

AN ORDINANCE **79393**

AUTHORIZING A 20-YEAR AGREEMENT FOR 100 PARKING SPACES AT A RATE OF \$90.00 PER SPACE PER MONTH, PLUS AN ADDITIONAL \$2.00 PER SPACE PER MONTH TO COVER THE COST OF REVENUE CONTROL EQUIPMENT, AT THE MID-CITY GARAGE, CONTINGENT UPON HOTEL PARTNERS, A LIMITED PARTNERSHIP, CONVERTING THE BUILDING LOCATED AT 432 WEST MARKET STREET INTO AN ALL-SUITES HOTEL OF APPROXIMATELY 140 UNITS.

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WHEREAS, HOTEL PARTNERS, ("HOTEL") a Limited Partnership, has proposed converting the building located at 432 West Market Street into an all-suites hotel of approximately 140 units; and

WHEREAS, such plans require securing available parking for patrons of the hotel; and

WHEREAS, the CITY OF SAN ANTONIO ("CITY"), has 100 parking spaces available in the Mid-City Parking Garage, which resulted from the reduction by Southwestern Bell Management Services, Inc. in the allocation of parking spaces it requires from 250 to 150; and

WHEREAS, CITY is agreeable to leasing such spaces to HOTEL, contingent upon the timely conversion of said the building at 432 West Market Street into an all-suites hotel; and

WHEREAS, the leasing of parking spaces will be in the CITY's best interest by providing the CITY additional revenue in the amount of \$90.00 per space per month, plus an additional \$2.00 per space per month to cover the cost of revenue control equipment, and by encouraging economic development of an historic structure; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. A 20-year Mid-City Garage Parking Lease Agreement is hereby authorized and approved between the CITY OF SAN ANTONIO and HOTEL PARTNERS, a Limited Partnership, for the lease of 100 parking spaces at said garage at a rate of \$90.00 per space per month, plus an additional \$2.00 per space per month to cover the cost of revenue control equipment.

SECTION 2. Such lease is contingent upon HOTEL PARTNERS converting the building located at 432 West Market Street into an all-suites hotel of approximately 140 units, with the signing of said Lease Agreement by HOTEL PARTNERS to be done on or before six

(6) months from the date of the passage of this Ordinance, that is, by July 6, 1994, to include proof by such date that HOTEL PARTNERS has secured both construction and permanent financing for the project, such conversion and related construction to begin no later than six (6) months thereafter or by January 6, 1995, and to be completed, with the hotel open for business no later than January 6, 1996, unless the CITY OF SAN ANTONIO agrees by a subsequent Ordinance to extend any of said dates.

SECTION 3. The City Manager, or, in his stead, the Assistant City Manager or Assistant City Manager, is hereby authorized to execute said Mid-City Garage Parking Lease Agreement, which, upon final execution by both parties, will be affixed hereto as Attachment I.

SECTION 4. All revenues received from said leasing are to be deposited into Parking Fund 53, Activity 23-1001, Mid-City Garage Homewood Suites Riverwalk Index Code No. 027862.

PASSED and APPROVED on this 6th day of January, 1994.

Robert W. Whiff
M A Y O R

ATTEST: *Norm S. Rodriguez*
City Clerk

APPROVED AS TO FORM: *Tom Sunday*
City Attorney

94-01

ATTACHMENT I

Ordinance No. _____

Passed and Approved on January 6, 1994

**HOTEL PARTNERS
a Limited Partnership
(432 West Market Street)
All-Suites Hotel**

Mid-City Garage Parking Lease Agreement

TO: Mayor and City Council

FROM: John L. German, P. E., Director of Public Works

COPIES TO Legal; Finance; File

SUBJECT: REQUEST FOR ORDINANCE LONG-TERM PARKING AGREEMENT
SUITES RIVERWALK)

DATE 12-27-93SUMMARY AND RECOMMENDATIONS:

This ordinance approves the City's intent to enter into a long-term, 20-year agreement for 100 parking spaces at \$90.00 per space per month at the Mid-City Garage contingent on Homewood Suites Riverwalk development converting the San Antonio Drug Company building into a 140 unit all-suites hotel. These spaces became available when Southwestern Bell Telephone Company agreed to reduce their allocation from 250 spaces to 150 spaces thereby allowing us to make these parking spaces available to the Homewood Suites Development.

It is recommended this ordinance be approved.

FINANCIAL:

The proposed parking rate is based on the current budget revenue earned per space. The Mid-City Garage is currently budgeted to earn \$2.96 daily per parking space for 1993-94. The computation is as follows: $\$2.96 \times 365 \div 12 = \90.00 . In addition, the hotel will pay an additional \$2.00 per space per month to cover the cost of the revenue control equipment. The hotel parking spaces would be reserved 24 hours per day, seven days per week.

POLICY ANALYSIS:

This ordinance is in accord with City policy of assisting in the private revitalization of the inner city area by rehabilitating downtown vacate properties.

BACKGROUND:

Mr. James G. Lifshutz and Mr. Bernard Lifshutz have requested the City prepare proper documents which would indicate the City's willingness to lease the parking spaces on a long-term basis to Homewood Suites Riverwalk in order to complete their financing package for the hotel.


John L. German, P.E.
DIRECTOR OF PUBLIC WORKS

APPROVED:


Alexander E. Briseno
CITY MANAGER