

AN ORDINANCE      **101766**

**AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT, BETWEEN THE CITY OF SAN ANTONIO AND UNITED SERVICES AUTOMOBILE ASSOCIATION ("USAA") FOR THE USE OF APPROXIMATELY 80,532 SQUARE FEET OF GROUND SPACE, LOCATED AT 10500 JOHN CAPE ROAD AT THE SAN ANTONIO INTERNATIONAL AIRPORT, AND A 25,862 SQUARE FOOT BUILDING THEREON FOR A TERM OF FIFTEEN (15) YEARS, WITH TWO (2) FIVE-YEAR EXTENSIONS UPON MUTUAL AGREEMENT OF THE PARTIES.**

**WHEREAS**, USAA has been a tenant at San Antonio International Airport since 1985; and

**WHEREAS**, USAA's most recent lease expired on February 20, 2005 and since that time it has occupied the leased premises on a month-to-month holdover basis, pending the approval of a new Lease Agreement; and

**WHEREAS**, Lessee has requested that it be allowed to enter into a new fifteen-year Lease, with two (2) five-year extensions for the use of ground and building space, located at the San Antonio International Airport; and

**WHEREAS**, the new fifteen-year lease will update airport contract provisions, and allow the tenant to continue to occupy ground and hangar space at the San Antonio International Airport; and

**WHEREAS**, it is deemed to be in the best interest of the City to enter into a new fifteen-year Lease Agreement for said premises with Lessee; and

**WHEREAS**, it is necessary to authorize the execution of the attached Lease Agreement for use of the ground space and building space described therein, at the San Antonio International Airport; **NOW THEREFORE:**

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

**SECTION 1.** The City Manager or her designee, is authorized to execute the San Antonio International Airport Lease Agreement, which is attached hereto as Attachment 1, with United Services Automobile Association, for use of the ground space and building space described therein, at the San Antonio International Airport.

**SECTION 2.** The ground proceeds from this Lease Agreement will be deposited into SAP Fund No. 51001000, entitled "Airport Operations" Internal Order 233000000004, entitled "Aviation Service Area," and SAP General Ledger Account 4409040 entitled "Aviation Ground Rental Non-Aviation." Building proceeds of this Lease will be deposited into Fund 51001000 entitled "Airport Operations", Internal Order 233000000004, entitled "Aviation Service Area," and General Ledger Account 4409016 entitled "Aviation Building Rental".

**SECTION 3.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This Ordinance shall be effective on and after the tenth (10th) day after passage.

**PASSED AND APPROVED** this 1st day of December, 2005.

ATTEST: *Lucia M. Vaet*  
City Clerk

*Phil Hardberger*  
MAYOR  
PHIL HARDBERGER

APPROVED AS TO FORM: *M. Zentuche*  
for City Attorney