



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: April 17, 2025

In Control: City Council A Session

DEPARTMENT: Building & Equipment Services

DEPARTMENT HEAD: Jorge Perez

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Second Amendment and Extension to Lease Agreement with WP Presa, LLC for the Senior Multi-Service Center in City Council District 5

SUMMARY:

An Ordinance authorizing the execution of the Second Amendment and Extension to Lease Agreement with WP Presa, LLC, for the continued use of 10,840 square feet of multi-use space located at 2701 S. Presa, in Council District 5, as a Senior Center for an additional term of five years, commencing May 1, 2025 and expiring April 30, 2030, for the initial annual rent of \$252,000.00, escalating to \$272,772.96 during the fifth year of the renewal term. Funding in the amount of \$105,000.00 for FY 2025 is available from the General Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget.

BACKGROUND INFORMATION:

The Human Services Department has utilized this location since March 2010, as the location for the City Council District 5, Senior Multi-Service Center (Center). The Center provides congregate meals, computer classes, and exercise and health related services and programs. This Center has been a great success over the last fifteen years, serving the estimated 16,864 seniors who reside in City Council District 5. The Center provides meals and services to approximately 90 seniors

daily. This action will serve to exercise the five-year renewal term available to the City, ensuring that the senior constituent population in City Council District 5 can continue to utilize the services provided at the Center with no interruption of service.

ISSUE:

The existing lease term will expire April 30, 2025 and there is an immediate and continued need for the services provided by the Senior Multi-Service Center. This action is consistent with the City/County Joint Commission on Elderly Affairs, which recommended the establishment of multi-service centers in 2003.

ALTERNATIVES:

An alternative to entering into this Second Amendment and Extension to Lease Agreement would be to search for a suitable replacement location. However, given the very favorable renewal terms being offered, the convenient location with ample parking, and considering the costly one-time expenses associated with relocating the senior center, it is unlikely that a replacement location with lease terms as economically favorable as those being offered by this action, will be achievable.

FISCAL IMPACT:

This Ordinance authorizes the execution of the Second Amendment and Extension to Lease Agreement with WP Presa, LLC, for the continued use of 10,840 square feet of multi-use space located at 2701 S. Presa, in Council District 5, as a Senior Center for an additional term of five years, commencing May 1, 2025 and expiring April 30, 2030.

Funding in the amount of \$105,000.00 for FY 2025 is available from General Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget.

Under the terms of the Second Amendment and Extension to Lease Agreement, the monthly rent includes the City's pro-rata share of operating expenses, as follows:

Year	Monthly Rent
1	\$21,000.00
2	\$21,420.00
3	\$21,848.40
4	\$22,285.37
5	\$22,731.08

RECOMMENDATION:

Staff recommends approval of this Second Amendment and Extension to Lease Agreement with WP Presa, LLC for the continued use of 2701 S. Presa, for the District 5 Senior Multi-Service Center, for an additional five-year term.