



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 16

**Agenda Date:** April 10, 2025

**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 Fifth Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement and appropriates funds for the Stadium Improvement Plan in the amount of \$258,129.00. The City will reimburse San Antonio Missions Baseball Club, LLC. \$258,129.00 from the Wolff Stadium Renewal and Improvement Fund which represents 70% of the costs for visiting locker room and dugout improvements at Nelson W. Wolff Stadium.

**BACKGROUND INFORMATION:**

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 Padre system. In 2006, City Council 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, and in 2017 City Council authorized a First Amendment extending the agreement through September 30, 2021 with two (2) remaining five (5) year renewal options. As a part of this extension, the City and the Missions agreed to develop a Stadium Improvement Plan under which the Missions would be responsible for 30% of improvement costs

and the City would be responsible for 70% of such costs. The Second Extension of the Agreement was authorized in 2021, and in 2022 City Council authorized a Lease assignment with the San Antonio Missions Baseball Club, Inc. to SA Missions Baseball Club, LLC., maintaining the same terms and conditions. Most recently, the Stadium Improvement Plan was further amended in March and December of 2023 to authorize various improvements including drainage and irrigation enhancements, field renovations, landscaping, addition of parking lot gates, security, sod, and umpire dressing room improvements.

While planning and development for a new downtown ballpark is underway, significant deficiencies identified by Major League Baseball in its audit of Wolff Stadium are still being addressed in advance of the 2025 season. The improvements include enlarging the current visiting locker room, relocating the laundry room, expanding team training areas and upgrading areas within the dugouts. Merchandise storage will also now be relocated closer to their store.

The total cost of these improvements is \$368,755.71 and will be completed prior to the first home opening game scheduled on April 4, 2025. 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 visiting locker room and dug out improvements, or \$110,626.71, and the City is responsible for 70% of the project costs, or \$258,129.00 subject to City Council budgetary appropriation payable from the Wolff Stadium Renewal and Improvement Fund.

#### **ISSUE:**

Both parties have mutually agreed that the Stadium Improvements are necessary for the San Antonio Missions Baseball Club, Inc. Improvements will be funded by the Wolff Stadium Renewal and Improvement Fund. Under the terms of the Baseball Stadium Facility Lease Agreement, the Wolff Stadium Renewal and 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 San Antonio Missions Baseball Club, LLC., and directing staff to renegotiate the cost sharing for needed improvements.

#### **FISCAL IMPACT:**

This ordinance authorizes the execution of a Fifth Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, LLC. and appropriation of funds for the Stadium Improvement Plan, in an amount of \$258,129.00 from the Wolff Stadium Renewal and Improvement Fund for visiting locker room and dugout improvements at Nelson W. Wolff Stadium. The total cost for all stadium improvements is

\$368,755.71 of which \$258,129.00 will be reimbursed to the San Antonio Missions Baseball Club, LLC and the remaining \$110,626.71 will be paid by the San Antonio Missions Baseball Club, LLC.

**RECOMMENDATION:**

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