



## AGENDA ITEM SUMMARY

### District Impacted

- X 1 = Haberstroh
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Bergmann
- ☐ All

<b>DESCRIPTION</b>	CONSIDER RESOLUTION NO. 2015-R123; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT WITH THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO (YMCA).
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	APPROVE RESOLUTION NO. 2015-R123; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT WITH THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO (YMCA).
<b>CONTACT PERSON</b>	KIRSTEN COHOON
<b>SUMMARY</b>	<p>Below are the main points of the Lease Agreement with the YMCA which I will review with Council:</p> <p style="text-align: center;"><b><u>LEASE AGREEMENT</u></b></p> <p><b>CITY OF BOERNE and the YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER SAN ANTONIO</b>, a Texas non-profit corporation, have negotiated a Lease Agreement surrounding the building and the premises (commonly referred to now as the City of Boerne Civic Center) located at 820 Adler Road, Boerne, Texas.</p> <p><u>Important Dates to Remember:</u></p> <ul style="list-style-type: none"> <li>(a) Effective Date – the date the Lease Agreement is signed;</li> <li>(b) Review Period – from the Effective Date until 5 p.m. on March 1, 2016;</li> <li>(c) Possession Date – 31 days after the Review Period (4/1/16); and</li> <li>(d) Commencement Date – the date the YMCA obtains a Certificate of Occupancy from the City;</li> <li>(e) Term – 25 years after the Commencement Date.</li> </ul> <p>The YMCA has 270 days from the commencement of construction to obtain the Certificate of Occupancy.</p> <p><u>The Cost of the Lease to the YMCA:</u> \$25.</p> <p>City options at the Conclusion of the Term:</p> <ul style="list-style-type: none"> <li>(a) Lease termination;</li> <li>(b) extension of the 25 year Lease term by an additional 10</li> </ul>

	<p>years; or</p> <p>(c) deed the Premises to the YMCA (free and clear of all liens).</p> <p><u>Lease Purpose:</u></p> <p>The purpose of the lease is for the phased-in construction, reconstruction, maintenance and operation of a full-service YMCA membership-based multi-use health/wellness/fitness facility, including related offices and parking facilities, and with the flexibility to partner with outside sources for programming and management services (the YMCA will co-brand the YMCA Facility with the City). The Parties will cross promote programs, avoid duplication of services and maximize the use of the Premises for the purpose of providing recreational, wellness, and educational opportunities, programs and facilities. The Parties will, on an annual basis, create and update a Programming Agreement in order to meet this objective.</p> <p><u>City of Boerne Costs:</u></p> <p>(a) <u>Maintenance Fees for Lease Years 1 through 5:</u> \$50,000 per year not to exceed \$250,000 to the YMCA;</p> <p>(b) <u>Maintenance Fees for Lease Years 6 through 10:</u> \$25,000 per year beginning at year 6 not to exceed \$125,000.</p> <p><u>City of Boerne's Continued Use of the Premises:</u></p> <p>(a) use the main gymnasium floor in the YMCA Facility for five (5) separate 24 hour periods during each Lease Year in the event the YMCA is unable or unwilling to construct a gymnasium as part of the YMCA Facility, the Tenant will provide the Landlord with alternate off-Premises space; and</p> <p>(b) one small, a minimum size of 32 feet by 36 feet, meeting room in the YMCA Facility for twenty (20) separate 24 hour periods during each Lease Year.</p> <p><u>Membership Rates.</u></p> <p>Membership rates are attached and will not be increased by more than three percent (3%) annually throughout the Term.</p> <p><u>Signs</u></p> <p>All signage, whether temporary or permanent, must comply with the City Ordinances current at the time sign is installed.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	

<b>ADDITIONAL INFORMATION</b>	
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This summary is not meant to be all inclusive. Supporting documentation is attached.