

THIS IS A DRAFT ORDINANCE AND SUBJECT TO REVISION UNTIL A FINAL ORDINANCE IS APPROVED BY THE CITY COUNCIL FOR THE CITY OF SAN ANTONIO

AN ORDINANCE

AUTHORIZING AN AMENDED AND RESTATED GROUND LEASE AND MANAGEMENT AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE TEXAS GENERAL LAND OFFICE AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF ALL NECESSARY DOCUMENTS RELATED TO THE RESTORATION WITHIN THE ALAMO PLAZA AREA AND THE INSTRUMENTS NECESSARY TO EFFECTUATE THE ACTIONS AUTHORIZED BY THIS ORDINANCE AND THE AMENDED AND RESTATED GROUND LEASE AND MANAGEMENT AGREEMENT.

* * * * *

WHEREAS, the GLO currently operates on behalf of the State of Texas the Alamo complex consisting of the Alamo Church, the Long Barrack, various other buildings on the Alamo grounds, the Alamo gardens and three buildings on Alamo Plaza known as the Crockett, Old Palace, and Woolworth buildings; and

WHEREAS, the City owns Alamo Plaza, the streets surrounding the Alamo Church and Plaza, the Cenotaph, and the areas surrounding the Cenotaph; and

WHEREAS, the City, GLO, and the Alamo Trust’s predecessor, the Alamo Endowment, entered into a Cooperative Agreement in October 2015 that incorporated the Vision and Guiding Principles and established a process and respective roles and responsibilities to develop a Master Plan that encompasses the Alamo Plaza Historic District and the Alamo Complex. The Cooperative Agreement also created an Executive Committee that includes the Commissioner of the General Land Office and the Mayor of San Antonio and a Management Committee that includes two representatives from the City, the GLO, and the Alamo Trust. The City Council adopted the Cooperative Agreement as the foundation for the Master Plan; and

WHEREAS, on May 11, 2017, the San Antonio City Council approved the Master Plan conceptual elements and authorized continued efforts in the interpretive design and implementation of the Master Plan; and

WHEREAS, design firms selected by the Management Committee were subsequently hired to further develop and design the Master Plan; and

WHEREAS, after approximately 200 stakeholder meetings, 51 public meetings around the state, and further Council input, on August 30, 2018, the Alamo Citizens Advisory Committee approved a revised Alamo Plan, as reflected in the August 2018 Alamo Plan book (“the Alamo Plan”); and

WHEREAS, the Alamo Management Committee established under the Cooperative Agreement approved the Alamo Plan on September 4, 2018; and

WHEREAS, the Executive Committee approved the Alamo Plan on October 2, 2018; and

WHEREAS, the State of Texas has appropriated approximately \$105 million to preserve and maintain the Alamo and to develop and implement the Alamo Plan; and

WHEREAS, the City of San Antonio has appropriated \$38 million to facilitate the implementation of the Alamo Plan of which \$21 million is from the 2017 Bond Program approved by the voters and \$17 million is from Certificates of Obligation; and

WHEREAS, on September 22, 2020, the Texas Historical Commission denied the permit request to relocate and restore the Cenotaph. The relocation and restoration of the Cenotaph was an important component of the Alamo Plan approved by the City Council on October 2, 2018 and facilitated the implementation and timing of other key elements; and

WHEREAS, GLO and the City have committed to move forward and implement the Alamo Plan recognizing that modifications are needed because the Cenotaph is staying in place; and

WHEREAS, the revised Alamo Plan design has been adapted based on input from the Executive Committee, the Management Committee, GLO, City Council, and the Alamo Citizens Advisory Commission; and

WHEREAS, City Council has determined that approval of the Amended and Restated Ground Lease and Management Agreement is necessary to ensure that the restoration of the Alamo and redevelopment of the area can move forward; **NOW THEREFORE:**

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

SECTION 1. The City Manager, or designee, is authorized to execute an Amended and Restated Ground Lease and Management Agreement with the GLO for terms in substantially final form as the agreement attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The City Manager, or designee, is authorized to negotiate and execute all documents and instruments necessary related to the restoration within the Alamo Plaza area.

SECTION 3. The City Manager, or designee, is authorized to execute all documents and instruments necessary to effectuate the actions authorized by this ordinance and the Amended and Restated Ground Lease and Management Agreement.

SECTION 4. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

SG/
4/15/2021
Item #

PASSED AND APPROVED this 15th day of April 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina J. Flores, City Clerk

Andrew Segovia, City Attorney

DRAFT