

Agenda item #62

**CITY OF SAN ANTONIO
CONVENTION FACILITIES DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council
FROM: Michael J. Sawaya, CHA, Director
SUBJECT: Parking Lease for 1001 East Market Street
DATE: June 29, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance authorizing the execution of a one (1)-year lease agreement with two (2) one (1)-year renewal options with The RK Group LLC for 47 parking spaces at the former SAWS headquarters located at 1001 East Market Street.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The City purchased this property from SAWS in May 2005 when SAWS moved to the former Valero headquarters building on Hwy. 281. The property is intended for future expansion of the convention center.

The RK Group LLC is the exclusive caterer and concessionaire for the Henry B. Gonzalez Convention Center. The contract with The RK Group LLC entered its final renewal period in February 2005 and is slated to expire on January 31, 2010.

This lease is for 47 parking spaces, not including handicapped or metered spaces. The spaces are intended for RK employee use during events at the convention center in which RK is providing services. RK will be responsible for all parking lot operations as well as cleaning and maintenance. The initial term of this lease commences on July 1, 2006 and expires on June 30, 2007. Two one-year renewal options could extend the expiration to June 30, 2009.

POLICY ANALYSIS

Approval of this ordinance is consistent with City policy to generate additional revenue through the leasing of City property.

FISCAL IMPACT

The RK Group LLC has agreed to pay \$30 per parking space per month. This will generate \$16,920 annually or \$50,760 over the initial term and renewal options. Anticipated revenues by fiscal year are as follows:

Fiscal Year	City Revenue
2006*	\$ 4,230
2007	\$16,920
2008	\$16,920
2009**	\$12,690
Total	\$50,760

* July 1, 2006 through September 30, 2006

** October 1, 2008 through June 30, 2009

This revenue was neither contemplated nor budgeted for FY 05-06.

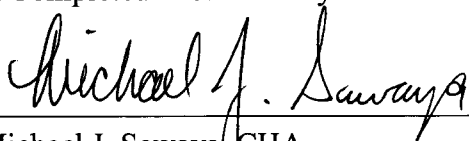
Revenues will be credited to the Community & Visitor Facilities Fund. There is no General Fund impact.

COORDINATION

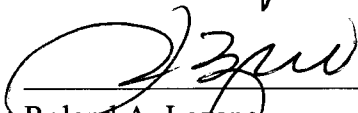
This item has been coordinated with the City Attorney's Office, Asset Management Department, Risk Management Division, the Office of Management and Budget, and the Contract Services Department.

SUPPLEMENTARY COMMENTS

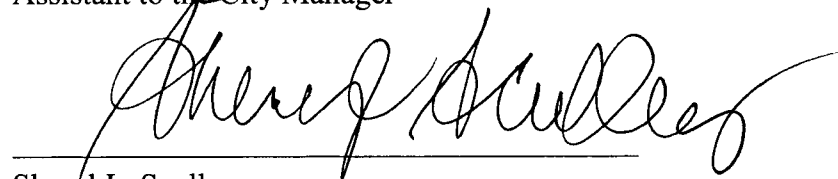
A Completed Discretionary Contracts Disclosure form is attached.



Michael J. Sawaya, CHA
Director of Convention Facilities



Roland A. Lozano
Assistant to the City Manager



Sheryl L. 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:
RK Group, Limited Liability Company (LLC)
(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):
<div><input type="checkbox"/> No partner, parent or subsidiary; or</div> <div>List partner, parent or subsidiary of each party to the contract and identify the corresponding party: Catering By Rosemary, Inc. – Greg Kowalski Manuel H. Garza Jr.'s La Casita Enterprises, Inc. dba Catering By Nick – Nick Garza Black Tie Affairs Catering, Inc. – Richard and Roger Ojeda All Star Services – John Lopez JAD Services dba Absolutely Everything Catering Services – Diane Cortez True Flavors L.L.C – Johnny Hernandez Chelsea's Sandwiches of Texas, Inc. – William Franklin, Joe Linson</div>
(3) Identify any individual or business entity that would be a subcontractor on the discretionary contract.
<div><input checked="" type="checkbox"/> No subcontractor(s); or</div> <div>List subcontractors:</div>
(4) Identify any lobbyist or public relations firm employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

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.

☐ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

Kaufman & Associates, Inc.
KGB Texas
R.B Pablos P.C

(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):

☐ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
Catering by Nick	Julian Castro	\$100	July 2004
True Flavors	Richard Perez	\$500	August 2004
True Flavors	Kevin Wolff	\$500	May 2005
Catering by Rosemary	Joel Williams	\$600	January 2005
Absolutely Everything	Julian Castro	\$613	June 2005
Absolutely Everything	Julian Castro	\$300	July 2005
Catering by Nick	Phil Hardberger	\$200	August 2005
True Flavors	Kevin Wolff	\$500	May 2005
True Flavors	Delicia Herrera	\$300	May 2005
True Flavors	Elena Juardo	\$200	May 2005
Black Tie Affairs	Cynthia Test	\$600	February 2005
Black Tie Affairs	Tommy Atkinson	\$500	February 2005
Black Tie Affairs	Catherine Torres-Stahl	\$500	February 2005
Black Tie Affairs	Linda Penn	\$500	March 2005
Black Tie Affairs	Carroll Schubert	\$500	April 2005
Black Tie Affairs	Ray Lopez	\$500	April 2005
Black Tie Affairs	Shelia McNeil	\$750	May 2005
Kaufman & Associates	Ron Segovia	\$600	August 2004
Kaufman & Associates	Kevin Wolff	\$1000	August 2004
Kaufman & Associates	Art Hall	\$500	Dec. 2004
Kaufman & Associates	Carroll Schubert	\$1000	January 2005
Kaufman & Associates	Ray Lopez	\$500	February 2005
Kaufman & Associates	Chip Haass	\$500	March 2005
Kaufman & Associates	Joel Williams	\$500	March 2005
Kaufman & Associates	Roger Flores	\$500	April 2005
Kaufman & Associates	Phil Hardberger	\$1000	May 2005
Kaufman & Associates	Ray Lopez	\$500	May 2005
Kaufman & Associates	Noel Suniga	\$500	May 2005
Kaufman & Associates	Chip Haass	\$500	June 2005
Kaufman & Associates	Sheila McNeil	\$500	June 2005
Kaufman & Associates	Art Hall	\$500	June 2005

Kaufman & Associates	Phil Hardberger	\$1000	June 2005
Kaufman & Associates	Kevin Wolff	\$500	Sept. 2005
Kaufman & Associates	Delicia Herrera	\$500	May 2006
B. Kowalski	Ray Lopez	\$500	February 2005
G. Kowalski	Patti Radle	\$500	March 2005
B. Kowalski	Kevin Wolff	\$500	April 2005
G. Kowalski	Chip Haass	\$500	April 2005
B. Kowalski	Ray Lopez	\$500	May 2005
G. Kowalski	Noel Suniga	\$500	May 2005
B. Kowalski	Phil Hardberger	\$1000	May 2005
G. Kowalski	Phil Hardberger	\$1000	July 2005
B. Kowalski	Kevin Wolff	\$250	Sept. 2005
G. Kowalski	Kevin Wolff	\$250	Sept. 2005
B. Kowalski	Carroll Schubert	\$1000	March 2005
B. Kowalski	Richard Perez	\$350	March 2005
B. Kowalski	Ron Segovia	\$500	March 2005
B. Kowalski	Joel Williams	\$350	March 2005
G. Kowalski	Carroll Schubert	\$1000	March 2005
G. Kowalski	Richard Perez	\$350	March 2005
G. Kowalski	Ron Segovia	\$500	March 2005
G. Kowalski	Joel Williams	\$350	March 2005
G. Kowalski	Delicia Herrera	\$500	February 2006
G. Kowalski	Roger O. Flores	\$500	February 2006

(6) Disclosures in Proposals

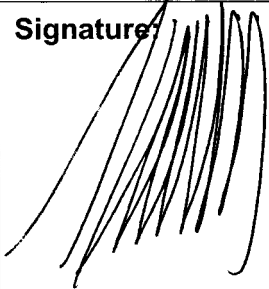
Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating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

Party aware of the following facts:

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.

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: Greg Kowalski Managing Member Company or D/B/A: RK Group L.L.C	Date: June 14, 2006
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