

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

ORDINANCE

AUTHORIZING STAFF TO EXECUTE 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. UNAM WILL RELOCATE FROM ITS EXISTING LEASED SPACE WITHIN HEMISFAIR.

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WHEREAS, Universidad Nacional Autónoma de México (“UNAM”) initially established a presence in San Antonio in March of 1976. In March of 1981, the City of San Antonio (the “City”) began leasing a series of buildings in the Plaza de México area of HemisFair Park to UNAM, which has occupied its current lease space in Hemisfair for 38 years; and

WHEREAS, 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; and

WHEREAS, UNAM 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, through offering numerous English and Spanish language courses to residents, public entities, and corporations; and

WHEREAS, in 2022, the City acquired the former Wood Federal Courthouse and the adjacent Spears Federal Training Center, which created an opportunity for UNAM to relocate to a building within Hemisfair that has a floorplan and size consistent with its needs; and

WHEREAS, UNAM will take responsibility for additional maintenance requirements in the next iteration of the lease, relieving the City of some maintenance and repair responsibilities for the Spears Federal Training Center; and

WHEREAS, UNAM provides English and Spanish language services to the City of San Antonio and our employees, including free language training opportunities at UNAM that are provided to the City in-lieu of rent; and

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee is authorized to execute a 10-year Lease Agreement with Universidad Nacional Autónoma de México for the Spears Federal Training Center with the right to a 10-year renewal term that can be administratively approved by the Director of Center

City Development and Operations. A copy of the 10-year Lease Agreement, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The City Manager and designee, severally, are authorized to take all additional actions reasonably necessary or convenient to effectuate the transaction, including executing and delivering all instruments and agreements conducive to effectuating the transaction.

SECTION 3. UNAM will continue to provide important language services to the City in lieu of rent through the new 10-year lease agreement.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance becomes effective immediately upon its passage by eight (8) votes or more and 10 days after passage upon its approval by less than eight (8) votes.

PASSED AND APPROVED this 12th day of September, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

ATTACHMENT I

DRAFT