



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 16

Agenda Date: September 15, 2022

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Fourth Renewal and Extension of Lease Agreement - SAPD SAFFE Storefront

SUMMARY:

This ordinance authorizes the renewal of a lease agreement with HEBCO Development Inc. for use by the San Antonio Police Department (SAPD) San Antonio Fear Free Environment (SAFFE) unit, for a term ending September 30, 2024. 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. Under the terms of the agreement, the City will be responsible for ongoing annual expenses for utilities, janitorial, and other costs related to occupancy. Funding for FY 2023 is available in the SAPD FY 2023 Proposed Budget, pending approval by City Council. Funding in the subsequent year is contingent upon City Council approval.

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 and office space 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 will expire on September 30, 2022 and the landlord has agreed to continue providing the space at no charge for two additional years. 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 a lease without rent terms offered with the extension, it is unlikely the City will be able to identify a better space to lease.

FISCAL IMPACT:

This ordinance authorizes the renewal of a lease agreement with HEBCO Development Inc. for use by the SAPD's SAFFE unit, for a term ending September 30, 2024. 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. Under the terms of the agreement, the City will be responsible for ongoing annual expenses for utilities, janitorial, and other costs related to occupancy. Funding for FY 2023 is available in the SAPD FY 2023 Proposed Budget, pending approval by City Council. Funding in the subsequent year is contingent upon City Council approval.

RECOMMENDATION:

Staff recommends approval of this extension of the lease agreement for a term ending September 30, 2024 with HEBCO Development Inc.