

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council A Session**

Municipal Plaza Building
114 W. Commerce Street San
Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg
Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4 Teri
Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6 Marina
Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8 John
Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, September 12, 2024

9:00 AM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:14 AM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

PROCEDURAL

1. Invocation

The invocation was delivered by Pastor Ricardo Jimenez-Reyes of MacArthur Park Lutheran Church, guest of Councilmember Whyte, Council District 10.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of August 27, 2024, August 28, 2024 and August 29, 2024.

Councilmember Castillo moved to Approve the minutes of the August 27, 2024, August 28, 2024, and August 29, 2024 City Council meetings. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Courage, Whyte

Absent: Pelaez

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg observed a moment of silence in remembrance of the lives lost on 9/11/2001 at the World Trade Center in New York City.

Mayor Nirenberg recognized the United States Air Force on its 77th birthday and invited General Juan Ayala, Director of Military and Veteran Affairs and Commander of Joint Base San Antonio Brigadier General Randy P. Oakland to speak.

Mayor Nirenberg proclaimed the month of September 15, 2024, through October 15, 2024, to be Hispanic Heritage Month in San Antonio and invited Mexican Consul Dr. Ruben Minutti Zanatta and Mari Sandoval of the Diez Y Seis Commission to speak. Councilmember Rocha Garcia announced the Hispanas Unidas 40th anniversary and conference. Councilmember Castillo spoke in support of the Dieciseis Parade in Council District 5. Councilmembers Viagran and Alderete Gavito invited the Sul Ross Middle School Mariachi Band to perform.

Mayor Nirenberg presented Dr. Leonardo Lomeli Vanegas, Record of Universidad Nacional Autonoma de Mexico (UNAM) with an Alcalde ceremonial Proclamation.

Mayor Nirenberg proclaimed October 1, 2024, to be "SA Neighbors Together" day and recognized the work of the San Antonio Police Department (SAPD), and invited Police Chief McManus to speak. Councilmembers Castillo, Alderete Gavito, and Whyte spoke in support of the event to connect public safety services to the community.

PUBLIC HEARING

4. Public Hearings on the City's 2024 Ad Valorem Tax Rate for the FY 2025 Proposed Budget and the FY 2025 Proposed Budget. [Erik Walsh, City Manager; Justina Tate, Director, Office of Management and Budget]

Mayor Nirenberg opened the second Budget public hearing and second tax rate public hearing in connection with the adoption of the City's FY 2025 Budget and the setting of the City's tax rate for tax year 2024 at 10:11 a.m.

PUBLIC COMMENT:

Chris Reyes read a letter from Jorge Torres, a City employee recommending higher pay raises for City workers. Kelly Gonzalez with the American Federation of State, County, and Municipal Employees (AFSCME) Union and City employee Aidan Robinson advocated for a 4% raise for City employees instead of 3%.

Jack Finger opposed spending \$250,000 on downtown security cameras with artificial intelligence capabilities.

Mayor Nirenberg stated that the City Council would formally consider and adopt the FY 2025 Budget and vote on the proposed tax rate for tax year 2024 at its meeting on Thursday, September 19, 2024 at 9:00 a.m. in City Council Chambers.

Having heard all members of the public who wished to speak at the public hearing, Mayor Nirenberg closed the public hearing at 10:24 a.m.

ACTION ITEMS FOR STAFF BRIEFING

2024-09-12-0680

5. Ordinance approving a Memorandum of Understanding with Bexar County, Designated Bidders, LLC, and Weston Urban LLC for a proposed new downtown minor league baseball stadium. [Erik Walsh, City Manager; Ben Gorzell Jr., Chief Financial Officer]

City Manager Erik Walsh introduced the Item and noted that Weston Urban had proposed a \$250,00 relocation package for residents of the Soap Factory Apartments and he suggested utilizing \$250,000 in ARPA funds to match Weston Urban's funding which would provide each affected resident with \$2,500 for relocation. He stated that City Funds would only be available to residents at 80% AMI or below who relocated within Bexar County. He added that if there was money left over after serving those low-income residents, then others could be served.

Chief Financial Officer Ben Gorzell, Jr. provided an overview of the Item which included a proposal to construct a new downtown Ballpark with approximately 4,500 fixed seats and a total capacity for \$7,500 attendees. He stated that the Ballpark Project was expected to be completed in time for opening day in April 2028. Gorzell reported that the estimated cost of the project was \$160 million and was primarily paid from Team equity (\$34 million), Team revenue, property tax increment, and assessment revenues from the new taxable property in the area (\$126 million) and would not be paid by San Antonio resident taxpayers.

Gorzell stated that the City and Bexar County would jointly create the San Pedro Creek Development Authority (Authority) which would own the Ballpark and would be located in the Houston Street TIRZ. Gorzell described the proposed finance plan which included Tax-Exempt and Taxable Bonds to be issued by the Authority with a pledge of Houston Street TIRZ. He reported that conditions required prior to Bond issuance were that the bonds would be repaid by Team Revenue (\$1 Million Annual Lease Payment and \$2 Ticket Fee), Guaranteed City and County property tax increment, and assessment from the Municipal Management District (MMD) on Phase 1 and 2 of New Development,

and existing City and County Houston Street TIRZ capacity. Gorzell mentioned that the Team would provide a two-year rolling Line of Credit with value based on projected risk over the upcoming two-year period and a subset of Team owners would provide an additional Line of Credit.

Gorzell stated that the Agreement included the creation of a Ballpark Maintenance & Capital Improvement Fund which would include a \$250,000 annual contribution from the Team and \$500,000 annually from the City's Houston Street TIRZ. He indicated that the City and Team would collaborate on the development of a traffic, security, and cleanliness plan for the areas around the Ballpark for game and event day.

Gorzell noted that additionally, the builder would ensure local participation and provide a Small Business Economic Development Advocacy (SBEDA) Plan to include local primary vendors and if not located in Bexar County, for design/engineering and construction would be encouraged to joint venture with a local partner and provide outreach plans for identifying local, small, minority, veteran, and women-owned subcontractors. He added that construction packages would be assigned goals for SBEDA subcontractors.

Gorzell listed the following community benefits: public amenities, youth programs, stakeholder days, stakeholder advertising, San Antonio 1888 Baseball Foundation contribution to support children and homeless veterans, hiring of veterans for game day, SAISD internships, commitment to paying workers the City's minimum entry wage and would operate as a Fair Chance Employer and not conduct background checks until after an interview or offer was made.

Assistant City Manager Lori Houston commented that the actual stadium itself would not impact any existing buildings but the proposed surrounding development would impact the Soap Factory Apartment Complex. She reported that Phase 1 included redevelopment of the property at 500 N. Santa Rosa and was anticipated to start in October 2025. She noted that the project did not include the demolition of the 1850's limestone building. Houston stated that Phase 2 included the redevelopment of the property at 601 N Santa Rosa and was anticipated to start in September 2027. She stated that Phase 3 included the redevelopment of the property at 600 N Santa Rosa and was anticipated to start in September 2029.

Houston outlined the three phases and the various options and terms for current residents of the Soap Factory Apartments which included: A) Relocate to another unit at The Soap Factory Apartments, B) Relocate to a new unit at the Continental Block Apartments, C) Relocate to a unit at Refugio, Hemisview, or 100 Labor which were Beacon Communities or D) Relocate to another Beacon Communities Property outside of downtown. She noted that options C and D were a partnership with Opportunity Home, the local Public Housing Authority.

For the next five years, Building Brighter Communities was contracted by Weston Urban to bring access to rent, moving and utility assistance programs to Soap Factory Apartment residents and would also assist with the paperwork for signing up for the Programs, according to Houston. She stated that their bilingual team had already begun meeting with residents one on one and would be on location for three days a week initially (Monday and Wednesday mornings and evenings; Saturday morning) and as needed thereafter to provide relocation services for each resident and their unique circumstances and desires. Houston added that Building Brighter Communities would also help identify additional properties

appropriate for residents' individual needs and income bracket.

Houston stated that upon leaving the Soap Factory Apartments, tenants impacted in 2024-2025 would receive a \$2,500 rental relocation package. She noted that The Soap Factory Apartments Rental Relocation Assistance Program would be administered by Building Brighter Communities (BBC) and funded by \$250,000 from Weston Urban with no income restrictions on their funding which applied to current tenants. Houston mentioned that tenants with leases executed after October 1, 2024, would not be eligible. She stated that another \$250,000 would be funded by the City of San Antonio for residents at 80% AMI or below that had lived in the unit for at least one year prior to October 1, 2024. Houston stated that tenants who chose to stay in one of the available units in another building on property would still receive the \$2,500 disbursement but that payment would not be made until they were ready to exit the Soap Factory property. She added that any remaining funding after all first-year tenants were addressed could be used for tenants impacted in 2026 through 2028 if the tenant was willing to leave the property by September 2025. Houston invited Randy Smith with Weston Urban to address the City Council.

PUBLIC COMMENT:

Charlie Amato with SWBC, Sergio Dickerson with the American GI Forum, local developers David Adelman and Omar Gonzalez, college student Nolan Chez, retired police officer Daniel Zamora, Jenna Saucedo-Herrera with Greater SATX, Alan Gonzales with Galaxy Builders, David McGee, Amegy Bank, Derek Boese with the San Antonio River Authority, John Beauchamp with Hixon Properties, Five Points resident Pete Pina, Andy Tidwell, Devin Elder with Weston Urban, Taylor Eighmy UTSA President, Aly Guerrero with Little League, JJ Jimenez employee of Missions baseball, local psychiatrist Damaso Oliva, Heather O'Neill, President of the Gardendale Neighborhood Association Maricela Garza, Jeff Webster with the Greater San Antonio Chamber of Commerce, Riverwalk Business Group representative Marco Barros, Rita Shaver, Charles Woodin, Tamara Benavides with San Antonio Hospitality Association, President of the Hispanic Chamber Luis Rodriguez, San Antonio Apartment Association representative Alison Cohen, Jiles R., Keith Smith, Donald Degollado representative Clearinghouse redevelopment, and Parker Dixon spoke in support of the Ballpark Project. Rudy Lopez read a letter from Marc Anderson with Visit San Antonio in support of the Item.

Patrick Stolmeier questioned how many years the TIRZ money would be tied up with the project.

Stewart Blanton, Mike Philips, and Jimmy Drennan with COPS Metro expressed concern for the residents of the Soap Factory Apartments.

Residents of the Soap Factory Apartments Brooklyn Ramos, James Bocher, David Luck, Philip Adcock, Luissana Santibanez, Luis Alvarado, Jake Tucker with Pueblos Over People, and other local residents Antonio Diaz, Graciela Sanchez, Diana Uriegas, Jack Finger, and Maureen Galindo opposed the project and did not support any City funding going toward the project.

DISCUSSION:

Mayor Nirenberg remarked that the issue touched concerns for the community. He clarified that the proposal was a stadium in an undeveloped property in downtown San Antonio and all property was

privately owned. He noted that without any City involvement, the redevelopment could have resulted in outcomes that the City Council had no say in. He stated that the Project would help the SA 2020 vision for downtown to be implemented with City leaders ensuring the community was considered as developers did not have to do anything for residents on their own. Mayor Nirenberg stated that the proposal followed the principles of the SHIP and he thanked Councilmembers Kaur and Cabello Havrda as well as COPS Metro for coming together to ensure that no residents were left behind in the process. He assured tenants of the Soap Factory Apartments that no leases would be terminated and residents would be offered proper relocation assistance.

Councilmember Cabello Havrda acknowledged that this was difficult for the residents of the Soap Factory Apartments and that the City and developer had not communicated effectively initially. She stated that while the plan was not perfect, it represented the best offer for residents and she asked Smith to confirm that Weston Urban was committing \$250,000 for relocation assistance. Councilmember Cabello Havrda committed to continue working with residents and wanted to ensure that future projects would not have the same concerns.

Councilmember Pelaez supported the Project and thanked COPS Metro for their advocacy. He toured the Soap Factory Apartments and commented that the buildings were in disrepair. Councilmember Pelaez asked Smith to confirm their commitment to having local firms build the stadium.

Councilmember McKee-Rodriguez commented that over the past several days he had spoken to Soap Factory Apartment tenants and facilitated a meeting with Weston Urban so that the tenants could have meaningful dialogue surrounding their eventual displacement. Councilmember McKee-Rodriguez did not support using ARPA dollars for the project which was subsidizing the displacement of tenants and recommended that all funding come from Weston Urban; ARPA dollars could be used to help further the SHIP in other areas. He asserted that \$2,500 was an arbitrary number and there were many costs to consider besides just a moving van. Councilmember McKee-Rodriguez recommended more time to negotiate. He asked Smith whether postponing the vote another week or two would impact the decision by Major League Baseball. Weston Urban representative Daniel Ortiz stated that postponing the vote would cause deadlines to falter and make it difficult to move the Project forward.

Councilmember McKee-Rodriguez moved to continue the Item to a special session to take place on or before September 23, 2024, and compel Weston Urban to work with residents. Councilmember Castillo seconded the motion.

Councilmember Whyte recommended looking at the project on its own merits and not get emotional about baseball. One factor to consider, according to Councilmember Whyte, was that the City's partner was a dream team ownership group offering guarantees. He noted that minor league baseball was affordable family entertainment and the current stadium did not meet the current standards. Councilmember Whyte noted that having this amenity would help keep talent and businesses in San Antonio with activities, and had a significant potential economic impact. He supported the project and the plan because nothing from the General Fund would be used and the greater San Antonio area would not pay for the stadium.

Councilmember Rocha Garcia asked when Bexar County and the San Antonio Independent School District (SAISD) would take action on their components of the project. Ortiz stated that the Team was

in active discussions with Bexar County and SAISD and approving the MOU made it incumbent on the Team to complete those discussions. Councilmember Rocha Garcia asked how revenue to the school district would be impacted by the TIRZ. Gorzell replied that there would be no impact since school districts did not participate in TIRZ.

Councilmember Rocha Garcia asked if the BBC Team had reached out to all residents or the percentage that they had met with. Smith stated that the process had begun with some limited office hours but not all residents had been outreached. Brandon Johnson, CEO of BBC stated that 17 tenants had signed up to speak with the organization and they had already spoken with 40 of the over 300 residents.

Councilmember Rocha Garcia asked how Opportunity Home could house these residents if there were 113,000 residents on the waiting list to receive housing and she noted that most of the available units were far from downtown. Gabe Lopez, Chairman of the Board for Opportunity Home stated that there were available units in Council Districts 1, 2, 4, and 5 which were closer to downtown and along bus lines. He explained that Beacon was a different portfolio and did not take people from the waiting list.

Councilmember Courage acknowledged that this was not fair to the people at the Soap Factory Apartments who were being displaced but it was the City Council's responsibility to make it less detrimental to the affected residents. He noted that the developers were going to make a lot of money from the project, but the City Council needed to ensure that there was an overall community benefit. He expected that the Project would provide hundreds of jobs to both build and operate the stadium and allow affordable entertainment to all residents. Councilmember Courage noted that the Project would also build housing; it just might not be at rental rates that the current residents wanted to pay.

Councilmember Courage asked when ARPA Funds would expire. City Manager Walsh stated that the funds must be encumbered by the end of this year and spent by the fall of 2026 and there was \$5.8 million left (\$2.1 million was being released from current grantees and the rest was interest earnings.) Councilmember Courage recommended adding another \$100,000 in ARPA funding to the pool to assist with relocation.

Councilmember Castillo commented that the Soap Factory Apartments was workforce housing providing for the needs of downtown hospitality workers. She supported the delay given that not all affected residents had been able to meet with the relocation vendor. She requested assurances from the developer that the Gardendale Neighborhoods Association would be included in those public safety planning discussions.

Councilmember Castillo quoted case studies of other cities indicating that sports stadiums did not create prosperity in those neighborhoods and asked what made this project different than Wolff Stadium, the Alamodome, and the Frost Bank Center which did not bring prosperity to those neighborhoods. City Manager Walsh noted that the Project was different because if Weston Urban had not begun development, there would be no baseball stadium because the City would not issue debt.

Councilmember Castillo did not support using public funding for the Project noting that TIRZ Funding could be reinvestment in our community. She commented that the Project would facilitate further private development and resident displacement. Councilmember Castillo noted that the Houston Street TIRZ

policies and the Housing Policy Framework did not allow projects that caused direct displacement and asserted that there was no shortage of market-rate housing but rather workforce housing was needed.

Councilmember Kaur acknowledged that the City Council did not step in quickly enough to engage in conversation with Weston Urban. She stated that she had listened to residents and heard that they were concerned with where they would go, how they would afford to get there, and wanted assurances and support to get there. Councilmember Kaur confirmed that residents could access the developer-funded stipend regardless of how long they had lived in their unit and funds would be held for them until they were ready to move.

Councilmember Kaur requested confirmation from Randy Smith that Weston Urban had hired Building Brighter Communities and asked for a work plan. Johnson stated that they had worked on housing issues throughout the City and listened to residents to determine and help meet their needs. Councilmember Kaur requested that Weston Urban commit to building workforce units.

Councilmember Alderete Gavito wanted to ensure that there was adequate downtown housing to support the community. She asked Gorzell to clarify the percentage paid by the Team and from the City. Gorzell reported that 86% of the Ballpark Project was paid with private funds and if all four phases were built, there would be a surplus in the Houston Street TIRZ.

Councilmember Alderete Gavito asked how many residents would need to be relocated and asked of the standard process for a property owner to notify tenants. Houston stated that there were 381 units in the entire complex and the first phase included 189 units; there were no guidelines for notification of residents for privately redeveloped property. Councilmember Alderete Gavito thanked COPS Metro for advocating for the residents.

Councilmember Viagran commented that the first step was a Memorandum of Understanding but it was not the financing. She did not think a delay would result in different outcomes. Councilmember Viagran acknowledged that the City had missteps but recommended development of a Task Force to work out all issues and take a deeper dive. She added that the tenants, COPS Metro, and the neighborhood association should be at the table and could ask for a portion of affordability in future phases.

Councilmember McKee-Rodriguez conveyed to Team Weston Urban that he wanted more dialogue with members of the community before future votes by the City Council. He felt this was subsidizing displacement and developers at the expense of residents.

Councilmember Castillo recommended that the Team consider access to small businesses during construction. Smith stated that the Ballpark Project construction did not have any small businesses as neighbors but any businesses that might be impacted would be ensured that access was maintained during construction.

Councilmember Castillo suggested that there were brokers and facilitators in gentrification and burdening of low-income residents and people of color. She did not support using ARPA Funds to put out a fire that we started. She also recommended that Weston Urban ask Bexar County to support the relocation funding.

Councilmember Pelaez supported the project noting that the Team was representative of the community and people of color.

Councilmember Rocha Garcia asked how Opportunity Home would cover the first month's rent if the developer was not paying for it. Lopez stated that they had authority to waive the first month's rent as it was a cost of doing business.

Mayor Nirenberg noted this was a significant public improvement downtown.

Councilmember Kaur moved to Approve. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, Viagran, Rocha Garcia, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte
No: McKee-Rodriguez, Castillo

Councilmember McKee-Rodriguez moved to Continue to a Special Session to occur before September 23, 2024. Councilmember Castillo seconded the motion The motion failed by the following vote:

Aye: McKee-Rodriguez, Rocha Garcia, Castillo, Cabello Havrda
No: Nirenberg, Kaur, Viagran, Alderete Gavito, Pelaez, Courage, Whyte

2024-09-12-0681

6. Ordinance authorizing the City Manager to execute an Airline Operating Agreement and Terminal Building Leases, also known as the Airline Use and Lease Agreements (AULA), for the San Antonio International Airport. The AULA governs the airport/airline business and operational terms for use of the airfield and the terminal facilities, including a new terminal. The AULA has an initial ten-year term with the option to extend for one additional five-year period for a potential total term of 15 years and is anticipated to generate annual revenue of \$76,158,598 for the Airport Operating and Maintenance Fund. This ordinance also authorizes revisions to the Airport Operating Permit. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Mayor Nirenberg asked if there was any objection to moving the Item to the Consent Agenda. There being no objection from any member, the Item was considered under the Consent Agenda.

Councilmember Whyte highlighted his support for the Item and suggested future agreements with Southwest Airlines.

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

7. **2024-09-12-0682**
Ordinance approving a contract with Booker's Tree Service, LLC, for tree and palm maintenance with removal services for the Aviation Department, beginning upon award and ending June 30, 2027, with two, additional one-year renewal options, for an estimated cost of \$150,000 annually and an estimated total cost of \$750,000. Funding of \$150,000 is from the Airport Operating and Maintenance Fund FY 2024 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

8. **2024-09-12-0683**
Ordinance approving a contract with Mity-Lite, Inc., to provide 400 open stack bar chairs for the Henry B. Gonzalez Convention Center for the Convention and Sports Facilities Department for \$76,482. Funding is from the Hotel Occupancy Tax Improvement and Contingency Fund FY 2024 Adopted Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

9. **2024-09-12-0684**
Ordinance extending the Blood Services Agreement with South Texas Blood and Tissue Center (STBTC) for an additional year, beginning October 1, 2024, and ending September 30, 2025, for an estimated cost of \$125,000 for the San Antonio Fire Department. Funding is included in the General Fund FY 2025 Proposed budget and is subject to City Council approval. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Kaur highlighted her support for the Item.

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

Havrda, Alderete Gavito, Pelaez, Courage, Whyte

10. 2024-09-12-0685

Ordinance approving contracts with Briggs Industrial Solutions, Inc, dba Briggs Equipment, for \$69,196; Chaves Brothers Management, LLC, for \$208,399.93; and JRE Golf Cars, LLC, dba Mission Golf Cars, for \$24,956 for 13 light utility vehicles for various City departments for a total cost of \$302,551.93. Funding of \$101,399.96 is from the Airport Operating & Maintenance Fund FY 2024 Adopted Budget, \$169,673.98 is from the Equipment Renewal and Replacement Fund FY 2024 Adopted Budget, and \$31,477.99 is from the General Fund FY 2024 Adopted Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

11. 2024-09-12-0686

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated cost of \$262,000 annually, included in the respective department's FY 2024 Adopted Budget: (A) Bibliotheca, LLC, for radio frequency identification (RFID) tags for the San Antonio Public Library; and (B) Kinetic Motorwerks, LLC, for glass beads for the Aviation Department. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Capital Improvements

12. 2024-09-12-0687

Ordinance approving a construction contract with L-D Systems, L.P. in the amount of \$1,856,496.86 for the Alamodome Arena Public Address system project, to include additive alternative bid items; and appropriating an additional \$365,850 from Unissued Self Supporting Certificates of Obligation for a total project cost of \$2,175,00. Funding of \$1,856,496.86 is from Unissued Self Supporting Certificates of Obligation and included in the Proposed FY 2025 - FY 2030 Capital Improvement Program. [Alejandra Lopez, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention & Sports Facilities]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Acquisition, Sale or Lease of Real Property

13. 2024-09-12-0688

Ordinance approving a lease agreement with the Transportation Security Administration (TSA) for Terminal space for their operations, including the security checkpoints in Terminals A and B, and parking spaces for employees at the San Antonio International Airport for a term of five years generating \$7,955,278.18 over the term which will go into the Airport Operating and Maintenance Fund. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

14. 2024-09-12-0689

Ordinance approving a 10-year lease agreement with the Universidad Nacional Autónoma de México (UNAM - USA) for a building in Hemisfair previously known as the Spears Federal Training Center. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Councilmember Castillo highlighted her support for the Item.

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

15. 2024-09-12-0690

Ordinance extending the lease agreement between T-Mobile West LLC and City of San Antonio for a five-year term from May 21, 2024 to May 20, 2029 for the premises at 2059 West Bitters Road, with \$67,000 in lease revenue over the term. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Grant Applications and Awards

16. 2024-09-12-0691

Ordinance authorizing acceptance of the USDOT Neighborhood Access and Equity (NAE) Planning Grant funds in the amount of \$2,960,000, and authorizing matching funds in the amount of

\$740,000 from the Hotel Occupancy Tax Redemption Fund. [John Peterek, Interim Assistant City Manager; Catherine Hernandez, Director, Transportation Department]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Boards, Commissions and Committee Appointments

17. Approving the following board appointments to the Lesbian, Gay, Bisexual, Transgender, Queer + (LGBTQ+) Advisory Board for the remainder of an unexpired term of office to expire May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Jack Finger honored the appointees.

Mayor Nirenberg and Councilmember Cabello Havrda highlighted their support for the board appointments.

- A. Appointing Michael Rendon (District 6)
- B. Appointing Jamie Zapata (Mayoral)
- C. Appointing Cristian Sanchez (Mayoral)
- D. Appointing Victoria Echeverri (Mayoral)

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

Miscellaneous

18. **2024-09-12-0692**

Ordinance amending a professional services agreement with Ricondo & Associates, Inc. for an increased amount not to exceed \$500,000 to provide capacity to allow for a bond feasibility study for the construction of a new terminal facility for the San Antonio International Airport to a new contract amount of \$2,100,000. Funding of \$321,404 is from the FY 2024 Aviation Operating and Maintenance Fund, and \$178,596 is from the FY 2024 Airport Terminal Development Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

19.

2024-09-12-0693

Ordinance approving the settlement of a personal injury lawsuit arising from a motor vehicle accident styled Harry Bethancourt and Neoma Lee v. City of San Antonio, Cause No. 2023CI14684 in the 37th Judicial District Court, Bexar County, Texas for the total amount of \$155,000. [Andy Segovia, City Attorney]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

20.

2024-09-12-0694

Ordinance approving the settlement of a personal injury lawsuit arising from a motor vehicle accident styled Maria Compean v. City of San Antonio, Cause No. 2023CI13382 in the 37th Judicial District Court, Bexar County, Texas, for the total amount of \$185,000. [Andy Segovia, City Attorney]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

21.

2024-09-12-0695

Ordinance approving the settlement of a personal injury lawsuit arising from a motor vehicle accident styled Tyshell Klinedinst & Neco Baker v. City of San Antonio, Cause No. 2021CI11423 in the 73rd Judicial District Court, Bexar County, Texas, for the total amount of \$200,000 to Tyshell Klinedinst and \$160,000 to Neco Baker. [Andy Segovia, City Attorney]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

22.

2024-09-12-0696

Ordinance approving the settlement of a personal injury lawsuit arising from a motor vehicle accident styled Hector Fraire v. City of San Antonio, Cause No. 2022CI23542 in the 166th Judicial District Court, Bexar County, Texas, for the total amount of \$215,000. [Andy Segovia, City Attorney]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

23. 2024-09-12-0697
Ordinance approving a renewal agreement with Encore Group (USA) LLC d/b/a Encore -Venue Group for a five-year term for Audio Visual and Rigging Services at the Henry B. Gonzalez Convention Center. This renewal agreement is estimated to generate \$15,000,000 to go into the Community and Visitor Facilities Fund. [Alejandra Lopez, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention & Sports Facilities]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

24. 2024-09-12-0698
Ordinance approving Chapter 380 Economic Development Incentive Fund award recommendations for the Second Stage Grant Program in the amount of \$200,000; and authorizing the negotiation and execution of contracts. Funding is from the Economic Development Incentive Fund FY 2024 Adopted Budget. [Alejandra Lopez, Assistant City Manager; Brenda Hicks-Sorensen, Director, Economic Development]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

25. 2024-09-12-0699
Ordinance approving a professional service agreement with Steven R. Nivin Ph.D., LLC for economic impact analysis services for a three-year term, with two one-year renewal options, in an amount not to exceed \$48,000 per year, with the total amount not to exceed \$240,000 over the term, including renewals. Funding of \$48,000 is from the General Fund FY 2025 Proposed Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Alejandra Lopez, Assistant City Manager; Brenda Hicks-Sorensen, Director, Economic Development]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

26. 2024-09-12-0700
Ordinance approving the Workforce Solutions Alamo (WSA) FY 2025 Operating Budget in the amount of \$181,987,860, as recommended by the Committee of Six on July 24, 2024 for submission to the Texas Workforce Commission. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development Office]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Alderete Gavito, Pelaez, Courage, Whyte

City Manager's Report

27. City Manager's Report

There was no City Manager's Report.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 2:26 p.m. to discuss any of the following:

- A.** Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D.** Legal issues related to emergency preparedness pursuant to Texas Government Code Sec. 551.071 (consultation with attorney).
- E.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 3:17 p.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:17 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**