



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 53

**Agenda Date:** June 22, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Parks & Recreation Department

**DEPARTMENT HEAD:** Homer Garcia III

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Memorandum of Understanding with Wheatley Heights Sports Conservancy

**SUMMARY:**

Ordinance approving the execution a Memorandum of Understanding with Wheatley Heights Sports Conservancy to advocate for the Wheatley Heights Sports Complex at Martin Luther King Park in Council District 2.

**BACKGROUND INFORMATION:**

In 2008, Eastside Christian Action Group (ECAG) was selected to receive \$7.5 million through the Bexar County Venue Tax (BCVT) Program to construct an amateur sports venue project. In 2009, City licensed to approximately 98 acres of Martin Luther King (MLK) Park to ECAG; 83 acres in the northern premises and 90 acres in the Wheatley Heights flood buyout area (known as the southern premises of MLK Park). In 2011, construction of the Wheatley Heights Sports Complex (WHSC) began. The sports venue opened in February 2012 with the following amenities: artificial turf football field, nine lane running track, stadium seating, restrooms and concession building, ticket building, four parking lots, multi-use sports fields, and an administration building (est. 1,200 sq. ft.).

The License Agreement required ECAG to maintain the licensed premises and establish a capital repair fund. These requirements are consistent with other BCVT License Agreements. Currently, the License Agreement with ECAG is in holdover status. Since the WHSC opened in 2012, the City has contributed approximately \$1.05 million in operational support which includes: utilities, contractual services, commodities, and staffing expenses; Bexar County has contributed approximately \$71,000 in operational support.

The City and County have provided approximately \$12.9 million for construction and improvements at WHSC. Which includes \$3.3 million from the City's 2017 Bond Program for the construction of two buildings. An event center which is 5,140 sq. ft. and includes: event space, office space, restrooms, hospitality room, and staging room. The Locker Room building is 3,220 sq. ft. and includes: two separate locker rooms, restrooms, and showers. This project has a shortfall which will be paid by the City's General Fund. Through the City's 2022 – 2027 Bond Program, \$1 million has been allocated for rehabilitation of the WHSC.

ECAG has created a new business model in which the Parks and Recreation Department will operate, maintain, and schedule/develop programming for the WHSC. ECAG has created the Wheatley Heights Sports Conservancy to advocate for adult and youth programming at WHSC. This model will allow the Conservancy to have an active role in community programming and the ability to operate concessions, when necessary, and retain the revenue to offset the administrative fees of operating the Conservancy. The MOU has an initial five (5) year term which shall commence immediately and expire on May 31, 2028, with three (3) additional five (5) year renewals. If approved, this action will terminate the License Agreement with ECAG.

The Parks and Recreation Department has established partnerships with both Hardberger and Brackenridge Park Conservancies. This allows Parks and Recreation to advocate for other San Antonio parks including Wheatley Heights Sports Conservancy.

#### **ISSUE:**

Ordinance approving the execution of a Memorandum of Understanding with Eastside Christian Action Group dba Wheatley Heights Sports Conservancy to advocate for the Wheatley Heights Sports Complex at Martin Luther King Park located in Council District 2. This action is consistent with the adopted SA Parks System Plan by leveraging community partnerships to expand recreational opportunities in the community.

#### **ALTERNATIVES:**

City Council could elect not to approve this action which would require the Parks and Recreation Department to issue a Request for Proposal to select an operator for the WHSC.

#### **FISCAL IMPACT:**

There is no Fiscal Year impact associated with this action in FY 2023. With the agreement, the Parks and Recreation Department will assume responsibility for the operations and maintenance

of the Wheatley Heights Sports Complex. The estimated costs to operate the facility is in an amount up to \$534,095 with one-time costs in the amount of \$180,000. These cost estimates will be refined as part of the Budget Development and presented to City Council with the FY 2024 Proposed Budget.

**RECOMMENDATION:**

Staff recommends approval to execute a Memorandum of Understanding with Wheatley Heights Sports Conservancy to advocate for the Wheatley Heights Sports Complex at Martin Luther King Park in Council District 2.