



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 6, 2022

**In Control:** Tax Increment Reinvestment Zone No. 30 - Westside Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Interim Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Funding Agreement with the Department of Arts and Culture for capital improvements to the Guadalupe Theater Building.

**SUMMARY:**

This item will approve the negotiation and execution of a funding agreement with the Department of Arts and Culture in the amount of \$3,500,000 for capital improvements to the Guadalupe Theater Building.

**BACKGROUND INFORMATION:**

Located in the Westside Cultural District and within the boundaries of the Westside TIRZ, the Guadalupe Theater Building was built in 1942 to operate as a movie theater in San Antonio's Westside. Now, owned by the City of San Antonio and operated by nonprofit Guadalupe Cultural Arts Center, the theater serves as a cultural space for programming that serves to preserve and promote the arts, culture, and history of San Antonio's Westside for residents of all districts and

visitors to experience, learn and enjoy.

The Guadalupe Theater Building is a single-story structure of 11,040 square feet and holds theater seating, a stage, entryway with a concession area, restrooms, and areas for staging of performers and equipment. The site also includes a courtyard used for outdoor performances, receptions, and a gathering area.

In July 2021, the City of San Antonio arranged a condition assessment for the Guadalupe Theater Building to evaluate current conditions of the building and all major systems within the building. The condition assessment, which evaluated 30 building and facility categories, found that 29 of the 30 categories assessed fall within the poor to failing range. Many opportunities exist to support this venue including critical safety and sanitary improvements for the Guadalupe Cultural Theater Building, a cultural asset for the City of San Antonio community for the past 80 years.

#### **ISSUE:**

The Westside TIRZ Board vote is necessary for the execution of the funding agreement with the Department of Arts and Culture in the amount of \$3,500,000 for capital improvements to the Guadalupe Theater Building. Without the Board approval, the funding agreement will not move forward for Council Consideration.

#### **FISCAL IMPACT:**

There is no fiscal impact to the City of San Antonio. The increment is derived from the Westside TIRZ.

#### **ALTERNATIVES:**

If the Westside TIRZ Board of Directors does not approve the execution of a funding agreement, the Guadalupe Theater Building project will have to seek the needed funding elsewhere, or the public improvements will not be completed.

#### **RECOMMENDATION:**

Staff recommends the Westside TIRZ Board approve the negotiation and execution of a funding agreement with the Department of Arts and Culture in the amount of \$3,500,000 for capital improvements to the Guadalupe Theater Building.