

**CITY OF SAN ANTONIO  
ASSET MANAGEMENT DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

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

**SUBJECT:** Assignment of Lease to the University of Texas Board of Regents

**DATE:** January 24, 2005

**SUMMARY AND RECOMMENDATIONS**

This Ordinance approves and authorizes the Acting City Manager or his designee to execute and deliver Landlord's Consent to Assignment and Assumption of Ground Lease Agreement to the Board of Regents of the University of Texas System of the Lease on the Business and Technology Center.

Staff recommends approval of this Ordinance.

**BACKGROUND**

This proposed action is directly related to the upcoming land exchange between the City of San Antonio (City) and the University of Texas Board of Regents (Board) by which the City will convey two parcels of property to the Board: 1.) the Cattleman's Square parking lot property located at 700 West Commerce Street and 2.) the Business and Technology Center property (without improvements) located at 301 S. Frio Street. In exchange, the Board will convey to the City a 5.995-acre tract of land, more or less, located adjacent to the Institute of Texas Cultures at Hemisfair Park. The properties which the City proposes to convey to the Board are shown on attached Exhibit "A" and the tract which the City will receive from the Board are shown on attached Exhibit "B".

At present, the City is landlord under a lease on the Business Technology Center (BTC) property. The City of San Antonio owns the underlying real estate, but the tenant under the lease has the right to use the property for the lease's duration. The Board needs to use the BTC building for its operations before the lease expires. Thus, the Board needs an assignment of the lease as tenant. The lease cannot be assigned by the tenant to the Board without the City's Consent.

Staff expects to bring the upcoming land exchange to City Council within the next few weeks. Consenting to the assignment is integral to and consistent with the overall land exchange transaction.

### **POLICY ANALYSIS**

Approval of this ordinance is a continuation of City Council policy to support the implementation of the HemisFair Park Area Master Plan and the development of the UTSA Downtown Campus.

### **FISCAL IMPACT**

There is no fiscal impact associated with this proposed action. No Lease Assignment fee will be charged since this action is a part of the overall property transaction between the City and the Board.

### **COORDINATION**

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

### **SUPPLEMENTARY COMMENTS**

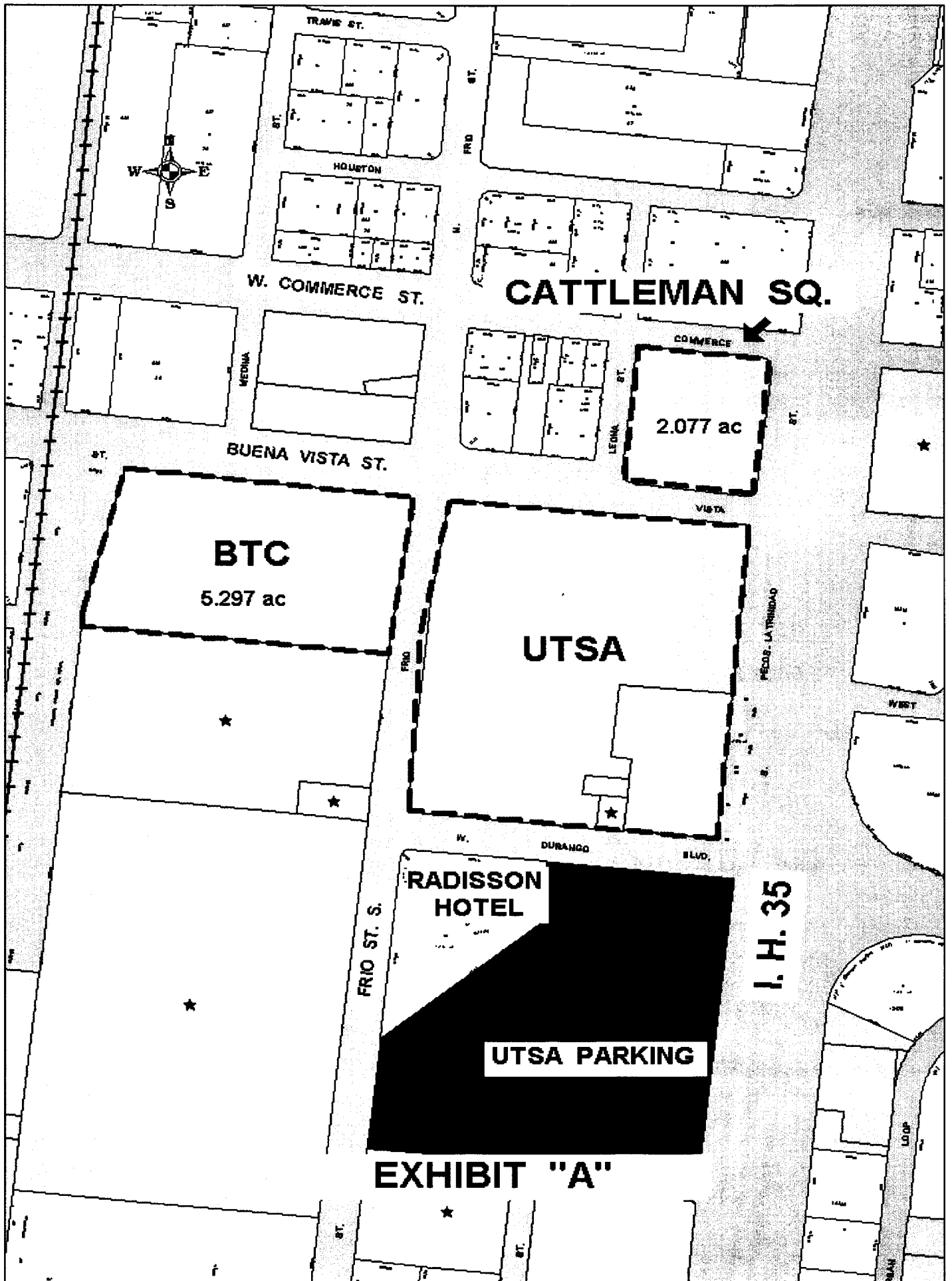
The Ethics Ordinance Disclosure Statement form is not required for this action.



Rebecca Waldman, Director  
Department of Asset Management



Erik Walsh  
Assistant to the City Manager





# HEMISFAIR PLAZA

U. T.  
5.995 ac. Tract

I. H. 37

S. BOWIE ST.

DURANGO

DURANGO AVE. E.

EXHIBIT "B"

BARRERA ST.

