

**CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Malcolm Matthews, Director, Parks and Recreation Department

SUBJECT: First Amendment to the Mays Family YMCA Lease Agreement

DATE: May 26, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance approves the first amendment to a current Lease Agreement with the YMCA for their use of Panther Springs Park in order to extend the lease term for 15 years to create a remaining term of 27 years and become eligible for Bexar County bond funds.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Ordinance 75887 dated June 4, 1992, authorized a 25-year Lease Agreement between the City of San Antonio and the YMCA, for their use of the 42.318 acre Panther Springs Park. The YMCA facility is known as Mays Family YMCA. Since 1992, the YMCA has constructed multi-purpose athletic fields for football, soccer and baseball. They have also constructed two concession buildings with restrooms, bleachers, an administrative office building and parking lots.

The current agreement has 12 years remaining and the City has been approached by the YMCA and Bexar County who have requested that the lease be extended for an additional 15 years to create a remaining term of 27 years. A contract extension will provide a term sufficient for the YMCA to obtain Bexar County bond funding to construct additional improvements at the site. Planned improvements include lights for the soccer/football fields, turf for the infields of the baseball fields, and shade covers for all bleachers. All plans for construction have been reviewed and approved by the Parks and Recreation Department and HDRC. The planned improvements will provide recreational facilities needed for both youth and adult recreation activities.

The revised contract term will expire on April 30, 2032. All other terms and conditions of the original lease will remain the same, including that the lease may be extended for up to two additional successive terms of ten years each.

POLICY ANALYSIS

It is standard practice to amend contracts when deemed advantageous to the City. The contract amendment requires passage of a City ordinance.

FISCAL IMPACT

The YMCA paid a one-time rental payment of \$100.00 to the City when the original lease was approved. This action has no fiscal impact to the City's General Fund.

COORDINATION

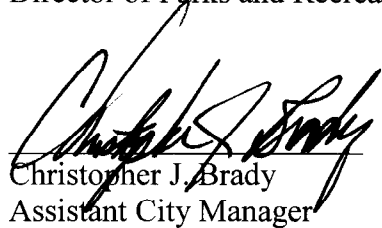
The amendment was coordinated with the City Attorney's Office, Bexar County, and the YMCA.

SUPPLEMENTARY COMMENTS

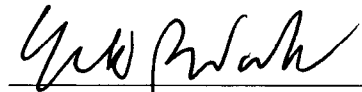
A Discretionary Contracts Disclosure Form is attached.



Malcolm Matthews
Director of Parks and Recreation



Christopher J. Brady
Assistant City Manager



J. Rolando Bono
Interim City Manager

**THE LEASE CONTRACT
AMENDMENT NO. 1**

The City of San Antonio, hereinafter called "City", entered into a Lease with the Young Men's Christian Association of San Antonio, hereinafter called "YMCA", pursuant to Ordinance No. 75887, passed and approved by the City Council of the City of San Antonio on June 4, 1992, for the use of a 42.318 acre tract of City property known as Salado Dam Site 5, also known as Panther Springs Park. Both the City and YMCA wish to amend said contract and hereby agree to the following amendments to said contract to be effective May 1, 2005:

- 1) Section 3.1 is amended to read as follows:

"The initial term of this lease shall commence on June 10, 1992 and expire on April 30, 2032."

All other terms and conditions of the current agreement remain in full force and effect.

Executed this _____ day of _____, 2005.

YMCA of Greater San Antonio

Title: _____

CITY OF SAN ANTONIO

J. Rolando Bono
Interim City Manager

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney