



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 1

Agenda Date: August 14, 2024

In Control: City Council B Session

DEPARTMENT: Office of the City Manager

DEPARTMENT HEAD: Erik Walsh, City Manager

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on a proposed new downtown minor league baseball stadium and surrounding private development project

SUMMARY:

This item is a briefing on the financing and construction of a proposed new downtown baseball stadium and surrounding private development project. This item is for briefing purposes only.

BACKGROUND INFORMATION:

The San Antonio Missions are a baseball Double-A affiliate of the San Diego Padres. In 2022, the San Antonio Missions were acquired by a local ownership group, Designated Bidders, LLC. Since 1994, the team has played home games in Nelson Wolff Stadium. Due to the age of the Stadium, Major League Baseball (MLB) has determined that the facility in its current condition is not suitable for minor league baseball in the future. MLB requested that the new ownership group have a plan for a new ballpark by August 1, 2024. The new ownership group has expressed the desire to have a new ballpark meeting MLB's facility requirements constructed downtown.

The City has been working with the new ownership group on a proposed project to include the financing and construction of a new downtown minor league baseball stadium and surrounding

private development. The new ownership group has coordinated this effort with the County.

The proposed project is a multi-purpose ballpark facility with approximately 4,500 fixed seats and total capacity of approximately 7,500 located in the northwest portion of downtown San Antonio. The estimated cost of the project is \$160 million inclusive of land. The proposed financing of the project includes an equity contribution from the ownership group coupled with a Tax Increment Reinvestment Zone (TIRZ) bond financing that would primarily be repaid through Team revenues and revenues from taxable new development projects near the new ballpark facility. A detailed non-binding term sheet has been negotiated which includes key provisions and outlines the framework for the development and negotiation of definitive agreements for the ballpark project. In July, to meet the MLB's August 1st deadline, the Mayor and County Judge co-signed a non-binding Letter of Intent to be delivered to MLB which expressed both the City and County's agreement to the funding, maintenance, and operation of the new Ballpark based upon terms and conditions within the term sheet. A copy of the letter sent to MLB is attached. This proposed ballpark project represents a collaborative effort between the City, County, local developer, and new ownership group of the San Antonio Missions.

During the B-Session, City staff will provide a briefing on the ballpark project to include the proposed financing, key terms, and next steps.

ISSUE:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.