

ORDINANCE

APPROVING A MEMORANDUM OF UNDERSTANDING AMONG THE CITY OF SAN ANTONIO, BEXAR COUNTY, DESIGNATED BIDDERS, LLC, AND WESTON URBAN LLC FOR THE CONSTRUCTION OF A DOWNTOWN MINOR LEAGUE BASEBALL STADIUM.

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WHEREAS, the San Antonio Missions (the “Missions”) are a minor league Double-A baseball team who have had a presence in the City of San Antonio since the late 1800s with past Major League Baseball affiliations with the Los Angeles Dodgers and Seattle Mariners, and a current affiliation with the San Diego Padres; and

WHEREAS, the Missions have played home games at the city-owned Nelson Wolff Stadium since 1994, under a lease with the City; and

WHEREAS, in 2022, the Missions were acquired by a local ownership group, Designated Bidders, LLC; and

WHEREAS, following their acquisition of the Missions, Designated Bidders LLC were notified by Major League Baseball (“MLB”) that Nelson Wolff Stadium, in its current condition, did not meet MLB standards for continued use as a minor league ballpark and requested that Designated Bidders submit a plan to address the issue by August 1, 2024; and

WHEREAS, Designated Bidders, LLC expressed their desire to the City to build a multi-purpose ballpark facility with approximately 4,500 fixed seats and a total capacity for approximately 7,500 attendees in the northwest quadrant of downtown near San Pedro Creek Culture Park and Fox Tech High School (the "Project"); and

WHEREAS, the City and Designated Bidders, LLC have been working on a framework for the Project to include the financing and construction of the ballpark facility and surrounding private development; and

WHEREAS, Designated Bidders, LLC has also coordinated this effort with Bexar County and downtown developer, Weston Urban; and

WHEREAS, in order to meet MLB’s August 1st deadline, the Mayor and County Judge co-signed a non-binding Letter of Intent expressing both the City and County’s interest in pursuing an agreement for the funding, maintenance, and operation of the new ballpark facility based upon terms and conditions of a term sheet negotiated among the City, County, Designated Bidders, LLC and Weston Urban (the “Parties”); and

WHEREAS, MLB has requested that a more detailed commitment be provided by Designated Bidders, LLC no later than October 15, 2024; and

WHEREAS, the Parties have finalized a Memorandum of Understanding (the “MOU”) with an attached Term Sheet for the undertaking and completion of the Project which include key parameters and major provisions that will be included in the definitive agreements to be negotiated in the future and additional actions to be taken to execute the Project; and

WHEREAS, the MOU and Term Sheet require Weston Urban to privately fund new development within the Houston Street TIRZ to include hospitality and multi-family housing around the Project with an approximate taxable value of \$1 billion, which is anticipated to be constructed over four phases through 2031, and that will substantially contribute to the funding of the Project; and

WHEREAS, it is desired by the Parties to submit the MOU and attached Term Sheet to MLB in response to their request for more details on the Project; **NOW THEREFORE:**

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

SECTION 1. The City Council authorizes the City Manager or designee to execute the Memorandum of Understanding in a form substantially similar to that of **Attachment I** and authorizes the submission of the MOU to Major League Baseball as evidence of the City’s commitment to further negotiate definitive agreements to execute the Project.

SECTION 2: This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

PASSED AND APPROVED this 5th day of September, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney