



Sports and Entertainment District Update

Shanon Shea Miller, Chief Downtown Officer

City Council B Session

June 17, 2026

Downtown Working Group

- The Downtown Working Group is working to inventory relevant efforts and data and develop a policy framework for future City Council consideration related to:
 - Housing
 - Infrastructure
 - Mobility
- The Working Group has reviewed upcoming affordable housing developments by Opportunity Home and the San Antonio Housing Trust.
- The Working Group also received briefings on downtown mobility efforts being led by the City and VIA.
- Future briefings will include discussion of the draft Downtown Strategic Framework and public assets downtown such as parks and the River Walk.

Working Group Members:

Councilmember Kaur - District 1
Councilmember McKee-Rodriguez - District 2
Councilmember Viagran - District 3
Councilmember Castillo - District 5
Councilmember Meza Gonzalez - District 8
Trish DeBerry - Centro
Michael Reyes - Opportunity Home
Pete Alanis - SA Housing Trust
Jon Gary Herrera - VIA
Laura Cabanilla - VIA Board

Meeting Dates:

April 11, May 30

Next Meeting:

July

Executive Program Manager

- The City has hired Accenture to serve as Executive Program Manager (EPM), the City's senior representative ensuring that strategy, funding, governance, and delivery remain aligned across all projects and stakeholders.
- EPM will prepare a public-facing dashboard to track priority metrics related to District development.
- EPM is working to develop content, data governance structure, and a draft interface for the dashboard which will launch in the new year.
- EPM is coordinating with the City to meet with industry groups, including chambers and professional organizations, to promote local participation in future contracting.

Acquisition

Federal Property

- Future site of mixed-use development supporting arena financing
- Funded by a contribution from the San Antonio Spurs (Subject to contingency deed)
- \$30 Million plus closing costs up to \$120,000

Next Milestone: Estimated closing in July 2026

University of Texas System / ITC Site

- Future site of NBA arena and mixed-use development
- Funded from the Midtown TIRZ; other options will be explored through negotiations
- Approximately \$60 Million (appraisal pending)

Next Milestone: Estimated closing in 2026



Facilities

Convention Center

- Continued assessment of expansion requirements, based on market analysis, space needs, opportunities for park access, and stakeholder input.
- Procurement timelines for design and construction will be developed after feasibility update.

Next Milestone: Feasibility study presented to City Council in September.

Alamodome

- Assessment of capital requirements to support operations for the next ten years will serve as the basis for capital planning.
- Creative capital will continually be assessed, with a focus on financial return and/or enhanced attendee experience.

Next Milestone: Recommendations presented to City Council in September.



Mobility

Downtown Accessibility and Mobility Study

- The Downtown Accessibility and Mobility Study will evaluate parking as one component of a broader, integrated downtown mobility system.
- The study will assess the feasibility of new and existing City-owned facilities as well as the utilization of existing private parking.
- The study will also consider the expected increased utilization of VIA and potential impact of Transportation Network Companies.

Next Milestone: On June 18, City Council will consider a contract with Walker Consultants, Inc. valued at \$499,600 to conduct the study; draft findings will be presented to City Council in September.



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Mobility

Reconnecting Communities



- The City was awarded a USDOT planning grant to study improved connectivity across I-37 from Houston to Carolina.
- Community-based solutions may range in scale from sidewalks and crosswalks to bridge concepts and underpass improvements.
- Deliverables include preliminary engineering for preferred concepts and a strategic plan.

Next Milestone: Community Workshops will be held on June 25 and 27, focused on visioning and needs assessment.



Mobility

District Infrastructure

- The City is updating the first phase of recommended infrastructure improvements to support current and future mobility needs.
- Proposed improvements are being assessed in coordination with other planning efforts, including those led by VIA, TXDOT, and the Spurs.
- Improvements will reflect the work of ongoing mobility efforts, such as the Downtown Access and Mobility Study and Reconnecting Communities planning grant.

Next Milestone: Updated recommendations will be presented to City Council in September.

Definitive Documents

The City will negotiate definitive documents and agreements for the Arena project with the San Antonio Spurs, Spurs' Developer, Bexar County, and others.

Negotiations will be informed by results of ongoing studies.

Documents include but are not limited to:

Financing
Documents

Community
Benefits
Agreement

Development
Agreement

Design and
Construction
Agreements

Economic
Development
Agreement

Guarantee
Agreement

Staff will be updating financial models, including revenue projections, assumptions, and financial market conditions.

Next Milestone: Substantive negotiations are expected to be complete by December.