

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

**ORDINANCE**

**APPROVING THE SALE OF CITY-OWNED PROPERTY LOCATED WITHIN THE  
HYATT REGENCY SAN ANTONIO RIVER WALK HOTEL (“HYATT REGENCY”)  
AND AN ACCESS EASEMENT LOCATED ADJACENT TO THE HOTEL TO THE  
HYATT; FUNDS IN THE AMOUNT OF \$630,000.00 WILL BE DEPOSITED IN THE  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUND FOR THE SALE  
OF THIS PROPERTY.**

\* \* \* \* \*

**WHEREAS**, the City of San Antonio (City) acquired the property on which the Hyatt Regency was built in 1978. The acquisition of the land and the construction of the hotel was part of a broader public-private partnership to increase the number of high-quality hotel rooms downtown while building a pedestrian linkage between Alamo Plaza and the River Walk; that link was called the Paseo del Alamo and featured stairs and stepped fountains that originated adjacent to Alamo Plaza and flowed through the lower lobby of the hotel; and

**WHEREAS**, this public private partnership was supported by a long-term lease of the hotel atrium or lower lobby, with the current lease extending until 2065. The 0.2393 acres to be conveyed by the City lie within the privately-owned hotel. At the outset of the private-public partnership, the City sold the air rights for the tract to an entity associated with Hyatt to facilitate the development of the hotel above it. The City will maintain an access/egress easement through the hotel to facilitate public access from the River Walk to the Alamo Plaza; and

**WHEREAS**, the proposed conveyance was considered by Planning Commission on March 13<sup>th</sup> and Planning Commission approved a resolution recommending declaration of the property as surplus and conveyance.

**NOW THEREFORE:**

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

**SECTION 1.** The City Manager or designee, or the Director of Neighborhood and Housing Services Department (NHSD) or designee is hereby authorized to approve the sale of City-owned property located within the Hyatt Regency San Antonio River Walk Hotel (“Hyatt Regency”) and an access easement located adjacent to the hotel to the Hyatt Regency as depicted in **Attachment I**. Funds in an amount up to \$630,000.00 will be deposited in the Community Development Block Grant (CDBG) fund for the sale of this property, subject to reasonable title and closing fees. The property was initially purchased with federal funds awarded through the Urban Development Action Grant. That federal program has lapsed, and the funds shall be deposited within accounts related to CDBG.

**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.** Upon acceptance of this sale, an amount up to \$630,000.00 will be deposited to Internal Order 157000000206, GL 4502230, Fund 28099999 entitled “CDBG 45<sup>th</sup> Year”.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts 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 4th day of March, 2024.

**M A Y O R**  
**Ron Nirenberg**

**ATTEST:**

**APPROVED AS TO FORM:**

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**Debbie Racca-Sittre, City Clerk**

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**Andrew Segovia, City Attorney**

# Attachment I

