

ORDINANCE

AUTHORIZING THE EXECUTION OF A LEASE AMENDMENT WITH TCP LAS PALMAS PARTNERS LTD TO INCREASE THE CITY CONTRIBUTION TOWARDS THE TENANT IMPROVEMENTS BY \$300,000.00 FOR A TOTAL VALUE OF \$762,500.00 TO RENOVATE 3,700 S.F. OF CLINIC SPACE AT 803 CASTROVILLE ROAD, FOR USE BY THE ANIMAL CARE SERVICES DEPARTMENT (ACS).

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WHEREAS, in June 2024, City Council approved leases for two new spay neuter facilities to augment the approximately 33,000 spay/neuter surgeries performed annually by the City and the community spay/neuter program; and

WHEREAS, the lease included the monthly rent as well as \$462,500 for tenant improvements to accommodate the needs of a spay/neuter clinic; and

WHEREAS, ACS intends to increase this number of surgeries by opening two new veterinary clinics in FY 2025; and

WHEREAS, when opened, this facility will improve accessibility for west side residents for these services with an additional 6,500 spay/neuter surgeries anticipated to be completed when this facility is fully operational.

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council authorizes the City Manager or designee is authorized to execute of an amendment to a lease agreement with TCP Las Palmas Partners substantially similar to that of **Attachment I** to increase the City contribution towards the tenant improvements by \$300,000.00 for a total value of \$762,500.00 to renovate 3,700 S.F. of clinic space at 803 Castroville Road, for use by the Animal Care Services Department.

All other terms and conditions of the lease will remain unchanged including monthly rent which will commence upon the completion of the facility improvements.

SECTION 2. Funding for this amendment in the amount of \$300,000.00 for this ordinance is available in Fund 11001000, Cost Center 3711010001 and General Ledger Account 5201140 as part of the Fiscal Year 2024 Carry Forward approved by City Council.

SECTION 3: Payment in the additional amount of \$300,000.00 is authorized to TCP Las Palmas Partners LTD and should be encumbered with a purchase order.

SECTION 4: The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to

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concurrence by the City Manager or the City Manager’s designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5: This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

PASSED AND APPROVED this 21st day of November, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

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