



NEIGHBORHOOD & HOUSING SERVICES

Alameda Theater Stucco Repair - Houston Street TIRZ City Council A Session May 2, 2024 - Item #39

Veronica Garcia, Director, NHSD

Background Information

The City of San Antonio purchased the Alameda Theater building at 318 West Houston in 1994 and entered into a Master Lease Agreement with the Alameda Theater Conservancy in 2017.

Under the Master Lease Agreement, the ATC is responsible for restoring, operating, and programming the Theater, while the City is responsible for certain building systems.

The Alameda Theater restoration project is ongoing with an estimated grand opening in 2026.

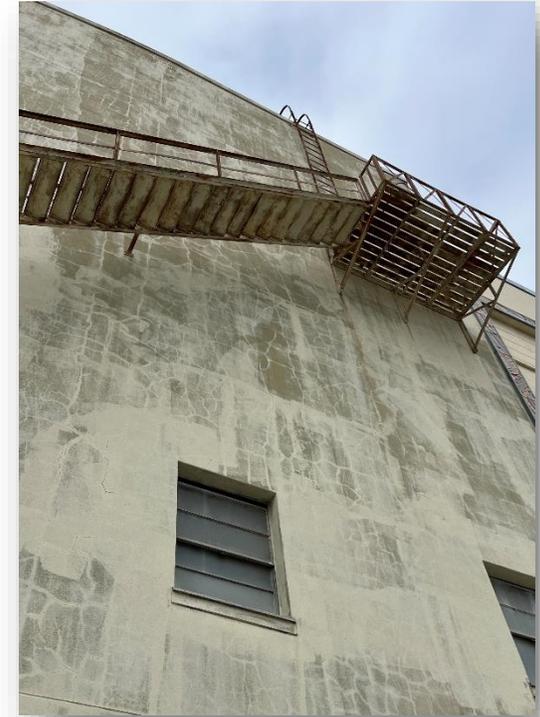


Issue

During the restoration project, ATC's project team observed signs of existing damage and deterioration to the exterior stucco on the east wall.

An assessment by engineering consultants found that large portions of the stucco on the east wall and elevator penthouse are separating from the building.

This is likely caused by the original method of application and decades of exposure to the elements; no construction has occurred or will occur on or near the stucco facades.



Issue

The cost estimate for stucco replacement, including design, scaffolding, demo, waterproofing, stucco, is as follows:

- East Wall: **\$250,000**
- Elevator Penthouse: **\$60,000**

The Houston St. façade is in satisfactory condition, and replacement is not recommended at this time.

The Houston Street TIRZ Board approved this funding at their April 15, 2024 meeting.



Fiscal Impact

- Funding in the amount of \$310,000.00 for this Agreement is available through the tax increment produced by the Houston Street Tax Increment Reinvestment Zone.
- There is no fiscal impact to the City's General Fund.

Recommendation

Staff recommends approval of a Chapter 380 Funding Agreement in the amount of \$310,000 between the City of San Antonio, the Houston Street Tax Increment Reinvestment Zone (TIRZ) Board of Directors, and the Alameda Theater Conservancy for stucco repairs to the exterior of the Alameda Theater building located at 318 W. Houston Street.



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