

CITY OF SAN ANTONIO  
DEPARTMENT OF ASSET MANAGEMENT  
INTERDEPARTMENTAL CORRESPONDENCE

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**TO:** Mayor and City Council

**FROM:** Rebecca Waldman, Director, Department of Asset Management

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Erik J. Walsh, Assistant to the City Manager; Warner Fassnidge, Assistant City Attorney III

**SUBJECT:** Ordinance Authorizing a Renewal and Extension of Office Lease Agreement (International Center) with Trade Commission of Mexico (Bancomext)

**DATE:** February 19, 2004

**SUMMARY AND RECOMMENDATIONS**

An Ordinance authorizing the execution of a Renewal and Extension of Office Lease Agreement with Trade Commission of Mexico (Bancomext), for the use of 204 square feet of office space at the International Center, located at 203 St. Mary's Street, for a two year term commencing January 30, 2004 and ending January 29, 2006, with no renewal options.

Staff recommends approval.

**BACKGROUND INFORMATION**

In 1996, construction began on the redevelopment of the former site of the Main Library into a mixed use building, to be named the International Center, to house City of San Antonio departments and public and private enterprises focused on international relations and trade. Construction of the International Center was substantially complete in December 1997.

Bankomext is the promotional arm of the agency of the government of Mexico that finances the majority of the exports from Mexico. The San Antonio Office of Bancomext works to build alliances between US and Mexican businesses for the purposes of facilitating import/export.

City Council approved a lease with Bancomext for a term beginning March 1, 1998 and ending January 29, 2003, with one, three-year renewal option. Pursuant to a subsequent City Council approved Amendment to Office Lease Agreement, Bancomext reduced the size and location of the leased premise within the International Center, with a term commencing May 1, 2002 and ending January 29, 2004, with one, two-year renewal option. This current action authorizes the two-year renewal option.

### **FISCAL IMPACT**

Under the terms of the Renewal and Extension of Office Lease Agreement, Bancomext will pay rent as previously established at the rate of \$100.00 per month, for a total of \$1,200.00 annually. In addition, Bancomext will reimburse the City for its proportionate share of the common area maintenance (C.A.M.) expenses in the amount of \$46.92 per month, for a total of \$563.04 annually, subject to annual adjustments. The total anticipated revenue to the City for the extended two-year lease term is \$3,526.08.

### **POLICY ANALYSIS**

Approval of this agreement is consistent with the policy relative to the International Center to house City Departments and governmental agencies working together to facilitate international trade.

### **COORDINATION**

This item has been coordinated with the City Attorney's Office

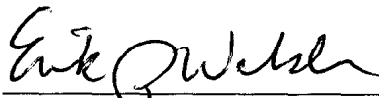
### **SUPPLEMENTARY COMMENTS**

No Discretionary Contracts Disclosure Form is required as Bancomext is an agency of the Mexican Government.



Rebecca Waldman, Director  
Department of Asset Management

Approved:



Erik J. Walsh  
Assistant to the City Manager

**RENEWAL AND EXTENSION OF OFFICE LEASE AGREEMENT**  
**(INTERNATIONAL CENTER)**  
**(WITH**  
**TRADE COMMISSION OF MEXICO/BANCO NACIONAL DE**  
**COMERCIO EXTERIOR, S.N.C.)**

This Renewal and Extension of Office Lease Agreement (International Center) ("Renewal and Extension") is made and entered into by and between the CITY OF SAN ANTONIO, a Texas Municipal Corporation, acting by and through its City Manager, or her designee, pursuant to City of San Antonio Ordinance No. \_\_\_\_\_ passed and approved on \_\_\_\_\_, 2004 ("LANDLORD"), and TRADE COMMISSION OF MEXICO/BANCO NACIONAL DE COMERCIO EXTERIOR, S.N.C. (also known as "BANCOMEXT"), a Mexican Government Agency, acting by and through its Executive Vice-President of Administration and its Trade Commissioner, ("TENANT") and is as follows:

**I. RENEWAL AND EXTENSION**

TENANT has notified LANDLORD in writing of TENANT's intent to renew and extend the terms of that certain Office Lease Agreement (International Center) with Trade Commission of Mexico/Banco Nacional De Comercio Exterior, S.N.C., also known as "Bancomext," (hereafter "Lease Agreement"), as amended, subject to the approval of the City of San Antonio City Council, as evidenced by passage of the ordinance referenced above, with such right to renew and extend having been granted by LANDLORD in **ARTICLE III. TERM OF LEASE/RENEWAL, SECTION 3.3 RENEWAL AND EXTENSION** of the original Lease Agreement, approved by City of San Antonio Ordinance No. 87482 passed on March 12, 1998, and such Lease Agreement was modified by Amendment to Office Lease Agreement ("Amendment") approved by City of San Antonio Ordinance No. 95475 passed on March 21, 2002.

The parties agree that **ARTICLE III. TERM OF LEASE/RENEWAL**, Section 3.1 is further modified to read as follows:

Section 3.1 is modified by deleting the entire Section 3.1 of the Amendment, and replacing it with the following wording:

"3.1 The Renewal Term of this Lease Agreement shall be for a period beginning on January 30, 2004 ("Commencement Date") and ending on January 29, 2006 ("Termination Date"), unless terminated earlier. "

**[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

## II. SAME TERMS AND CONDITIONS

The parties agree and understand that, except as modified herein, all terms and conditions contained in the Lease Agreement entered into under the authority of Ordinance No. 87482 passed on March 12, 1998, and modified and amended by the Amendment entered into under the authority of Ordinance No. 95475 passed on March 21, 2002, shall remain in full force and effect.

### LANDLORD:

City of San Antonio,  
A Texas Municipal Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_ City Manager

### ATTEST:

\_\_\_\_\_  
City Clerk

### APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

### TENANT:

TRADE COMMISSION OF  
MEXICO/BANCO NACIONAL DE  
COMERCIO EXTERIOR, S.N.C.,  
a Mexican Government Agency

By: \_\_\_\_\_  
Name: Victor Perez Guadarrama  
Title: Executive Director of Resources  
and Budget Management

By: \_\_\_\_\_  
Name: Jose Antonio Razo Garcia  
Title: Asset Management Director