

AN ORDINANCE      **100185**

APPROVING AND AUTHORIZING THE EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND ALAMO NATIONAL BANK BUILDING DEVELOPMENT PARTNERSHIP, L.P., FOR THE REDEVELOPMENT OF THE HISTORIC ALAMO NATIONAL BANK BUILDING (THE "PROJECT") LOCATED AT 105 SOUTH ST. MARY'S STREET.

\*            \*            \*            \*            \*

**WHEREAS**, Alamo National Bank Building Development Partnership, L.P. (the "Developer") intends to redevelop the historic Alamo National Bank Building located at 105 South St. Mary's Street for the purpose of facilitating a new Hotel Development for use by Drury Southwest, Inc. (the "Project"), a sixty (60) year old family owned business, with one hundred five (105) hotels in fifteen (15) states, including twenty-six (26) located in Texas and twelve (12) located in San Antonio that employ three hundred and seventy-eight (378) individuals and has an annual payroll of eight million dollars (\$8,000,000.00); and

**WHEREAS**, the Project will consist of the renovation of the existing property to include the addition of 305 guestrooms, a lobby for hotel operations, replicated historical entrances to the building, and river level retail and restaurant space intended to revitalize areas of the San Antonio Riverwalk currently underutilized; and

**WHEREAS**, by the terms of the Development Agreement (the "Agreement"), Developer will also design and construct, at its sole expense, an extension of the San Antonio Riverwalk from Gate 3 (northern access to river bend area) to Gate 4 (adjacent to the City's International Center), construct an irrigation system for currently existing landscaped beds, and provide lighting and streetscaping along the pedestrian walkway, among other improvements; and

**WHEREAS**, it is estimated that the Project will create two-hundred (200) jobs over the construction period, sixty-seven (67) jobs once the hotel is fully operational, and an additional one hundred and twenty (120) to one hundred sixty (160) jobs upon the completion of the retail and restaurant space; and

**WHEREAS**, additional benefits of the Project include the redevelopment of an historic building in the City's downtown and aesthetic and functional enhancements to the San Antonio Riverwalk; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The terms and conditions of the Development Agreement between the City of San Antonio and Alamo National Bank Building Development Partnership, L.P. are hereby approved.

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Item #56

**SECTION 2.** The Interim City Manager, or his designee, is hereby authorized, for a period of sixty (60) days following the effective date of this ordinance, to execute any and all appropriate documents deemed necessary by the City Attorney's Office, in connection with the Project, specifically including the Development Agreement, a copy of which in substantially final form is attached hereto as Attachment I.

**SECTION 3.** This ordinance shall be effective on and after the tenth day after passage hereof.

PASSED AND APPROVED this 16<sup>th</sup> day of December 2004.

  
M A Y O R  
EDWARD D. GARZA

ATTEST:   
City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
  
for City Attorney

# Agenda Voting Results

**Name:** 56.

**Date:** 12/16/04

**Time:** 11:03:02 PM

**Vote Type:** Multiple selection

**Description:** An Ordinance approving and authorizing the execution of a Development Agreement with Alamo National Building Development Partnership, L.P., for the redevelopment of the historic Alamo National Bank Building; and waiving certain fees associated with this project. [Presented by Ramiro A. Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		X		
JOEL WILLIAMS	DISTRICT 2		X		
RON H. SEGOVIA	DISTRICT 3		X		
RICHARD PEREZ	DISTRICT 4		X		
PATTI RADLE	DISTRICT 5		X		
ENRIQUE M. BARRERA	DISTRICT 6		X		
JULIAN CASTRO	DISTRICT 7		X		
ART A. HALL	DISTRICT 8		X		
CARROLL SCHUBERT	DISTRICT 9		X		
CHIP HAASS	DISTRICT_10		X		
MAYOR ED GARZA	MAYOR		X		