

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



**Meeting Minutes
City Council Special Session**

Municipal Plaza Building
114 W. Commerce
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, August 29, 2024

1:00 PM

Council Chambers

The City Council convened a Special Session meeting in the City Council Chambers beginning at 1:00 PM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage

ABSENT: 1 - Whyte

ITEMS

1. Briefing and public hearing on a proposed new downtown minor league baseball stadium and surrounding private development project. [Erik Walsh, City Manager; Ben Gorzell Jr., Chief Financial Officer]

City Manager Erik Walsh introduced the Item and he stated that the City Council had been presented an initial presentation on the Minor League Baseball Project during the previous week's B Session on August 14, 2024 and that meeting was coordinated due to a request

from some Councilmembers requesting additional time to review the data. He noted that the material presented in the B Session was still valid. He thanked the Baseball Team Ownership Group that had brought forward significant funding to bring this concept to the current stage. He added that the Ownership Group worked closely with City Staff in the development of the proposal and was committed to economic development and resources in the proposed area.

Bruce Hill, Ownership Member and Head of Baseball Operations began the overview of the Ownership Group and spoke to their mission to bring a quality baseball team to the City.

Randy Smith with Weston Urban provided an overview of the community engagement and communications proposed for the project. He stated that it was important to the group to make sure that quality affordable housing was a priority of the Ownership Group. Smith reviewed the clarification conducted so far to include emails, fliers, and letters sent to residents impacted by the housing elimination.

Smith noted that the process of moving the San Antonio Missions had been in discussion for over 10 years and he and the ownership would continue to provide communications to residents impacted by the building of the new baseball field. He stated that the new baseball field would be considered a community asset that would be shared by all residents and visitors to the field. As part of the design process, Smith reiterated that the community would be sought out as well as community stakeholders to include the City, Bexar County, and the University of Texas – San Antonio (UTSA).

Hope Andrade, San Antonio Missions Baseball Board Member, spoke to the importance of the baseball field becoming a community venue and a vital part of the West Side. She stressed that the values of the community would be at the forefront of the project.

Ben Gorzell, Chief Financial Officer, provided an overview of the Ballpark Project and stated that the Ownership Team was proposing to construct a new downtown minor league ballpark with approximately 4,500 fixed seats and total capacity for approximately 7,500 at an estimated cost of \$160 million inclusive of the land. He stated that the Ballpark would primarily be paid from Team equity, Team revenue, and tax assessment revenues from new taxable development. Gorzell noted that the new private development (hospitality and multi-family) was anticipated to be constructed in four phases through 2031. He added that the new private development had a projected taxable value of approximately \$1 billion and that the Ballpark was expected to be completed for opening day in April 2028.

Gorzell reviewed the proposed site located on the West Side of the San Antonio Downtown area. He noted that all properties had been acquired except for the San Antonio Independent School District (SAISD) site. He stated that the Ballpark funding of approximately \$180 million included the Team equity contribution of \$34 million and bonds of approximately \$126 million to be issued by the San Pedro Creek Development Authority (Authority) with a pledge of revenue from the Houston Street Tax Increment Reinvestment Zone (TIRZ). He noted that the Team was responsible for construction overruns (exceeding Guaranteed Maximum Price (GMP)).

Gorzell provided an overview of the proposed plan of finance which included tax-exempt and taxable bonds to be issued by the Authority. He noted that the bonds would be repaid by team revenue which came from \$1 million annual lease payment and \$2 from every ticket sold. He added that guaranteed City and County property tax increment and assessment from Municipal Management District (MMD) on Phases 1 and 2 of the new development. Gorzell stated that there was capacity in the City and County Houston Street TIRZ for funding. He noted that the Team was to provide a two-year line of credit with a value based on projected risk over the upcoming two-year period. He added that the Ownership Group was ready to provide an additional line of credit as needed to back the funding guarantee.

Gorzell reviewed the Houston Street TIRZ boundaries and stated that revenue for the project would only be coming from that TIRZ. He noted that an amendment was recommended to the TIRZ boundaries and would be accomplished to expand the boundaries of the Houston Street TIRZ which would move some parcels from the Westside TIRZ into it. He noted that this was being done to for bond issuance purposes since those properties were going to be used in this transaction and would make a cleaner transaction to include only one TIRZ. He also stated that staff recommended an extension of the term of the Houston Street TIRZ to the year 2060 so to gain flexibility for creditors and credit ratings.

Gorzell provided an overview of additional provisions of the agreement to include specifics of the Soap Factory Resident Displacement Plan which addressed the movement of residents displaced by the development of the Ballpark. He reviewed the Ballpark Maintenance and Capital Improvement Fund where the Team was expected to contribute \$250,000 annually to the fund for maintenance of the Ballpark.

Gorzell reviewed the Traffic, Security and Cleanliness Plan where the City and Team would collaborate on the development for those items for the areas around the Ballpark for game and event days. He provided an overview of the procurement components of local participation and the Small Business Economic Development Advocacy Program (SBEDA) stating that prime contractors who were not located within Bexar County, for design/engineering and construction would be encouraged to joint venture with a local partner. He noted that primary vendors would be required to provide outreach plans for identifying local, small, minority, veteran, and women-owned subcontractors. He added that construction packets would be reviewed and assigned goals for SBEDA subcontractors.

Gorzell provided an overview of the community benefits of the Ballpark development to include public amenities and green spaces that would available to the community. He noted that youth programs and stakeholder days would be planned at the facility to expand on community participation at the site. Gorzell noted that the City and the Team would explore electronic advertising opportunities (public service announcements) and other opportunities for Team announcements.

Gorzell spoke to the establishment of the San Antonio 1888 Foundation which would

contribute at least \$200,000 annually to support local initiatives regarding children and homeless veterans. He informed the City Council that an SAISD Program was being developed where internships, access to facility and stakeholder days were to be done with the ISD. Gorzell stated that the Team was committed to providing full-time and part-time positions which would be paid at the City's minimum entry wage of \$18 per hour and that the Team would make an effort to hire veterans for game day operations.

Gorzell reviewed the characteristics of the current Nelson Wolff Stadium and noted that it was an excellent site for redevelopment. He stated that the City planned to develop a concept plan for the redevelopment of the site based upon the needs of the surrounding community. He stated that the City owned Ballpark site would include the park, open space, and the recreation center in the vicinity of the Ballpark. He reiterated that there was time to develop a plan with community engagement since the new park would not open until April 2028.

Gorzell spoke to the next steps in the Ballpark Project to include continued community input which began at this session. He noted that the Memorandum of Understanding (MOU) and Term Sheet approval was tentatively set for September 5, 2024 A Session. He stated that the development of the San Pedro Creek Development Authority was in process as well as the adjustment to the Houston Street TIRZ boundaries. Gorzell noted that the Westside TIRZ would be amended to increase the City participation rate from 90% to 100% and extend the terms for the TIRZ.

Gorzell added that a MMD would still need to be created and that staff would explore expansion of the Downtown Public Improvement District (PID) to include the Ballpark Project. He spoke to steps needed for the negotiation and development of other associated agreements to include the Team lease of the property, an economic development agreement, bond indenture, other financing documents, and TIRZ funding agreements.

Gorzell stated that the proposed Ballpark development would bring new revenue and activation of the West Side and that staff was positive of the potential of the project. Gorzell thanked the City Team, consultant, and stakeholders that worked on the project framework.

PUBLIC COMMENT

Brett Finley, President and CEO of the Northside Chamber of Commerce, spoke in support of the Ballpark Project which he and the Board Members felt would provide positive economic impact from taxes and new revenue to the City.

Lisa Campos from UTSA spoke in support of the project and noted that UTSA also had invested in the downtown area and felt that this would compliment all that was currently being done in the downtown district.

Downtown resident Cathey Meyer spoke in support of the Ballpark Project which she felt would expand on the downtown area attractions and housing.

Heather Vacek with San Antonio Sports spoke in support of the project which would complement sporting activity and revenue to the City of San Antonio and would benefit in attracting other world events to the area.

Pete Pina, Five Points Resident, spoke in support of the project and excitement of bringing sporting events to the area.

Luis Alvarado, Soap Factory Apartment Resident, spoke of concerns of housing displacement to lower AMI residents and requested additional communications to all residents who many were spanish speakers.

Reverend James Amerson, Sonia Rodriguez, Rena Odom, Mike Phelps, with COPS Metro spoke to his concerns of redevelopment and displacement. They requested more community engagement in the Project to discuss concerns over funding for the Project and negative impact to the area. They supported a community vote of the Item.

Graciela Sanchez with the Esperanza Initiative expressed her concerns and disappointment of the community not being notified of the potential Project. She stated that the community had not been notified of the project and requested more community engagement to gain input from the working class residents on their housing, economic and funding concerns.

Jake Tucker spoke in opposition to the Ballpark Development and the lack of transparency to the public and felt that this Item should be brought to the community for a public vote.

Luissana Santibanez spoke to her concerns of Soap Factory Apartment residents and the need for affordable housing for working class families. She expressed concern regarding the use of Bond Funding for the project.

Olivia Cruz spoke of her concerns of affordable housing for residents such as her and the impact of possible displacements.

Maureen Galindo spoke of her concerns on housing displacement of residents in affordable housing from the project such as those at the Soap Works Apartments. She expressed concerns of the use of TIRZ funding for the project.

Celia Coronado, a Soap Works Apartment resident, spoke to her concerns of displacement due to the proposed Ballpark Project and the need for affordable housing in the downtown area.

Jessica Guerro spoke in opposition to displacement of residents at the Soap Works Apartments and expressed her concern of impacts to low income residents in the area seeking affordable housing.

Jack M. Finger spoke in opposition of the tax financing proposed for the Ballpark Project and possible displacement of residents in affordable housing units.

Trish DeBerry, Centro San Antonio CEO, spoke in support of the Ballpark Project and positive economic impact to the City. She stated that the proposed Project was not only an economic asset but also a community asset to be shared by all.

DISCUSSION

Mayor Nirenberg stated that he was in strong support of the Project and noted that the proposed site was one that was prime for needed development and revenue. He requested clarification of the financial model of the Project. Gorzell reviewed the Team investment component and use of Bond Funding which was backed by several sources for risk consideration.

Mayor Nirenberg noted that the San Antonio Missions organization had been previously managed by an out of state management team which was now owned by the San Antonio based Ownership Group which had invested in their community. He asked for clarification on the risk component of financial funding of the Project. Gorzell reviewed the phased components of the Project and stated that under Phases 1 and 2, the team owner developer was responsible for full funding and if they did not do so, Bond Funding would not be sought so the City would not be impacted. He reiterated that the first two phases were housing and amenities.

Mayor Nirenberg spoke to previous sporting projects that were not successful but that this was not the case in this situation since the risk of funding would be the responsibility of the Ownership Group and stressed that the development of housing and amenities would be completed first and then the Ballpark would begin. City Manager Walsh stressed that the Ownership Group was responsible for funding and development. Mayor Nirenberg stated that the current site was not developed and needed to be for revenue to come into the City.

Mayor Nirenberg stressed the housing policies currently in place to protect affordable housing opportunities. Assistant City Manager Lori Houston spoke to development of the vacant site with affordable housing first and the proposed plan for housing of displaced residents to adjacent properties. Houston spoke to residents at 60% AMI levels and those outside of those AMI to be relocated to units that fit them best.

Mayor Nirenberg asked for clarification on the set Displacement Plan and expectations for housing placement. He asked for clarification of developer and resident backstops to be utilized to ensure housing. Houston stated that Neighborhood and Housing Services Department staff from the Housing Navigation Division would work with residents being displaced to find adequate and affordable housing in the areas they wanted to be relocated to include the area surrounding the Project.

Mayor Nirenberg recognized citizen concerns from developments such as this but he felt confident that this was not the case here and that this Project had been reviewed closely by staff to make sure that San Antonio families were protected. He was pleased for the work conducted and vision for San Antonio by the City staff and the Team Ownership

organization.

Councilmember McKee-Rodriguez stated that he wanted to support this Project but sought answers to his concerns and those of residents. He spoke to a lack of communications of the Project and thoughts on if a stadium should be in the downtown area. Councilmember McKee-Rodriguez spoke to his concerns of previous projects such as those at the West Side Ballpark and the Spurs facility on the East side which did not develop economically in those areas as planned. He also expressed concern of traffic impacts to the area when games or events occurred at the site.

Councilmember McKee-Rodriguez spoke to his concerns of the funding model development and how it would impact residents and the City if the development did not work out as planned. Due to this, he requested that virtual and in-person town hall meetings by the developer be had prior to consideration by the City Council on September 5, 2024 to explain the funding plan to the general public. Councilmember McKee-Rodriguez stated that timely public meetings should be held to gather and gain comment from residents. He requested a commitment from the Team organization for these meetings to discuss the financing model and development of apartment housing to occur. Smith stated that the owner group would work with the City to have town hall meetings to be held in timely manner but noted that there were specific deadlines set by the Major League Baseball Commission (MLB) to complete the Memorandum of Understanding (MOU) and term sheet authorization and support process from the City and County which was October 15, 2024.

Councilmember McKee-Rodriguez noted that the process for zoning changes in the community had a set process and stated that this Project should follow that set process which included a strong effort of community engagement. He requested that in consideration of being a fair chance employer that any questions addressing previously conviction history be removed in order to allow individuals who had been previously incarcerated to be considered for employment or apartment residency, since they already had challenges of recidivism and were at greater risk for homelessness. He also requested a commitment that salaries be tied to the minimum wages of City employees and adjusted as City staff minimum wages were done. Smith stated that the Team Ownership staff would research the request but noted that his organization always followed Fair Housing Act requirements and was committed to continue to do so. Gorzell confirmed that under the negotiations it was specified that the Ballpark staff wages would follow the City wages and adjust to meet any increases made by the City.

Councilmember McKee-Rodriguez spoke of his concerns of being a fair chance employment and displacement and whether he would be able to support the Project by September 5, 2024, since being a fair chance employer was beyond the requirements of current Fair Housing standards. Smith stated that he welcomed the opportunity to meet with Councilmember McKee-Rodriguez to discuss further.

Smith provided clarification on the schedule to submit documentation to the MLB which was October 15, 2024 and then the negotiation specifics for contract requirements which

was Opening Day of April 2028. He noted that in order to meet the overall design and engineering components of the project, a large scale communication and engagement process would be developed and completed to gain input from residents and stakeholders. Councilmember McKee-Rodriguez clarified that his concerns stemmed from the sought out approval by the City Council set for the following week without immediate input from the community and that he wanted clarification on an ultimate date for approval to meet their requirements with the MLB and still meet his request for community input prior to City Council consideration. Hill clarified that the MOU was not a final document of the Project but a document that displayed commitment to the development of final agreement which included community input and engagement and that the Team shared a commitment to address all concerns but reiterated the need to meet the MLB deadline and finalizing all required documents for submission.

City Manager Erik Walsh stressed the importance of addressing the items specified by Councilmember McKee-Rodriguez but reiterated that those items would be finalized at a later date during the process. He stated that the next steps in the development of the agreement to include review and inclusion of fair chance employment specifications along with other issues brought forward from the City Council at this meeting. Councilmember McKee-Rodriguez stated that it was important to address these concerns prior to voting on September 5, 2024 approving for staff to negotiate on their behalf and he wanted to clarify if the City Council would still have opportunities to approve components of the project.

City Manager Walsh stated that the approval for the following week was just for the key terms and that there were still a number of items that would need to come back to the City Council for consideration. Gorzell reviewed the briefed next steps and spoke to opportunities for the City Council to review and vote on additional components of the Ballpark Project funding and requirements.

Councilmember Courage asked for clarification on whether the SAISD property had been secured. Gorzell stated that the project had not been finalized but was on-going and that the Project was dependent on the acquisition of those sites.

Councilmember Courage asked for clarification on the roles of the San Pedro Creek Development Authority and the MMD. Gorzell stated that the Authority would be the entity that owned the Ballpark and would have a board of directors with representation from the City, County and Team with oversight of the Ballpark Budget and facility maintenance. He noted that the District would be responsible for the management of the tax assessments and bond payments associated with the entire project area which would be similar to a PID. Councilmember Courage asked if the revenue would be used for debt services which Gorzell confirmed.

Councilmember Courage noted that there were several sources which would be used towards debt service and spoke to specifics associated with ticket prices and leases. Gorzell confirmed the sources used for debt service and terms and funds to be allocated for design and construction. Gorzell clarified that funding assessments would follow bond terms.

Councilmember Courage asked if the vote next week would only approve the framework and not the final details. Gorzell confirmed that it would only approve the framework and not the final contract for the project. Gorzell stressed that continued negotiations and meeting would take place prior to the approval of contract components such as TIRZ, development phase funding and other plans.

Councilmember Courage noted that in the past he did not want City funding to pay for sporting facilities. He stated that he felt that in this instance the project would be paid by the owner group and risk was taken by the Ownership Group which is why he supported the Project. Councilmember Courage spoke to the fact that the City would not lose money on the building of the facility since the Ownership Group was taking all fiscal risk with their insert of project funding.

Councilmember Courage stated that addressing housing displacement was a priority for him and that he wanted to see a plan to address those concerns.

Councilmember Rocha Garcia acknowledged the date set by MLB for the MOU to address the development plan of the Ballpark. She stated that it was important to address housing displacement concerns and impacts to low income families. She spoke to the need for a MMD framework for all types of projects to include hospital districts and other economic development areas to benefit all areas of the City.

Councilmember Rocha Garcia stated that there were opportunities to assist residents to get them into acceptable housing and the use of housing navigators to assist them. She noted that it was important expand the displacement plan for the Project and for residents to utilize the \$2,500 set aside for them to use for moving expenses but wanted clarification on what it could be used for and how many times. She requested clarification on the plan where residents could be required to move twice in the development of the Project due to phased work. She stressed that it was still important to note and address the housing displacement, cost of parking, affordable concessions and other amenities to make sure they were affordable for all residents. She requested data on those associated costs for residents in the area associated with living in the area. She stated that it was important to include small businesses in engagement.

Councilmember Rocha Garcia acknowledged that there were good conversation starters brought forward by the COPS/METRO public comment speakers in the areas of wages, housing displacement, quality affordable housing unit creations, and ownership commitments to residents and workers in the area.

Councilmember Castillo expressed concern over comments that no city taxes would be used since there were TIRZ funding to be used in the Project which were generated through citizen taxes, which could be used to fund infrastructure improvements to streets and sidewalks in her council district. She asked if there were opportunities for representation from the City Council to be included in the Authority. Gorzell confirmed that the MOU clarified that the City, County and Team would have three representatives each on the

Authority.

Councilmember Castillo requested clarification of the \$500,000 maintenance fee that the City would pay to the Authority and if it was to be paid by the TIRZ or General Fund. Gorzell clarified that the funding would come from the Houston Street TIRZ.

Councilmember Castillo expressed her concern on the removal of Westside properties from the Westside TIRZ and the removal of these properties was actually divesting from the Westside TIRZ and revenue to future project funding of West Side Projects.

Councilmember Castillo supported a working wage of \$18 for jobs within the Project and that it should increase as the City's base entry wage increased. Gorzell clarified that the working wage would follow the City's staff entry wage and would increase as the City's did.

Councilmember Castillo requested clarification on the MOU mention on the promotion of welfare and enjoyment of residents to project green spaces and amenities and services to addressing homelessness and other services. Assistant City Manager Lori Houston stated that staff was working with Centro San Antonio to expanding the PID to include the Ballpark Area and the usage of Quality of Life Ambassadors who would assist in the placement and referral of homeless services partners and other individuals needing services. Councilmember Castillo spoke to resident concerns that Centro San Antonio had developed a practice of "sweeping" homeless individuals deeper into West Side neighborhoods and outside the PID. Houston reiterated that Centro Quality of Life Ambassadors worked with stakeholder partners to connect homeless individuals into services/shelter and did not sweep deeper into the West Side. Smith stated that the Team staff would continue to work with Centro to connect individuals to services.

Councilmember Castillo asked what the amount of utility fee waivers would be for the Ballpark Project. Gorzell stated that the waiver was not specifically outlined or defined but could be considered and that it would still need to be finalized based on permitting and other development factors.

Councilmember Castillo asked if the \$2 ticket fee pledge would still be used to subsidize debt. Gorzell clarified that the \$2 fee would be added to all baseball games and events where someone was paying for entry and that it would be used for debt management.

Councilmember Castillo asked for clarification on who would comprise the Traffic, Security and Cleanliness Committee under the prescribed Plan in the agreement. Gorzell stated that the Committee make-up had not been finalized but that members would include representation from City, County and Team organizations and other stakeholder organizations to include Centro.

Councilmember Castillo expressed her concerns of the costs associated with the implementation of safety plans and the possible increased cost of security coming from

SAPD officer rates and overtime and the costs burden pushed to tax payers. She noted that the continued maintenance or event operations could impact the General Fund. Gorzell stated that the security inside the Ballpark was the Team's responsibility and that anything outside the park would be discussed within the negotiations. Councilmember Castillo reiterated the high probability of economic impacts to tax payers after the Ballpark was completed and that these matters still needed to be addressed.

Gorzell provided clarification on the property tracks that were being removed from the Westside TIRZ to the Houston Street TIRZ and spoke to the loss taxable value from those parcels and the impact of increasing the City's tax rate from 90% to 100% for the entire Westside TIRZ would more than double the tax revenue to the TIRZ. He stated that staff looked closely to make up the revenue to the TIRZ in a positive manner.

Councilmember Alderete Gavito stated that she thought this was an exciting opportunity and that it was important to address displacement concerns. She stressed that it was important to communicate to the community of impacts to the Westside TIRZ from removal of properties in its boundaries. She reiterated the need to be transparent in the process and that communications/education to the public were crucial.

Councilmember Cabello Havrda also supported the need for transparency in the development of the Project and the need for communications through the development of the agreement and phased work.

Councilmember Cabello Havrda spoke to her initial concerns of the moving of baseball from Wolff Stadium which was in her council district, but noted that as she reviewed the needs for expansion that could not be met at the current site and that there were still opportunities for development of the site once the new Ballpark was built. She noted that the Team organization had taken the time to meet with the residents in the Edgewood community and discuss their goals with the Project and that she felt this was a true transparent action of the Ownership Group. She stated that the surrounding community was supportive of the Ballpark moving forward.

Councilmember Cabello Havrda asked if the \$2 Night Games would continue at the new Ballpark. Hill stated that the Ownership Group was committed to continuing the tradition of Family Night and other events that would bring in residents. She requested consideration of affordable parking at games. She noted her support of the Project but wanted to make sure that all concerns were addressed to include resident displacement.

Councilmember Kaur spoke to the need of improved infrastructure surrounding the Project and asked for continued coordination and discussions with residents to address those needs. She supported a project design that would connect the improved San Pedro Creek Project and importance of connectivity in the area.

Councilmember Kaur stated that it was important to address the concerns of residents who were being displaced and seeking quality affordable housing. She requested for meetings to be coordinated with individuals who had come to speak on their concerns of displacement

and keeping residents in Council District 1 informed. Councilmember Kaur requested data on the existing AMI of current residents at the Soap Factory Apartments and to determine if they were at 80% AMI. She also requested that a survey be conducted and a community meeting of residents to gain meaningful input on their concerns and that she would like to participate in those meetings.

Councilmember Kaur asked if Phases 3 and 4 were part of the fiscal bond process. Gorzell confirmed that only Phases 1 and 2 were part of bond financing component. Councilmember Kaur stated that she understood that an affordable housing component was not part of Phases 1 and 2 due to bond structure but requested commitment that Phases 3 and 4 have an affordable housing component. Gorzell clarified that Phases 1 and 2 bond financing structure relied heavily on timing and concentrated on ballpark design and construction and could not be included for later phases. Smith stated that Phases 3 and 4 were several years out and he recognized the need for affordable housing and that he committed to examine affordable housing needs.

Councilmember Kaur requested data on the timeline for TIRZ review to consider reinvestment in the area and affordable housing infrastructure needs. Houston confirmed that the TIRZ review process was a tool to consider and fund affordable housing and that staff would be utilizing it to examine housing needs. Councilmember Kaur noted her commitment to continue conversations and data gathering to make sure that resident concerns were being addressed.

Councilmember Pelaez spoke to his observations on the area which was historically blighted and that he supported the development presented and thanked the Ownership Group for considering the area. He noted that it was important to bring the Downtown area back to the community and that the Ballpark was a viable way to bring family activity back to the area. Councilmember Pelaez stated that it was important to communicate with residents and the community on the impact of the project on housing and commitment to address in a transparent manner.

Councilmember Pelaez requested that the Team Ownership Group consider requests presented by residents with COPS/METRO and that their requests were reasonable. He stated that it was important to address live, work, and play concerns presented and discussion to be had to gain input.

Councilmember Viagran stated that she appreciated residents that came in to provide input. She spoke to past sporting projects and the lack of keeping of promises being met but noted that those projects did not have thoughtful planning. Councilmember Viagran stated that this Project was taking public input and was supportive of that process.

Councilmember Viagran expressed her housing displacement concerns and the need for affordable housing. She stated that it was important to continue to have conversations and having all market rate developers accountable for providing affordable homes in the downtown area. She noted that resident concerns for affordable housing were real and that continued conversations with the San Antonio Housing Trust and other housing

stakeholders needed to continue and identify affordable housing requirements.

Councilmember Viagran noted the importance of baseball to the City of San Antonio and that it was important to consider a baseball project in the area which she supported. She stated that it was important to hold the County accountable for their promises and that she supported the local ownership team which wanted the best for San Antonio.

Councilmember Viagran also noted that it was important that the Ownership Group was local and that they wanted the best for the City.

Councilmember McKee-Rodriguez reiterated the need to keep the priority of residents in the area especially their concerns for housing displacement. He stressed the need for clear communications on all the components of the project and the impact to residents on all issues to include housing, amenities, services, and impactful plans and that communications be made with language accessibility in mind.

Councilmember McKee-Rodriguez spoke to his concerns of lack of communications in past sporting venue projects and commitments to develop those surrounding areas. He reiterated the need for affordable housing in the area and not the need for higher scaled luxury housing. He stressed the impact of the removal of affordable housing which had longer range impacts to workforce, education, the Multi-Modal Transportation Plan, and sustainability goals due to residents having to travel into the downtown area for work/school if they had to move outside their current downtown locations.

Councilmember McKee-Rodriguez requested a map of all properties being considered for relocation and the level of affordability. He requested consideration of any resident below 80% AMI to be grandfathered into their current rental rates and that commitment be performed prior to the following week's vote. In addition, he requested information on relocation of residents above the 80% AMI level. He asked for a commitment from the developer to discuss housing options. Smith stated that the Soap Factory Apartments had a renewal rate of about 40% and that he committed to assist individuals to be put into like units at his properties. Smith noted that if the renewal rate was above 40% then it would be crucial to utilize housing navigators with the City to identify housing options.

Councilmember McKee-Rodriguez requested that a virtual or in-person meeting occur by September 18, 2024. Smith stated that he would work with the Councilmember's office and City staff to coordinate.

Councilmember Courage reiterated the need to take care of residents that would be displaced. He spoke to principles of development of an agreement and need for non-disclosure but noted that now that the possible agreement was evident, he requested a strong communication plan to educate the public of the project.

Councilmember Castillo asked what was the average pay of a baseball player on the Missions Team. Hill stated that they were part of a union and there were different components to wages but that the average was in the \$30,000 range. Councilmember Castillo stated that according to MLB research, a minor league baseball player made

between \$13,000 and \$30,000 which was well below the 60% AMI and could not afford to live in the new proposed development if they did not have supplemental income.

Councilmember Castillo commented that public dollars for reinvestment or development of sporting facilities were not successful. She acknowledged that this Project had development expectations for housing. Councilmember Castillo noted that there had been businesses on the planned development lots and that the property buildings were demolished and then vacant for long periods.

Councilmember Castillo referred to the goals of the Strategic Housing Implementation Plan (SHIP) which was to protect neighborhoods from direct and indirect impacts of development by ceasing financial support for market rate housing. She stated that the SHIP and TIRZ policy was set to not cause displacement of residents and asked why this Project was an exception to those policies. She expressed her concerns of removing affordable housing and funding market rate projects at the cost of residents in affordable housing.

Mayor Nirenberg requested the AMI profile for the Soap Factory Apartment residents. Smith stated that the units were all market rate but that 20% were considered affordable. Mayor Nirenberg stressed the importance of keeping affordable housing in the area.

Mayor Nirenberg stated that the way this project was structured was with more than good intentions and that he supported the structure since it ensured that certain housing and development would come first before the building of the Ballpark.

Mayor Nirenberg stressed the fact that the local nature of the Ownership Group and spoke to the strong and positive history of the Weston Urban Group development to include the new Frost Tower and other housing in the downtown area allowing for people to live, work, and play in the downtown area. He stated that this project was catalytic to continue to bring strong economic growth in the downtown area and also community resources for all the residents and visitors to San Antonio. He acknowledged concerns for the Project but stated that he supported the Project.

EXECUTIVE SESSION

Executive Session was not held.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 4:25 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

DRAFT