



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 19

Agenda Date: May 2, 2024

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Amendment No. 1 to the Amended and Restated Ground Lease and Management Agreement that facilitates the implementation of the Alamo Plan

SUMMARY:

This ordinance authorizes amendment No. 1 to the Amended and Restated Ground Lease and Management Agreement between the City and the General Land Office that incorporates and facilitates the implementation of the Alamo Plan.

BACKGROUND INFORMATION:

In October 2015, the City of San Antonio, Texas General Land Office (GLO), and Alamo Endowment Board executed a Cooperative Agreement for the Joint Master Plan for the Alamo and its surroundings. This agreement established the management and oversight structure and outlined responsibilities for the plan's development. The Agreement established the Alamo Executive Committee and the Alamo Management Committee:

- The Alamo Executive Committee is the ultimate decision-making authority on the Alamo Plan Project. The Executive Committee includes two members: the Mayor of San Antonio and the General Land Office Commissioner.

- The Alamo Management Committee has primary oversight of the Alamo Plan Project and includes two appointees from each of the following: City of San Antonio, General Land Office, and Alamo Trust. Rebecca Viagran and Andy Segovia represent the City. They serve alongside Kate Rogers and Hope Andrade with the Alamo Trust and Jeff Gordon and Adrian Piloto with the GLO. The Management Committee reports to the Executive Committee.

The Cooperative Agreement identified the Vision and Guiding Principles set by the Alamo Citizens Advisory Committee as the foundation for the Master Plan.

In October 2018, the City Council approved street closures and a lease agreement with the GLO, essential for implementing the Alamo Plan. This agreement references the Cooperative Agreement. It assigns project management authority to the GLO, requires that the Plaza area remain open, accessible and free of charge to the public, and mandates high quality programming to enhance the site.

In 2021, the City Council approved a revised Alamo Plan based on input from the Executive Committee, the Management Committee, GLO, City Council, and the Alamo Citizens Advisory Commission. The Amended and Restated Ground Lease and Management Agreement for Alamo Plaza was executed in June 2021. The current lease agreement requires the GLO to keep Alamo Plaza Open, accessible, and free of charge except for scheduled special events, closures for routine maintenance or construction, security or public safety concerns, or other special circumstances. It also commits the GLO to allowing specified events to be conducted on Alamo Plaza, including parades and other traditional ceremonies.

ISSUE:

The amendment to the lease agreement includes conveyance of the Cenotaph monument and the alley behind the Crockett, Palace, and Woolworth Buildings to the GLO. The GLO will fund the Cenotaph's preservation.

It extends the Lease Premises to cover Plaza de Valero and other pedestrian ways in the Alamo Plan. This will enable the use of state funding on these areas and provide for cohesive operation and security management provided it is in alignment with the Vision and Guiding Principles and the Alamo Plan.

The amendment requires that Plaza De Valero will be community gathering space with requirements that mirror those that exist in the current lease for Alamo Plaza. It also requires that the GLO will not charge a fee to enter Plaza de Valero, allow any long-term vending or concessions in Plaza de Valero without approval from the City Manager, or make any permanent improvement or changes inconsistent with the Alamo Plan. Finally, the lease amendment requires the State to maintain a designated First Amendment Area that will follow the First Amendment of the US Constitution.

The amendment to the lease agreement has multiple benefits: it leverages funding from the State

for completion of the project; it unifies and streamlines operations; and it allows for enhanced security through the Alamo Rangers.

ALTERNATIVES:

If City Council does not approve this item, the existing ground lease and management agreement with the GLO will remain in effect, and the Alamo restoration and redevelopment in conjunction with the GLO will be jeopardized because State funding will not be available to complete the Cenotaph preservation work and the construction in Plaza de Valero.

FISCAL IMPACT:

There is no fiscal impact with this amendment.

RECOMMENDATION:

Staff recommends approval of this ordinance.