



San Antonio Sports & Entertainment District

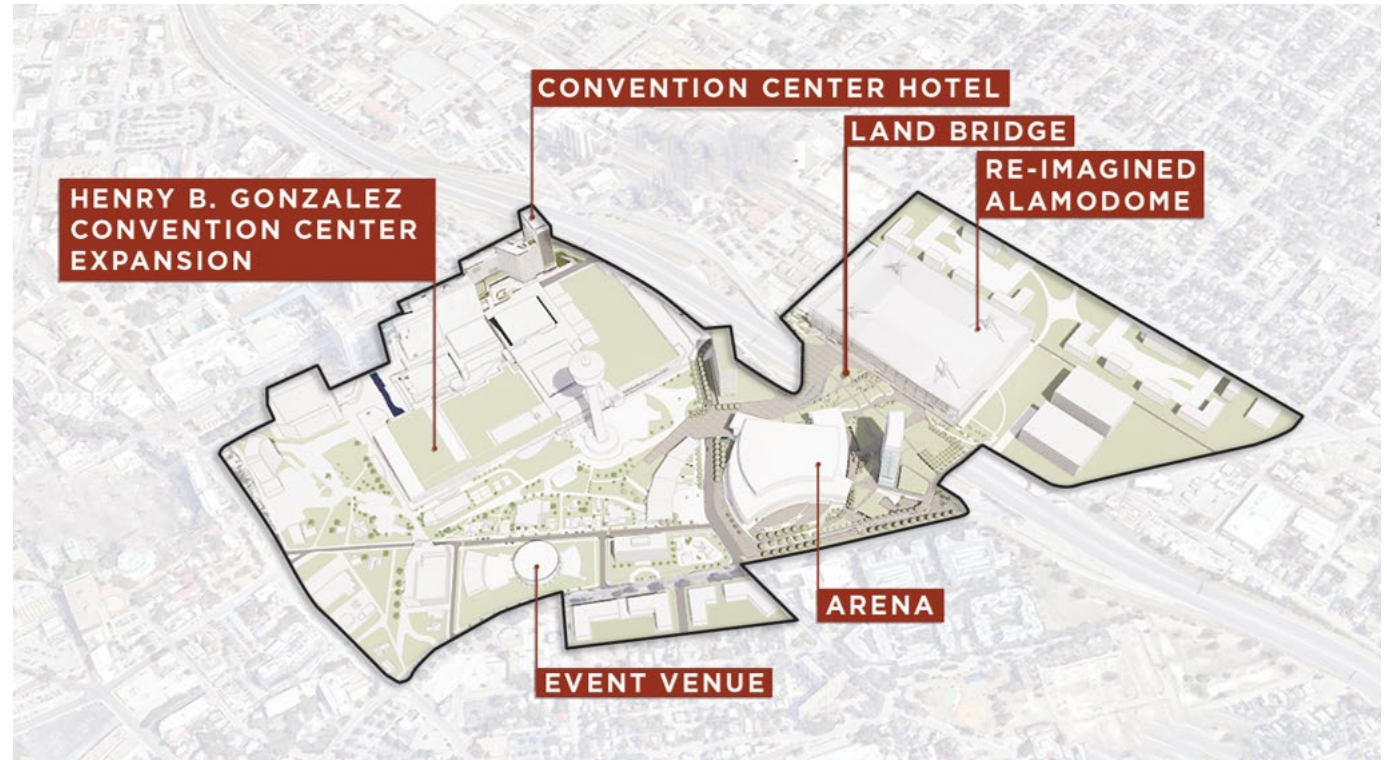
January 14, 2026 – B Session

Presented by: Ben Gorzell, Jr., Chief of Financial & Administrative Services

District Projects

FY 2026 Work Effort Focus

- Convention Center Expansion
- Arena
- Alamodome
(operational capital improvements)
- Infrastructure Improvements
- Mixed Use Development
- Connectivity



Acquisition of Federal Property

Acquisition of Federal Building West properties from the General Services Administration (GSA)

Proposed Acquisition Price Offer of \$30 Million plus closing costs up to \$120,000

Site of future guaranteed mixed-use development supporting the Arena Project Financing

Preliminary Schedule

| | |
|----------------------|---|
| January 15 | City Council consideration of the offer to GSA coupled with acceptance of contribution from Spurs |
| By January 26 | City submits Offer with Earnest Money Deposit to GSA |
| February 1 - May 31* | GSA review of Offer |
| June 1 – July 31* | Property Closing upon acceptance of Offer by GSA |

* Timeframes subject to change



Three (3) Parcels – Total 5.7 Acres

Contribution from Spurs

Acceptance of a contribution from the San Antonio Spurs to be utilized by the City to fund the acquisition of the Federal Building West Properties

Contribution of \$30 Million plus closing costs for Property of up to \$120,000

City to get fee simple title to the property subject to a contingency deed

Contingency deed held in escrow until Arena Project commencement

Preliminary Schedule

| | |
|-------------------|--|
| January 15 | City Council consideration of acceptance of contribution from Spurs coupled with Offer to GSA |
| By January 26 | City Contribution of \$3 Million to fund the earnest money for the property acquisition and submission of the Offer to GSA by the City |
| June 1 – July 31* | Property Closing - contribution of the remaining balance (\$27 Million) plus closing costs |

* Timeframes subject to change

U.S. Department of Transportation Planning Grant

City awarded a \$2.96 Million federal grant from the U.S. Department of Transportation (USDOT) through the Neighborhood Access and Equity Program

Total available is \$3.7 Million with the City’s required match of \$740K

Develop community-based solutions for the safe, reliable, and equitable mobility in response to the interruptions created by IH 37

Study a wide range of community-driven alternatives for connecting the Eastside to Downtown

Alternatives could include neighborhood-scale investments like sidewalks, crosswalks, mid-block crossings, bike paths, or larger investments like a land bridge, underpass, or pedestrian bridge

Preliminary Schedule

| | |
|-----------------------|--|
| January – December 31 | Milestones dependent on approach to utilization of Grant Funds |
| By December 31 | Deadline for expenditure of Grant Funds |

District Study

Engagement of a consultant to perform a study to assist in determining the cost of services for the proposed District, projection of related General Fund revenues (not pledged to the repayment of bonds), and identification of new revenue opportunities.

Services will focus primarily on traffic, security, fire/ems, and District maintenance

Scalable model and methodology for allocation of cost to Venues

Projected cost of approximately \$350K funded from HOT Capital and Redemption Fund

Preliminary Schedule

| | |
|---------------|---|
| January 13 | Pre-solicitation briefing on RFP to City Council Audit Committee |
| By January 16 | Release RFP |
| April 7 | Post-solicitation briefing on RFP to City Council Audit Committee |
| April 16 | City Council consideration of contract for consultant(s) |
| 6-12 weeks | Consultant / Staff Work |
| June/July | Draft Findings / Report |

Executive Program Manager (EPM)



Engagement of a consultant to coordinate and manage activities within the District related to infrastructure improvement projects, construction/improvements to Venues, and mixed-use development

Projected initial cost of \$10 Million

Funded primarily from Project Budgets (capitalizable costs)

- Non capitalizable costs from the HOT Redemption and Capital Fund

Preliminary Schedule

| | |
|---------------|--|
| January 13 | Pre-solicitation briefing on RFP to City Council Audit Committee |
| By January 16 | Release RFQ |
| April 7 | Post-solicitation briefing on RFP to City Council Audit Committee |
| April 16 | City Council consideration of contract for consultant(s) |
| April | EPM work commences and remains through duration of first phase of projects |

Acquisition of ITC Property

Acquisition of the property where the Institute of Texan Culture (ITC) was located from the University of Texas System (UT System)

City has the exclusive right to purchase through a Memorandum of Understanding (MOU) with the UT System

Initial estimated purchase price \$60 Million funded from Midtown Tax Increment Reinvestment Zone (TIRZ); other options will be explored through negotiations

Appraisal process as outlined in the MOU

Site of future NBA Arena for the San Antonio Spurs

Preliminary Schedule

| | |
|----------------|--|
| Early 2026 | Initiate acquisition process with UTSA |
| By December 31 | Complete acquisition of the ITC property |



Chilled Water Plant Feasibility Study

San Antonio Water System (SAWS) is leading a feasibility study with options for providing chiller water cooling to new and expanded Venues and mixed-use development within the District with the following options:

- Relocation/Expansion of the Chilled Water Plant located on Market Street
- Expansion of the Chilled Water Plant located on Cherry Street
- Expansion of the Chilled Water System at satellite location(s) within or near the District

Identify a cost-effective solution to providing additional chilled water capacity within the District

Preliminary Schedule

| | |
|--------------------------|---|
| January 31 | Draft analysis of options |
| February 1 – December 31 | Additional analysis, refinement of assumptions with stakeholders, and further evaluation of options |
| By December 31 | Recommended option for expansion of chilled water capacity |



Parking Feasibility Study

Engagement of a consultant to perform a Parking Feasibility Study based upon projected vehicular and pedestrian traffic scenarios

Assess the feasibility of new and existing City-owned facilities as well as the utilization of existing private parking

Take into consideration the expected increased utilization of VIA and potential impact of Transportation Network Companies

Estimated Cost TBD - funded from the Parking Enterprise Fund

Preliminary Schedule

| | |
|----------------|---|
| January | Develop RFP |
| February 4 | Pre-solicitation briefing on RFP to City Council Audit Committee |
| By February 13 | Release RFP |
| May 6 | Post-solicitation briefing on RFP to City Council Audit Committee |
| May 21 | City Council consideration of contract for consultant(s) |
| 8-12 weeks | Consultant / Staff Work |
| September | Draft Findings / Report |

Negotiation of Definitive Documents

Negotiation of definitive documents and agreements with the San Antonio Spurs, Spurs' developer, Bexar County, and others for the Arena Project

Examples of documents include:

- Bond Indenture and other financing documents
- Community Benefits Agreement
- Development Agreement
- Design and Construction Agreements
- Economic Development Agreement
- Guarantee Agreement

Explore collaboration opportunities to save costs

Results of other Studies will inform negotiations



Preliminary Schedule

By December 31

Substantive negotiations complete

Convention Center Expansion Project

Draft Feasibility Report on Convention Center was presented to City Council in December 2024

Continued assessment of expansion requirements

Feasibility Study will be updated based upon further market analysis, space requirements, accessibility to Hemisfair Park, and stakeholder input

Procurement timelines for design and construction contractor will be developed after update to Feasibility Study

Preliminary Schedule

| | |
|------------------|---|
| January – August | Work to update feasibility study for proposed expansion |
| September | Present updated Feasibility Study |



District Infrastructure

Update first phase of infrastructure required to support vehicular and pedestrian mobility

Plan assessed/revised in coordination with planning efforts

- VIA Metropolitan Transit
- Texas Department of Transportation
- Other stakeholders

Consider results of other studies such as Parking Feasibility Study

Timing of District Projects

Duration of infrastructure projects

Preliminary Schedule

January – August

Work to update and assess infrastructure requirements

September

Present updated recommendation



Alamodome Assessment

Assessment of capital requirements to support operations for the next 10 years

Basis for capital planning in financial proforma

Creative capital continually assessed

- Focus on financial return and/or enhanced attendee experience
- Subject to availability of funding

Preliminary Schedule

By January 31

Draft report for Staff review

September

Present updated recommendations



Displacement Impact Assessment (DIA)



Based on TIRZ policy, DIA will be conducted by the Neighborhood & Housing Services Department

No direct displacement from District Projects

Assess impact on surrounding neighborhoods

Preliminary Schedule

Spring 2026

Financial Planning

Continue to update Financial Models

- Revenue projections
 - Updated actuals and trend analysis
- Assumptions
 - Project
 - Financial
- Information from studies
- Financial Market conditions

Preliminary Schedule

Throughout the year



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