



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 14

**Agenda Date:** September 12, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Ordinance approving a 10-year lease agreement with Universidad Nacional Autónoma de México (UNAM - USA) for a space within Hemisfair.

**SUMMARY:**

This ordinance approves a 10-year lease agreement with the City and Universidad Nacional Autónoma de México (UNAM-USA) which currently maintains a university extension link in Building 300 within Hemisfair. The City and UNAM identified an opportunity to relocate UNAM to the recently acquired Spears Federal Training Center adjacent to the former Wood Federal Courthouse in Hemisfair. UNAM will continue to provide important language services to the City in lieu of rent through the new 10-year lease agreement.

**BACKGROUND INFORMATION:**

UNAM initially established a presence in San Antonio in March 1976. In March 1981, the City began leasing a series of buildings in the Plaza de México area of HemisFair Park to UNAM. UNAM has occupied its current lease space in Hemisfair for 38 years. The current location was identified as a future development site within the Hemisfair Master Plan, and discussions with UNAM related to a potential relocation have been ongoing since prior to adoption of the master plan.

UNAM San Antonio defines its mission as promoting multinational integration through language instruction, the diffusion of culture, academic extension and relations with academic institutions in the United States. It offers numerous English and Spanish language courses to residents, public entities, and corporations.

In 2022, the City acquired the former Wood Federal Courthouse and the adjacent Spears Federal Training Center. The acquisition of the Training Center created an opportunity for UNAM to relocate to a building within Hemisfair that has a floorplan and size consistent with its needs. UNAM will take responsibility for additional maintenance requirements in the next iteration of the lease, relieving the City of some maintenance and repair responsibilities.

UNAM provides English and Spanish language services to the City of San Antonio and our employees. City employees participate in free language training opportunities at UNAM that are provided to the City in-lieu of rent. Human Resources coordinates this successful program with UNAM.

**ISSUE:**

UNAM has expressed interest in continuing its mission within Hemisfair. The City has worked with UNAM to confirm that the former Spears Federal Training Center will meet their facility needs.

This 10-year lease includes a 10-year renewal term that can be administratively approved by the Director of Center City Development and Operations. UNAM will be responsible for any improvements to the facility to support its occupancy. The services in-lieu of rent approach from the prior lease has benefited both entities and will be implemented again under this lease. Both parties have the ability to terminate on 12-months written notice.

**ALTERNATIVES:**

City Council could choose not to approve this lease with UNAM and the City would continue working with the organization to identify alternative sites, either in a City asset or under a commercial lease with a private or public entity.

**FISCAL IMPACT:**

This item has no fiscal impact. UNAM will pay no rent under this lease.

**RECOMMENDATION:**

Staff recommends approving this 10-year lease with UNAM so they may continue operating an extension link within Hemisfair.

