

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

**AN ORDINANCE**

**AUTHORIZING A MASTER LEASE AGREEMENT WITH THE ALAMEDA THEATER CONSERVANCY FOR CITY-OWNED PROPERTY LOCATED AT 318 W. HOUSTON IN CITY COUNCIL DISTRICT 1 AND KNOWN AS THE ALAMEDA THEATER AND ANNEX PROPERTY.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio (the “City”), Bexar County (the “County”), Alameda Theater Conservancy (“ATC”) and Texas Public Radio (“TPR”) have negotiated the terms and conditions of a Funding and Development Agreement to provide a cumulative amount of \$23 million for the renovation and restoration of the historic Alameda Theater and adjacent annex (the “Project”); and

**WHEREAS**, the City will maintain ownership of the property, including the theater and annex, and has agreed to lease the property to the Alameda Theater Conservancy (ATC) to undertake project management of the restoration and renovation of the theater and to oversee TPR’s construction of improvements to the annex property to be occupied by TPR and used as its corporate headquarters and broadcasting operations; and

**WHEREAS**, ATC shall be the property manager of the Project serving as landlord to TPR and operator of the Alameda Theater; **NOW THEREFORE:**

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

**SECTION 1.** The City Council approves the terms and conditions of a Master Lease Agreement with ATC for the Alameda Theater property, to include the annex, located at 318 W. Houston in City Council District 1.

**SECTION 2.** The City Manager or her designee is authorized to execute the Master Lease Agreement in accordance with this Ordinance. A copy of the Master Lease Agreement shall be attached to this Ordinance upon execution as Exhibit A.

**SECTION 3. *RESERVED FOR FINANCE.***

**SECTION 4.** 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.

RR  
08/31/17  
Item No. \_\_\_\_\_B

**SECTION 5.** This Ordinance shall be effective immediately upon passage by at least eight (8) votes and the 10<sup>th</sup> day after passage by fewer than eight (8) votes.

PASSED AND APPROVED this 31<sup>st</sup> day of August, 2017.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Andrew Segovia, City Attorney