



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 7

**Agenda Date:** May 8, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Building & Equipment Services

**DEPARTMENT HEAD:** Jorge Perez

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

Lease renewal for Texas Anti-Gang Program at 4402 West Piedras Street.

**SUMMARY:**

This ordinance authorizes the renewal of the existing lease with San Antonio TX II SGF for 36,400 square feet of office space in Council District 7, at 4402 West Piedras Street to be used for the Texas Anti-Gang Program (TAG) at an annual rate of \$836,714.76 through August 2035 with an average yearly rate increase of 3.1%. Funding for the first year is available through the Texas Anti-Gang Grant (TAG). Funding for future year is contingent up on availability of grant funding.

**BACKGROUND INFORMATION:**

In 2017 the Office of the Governor, Criminal Justice Division (CJD), provided a grant to initiate and establish a multi-agency task force in San Antonio to combat gang activity in the area. Since its inception, TAG has had success recruiting area public safety organizations including the State of Texas, Bexar County and federal law enforcement agencies to contribute resources in the joint effort to reduce crime related to gang activity with the San Antonio Police Department (SAPD) taking the lead in managing the program including providing the leased building to house the staff associated with these efforts.

The office space was purposely built for this use and has been occupied by staff associated with the TAG program since December 2017.

**ISSUE:**

The original lease is expiring and whereas there is a continuing need for the office space, the City is electing to exercise its right to renew for a term ending August 31, 2035.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

This ordinance authorizes the renewal of the existing lease with San Antonio TX II SGF for 36,400 square feet of office space in Council District 7, at 4402 West Piedras Street to be used for the Texas Anti-Gang Program (TAG) at an annual rate of \$836,714.76 through August 2035 with an average yearly rate increase of 3.1%..

The chart below details the lease payments over the renewal term as follows:

Period	Monthly Rent	Total Annual Rent
May 1, 2025 – August 31, 2025	\$69,726.23	\$836,714.76
September 1, 2025 - August 31, 2026	\$74,316.67	\$891,800.04
September 1, 2026 - August 31, 2027	\$76,591.67	\$919,100.04
September 1, 2027 - August 31, 2028	\$78,866.67	\$946,400.04
September 1, 2028 - August 31, 2029	\$81,141.67	\$973,700.04
September 1, 2029 - August 31, 2030	\$83,416.67	\$1,001,000.04
September 1, 2030 - August 31, 2031	\$85,691.67	\$1,028,300.04
September 1, 2031 - August 31, 2032	\$87,966.67	\$1,055,600.04
September 1, 2032 - August 31, 2033	\$90,241.67	\$1,082,900.04
September 1, 2033 - August 31, 2034	\$92,516.67	\$1,110,200.04
September 1, 2034 - August 31, 2035	\$94,791.67	\$1,137,500.04

Funding for this lease is available through the Texas Anti-Gang Grant (TAG). The lease provides the option to obtain up to 28 additional parking spaces to accommodate visitors in an adjacent parking lot at the monthly cost of \$1,120.00. This option has not been exercised and those costs have not been included in the figures cited above. Responsibility for the payment of rent will be the City's obligation but all costs associated with the occupancy are funded by the CJD grant. The City has the right to terminate the lease in the event the grant is terminated.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the extension of a lease between the City of San Antonio and San Antonio TX II SGF LLC for 36,400 square feet of office space in a building located at 4402 West Piedras Street for a term that will end August 31, 2035.