

**CITY OF SAN ANTONIO
AVIATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager

FROM: Mark H. Webb, Interim Aviation Director

SUBJECT: Lease Renewal – Michael A. Fanuzzi and Barbara Fanuzzi d/b/a Prime Time Ltd.

DATE: May 4, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance authorizing the execution of a Lease Agreement between the City of San Antonio and Michael A. Fanuzzi and Barbara Fanuzzi d/b/a Prime Time, Ltd. for a 6,018 square feet building and 27,099 square feet of ground space at 911 Paul Wilkins Road at the San Antonio International Airport, for a term of five (5) years commencing on May 14, 2006, for a monthly rental of \$1,618.02.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Prime Time Ltd is a freight company that handles local freight shipments in the San Antonio area. The current lease for this property was authorized in April 1995, and was subsequently extended, assigned and assumed by Michael A. Fanuzzi and Barbara Fanuzzi d/b/a Prime Time Ltd. by an Assignment and Assumption Agreement approved in June 2000. The term of the lease expired in August 2005 and has been continued on a month to month basis, as provided for in the Lease agreement, since that time.

The term of the new Lease is for a period of five (5) years commencing on May 14, 2006 through May 13, 2011. The rental rates for this facility are based on a current appraisal of the improvements. The Lease Agreement contains current airport standard provisions including those concerning security, insurance, indemnification and a performance guarantee.

POLICY ANALYSIS

This ordinance is consistent with City Council policy to generate revenue through the leasing of City-owned property.

FISCAL IMPACT

Under the terms of this Lease the annual Lease rate will be \$1.20 per square foot for the building and \$0.45 per square foot for the ground space, based on an appraisal of the building and surrounding ground space. The projected total annual revenue to the City is \$19,416.15, as outlined below. The current annual rent under the previous Lease is \$17,345.88.

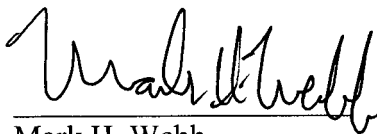
Premises	Sq. Ft.	Annual Rate per Sq. Ft.	Annual Rental	Monthly Rental
Building	6,018	\$1.20	\$ 7,221.60	\$ 601.80
Ground Space	27,099	\$0.45	<u>\$12,194.55</u>	<u>\$1,016.22</u>
Total			\$19,416.15	\$1,618.02

COORDINATION

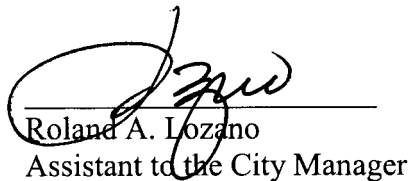
This item has been coordinated with the City Attorney's Office and the Asset Management Department.

SUPPLEMENTAL COMMENTS

The Discretionary Contracts Disclosure Form completed by Lessee is attached hereto.

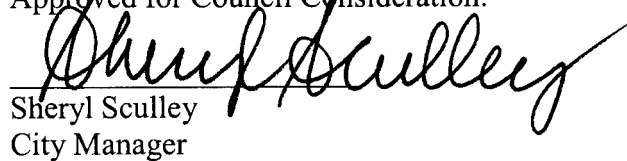


Mark H. Webb
Interim Aviation Director



Roland A. Lozano
Assistant to the City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

No others

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☐ No partner, parent or subsidiary; or

None

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☐ No subcontractor(s); or

None

List subcontractors:

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☐ No lobbyist or public relations firm employed; or

None

List lobbyists or public relations firms:

¹ A **business entity** means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☒ *None*
No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:


(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or *None*

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: <i>CEO</i> Company or D/B/A: <i>Princeton Ltd</i>	Date: <i>4/7/06</i>
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² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.