



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 20

**Agenda Date:** June 20, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Building & Equipment Services

**DEPARTMENT HEAD:** Jorge Perez

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Lease Agreement for Animal Care Services Department – Spay & Neuter Clinic

**SUMMARY:**

This ordinance authorizes the negotiation and execution of a five-year Lease Agreement with 1604 S. New Braunfels AGV, LLC for an estimated 6,000 S.F. of clinic space at 1604 S. New Braunfels Avenue, for use by the Animal Care Services Department (ACS), for the initial annual rental amount of \$141,000.00 in year one increasing to \$145,518.36 in the fifth year plus \$800,000.00 for improvements to the space. Funding in the amount of \$800,000.00 for one-time improvement cost is available from the General Fund FY 2024 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual Budget.

**BACKGROUND INFORMATION:**

ACS currently supports approximately 40,000 spay/neuter surgeries as a result of on-site surgeries, two partner-operated veterinary clinics, and the community spay/neuter program. ACS intends to increase this number of surgeries by opening two new veterinary clinics in FY 2025. ACS currently leases a spay/neuter clinic in Brackenridge Park, which originally opened to the community in FY 2014. ACS leases another clinic at Brooks since 2017. Together, these clinics have served the

community by providing thousands of spay/neuter surgeries to San Antonio pets. ACS has identified a need for additional spay/neuter clinics on both the east and west sides to improve accessibility for residents. The proposed spay/neuter clinic location will have twelve parking spaces for staff and ample additional parking for clients.

Spaying/neutering of all pets is encouraged at an early age for the better health of the pet. It has been documented that early spaying of females alleviates health issues later such as mammary tumors. The early neutering of males will reduce the incidence of prostate problems, testicular cancer, and discourage territory marking, roaming. Spaying/neutering, most importantly, helps greatly reduce the current overpopulation and improves public safety. As part of ACS's 2023 Strategic Plan, placing these resources within the community is crucial to reducing the stray population and elevating animal welfare in San Antonio.

**ISSUE:**

This lease agreement will authorize and implement one of two new ACS Store Fronts for spay and neuter surgeries, added in the FY 2024 Adopted Budget. Animal Care Services will manage and operate a community spay/neuter program at 1604 S. New Braunfels Avenue, to provide a minimum of 6,500 spay/neuter surgeries. If this lease is not approved, the search for another suitable location will continue, delaying the opening of a community spay/neuter clinic on the east side of San Antonio.

**ALTERNATIVES:**

An alternative to entering into this lease agreement would be to continue the search for a suitable location with more favorable geographic and economic lease terms.

**FISCAL IMPACT:**

This ordinance authorizes the negotiation and execution of a five-year Lease Agreement with 1604 S. New Braunfels AGV, LLC for use by the Animal Care Services Department. Under the terms of this lease agreement, the City will pay monthly rent as follows and will commence upon the completion of the one-time facility improvements:

Year	Base Rent	Operating Expense Rent	Total Monthly Rent
Year 1	\$8,750.00	\$3,000.00	\$11,750.00
Year 2	\$8,750.00	\$3,090.00	\$11,840.00
Year 3	\$8,750.00	\$3,182.70	\$11,932.70
Year 4	\$8,750.00	\$3,278.18	\$12,028.18

Year 5	\$8,750.00	\$3,376.53	\$12,126.53
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Funding for one-time improvement cost in the amount of \$800,000.00 is available from General Fund FY 2024 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a Lease with S. New Braunfels AGV, LLC for clinic space at 1604 S. New Braunfels Avenue for a term of five years, in support of the Animal Care Services, Spay/Neuter Program.