

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

TO: Mayor and City Council

FROM: Rebecca Waldman, Director, Department of Asset Management
Michael Sawaya, Director, Convention Facilities Department

DATE: November 17, 2005

SUBJECT: Proposed Agreement between SAWS and the City of San Antonio to provide parking at the former San Antonio Water System property

SUMMARY AND RECOMMENDATION

This Ordinance authorizes an Agreement with the San Antonio Water System (SAWS) to allow the City of San Antonio to provide public parking at the former SAWS property at 1001 E. Market Street while SAWS is still leasing the premises from the City.

Staff recommends approval of this Ordinance.

BACKGROUND INFORMATION

On May 23, 2005, the City of San Antonio purchased the former SAWS headquarters property located at 1001 E. Market Street. This property is approximately 3.948 acres and consists of the former SAWS headquarters building with approximately 250 parking spaces, along with the Historic Yturri House located at 1020 E. Commerce Street, within City Council District 1. During the negotiations for the purchase of this property, the City and SAWS entered into a Leaseback Agreement by which SAWS was allowed to remain on the property until October 31, 2005. As a part of this Agreement, SAWS obtained the right to request extensions for the use of the property as needed. Prior to the October 31, 2005 date, SAWS requested and was granted the right to lease the property from the City for one additional month, to end on November 30, 2005. SAWS currently pays \$73,282 per month (\$2,443 per day) for the use of this property.

While this property is currently under lease to SAWS until the end of November, 2005, the Henry B. Gonzalez Convention Center will be hosting the San Antonio Automobile Dealers Association 37th Annual Auto and Truck Show, which requires the availability of public parking. This event runs from November 17, 2005, through November 20, 2005. In this regard, SAWS has agreed to allow the City to operate the parking lot during these event dates in exchange for 100% of the gross proceeds. The City will bear the operating costs of the parking lot during these dates, which are anticipated to be approximately \$2,500 for the 4-day period, or an estimated \$625 per day.

POLICY ANALYSIS

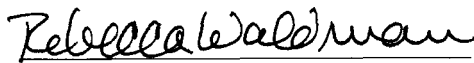
This action is consistent with City Council policy to maximize the use City-owned properties and provide parking for the public during special events.

FISCAL IMPACT

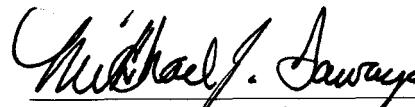
The City will continue to collect rent from SAWS in the amount of \$73,282 per month while accommodating the parking needs for the Auto and Truck Show at the Convention Center. In addition, the Convention Facilities Department will reimburse the Parking Division for incurred operating costs.

COORDINATION

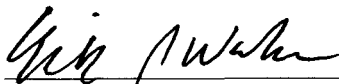
In compliance with City procedures, this request has been coordinated through the City Attorney's Office, the Convention Facilities and Public Works Departments.



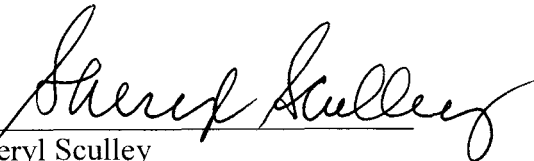
Rebecca Waldman, Director
Department of Asset Management



Michael Sawaya, Director
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Erik J. Walsh
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