



City of San Antonio

Agenda Memorandum

File Number:18-6914

Agenda Item Number: 18.

Agenda Date: 1/10/2019

In Control: City Council A Session

DEPARTMENT: Convention & Sports Facilities

DEPARTMENT HEAD: Patricia Muzquiz Cantor

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT: Wolff Stadium Improvement Plan

SUMMARY:

An ordinance authorizing the execution of a Funding Agreement with the San Antonio Missions Baseball Club, Inc. and appropriation of funds for the design and construction of the Wolff Stadium Improvement Plan, in an amount not to exceed \$364,000.00, from the Wolff Stadium Building Fund.

BACKGROUND INFORMATION:

Ordinance Number 2006-11-16-1300, dated November 16, 2006, authorized the Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, Inc. The original lease was for an initial term of ten (10) years with three (3) additional five (5) year renewal options. Ordinance Number 2017-03-02-0126, dated March 2, 2017, authorized a First Amendment extending the agreement through September 30, 2021 with two (2) additional five (5) year renewal options. As a part of this agreement, the City and the Missions also agreed to develop a Stadium Improvement Plan to enhance the customer experience with the goal of making Wolff Stadium a first in class. The First Amendment stipulates that the cost of the improvements will be split between the City and the Missions, with the Missions responsible for 30% of the costs and the City responsible for 70% of the costs.

The San Antonio Missions Baseball Club, Inc. is preparing to advance in professional baseball from a Double-A League to a Triple-A Pacific Coast League beginning April 2019. Stadium improvements are necessary to comply with League standards. The San Antonio Missions Baseball Club, Inc. will design and construct the Wolff Stadium Improvement Plan that includes home and visitor club house renovations, home and visitor dug out improvements and batting cage improvements for a total project cost of \$520,000.00. Pursuant to the terms of the First Amendment, the San Antonio Missions Baseball Club, Inc., is responsible for and has committed to 30% of the total project cost, or \$156,000.00, and the City is responsible for 70% of the project costs, or \$364,000.00, subject to City Council budgetary appropriation payable from the Wolff Stadium Building Fund. No General Fund dollars will be utilized for this action.

A separate Council action will also be brought forth on January 10, 2019 to provide for the installation of a cement waterproofing coating on the concourse and bleacher seating areas. The existing concrete on the concourse and bleacher seating areas has begun to deteriorate causing cracks in the concrete resulting in water leaks to the lower levels of the stadium. Funding for this improvement will come from the Wolff Stadium Capital Improvements Funds. No General Fund dollars will be utilized for this action as well.

This Ordinance authorizes the execution of a Funding Agreement with San Antonio Missions Baseball Club, Inc., for the development of the Stadium Improvement Plan at Wolff Stadium located in Council District 6, in an amount not to exceed \$364,000.00 payable from the Wolff Stadium Building Fund.

The Wolff Stadium Improvement Plan construction is anticipated to begin in January 2019 and estimated for completion by March 2019, as the San Antonio Missions prepare to transition into the Triple-A Pacific Coast League. The first home opening game is scheduled for April 9, 2019.

ISSUE:

Both parties have mutually agreed that the Stadium Improvement Plans are necessary for the San Antonio Missions Baseball Club, Inc. as they transition into the Triple A-Pacific Coast League. Improvements will be funded by facility rental and ticket fees deposited equally into two funding sources: Wolff Stadium Building Fund and Wolff Stadium Capital Improvement Funds. Under the terms of the Baseball Stadium Facility Lease Agreement, the purpose of the Wolff Stadium Building Fund is to fund stadium improvements while Wolff Stadium is controlled solely by the City and can be used to fund improvements to any facilities of the Convention & Sports Facilities Department.

ALTERNATIVES:

Alternatives to the proposed action include amending the proposed Stadium Improvement Plan with the San Antonio Missions Baseball Club, Inc., and directing staff to renegotiate the improvements.

FISCAL IMPACT:

This ordinance authorizes the execution of a Funding Agreement with the San Antonio Missions Baseball Club, Inc. and appropriation of funds for the design and construction of the Wolff Stadium Improvement Plan, in an amount not to exceed \$364,000.00, from the Wolff Stadium Building Fund.

RECOMMENDATION:

Staff recommends authorizing the execution of a Funding Agreement between the City of San Antonio and San Antonio Missions Baseball Club, Inc. for the design and construction the Wolff Stadium Improvement Plan with the San Antonio Missions Baseball Club, Inc.