



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 21

**Agenda Date:** December 12, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Building & Equipment Services

**DEPARTMENT HEAD:** Jorge Perez

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Lease Agreement – SAMHD WIC Clinic 630 S. General McMullen

**SUMMARY:**

This ordinance authorizes the lease with Opportunity Home SA for a five-year term beginning January 1, 2024 and ending December 31, 2028 for the San Antonio Metropolitan Health District (SAMHD), to provide for the continued operation of a Women Infant and Children's (WIC) Clinic located at 630 S. General McMullen in City Council District 5. This lease is 27% of eligible expenses at the facility for an estimated annual amount of \$4,050.00. Funding is available from the FY 2023-2024 Woman Infant and Children's (WIC) grant for the first year. Funding for future years will be contingent on council approval of the budget.

**BACKGROUND INFORMATION:**

Located at 630 S. General McMullen in Council District 5 SAMHD has operated a WIC Clinic from this building for over 20 years and intends to relocate within the building into 2,580 square feet of clinic space.

The building is shared with other public medical providers and the recent vacation of a portion of the building provides the opportunity for WIC to relocate within the building into space more conducive for their operation.

**ISSUE:**

The current lease term has expired and there is empty space within the building that is better suited for a WIC use. Currently there is no available City-owned space in which to relocate this WIC Clinic. This lease reimburses Opportunity Home SA the City's portion of occupied space, or 27%, of necessary cost of maintenance and replacement costs associated with the facility at 630 S. General McMullen.

This action is consistent with the City's policy to support the mission and space needs of the SAMHD.

**ALTERNATIVES:**

Should City Council not authorize this Lease, SAMHD would need to locate and lease an alternative site for these services. However, given the favorable renewal terms being offered to the City, and considering the high cost to relocate this function, it is unlikely that the search for a new location will result in a more cost-effective alternative.

**FISCAL IMPACT:**

Under the terms of the Lease the City will pay 27% of eligible expenses at 630 S. General McMullen or estimated annual rent in the amount of \$4,050.00 for an estimated total \$20,050.00 from January 1, 2024 through December 31, 2028. This figure is subject to change based on eligible costs incurred by Opportunity Home to provide required services to the building. On an annual basis SAMHD and Opportunity Home will review the costs of operation and adjust the rent accordingly.

Funding for the first nine months of the lease is available from the Woman Infant and Children's (WIC) grant for the first year. Funding for future years will be contingent on council approval of the budget.

The City will renovate the space at its cost and expense with funds provided by the State of Texas, Health and Human Services Commission, Extra Funding Improving Participant Experience.

**RECOMMENDATION:**

Staff recommends approving an ordinance authorizing a Lease with Opportunity Home SA for a five-year term ending December 31, 2028 for the San Antonio Metropolitan Health District to provide the continued operation of a Women Infant and Children's Clinic located at 630 S. General McMullen in City Council District 5.