



City of San Antonio

Agenda Memorandum

File Number: 15-5332

Agenda Item Number: 14.

Agenda Date: 10/15/2015

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Cooperative Agreement for the Joint Master Plan for the Alamo Area and Alamo Historic Complex

SUMMARY:

This ordinance approves a Cooperative Agreement between the Texas General Land Office (GLO), Alamo Endowment Board, and the City of San Antonio regarding the Master Plan for the Alamo Historic District and the Alamo Complex located in Council District 1.

BACKGROUND INFORMATION:

On April 9, 2015, the GLO and the City entered into a Memorandum of Understanding ("MOU") that reflects the parties' commitment to develop a Joint Master Plan that encompasses the entire Alamo Plaza Historic District, including the Alamo Complex itself. The MOU specifically stated that the City and GLO would execute an Interlocal Agreement that would further detail and define the Joint Master Plan process as well as each Party's role, expectations, rights, responsibilities, and obligations in connection with the development of the Joint Master Plan for the Alamo Plaza Historic District and the Alamo Complex. Since April, there have been several positive developments and the parties would now like to enter into a cooperative agreement between the General Land Office, City of San Antonio, and the Alamo Endowment Board.

The Alamo Endowment was established to assist the GLO in the preservation, management, education, maintenance, operation and restoration of the Alamo Complex. It is led by a board of directors, chaired by Texas Land Commissioner George P. Bush, and comprised of local and state business community leaders committed to a world class planning and redevelopment process, and to fundraising to the level required to achieve the results that the Alamo and all the Missions so richly deserve and to build an Alamo Museum and Visitor's Center to display Alamo artifacts donated by Phil Collins. The Alamo Endowment will be a major

fundraising partner and therefore will be an essential partner in the Cooperative Agreement.

In addition to a new partner, both the City and GLO have secured funding for the master plan effort. The Texas Legislature approved \$25 million for the implementation of the Alamo master plan. An additional \$6.5 million was appropriated over the biennium for the purposes of critical preservation and operation expenses at the Alamo. The City adopted Fiscal Year 2016 capital budget includes \$17 million for the redevelopment of the Alamo Plaza and surrounding area. These funding commitments will enable certain projects to be accelerated.

The Agreement outlines the roles and responsibilities of each party as well as the management and oversight structure for the master plan's development and adoption.

The GLO and the Endowment, in coordination and consultation with the City, will develop a Joint Master Plan for the Alamo Plaza Historic District and the Alamo Complex. The GLO or Alamo Endowment shall execute professional services agreements with companies selected for the Joint Master Plan, which is estimated to be completed by July 2016 and will be generally consistent with the vision and guiding principles developed by the Alamo Plaza Advisory Committee.

The management and oversight of the master plan will include an Executive Committee, Management Committee, Alamo Advisory Group, and Citizen Advisory Group. The management and oversight structure will provide the accountability and transparency necessary for the master plan's adoption and implementation.

The Executive Committee will include the Texas Land Commissioner and the Mayor of San Antonio and will provide executive management oversight for the Joint Master Plan. The Executive Committee will determine what is included within the Joint Master Plan. Any portion of the Joint Master Plan that is not unanimously approved by the Executive Committee will not be included in the final version of the Joint Master Plan.

The Management Committee will consist of six voting members, to include: two representatives appointed by the City, two representatives appointed by the GLO, and two representatives appointed by the Endowment. The Management Committee will provide day to day management of the development of the Joint Master Plan. The Management Committee is also responsible for ensuring project deliverables, scope of work, budget, and schedule updates are provided by the selected companies in a timely manner and will provide monthly status reports regarding the development of the Joint Master Plan to the Executive Committee.

The Alamo Advisory Group is created to provide input and suggestions to the Management Committee in keeping with the Vision and Guiding Principles of the Alamo Plaza Historic District. The members of the Alamo Advisory Group will include:

- The State Senator for District 26;
- The State Representative for District 123;
- The Bexar County Judge;
- The San Antonio City Council member for District 1;
- The City Manager of San Antonio, or her designee; and
- A representative appointed by the GLO.

The Citizen Advisory Group will provide citizen input in an advisory capacity to the Management Committee on the development of the Joint Master Plan to ensure it is in keeping with the Vision and Guiding Principles of the Alamo Plaza Historic District. The City's Citizen Advisory Group will be expanded to a 26 member group that includes the 21 members appointed by the Mayor and City Council and an additional 5 to be appointed by the GLO.

The Joint Master Plan will be the guiding document for the redevelopment of the Alamo Plaza and surrounding area. The Joint Master Plan will identify physical improvements to Alamo Historic District and maintain respect for the Alamo's history. The plan will address, but not be limited to, interpretation opportunities, signage, traffic calming, design guidelines, zoning overlays, as well as other strategies that align with the guiding principles. The Joint Master Plan is expected to be completed by July 2016 and will recommend specific projects for consideration in the 2017 bond program.

ISSUE:

Staff is recommending the execution of a Cooperative Agreement between the General Land Office, Alamo Endowment Board, and the City of San Antonio regarding the Master Plan for the Alamo Historic District and the Alamo Complex.

ALTERNATIVES:

If the Cooperative Agreement is not executed, City staff could move forward with a master plan for the Alamo Plaza since it is owned by the City. However, the effort would not be comprehensive and the City would not be able to leverage the funding and partnership with the GLO or Endowment Board.

FISCAL IMPACT:

The Alamo Endowment and the GLO will fund the master plan effort. The City has \$1 million from the 2012 Bond Program and \$16 million in the fiscal year 2106 budget for the redevelopment of the Alamo Area. This funding will be used for implementation of the Joint Master Plan.

RECOMMENDATION:

Staff recommends approval of the Cooperative Agreement between the General Land Office, Alamo Endowment Board, and the City of San Antonio regarding the Master Plan for the Alamo Historic District and the Alamo Complex.