



**Lease Agreement/Renewal  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 9  
AGENDA DATE: Thu 03/04/2004  
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**SUBJECT:** Authorize the negotiation and execution of an agreement with SAN ANTONIO REALTY HOLDING COMPANY, INC., New York, NY, for a three-year lease of 10,000 square feet of warehouse space located at 6014 Techni Center Drive, Austin, TX, for use by the Transportation, Planning and Sustainability Department, in an amount not to exceed \$159,900.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$33,900 is available in the Fiscal year 2003-2004 Approved Operating Budget of the Financial and Administrative Services Department of the Support Services Fund. Funding for the remaining 30 months of the lease period is contingent upon available funding in future budgets.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

<b>REQUESTING</b>	Public Works	<b>DIRECTOR'S</b>
<b>DEPARTMENT:</b>	for Transportation, Planning and Sustainability;	<b>AUTHORIZATION:</b> <u>Sondra Creighton</u>

**FOR MORE INFORMATION CONTACT:** Dean Harris, 974-7061; Dave Gerard, 974-7022; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**MBE / WBE:** N/A

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In order to facilitate the first phase of construction at Robert Mueller Municipal Airport (RMMA), including construction of Seton Children's hospital, demolition of certain structures will occur beginning June 1, 2004. The proposed lease is to provide replacement space for the Transportation, Planning, and Sustainability Department's Parking Meter, Traffic Signals, Bicycle Program, Signs and Markings, water conservation, and Traffic Engineering groups, all of which are currently located at RMMA.

The proposed lease of 10,000 square feet is anticipated to commence on or about April 1, 2004. The rental rate is an industrial gross rate of \$5.04 per square foot annually, which includes taxes and insurance, for a monthly amount of \$4,200. 2,500 square feet of the space will be provided at no cost through September 30, 2004. As is typical for industrial leases, the City will be responsible for maintenance, repairs (other than the roof, foundation, and exterior walls) and utilities. The requested authorization for this fiscal year includes up to \$15,000 to reimburse the property owner for finishout requested by the City.