

**Lease Agreement
Animal Care Services – East Side
Spay & Neuter Clinic**



**City Council A Session – Item 20
June 20, 2024**

**Presented by: Jorge A. Pérez, Director
Building and Equipment Services Department**

Background

- Lease agreement with 1604 S. New Braunfels AGV, LLC
- The leased premises is approx. 6,000 S.F, located at 1604 S. New Braunfels Ave. in Council District 2
- ACS currently supports approximately 40,000 spay/neuter surgeries annually
- ACS intends to increase the number of surgeries by opening two new veterinary clinics in FY 2025



Site Plan

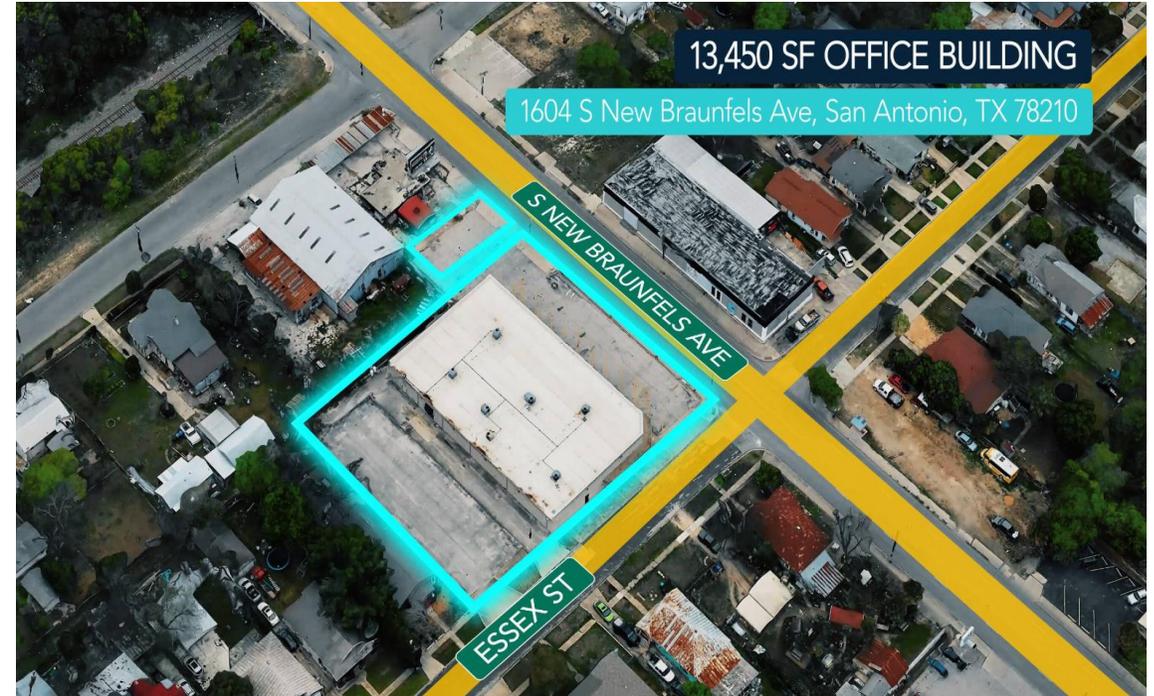
- ✓ Designated parking lots and public parking
- ✓ Secure medicine room
- ✓ Surgery Room
- ✓ Evaluation Room
- ✓ Separate kenneling areas for dogs and cats
- ✓ Waiting rooms for public
- ✓ Office space
- ✓ Restrooms



Lease Terms



- Five-year lease term
- COSA will pay \$11,750.00 monthly rent during the 1st year, escalating to \$12,126.53 monthly during the 5th year
- COSA may terminate this lease agreement at the 36th month with 180 days notice
- COSA will pay \$800,000.00 for improvements to the space



Recommendation



Staff recommends approval of this ordinance authorizing the negotiation and execution of a Lease Agreement with 1604 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 Department, Spay/Neuter Program



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