

STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

**SPECIAL CALLED MEETING OF THE CITY COUNCIL OF THE CITY OF
SAN ANTONIO, HELD IN THE COUNCIL CHAMBERS, MUNICIPAL PLAZA
BUILDING, MONDAY DECEMBER 21, 2004.**

The City Council convened in a Special Called Meeting in the Municipal Plaza Building, Council Chambers, to consider the following items:

An Ordinance designating a preferred hotel developer to negotiate a Memorandum of Understanding, a Project Agreement, a Ground Lease and related legal documents for construction of a Convention Headquarters Hotel on land adjacent to the Henry B. Gonzalez Convention Center; and expressing official intent to reimburse with proceeds from Tax-Exempt Obligations the costs of planning, designing, and acquiring, constructing and equipping said Hotel. [Presented by Christopher J. Brady, Assistant City Manager; J. Rolando Bono, Interim City Manager]

An Ordinance authorizing the retention of Bracewell & Patterson, L.L.P. to provide legal services in connection with the construction and operation of a Convention Headquarters Hotel on land adjacent to the Henry B. Gonzalez Convention Center; authorizing the payment of funds in an amount not to exceed \$250,000.00 to this law firm for these services; appropriating funds; and providing for payment. [Presented by Andrew Martin, City Attorney; J. Rolando Bono, Interim City Manager]

An Ordinance authorizing the execution of the Second Amendment to the professional services agreement for hotel consultant services for the San Antonio Convention Center Hotel Project with HVS International, authorized and approved by Ordinance No. 99012 on March 25, 2004, to consultant services, for a total amount of compensation not to exceed \$150,000.00; and providing for payment. [Presented by Ramiro A. Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Assistant City Manager]

The meeting was called to order at 9:00 A.M. by the Presiding Officer, Mayor Edward D. Garza, with the following members present: Flores, Williams, Segovia, Perez, Radle, Castro, Barrera, Hall, Schubert, Haass. **ABSENT:** None.

Mr. Christopher J. Brady, Assistant City Manager narrated a presentation on the Proposed Convention Center Headquarters Hotel Request for Proposals, a copy of which is on file

with the Office of the City Clerk. Mr. Brady provided the history and named respondents to the RFP. He spoke to the evaluation criteria, development proposal and schedule, and SBEDA. He further clarified the overall rating of each developer and staff recommendation.

The City Clerk then read the following Ordinance:

AN ORDINANCE 100205

DESIGNATING A PREFERRED HOTEL DEVELOPER TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING, A PROJECT AGREEMENT, A GROUND LEASE AND RELATED LEGAL DOCUMENTS FOR CONSTRUCTION OF A CONVENTION HEADQUARTERS HOTEL ON LAND ADJACENT TO THE HENRY B. GONZALEZ CONVENTION CENTER; AND EXPRESSING OFFICIAL INTENT TO REIMBURSE WITH PROCEEDS FROM TAX-EXEMPT OBLIGATIONS THE COSTS OF PLANNING, DESIGNING, AND ACQUIRING, CONSTRUCTING AND EQUIPPING SAID HOTEL. (FaulknerUSA)

Councilmember Perez made a motion to approve the proposed Ordinance. Councilmember Flores seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Williams, Segovia, Perez, Radle, Barrera, Castro, Hall, Schubert, Haass, Garza. **NAYS:** None. **ABSENT:** None.

The City Clerk read the following ordinance:

AN ORDINANCE 100206

AUTHORIZING THE RETENTION OF BRACEWELL & PATTERSON, L.L.P. TO PROVEDE LEGAL SERVICES IN CONNECTION WITH THE CONSTRUCTION AND OPERATION OF A CONVENTION HEADQUARTERS HOTEL ON LAND ADJACENT TO THE HENRY B. GONZALEZ CONVENTION CENTER; AND PAYMENT TO THE FIRM OF AN AMOUNT NOT TO EXCEED \$250,000.00 FOR THESE SERVICES.

Councilmember Perez made a motion to approve the proposed Ordinance. Councilmember Segovia seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Williams, Segovia, Perez, Radle, Barrera, Castro, Hall, Schubert, Haass, Garza. **NAYS:** None. **ABSENT:** None.

The City Clerk read the following ordinance:

AN ORDINANCE 100207

AUTHORIZING THE EXECUTION OF THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR HOTEL CONSULTANT SERVICES FOR THE SAN ANTONIO CONVENTION CENTER HOTEL PROJECT WITH HVS INTERNATIONAL, AUTHORIZED AND APPROVED BY ORDINANCE NO. 99012 ON MARCH 25, 2004, TO CONSULTANT SERVICES, FOR A TOTAL AMOUNT OF COMPENSATION NOT TO EXCEED \$150,000.00; AND PROVIDING FOR PAYMENT.

Councilmember Williams made a motion to approve the proposed Ordinance. Councilmember Haass seconded the motion.

After consideration, the motion, carrying with it the passage of the Ordinance, prevailed by the following vote: **AYES:** Flores, Williams, Segovia, Perez, Radle, Barrera, Castro, Hall, Schubert, Haass, Garza. **NAYS:** None. **ABSENT:** None.

There being no further business to come before the City Council, the meeting was adjourned at 11:36 am.

A P P R O V E D



EDWARD D. GARZA
MAYOR

Attest:



LETICIA M. VACEK
City Clerk