



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: February 27, 2025

In Control: City Council A Session

DEPARTMENT: Building & Equipment Services

DEPARTMENT HEAD: Jorge Perez

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Fifth Renewal and Extension of Lease Agreement - SAPD SAFFE Storefront

SUMMARY:

This ordinance authorizes the renewal of a lease agreement with HEBSCO Development Inc. for use by the San Antonio Police Department's (SAPD) San Antonio Fear Free Environment (SAFFE) unit, for a term ending February 28, 2030. The 1,600 square feet of office/retail space is located at the McCreless Market Shopping Center 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 areas, and also serve as a liaison with other public and private entities.

Operating from this facility since April 2009, SAPD chose this location because it is anchored by retail establishments that generate substantial visitor traffic, making the site highly visible to the community. Additionally, the site has been designed to incorporate community meeting space, workstations and computers 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 has expired and the landlord has agreed to continue providing the space at no charge for an additional five-year term. 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 with more favorable lease terms. Given the central location and the fact that the renewal is rent free, such an approach would be unlikely to result in more favorable economic terms or a better 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.

SAPD has sufficient funds in the General Fund FY 2025 Adopted Budget for the expenditures related to its cost of occupancy.

RECOMMENDATION:

Staff recommends approval of this extension of the lease agreement with HEBCO Development Inc. for an additional five-year term.