



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 19

**Agenda Date:** December 7, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Convention and Sports Facilities

**DEPARTMENT HEAD:** Patricia Muzquiz Cantor

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Wolff Stadium Improvement Plan

**SUMMARY:**

This ordinance authorizes a Fourth Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement and appropriates funds for the Stadium Improvement Plan in the amount of \$307,016.00. The City shall reimburse San Antonio Missions Baseball Club, LLC. 70% or \$89,771.00 of the total cost of \$128,159.00 for stadium security, sod, and umpire dressing room improvements from the Wolff Stadium Building Fund and 100% or \$217,305.00 for netting improvements from the Wolff Stadium Renewal & Improvement Fund at Nelson W. Wolff Stadium.

**BACKGROUND INFORMATION:**

Ordinance 2006-11-16-1300 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 2017-03-02-0126 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 agreed to develop a Stadium Improvement Plan to enhance the customer experience with the goal

of making Wolff Stadium a first in class facility and agreed to the Missions being responsible for 30% of the improvement costs and City responsible for 70%. Ordinance 2021-09-02-0634 exercised the Second Extension of the Agreement through September 30, 2026. Ordinance 2022-11-10-0880 authorized a Lease assignment with the San Antonio Missions Baseball Club, Inc. to SA Missions Baseball Club, LLC., maintaining the same terms and conditions. Ordinance 2023-03-23-0178 amended the Stadium Improvement Plan, and authorized several improvements including drainage and irrigation enhancements, field renovations, landscaping, and the addition of parking lot gates that were completed before the 2023 baseball season.

Nelson W. Wolff Stadium serves as home to the San Antonio Missions Baseball Club, the Minor League Baseball (MiLB) Double A affiliate in the San Diego Padres system.

### **ISSUE:**

The Missions are working on a plan for a new ballpark to be located in the downtown area. In the meantime, they have requested to make several improvements to Wolff Stadium before the start of the 2024 season. The improvements identified include replacement and extension of the field netting to the foul poles as well as new sod and irrigation improvements for the berm on left field, improvements to the umpire dressing room area, and facility security improvements (metal detectors, cameras, additional lighting and fencing to equipment storage area). Both parties have mutually agreed that the stadium improvements are necessary.

The total cost of all of the improvements is \$345,464 and will be completed prior to the first home opening game scheduled on April 9, 2024. 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 project costs related to the umpire dressing room sod, and security improvements, or \$38,448, and the City is responsible for 70% of the project costs, or \$89,711 funded from the Wolff Stadium Building Fund. The City will reimburse 100% or \$217,305 for replacement and extension of the field netting from the Wolff Stadium Renewal & Improvement Fund. Replacement and extension of the netting will provide safety for patrons and is a major requirement of Major League of Baseball for all stadiums.

Improvements will be funded by facility rental and ticket fees deposited equally into two funding sources: Wolff Stadium Building Fund and Wolff Stadium Renewal & Improvement Fund. 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 Renewal & Improvement Fund 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 SA Missions Baseball Club, LLC., and directing staff to renegotiate the improvements.

**FISCAL IMPACT:**

This ordinance authorizes the execution of a Fourth Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, LLC. and appropriates funds for the Stadium Improvement Plan, in an amount of \$89,711.00 from the Wolff Stadium Building Fund and \$217,305.00 from the Wolff Stadium Renewal & Improvement Fund for a total reimbursement of \$307,016.00.

**RECOMMENDATION:**

Staff recommends authorizing the execution of a Fourth Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement between the City of San Antonio and SA Missions Baseball Club, LLC. for the Stadium Improvement Plan.