

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

**AN ORDINANCE**

**FOR THE BLUE STAR ARTS COMPLEX CAPITAL EXPANSION  
MASTER PLAN, A 2012-17 BOND PROJECT LOCATED IN COUNCIL  
DISTRICT 1, AUTHORIZING THE EXECUTION OF A: 1) FUNDING  
AGREEMENT WITH CONTEMPORARY ART FOR SAN ANTONIO IN  
AN AMOUNT NOT TO EXCEED \$250,000.00; 2) 20 YEAR SUBLEASE  
AND LEASEBACK OF AN 11,000 SQUARE FOOT FACILITY LOCATED  
AT 116 BLUE STAR AT THE RATE OF \$1.00 PER YEAR.**

\* \* \* \* \*

**WHEREAS**, on May 12, 2012, San Antonio voters approved the 2012-2017 Bond Program, consisting of five propositions totaling \$596 million, and as part of the Program, \$250,000.00 in Library, Museum and Cultural Arts Improvements General Obligation Bond funds were approved for the capital expansion master plan at the Blue Star Arts Complex (“Project”); and

**WHEREAS**, subject to the sale of such bonds, the City shall provide up to \$250,000.00 to Contemporary Art for San Antonio, d/b/a/ Blue Star Contemporary Art Center (“Blue Star”) for use in accordance with the proposed Funding Agreement; and

**WHEREAS**, Blue Star currently leases the property located at 116 Blue Star, San Antonio, Texas, 78204, and the City proposes to enter into a twenty-year Sublease and Leaseback with Blue Star for the property to be improved through this Project at the rate of \$1.00 per year; and

**WHEREAS**, the City Council finds that it is in the best interest of the City, its residents and visitors to authorize the execution of the Funding Agreement and the Sublease and Leaseback;  
**NOW THEREFORE:**

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

**SECTION 1.** The terms and conditions of the Funding Agreement with Blue Star for an amount not to exceed \$250,000.00, subject to the availability of bond proceeds, and the twenty-year Sublease and Leaseback of the property located at 116 Blue Star, San Antonio, Texas, 78204, are authorized and approved. The City Manager, or her designee, is authorized to execute these Agreements, copies of which are attached to this Ordinance as **Exhibit I**.

**SECTION 2.** Payment in the amount not to exceed \$250,000.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00403, Blue Star Arts Complex, is authorized to be encumbered and made payable to Contemporary Art for San Antonio, for building improvements. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

**SECTION 3.** Funds generated by the Leaseback authorized by this Ordinance will be deposited into Fund 29028000, Internal Order 223000000251 and General Ledger 4407720.

**SECTION 4.** Funding for the Sublease authorized by this Ordinance is available in Fund 29028000, Cost Center 2340020004 and General Ledger 5206010, as part of the Fiscal Year 2015 Budget and future funding through the term of this Sublease is contingent upon City Council approval of subsequent fiscal year budgets.

**SECTION 5.** Payment not to exceed the budgeted amount is authorized and shall be encumbered with a purchase order.

**SECTION 6.** 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 allocations 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 7.** This Ordinance shall take effect immediately upon the receipt of eight affirmative votes; otherwise it shall be effective ten days after its passage.

**PASSED AND APPROVED** this 21<sup>st</sup> day of May, 2015.

**M A Y O R**  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek  
City Clerk

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Martha G. Sepeda  
Acting City Attorney