



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6308

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**Agenda Item Number:** 9.

**Agenda Date:** 12/3/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 2

### **SUBJECT:**

Tri-Party Funding Agreement: Greater Love Multi-Generational Cultural/Community Center

### **SUMMARY:**

An ordinance authorizing the execution of a tri-party funding agreement between the City of San Antonio, Bexar County Texas and Greater Love Ministries, Inc. in an amount of \$1,000,000.00, of which \$500,000.00 is a contribution from Bexar County and \$500,000.00 is a grant awarded to Greater Love Ministries, Inc. from the Texas Education Agency (TEA), leveraging the City's \$2,000,000.00 for delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017 Bond funded project; and, authorizing the execution of a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center located in Council District 2.

### **BACKGROUND INFORMATION:**

On May 6, 2017, San Antonio residents voted and approved the 2017-2022 General Obligation Bond Program totaling \$850 million. The Bond Program funds will be used on various capital improvement projects addressing community infrastructure needs to improve the overall quality of life in San Antonio. As part of the program, \$2,000,000.00 in Library and Cultural Facilities Improvements General Obligation Bond Funds was approved for construction of the Greater Love Multi-Generational Cultural/Community Center located at 1534 Peck Avenue, San Antonio, Texas 78210.

The 2017-2022 Bond funds and this partnership between the City of San Antonio, Bexar County Texas and Greater Love Ministries, Inc. will provide for the construction of the Greater Love Multi-Generational

Cultural/Community Center. The \$2,000,000.00 in City Bond funds will leverage the \$1,000,000.00 contribution raised by Greater Love, which includes a \$500,000.00 Bexar County contribution and a \$500,000.00 TEA State grant. Greater Love Ministries, Inc., will manage design. A portion of the \$500,000.00 TEA State grant awarded to Greater Love Ministries, Inc. will be retained by Greater Love Ministries, Inc. for design services and the remaining amount not used towards design will be reimbursed to the City for construction. The Bexar County \$500,000.00 contribution will be reimbursed directly to the City for construction. The City will provide for the solicitation of the construction contract, constructing the project including construction management services, and obtaining any permits and services necessary to complete the construction of the project. The new facility construction is anticipated to be complete by June 2022.

This new facility will allow Greater Love Ministries, Inc. to provide, among other things, community services for public purposes, which include, social services and resources to families in economically disadvantaged communities in both the City and the County, and cultural enrichment and community services center for the residents of the City and the County. The facility will include pre-school and after-school programming, adult education, and senior day care.

In conjunction with this funding agreement, Greater Love Ministries, Inc., as the Landlord, will enter into a 20-year lease agreement with the City of San Antonio and Bexar County, as Co-tenants. The lease establishes the public ownership and authorizes the City and County's financial contribution towards the facility providing community services for the benefit of city and county residents. Furthermore, once the facility is constructed, Greater Love Ministries, Inc. will be responsible for the operation and maintenance of the facility for use by the general public.

Bexar County Commissioner's Court approved this tri-party funding agreement on November 10, 2020.

#### Procurement of Services

Greater Love Ministries, Inc. is managing the design. The City is managing the construction and will ensure that the construction contracts are in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. Goal setting will occur prior to the solicitation of the construction contract.

#### **ISSUE:**

An ordinance authorizing the execution of a tri-party funding agreement between Greater Love Ministries, Inc., Bexar County Texas and the City of San Antonio in an amount of \$1,000,000.00, of which \$500,000.00 is a contribution from Bexar County and \$500,000.00 is a grant awarded to Greater Love Ministries, Inc. from the Texas Education Agency (TEA), leveraging the City's \$2,000,000.00 for delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017 Bond funded project; and authorizing the execution of a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center located in Council District 2.

The 2017-2022 Bond funds and this partnership between the City of San Antonio, Bexar County Texas and Greater Love Ministries, Inc. will provide for the construction of the Greater Love Multi-Generational Cultural/Community Center. The \$2,000,000.00 in City Bond funds will leverage the \$1,000,000.00 contribution raised by Greater Love, which includes a \$500,000.00 Bexar County contribution and a \$500,000.00 TEA State grant. Greater Love Ministries, Inc., will manage design. A portion of the \$500,000.00 TEA State grant awarded to Greater Love Ministries, Inc. will be retained by Greater Love Ministries, Inc. for

design services and the remaining amount not used towards design will be reimbursed to the City for construction. The Bexar County \$500,000.00 contribution will be reimbursed directly to the City for construction. The City will provide for solicitation of the construction contract, constructing the Project including construction management services, and obtaining any permits and services necessary to complete the construction of the Project. The new facility construction is anticipated to be complete by June 2022.

In conjunction with this funding agreement, Greater Love Ministries, Inc., as the Landlord, will enter into a 20-year lease agreement with the City of San Antonio and Bexar County, as Co-tenants. The lease establishes the public ownership and authorizes the City and County's financial contribution towards the facility providing community services for the benefit of city and county residents. Furthermore, once the facility is constructed, Greater Love Ministries, Inc. will be responsible for the operation and maintenance of the facility for use by the general public.

Bexar County Commissioner's Court approved this tri-party funding agreement on November 10, 2020.

### **ALTERNATIVES:**

City Council could choose not to approve the agreements; however, doing so would delay the City delivering the voter-approved Bond project for the Greater Love Multi-Generational Cultural/Community Center and impact the community's need for such a facility.

### **FISCAL IMPACT:**

This ordinance approves a tri-party funding agreement between Greater Love Ministries, Inc., Bexar County Texas and the City of San Antonio in an amount up to \$1,000,000.00, of which \$500,000.00 is a contribution from Bexar County and \$500,000.00 is a grant awarded to Greater Love Ministries, LLC. from the Texas Education Agency (TEA), leveraging the City's \$2,000,000.00 for delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017-2022 Bond funded project. Funds are available from the 2017-2022 General Obligation Bond Program and included in the FY 2021 - FY 2026 Capital Improvement Program Budget.

This ordinance also authorizes the execution of a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center with the City of San Antonio at no cost, due to the City's financial support for the construction of the facility. Once the facility is constructed, Greater Love Ministries, Inc. will be responsible for the operation and maintenance of the facility for use by the general public.

### **RECOMMENDATION:**

Staff recommends approval of a tri-party funding agreement between Greater Love Ministries, Inc., Bexar County Texas and the City of San Antonio in an amount of \$1,000,000.00, leveraging the City's \$2,000,000.00 for delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017 Bond funded project; and, authorizing the execution of a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center located in Council District 2.