Department's (SAPD) San Antonio Fear Free Environment (SAFFE) unit for 1,600 square feet of office/retail space located at the McCreless Market Shopping Center, located 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 beats, and also serve as a liaison with other entities, both public and private.

Operating from this facility since April 2009, SAPD chose this location because it is anchored by retail establishments that generate substantial visitor traffic through the area making the site visible to the community in which it is located. Additionally, the site has been designed to incorporate community meeting space, workstations and computers sufficient in quantity 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 expired and there were no further rights to renew. The landlord has agreed to continue providing the space at no charge for one additional year. 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 that is more favorable than the situation proposed herein. Given that the proposed space meets the objectives of City Council's mandate for SAFFE locations and is offered at no charge for rent, 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. The direct costs related to the City occupancy including utilities and janitorial are paid directly by SAPD.

Terms	Existing Lease	Extension Term	Change
Length	Ends 9/30/2019	Ends 9/30/2020	1 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 2020 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, 2020 with HEBCO Development Inc., for SAPD's SAFFE program.