



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 23

**Agenda Date:** June 23, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Office of Historic Preservation

**DEPARTMENT HEAD:** Shanon Shea Miller

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Kelly Center Bungalow Colony Lease Agreement to operate the City's Living Heritage Trades Academy, Material Innovation Center program, make repairs and conduct related activities.

**SUMMARY:**

This Ordinance approves a lease agreement with Port San Antonio for City to lease Kelly Center Bungalow Colony ending June 30, 2023, with two 12-month automatic renewal periods.

**BACKGROUND INFORMATION:**

The Office of Historic Preservation (OHP), which is dedicated at protecting the City's historic, cultural, architectural, and archeological resource for the City of San Antonio and Port San Antonio, a non-profit redevelopment authority support the preservation of the Kelly Center Bungalow Colony structures. The Kelly Center Bungalow Colony National Register Historic District (NRHD) encompasses Port San Antonio's oldest complex of residential buildings located on the former Kelly Air Force Base (AFB). Port San Antonio, a non-profit redevelopment authority committed to re-purposing Kelly AFB into a dynamic technology and innovation campus, produced a Redevelopment Plan and Design Guidelines for Kelly Field NRHD and the Bungalow Colony NRHD in 2019.

As of March 2022, the City of San Antonio Office of Historic Preservation has conducted trainings through the Living Heritage Trades Academy. The City's Living Heritage Trades Academy empowers students through apprenticeships, hands-on training and classroom instruction focused on traditional building construction methods and materials. The Material Innovation Center will divert construction and demolition materials while providing support for the Academy's workforce training programs and serving as a community tool library. This Lease Agreement will support the preservation of the Kelly Center Bungalow Colony and activate this section of the Port San Antonio campus for community benefit, to include potential building improvements, construction workforce trainings and diversion of construction and demolition materials programs.

## **ISSUE:**

The Office of Historic Preservation requests approval of a lease agreement with Port San Antonio to lease Kelly Center Bungalow Colony, located at Port San Antonio to operate the City's Living Heritage Trades Academy, Material Innovation Center program, make repairs and conduct related activities.

The large bungalows (former base commander residences) along the Port's main gateway on General Hudnell Drive will undergo restoration and serve as a learning lab for training programs by the Office of Historic Preservation. Additionally, the Office of Historic Preservation's Deconstruction & Circular Economy Program will operate concurrently with the renovations to the Bungalow Colony, reducing the amount of building materials that end up in local landfills. A priority for San Antonio's program is directing reclaimed materials into the rehabilitation of existing affordable housing stock of a similar construction era. Like an organ donor, a structure may have reached the end of its life, but its parts and pieces can help extend the lives of dozens of other structures. As a culmination of both efforts, throughout the duration of the lease agreement, the MIC at the Bungalow Colony will scale to serve as the "last stop before the landfill" and will work symbiotically with area nonprofit and private reuse stores to take in excess building materials and tools and redistribute them to local qualifying organizations for affordable housing preservation and production efforts.

Long-term, the Material Innovation Center will work with other cities, labs and circular economy innovation organizations across the United States to share best practices, advise on future strategies and collectively establish San Antonio as the circular economy hub and reuse economic engine of Texas and the United States.

## **ALTERNATIVES:**

Should this lease not be authorized, the City will be unable to preserve and activate the Kelly Center Bungalow Colony for construction workforce trainings and diversion of construction and demolition materials programs by the Office of Historic Preservation.

## **FISCAL IMPACT:**

This ordinance approves a lease agreement with Port San Antonio to lease Kelly Center Bungalow Colony to operate the City's Living Heritage Trades Academy, Material Innovation Center program, make repairs and conduct related activities. There is no fiscal impact associated with this ordinance.

**RECOMMENDATION:**

Staff recommends City Council approve the lease agreement with Port San Antonio.