



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 18

**Agenda Date:** March 23, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Convention and Sports Facilities

**DEPARTMENT HEAD:** Patricia Muzquiz Cantor

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Approval of the Third Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement and appropriation of funds for the Wolff Stadium Improvement Plan.

**SUMMARY:**

This ordinance authorizes a Third Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement and appropriates funds for the Stadium Improvement Plan in the amount of \$407,859.79 of which \$179,186.79 will be appropriated from The City shall reimburse San Antonio Missions Baseball Club, LLC. 70% of \$255,981.13 or \$179,186.79 for field renovations, landscaping, and parking lot gates and 100% of \$228,673.00 for drainage and irrigation improvements.

**BACKGROUND INFORMATION:**

On November 16, 2006, City Council authorized the Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, Inc. The original lease was for an initial term of ten (10) years with three (3) additional five (5) year renewal options. On March 2, 2017, City Council authorized a First Amendment extending the agreement through September 30, 2021, with two (2) additional five (5) year renewal options. As a part of this agreement, the City and the Missions agreed to develop a Stadium Improvement Plan to enhance the customer experience with the goal

of making Wolff Stadium first in class and agreed to the Missions being responsible for 30% of the improvement costs and City responsible for 70%. On September 2, 2021, City Council authorized the Second Extension of the Agreement through September 30, 2026. Ordinance 2022-11-10-0880, dated November 10, 2022, authorized a Lease assignment to SA Missions Baseball Club, LLC., the new ownership group of the San Antonio Mission. The assignment maintained the same terms and conditions.

Nelson W. Wolff Stadium serves as home to the San Antonio Missions Baseball Club, the Minor League Baseball (MiLB) Double A affiliate in the San Diego Padre system. Major League Baseball (MLB) conducted a facility assessment on of its minor league stadiums in the fall of 2021, identifying minimum requirements necessary to comply with its standards for all their Double A affiliates and a deadline of the beginning of the season in 2025 to meet these requirements.

The Renewal & Improvement Fund and Building Fund receive proceeds from the \$1.00 Facility Access Fee placed on every ticket sold and the Annual Rent (\$100,000 plus the Consumer Price Index of 2.8%). Both the Facility Access Fee and Annual Rent are split equally and deposited into each fund.

#### **ISSUE:**

The Missions identified immediate needs to the facility which include the complete replacement of the stadium playing field, new playing field irrigation, and the replacement of collapsed sections of underground storm sewer lines. Improvements will add two vehicular gates at both main parking lot entries including landscaping at these entries and at parking lot islands. The vehicle gates are a high priority and will be installed prior to the 2023 season, as they address player and patron safety concerns.

In addition, the San Antonio Missions Baseball Club, LLC. is investing \$322,100.00 to complete immediate improvements throughout several areas in the stadium including painting of stadium entrances, doors, and trimming; adding of drink rail across the top of the 200 section above reserved seating; installing a new air conditioner system along with new lighting, painting, netting and turf in the player batting cage; the addition and installation of new parking lot lighting; the addition of an outfield screen; and the repair and upgrade of irrigation outside field and gates. The San Antonio Missions Baseball Club, LLC. will pay 100% of these projects.

The total cost for all stadium improvements is \$806,754.13 of which \$407,859.79 will be reimbursed to the San Antonio Missions Baseball Club, LLC and the remaining \$398,894.34 will be paid by the San Antonio Missions Baseball Club, LLC.

#### **ALTERNATIVES:**

Should this ordinance not be approved, the improvements may not be completed in time to improve the player and patron experience for the 2023 Missions baseball season. In addition, the Stadium Improvement Plan with the San Antonio Missions Baseball Club, LLC. would need to be renegotiated and amended in relation to stadium improvements.

**FISCAL IMPACT:**

This ordinance authorizes the execution of a Third Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, LLC. and appropriation of funds for the Stadium Improvement Plan, in an amount of \$179,186.79 from the Wolff Stadium Renewal & Improvement Fund and \$228,673.00 from the Wolff Stadium Building Fund for a total reimbursement of \$407,859.79.

**RECOMMENDATION:**

Staff recommends authorizing the execution of a Third Amendment to the First Amended and Restated Baseball Stadium Facility Lease Agreement with the San Antonio Missions Baseball Club, LLC. and appropriation of funds for the Wolff Stadium Improvement Plan.