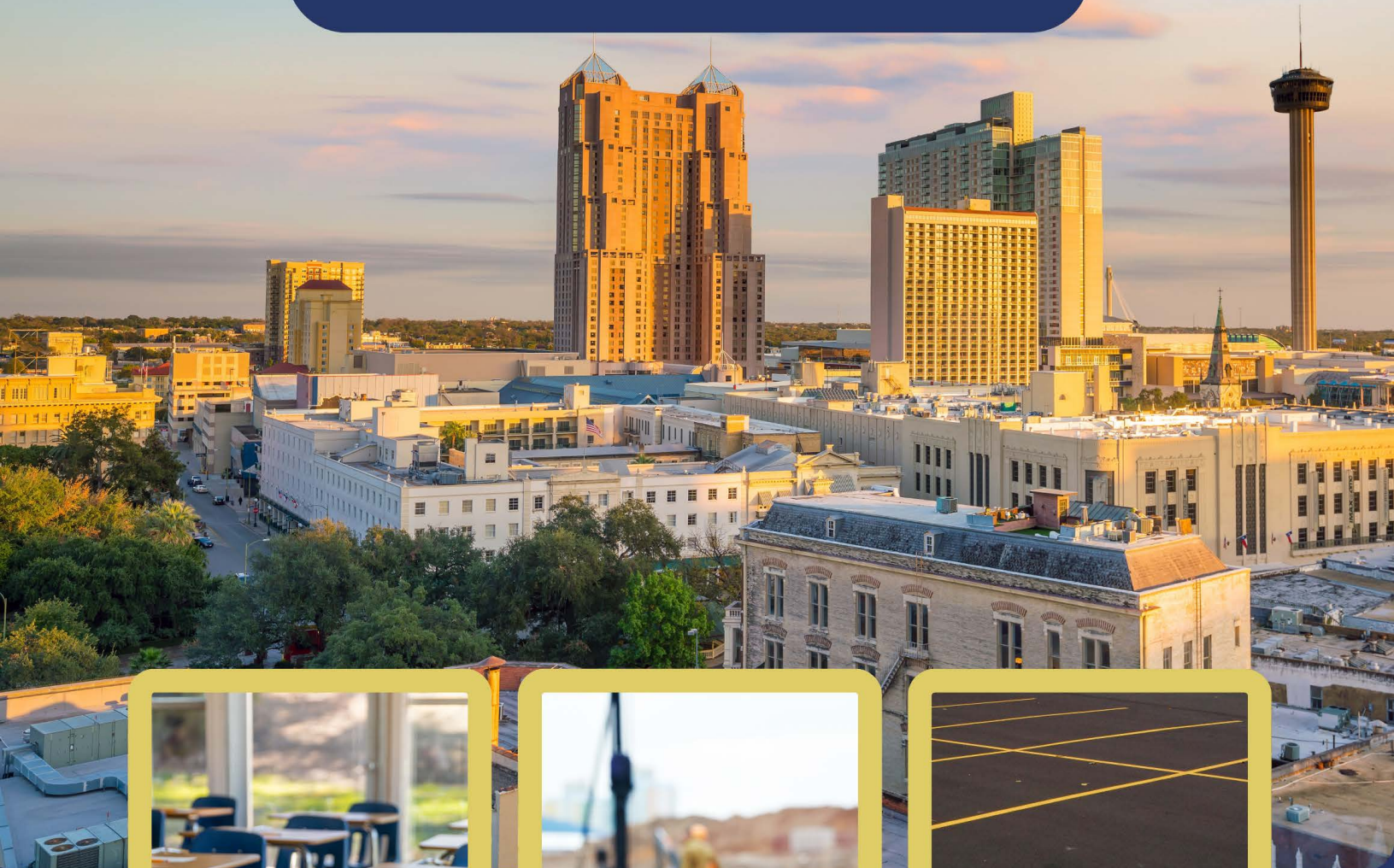


CAMARON ST. PROPERTY



November 18, 2024



SAN ANTONIO
INDEPENDENT SCHOOL DISTRICT

www.saisd.net



VALUES USED IN DECISION MAKING

Our mission as an organization is to offer the students, families and communities we serve thriving schools. Our mission as an organization is to offer the students, families and communities we serve thriving schools.



We should see this moment as an opportunity to build thriving schools.

We are committed to long term economic and opportunity development of our district, the city and the county.



We should share the benefits of this project among our organizations and our communities.

School districts are fundamental partners, along with the city, the county and other governing jurisdictions, contributing to long term economic and opportunity growth for our communities.



We should join as governing partners in the TIRZ.

Affordable housing for families with school aged children is life blood for the school district, and it also revitalizes communities in the city and the county.



We should focus on increasing housing opportunities for families with children.

Civic partners should be able to collaborate to resolve simple administrative and resource issues.



We should be able to quickly resolve small problems, such as parking access and building lease agreements.

Transparency and public deliberation ensure the long term health of community development decisions like this one.



We must ensure that there is appropriate community input along the way.

OVERVIEW OF TERMS

The following are SAISD's terms in response to the request for SAISD to sell its land on Camaron Street for the proposed construction of a new professional baseball stadium. These terms embody and align SAISD's interests, values, and priorities.

MATRIX

Element	Substantive Term	Proposal	Comments	Background
1	<p>Appointment of the Superintendent to a seat on the Houston Street Tax Increment Reinvestment Zone (TIRZ)</p>	<p>SAISD superintendent or his/her designee will serve as the District's representative on the TIRZ Board.</p>	<ul style="list-style-type: none"> • TIRZ planning directly impacts SAISD. • A partnership with the City on TIRZ can also assist with SAISD's long range master plan to mitigate or avoid further declines in enrollment. • SAISD supports the TIRZ Board in economic development activities associated with revitalization of San Antonio's Central Business District and SAISD. 	<ul style="list-style-type: none"> • SAISD is one of the largest employers in the City. • SAISD families can be positively impacted by revitalization efforts if affordable housing is available.
2	<p>Fund new construction of a building for the Advanced Learning Academy (ALA)</p>	<ul style="list-style-type: none"> • SAISD to construct a new Pre-K-5 ALA (at a site to be determined) using TIRZ funds. • Projected cost of \$45 million. 	<ul style="list-style-type: none"> • Missions expressed general interest in supporting SAISD's academic programming. • This solution solves a current challenge of an oversubscribed school and avoids use of eminent domain power to acquire needed land. 	<ul style="list-style-type: none"> • Proposed baseball stadium interferes with plans for an ALA expansion at Kingsbury St. and Flores St. that has been in planning since 2021. • ALA at Euclid cannot currently accommodate grades 4 and 5.

<p style="text-align: center;">3</p>	<p style="text-align: center;">Provide necessary parking with safe passage to the Fox Tech campus</p>	<ul style="list-style-type: none"> ● County builds a new parking garage (minimum of 250 spaces) on land at Kingsbury and Flores streets which will be conveyed to SAISD by Weston Urban then ground leased to the County. ● County builds a new pedestrian walkway/sky bridge for Fox Tech and Quincy overflow. ● Parking must be proximate to the Fox Tech campus and part of a connected walking route of not more than 0.25 miles. ● Amend Quincy garage ground lease to confer responsibilities for security, maintenance, and operations to SAISD and provide overnight and weekend use of garage by SAISD. ● Provide temporary parking during construction of the new garage. 	<ul style="list-style-type: none"> ● Parking is necessary because Quincy cannot accommodate all Fox Tech vehicles. ● A solution is still needed for our current challenges with the Quincy garage as security and maintenance concerns have not consistently been addressed. ● Safe passage includes appropriate design, lighting, signage, and security cameras. ● At the conclusion of the ground leases for the Quincy and new S. Flores garages (30 years, respectively), SAISD will own both. 	<ul style="list-style-type: none"> ● S. Flores is already extremely congested and challenging for parents during drop off and pick up times. ● Parents expressed significant concerns about parking during construction and after major events hosted at the baseball stadium.
<p style="text-align: center;">4</p>	<p style="text-align: center;">Provide \$400,000 per year to compensate for loss of interest that could have been earned by SAISD if SAISD was to have sold the property through a sealed bid process</p>	<ul style="list-style-type: none"> ● Payments continue until the new garage is owned by SAISD. ● Due to maintenance, operating, and security obligations undertaken by SAISD, parking fees at Quincy garage must be reduced from \$60/space to \$40/space. 	<ul style="list-style-type: none"> ● Interest on the sale proceeds of the Camaron St. property, if invested, would bring additional revenue to SAISD. 	<ul style="list-style-type: none"> ● SAISD can offer the property for sale through sealed bids.

5	Guarantee affordable housing in SAISD attendance zones	<ul style="list-style-type: none"> • Affordable housing will be developed in SAISD attendance zones, to include the following: <ul style="list-style-type: none"> ○ Minimum of 1250 units ○ More than 500 2-3 bedroom units, and ○ Aligns to the Federal guidelines for affordable housing with some housing at the 60%, 50%, and 30% AMI 	<ul style="list-style-type: none"> • City and County expressed the need for affordable housing in the downtown area. • Sale of SAISD land is contingent on maintaining existing affordable housing units or securing guarantees for one-for-one replacement. • Reducing affordable and appropriate housing for families in the urban core contributes to the reduction in the number of school aged children and works against SAISD's interests. 	<ul style="list-style-type: none"> • Family housing is essential for the District. • Current SAISD families and staff members reside at the Soap Factory. • Some SAISD staff are experiencing homelessness.
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BEST ALTERNATIVES TO A NEGOTIATED AGREEMENT

Should the foregoing elements not be accepted, the following may occur:

Alternative	Substantive Terms	Proposal	Comments	Background
1	Pursue Sealed Bids	<ul style="list-style-type: none"> • Advertise property for sale through sealed bids. 	<ul style="list-style-type: none"> • Weston Urban or Missions could participate in the sealed bid process • SAISD has authority to accept a bid or reject all bids. 	<ul style="list-style-type: none"> • Property may bring in significant bids for prime real estate
2	Pursue Eminent Domain	<ul style="list-style-type: none"> • Acquire Weston Urban property in vicinity of Kingsbury and Flores streets for the construction of a new PK-5 for ALA to replace Euclid. 		<ul style="list-style-type: none"> • Proposed baseball stadium interferes with plans for ALA expansion at Kingsbury St. and Flores St.



Presentation Slide Deck

SAISD is interested and excited for the Mission's project and believe SAISD will be an indispensable partner with the City of San Antonio, Bexar County, and Weston Urban for the development of the downtown community, to include a baseball stadium, but in such a way that the development also benefits the SAISD community and ensures the long-term sustainability of SAISD's schools and academies.

BOARD OF TRUSTEES

Christina Martinez, President
Alicia Sebastian, Vice President

Arthur V. Valdez, Secretary
Ed Garza, Trustee

Leticia Ozuna, Trustee
Sarah Sorensen, Trustee

Stephanie Torres, Trustee
Dr. Jaime Aquino, Superintendent



Request to Purchase SAISD's Camaron Street
Property for the Development of a New
Professional Baseball Stadium

Board Update

Patti Salzmann | Deputy Superintendent
Board Meeting | November 18, 2024





The Proposal



Another View – Google Earth



Initial Proposal

→ In early April 2024, representatives for the Missions ownership group approached SAISD expressing an interest to buy SAISD's Camaron Street Property for the development of a multi-purpose stadium and venue for the Missions Baseball home games and other uses.

→ SAISD was offered the following:

- Purchase for market value (sales comparison approach)
- Use of the ballpark for playoff games, graduations, etc.
- Internships for SAISD students
- Fundraising opportunities
- Access to and use of the stadium for educational purposes

Facts

➔ The Camaron Street Property is not surplus property; it cannot be sold without receiving replacement parking for at least 250 motor vehicles.

➔ The Camaron Street Property has been considered in negotiations to expand the Advanced Learning Academy (ALA), whose students are currently split between two locations: Euclid (Pre-K - 3) and Fox Tech (4 and 5).

➔ Interim parking arrangements would be necessary during the construction of replacement parking.

➔ The sale of SAISD's property is subject to a sealed bid process. However, a sale may be transacted without conducting a sealed bid process if the buyer is an entity with the power of eminent domain, such as the City or County.

Facts

→ The City has approved an MOU outlining the tentative general terms to finance, develop, construct and operate the stadium, but definitive contracts have not yet been negotiated or finalized. Contracts would not be finalized until later this year and next year.

→ County has approved similar MOU.

→ SAISD has not agreed to an MOU or any contract to sell the Camaron Street property.

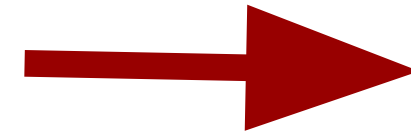


Our Values



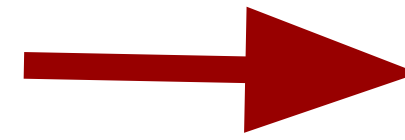
The Backdrop for Decision-Making

Our mission as an organization is to offer the students, families and communities we serve thriving schools. Our mission as an organization is to offer the students, families and communities we serve thriving schools.



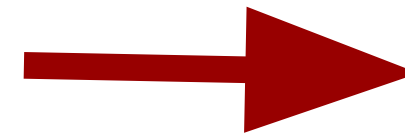
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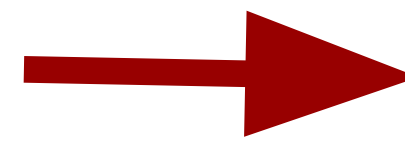
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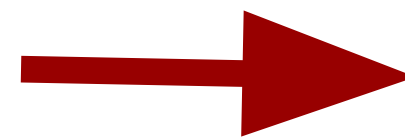
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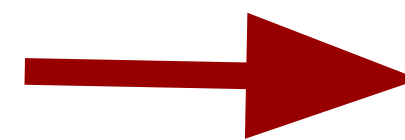
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We must ensure that there is appropriate community input along the way.



The Terms



Element 1

➤ **Appointment of the Superintendent to a seat on the Houston Street Tax Increment Reinvestment Zone (TIRZ)**

Proposal	Comments	Background
<ul style="list-style-type: none"> SAISD superintendent or his/her designee will serve as the District’s representative on the TIRZ Board. 	<ul style="list-style-type: none"> TIRZ planning directly impacts SAISD. A partnership with the City on TIRZ can also assist with SAISD’s long range master plan to mitigate or avoid further declines in enrollment. SAISD supports the TIRZ Board in economic development activities associated with revitalization of San Antonio’s Central Business District and SAISD. 	<ul style="list-style-type: none"> SAISD is one of the largest employers in the City. SAISD families can be positively impacted by revitalization efforts if affordable housing is available.



Landscape Analysis

Methodology

Student Population

Analyzes trends in student populations, including birth rates, housing inventory, residential development, and migration of residents.



Enrollment

Analyzes the connection between student populations and enrollment, including kindergarten cohorts, re-enrollment rates, transfers to other districts and charter schools.

Landscape Analysis

School Demand

Analyzes the connection between school choice demand and enrollment trends



Facilities

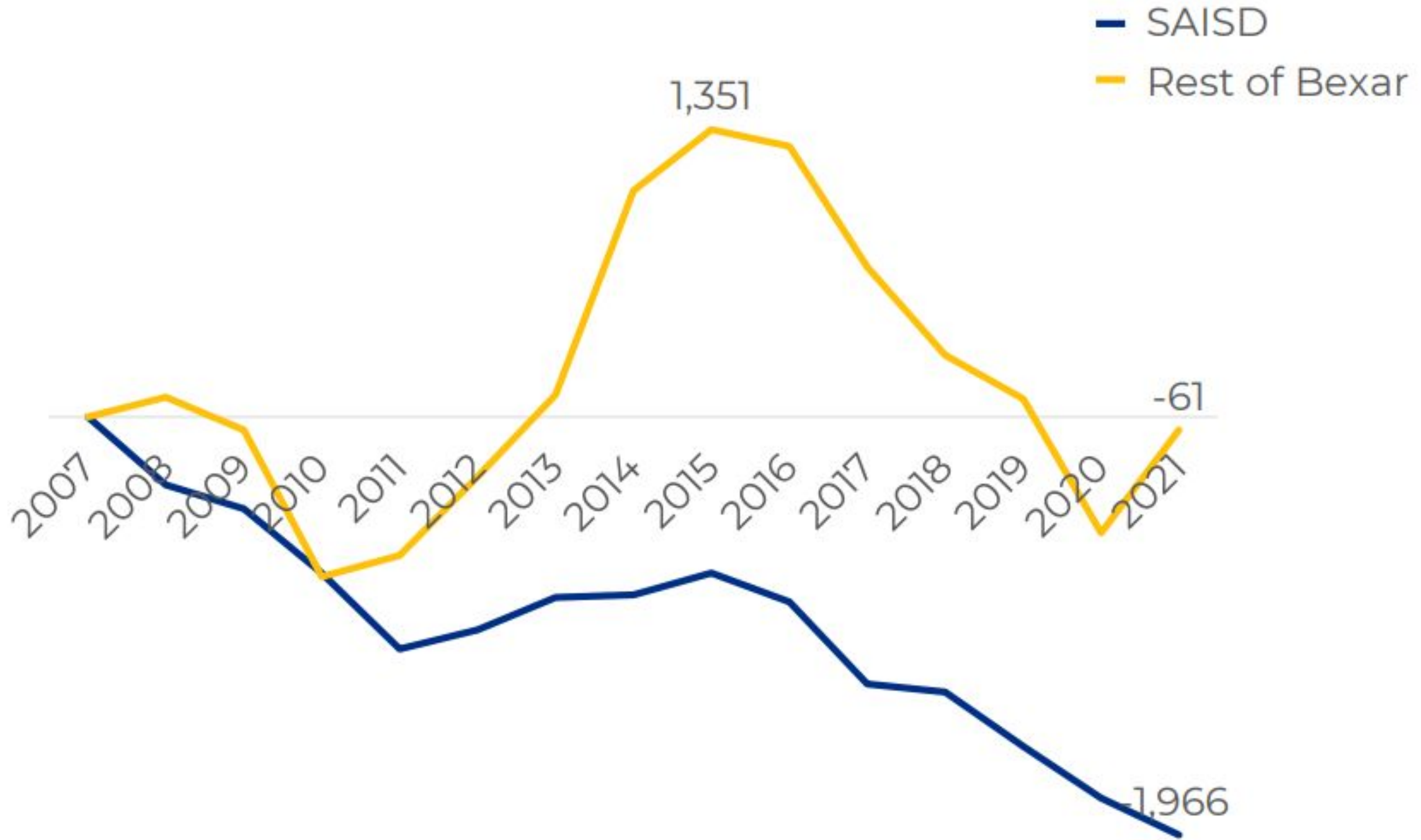
Analyzes the link between changing enrollment patterns and facility utilization



Birth Rates Have Steadily Declined

Birth trends in SAISD contrast with the rest of Bexar County, which is roughly flat

Change in Births versus 2007 by Area



Observations

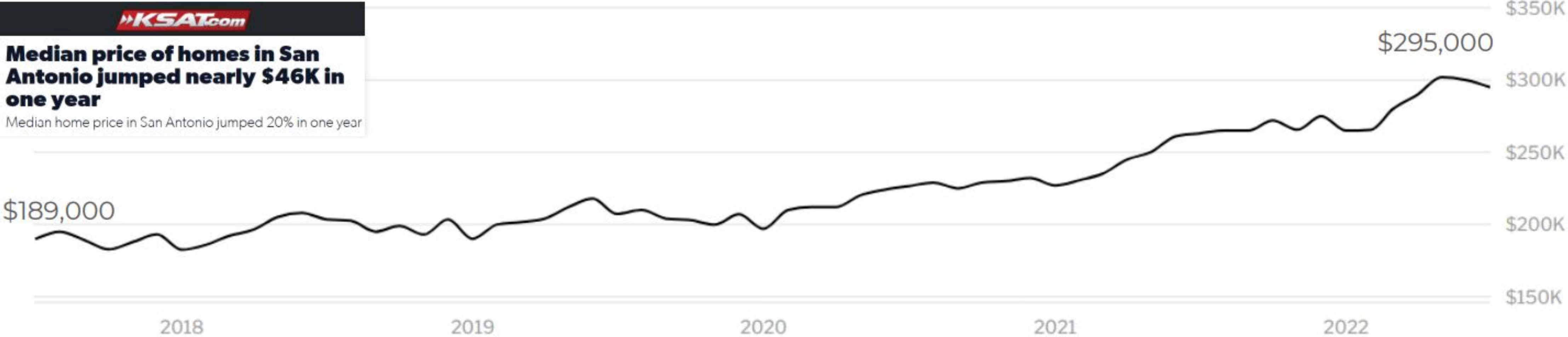
- The decline in births within Bexar County is almost entirely experienced in SAISD, while the remainder of Bexar County is roughly flat versus 2007.
- At the same time, this shows that the suburban areas are also being impacted by declining fertility rates, given that total births in those areas are 6% below the 2015 peak, despite overall population gains.



Housing Prices Have Created Affordability Challenges

All Home Types ▾

1 year 3 years 5 years



KSAT.com
Median price of homes in San Antonio jumped nearly \$46K in one year
Median home price in San Antonio jumped 20% in one year

KSAT.com
Median home price in San Antonio exceeds \$300K for first time ever
Homes sold after an average of 29 days on the market and nearly all at or above asking price

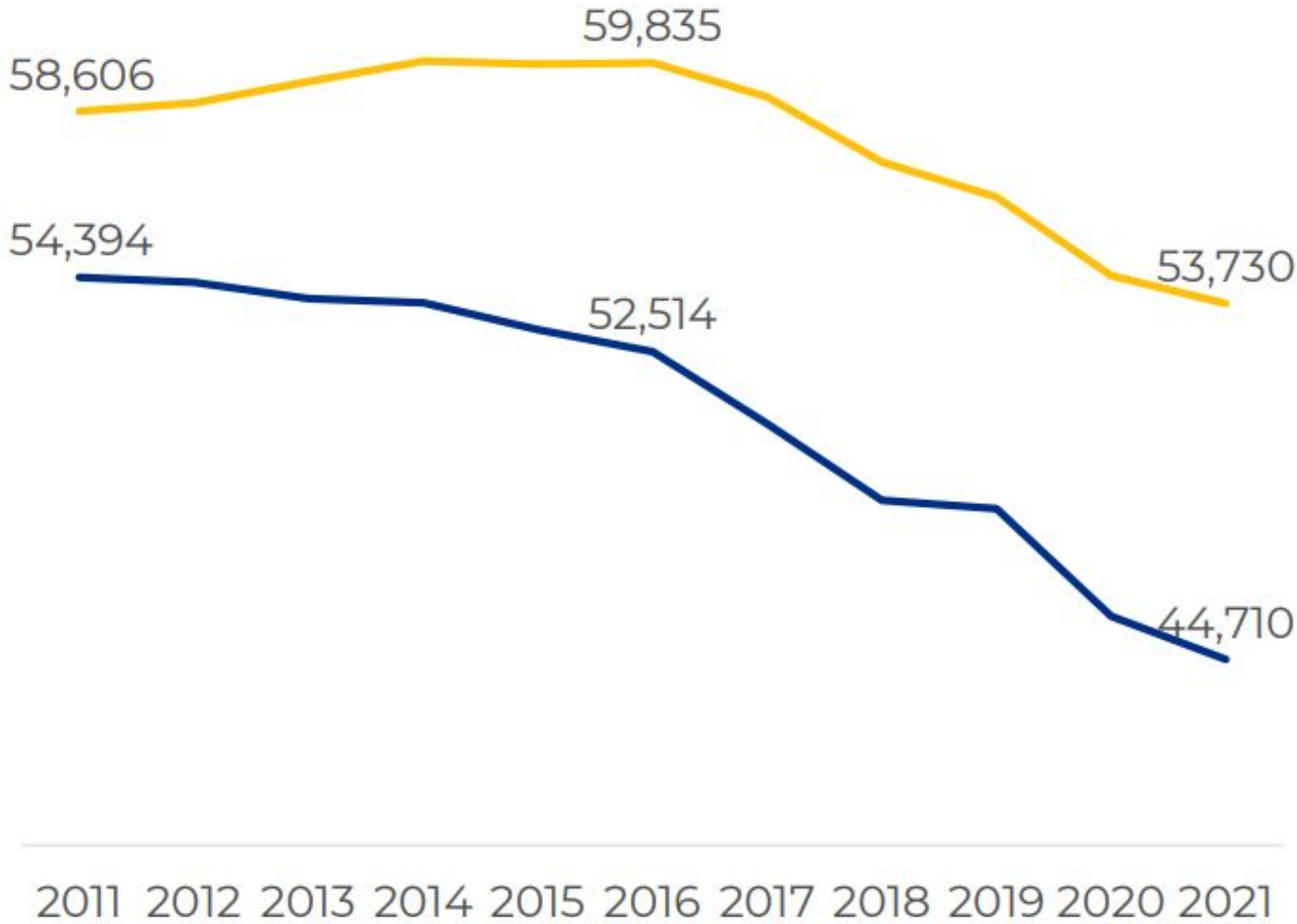
San Antonio Express-News
'Miserably hard': Double-digit rent increases leave more San Antonio residents struggling to keep up
Madison Istar, Staff writer
Aug. 30, 2022 | Updated: Aug. 30, 2022 4:31 p.m.



Fewer School-Aged Children Are Live in the City

72% of SAISD enrollment declines since 2016 are due to fewer students living in the city

EE-12 enrollment



Dynamics of Enrollment Decline

**6,105 or 72%
Fewer public
school students**

**2,407 or 28%
Increased transfers
out of SAISD**

Observations

- Two dynamics are causing enrollment declines:
1. 6,000 fewer public school students living in SAISD in 2021 than in 2016.
 2. More SAISD residents transferring out of the district to attend state-authorized charters or other districts.

As a result, 72% of the decline is from fewer students living in SAISD and not due to increased choice behavior among residents attending other options.



Key Landscape Analysis Themes



Enrollment changes are primarily driven by factors outside of SAISD's control: the lowest birth rates in history combined with among the highest housing prices in history



Similar trends are impacting peer Texas urban districts as well as urban districts around the country



Trends go beyond the impact of COVID and are likely to continue impacting public school enrollment in the future, absent shifts in housing or birth rates

Element 1



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Element 2

➤ Fund new construction of a building for the Advanced Learning Academy (ALA)

Proposal	Comments	Background
<ul style="list-style-type: none">● SAISD to construct a new Pre-K-5 ALA (at a site to be determined) using TIRZ funds.● Projected cost of \$45 million.	<ul style="list-style-type: none">● Missions expressed general interest in supporting SAISD's academic programming.● This solution solves a current challenge of an oversubscribed school and avoids use of eminent domain power to acquire needed land.	<ul style="list-style-type: none">● Proposed baseball stadium interferes with plans for an ALA expansion at Kingsbury St. and Flores St. that has been in planning since 2021.● ALA at Euclid cannot currently accommodate grades 4 and 5.

Initial Proposal to Sell

2016-2018

- SAISD conducted a sealed bid process for the sale of various surplus properties in efforts to consolidate and raise funds for a new central office.
- Among the properties under the sealed bid process were Fox Tech baseball field and the Fox Tech football field.
- SAISD approved a bid to sell the aforementioned fields to Weston Urban. A contract to sell and convey the fields was being reviewed/revised in summer and fall of 2016.
- SAISD withdraws the sale as a result of the success and growth of the Cast Tech program, which SAISD anticipated would require additional land to support future growth.

Initial Proposal to Acquire

2021-2022

- SAISD conducted a sealed bid process in late 2021/early 2022 to sell/exchange the Fox Tech baseball field.
- Weston Urban submitted a bid to exchange its nearby land for SAISD's Fox Tech baseball field.
- Issues in the negotiation related to soil remediation of Weston Urban's land and indemnity (among other issues) resulted in a withdrawal from the negotiation by Weston Urban.

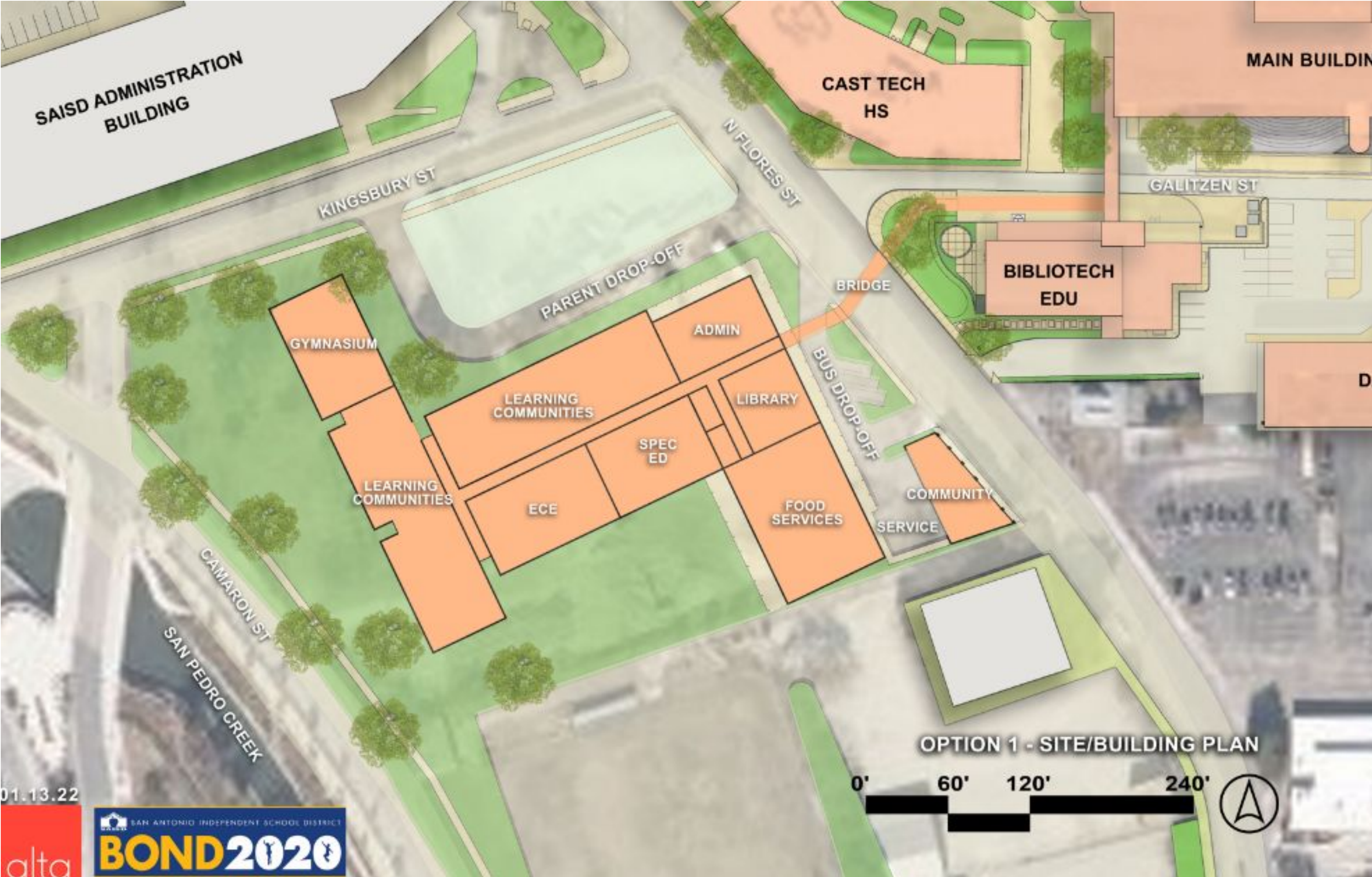
Initial Proposal to Acquire

2021-2022

- The purpose of the proposed acquisition was to build a new Pre-5 elementary.
- The new elementary would allow the Advanced Learning Academy (ALA) to consolidate Pre-K through 2 grades (currently on Euclid Avenue) and 3 - 5 grades (currently on the Fox Tech campus) into one building.
- The proposed site would have been the property adjacent to the Quincy building.

Initial Proposal to Acquire

2021-2022



Initial Proposal to Acquire

2021-2022



OPTION 1 - VIEW FROM N FLORES ST



Initial Proposal to Acquire

2021-2022

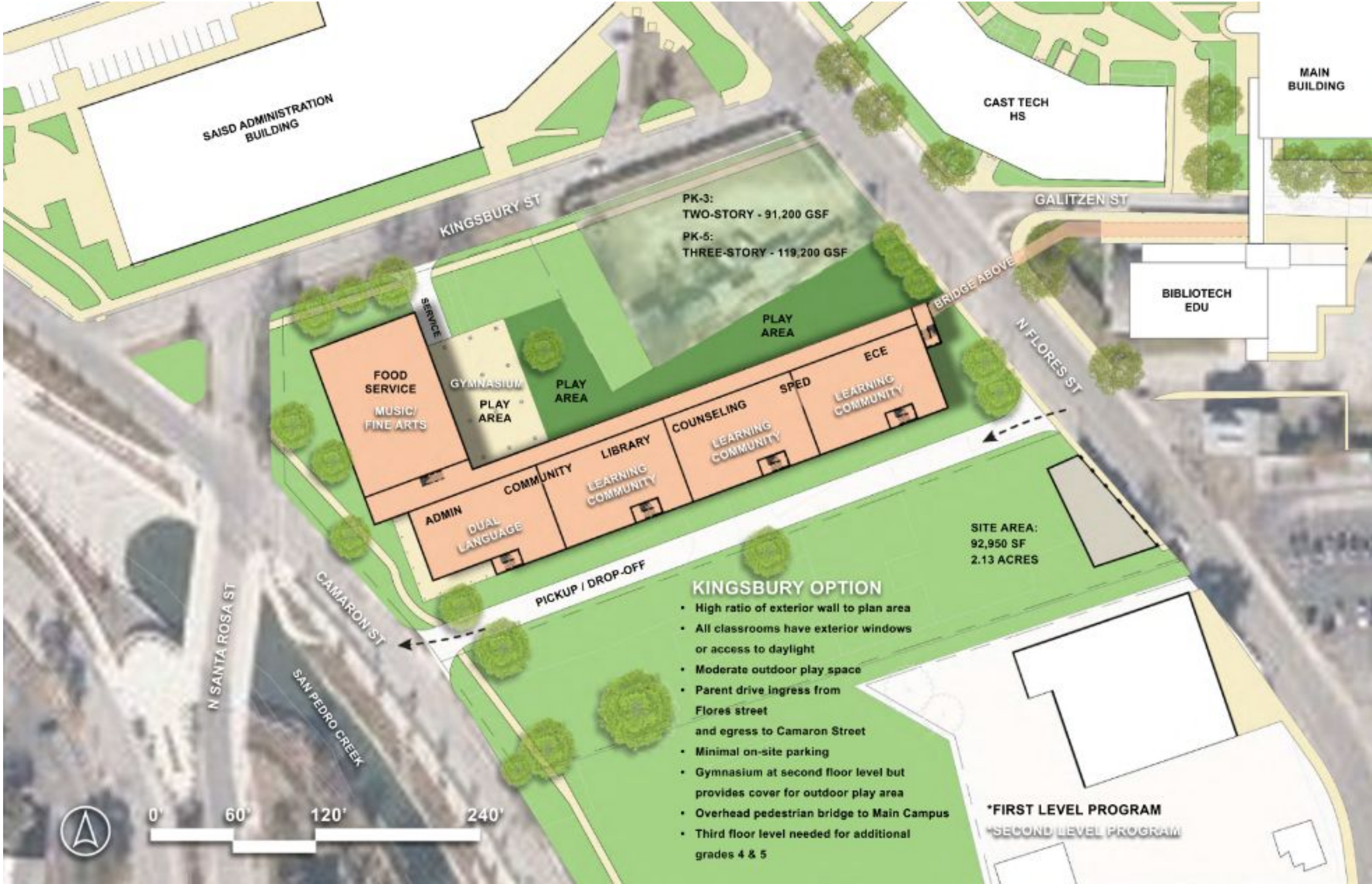


OPTION 1 - VIEW FROM SAN PEDRO CREEK

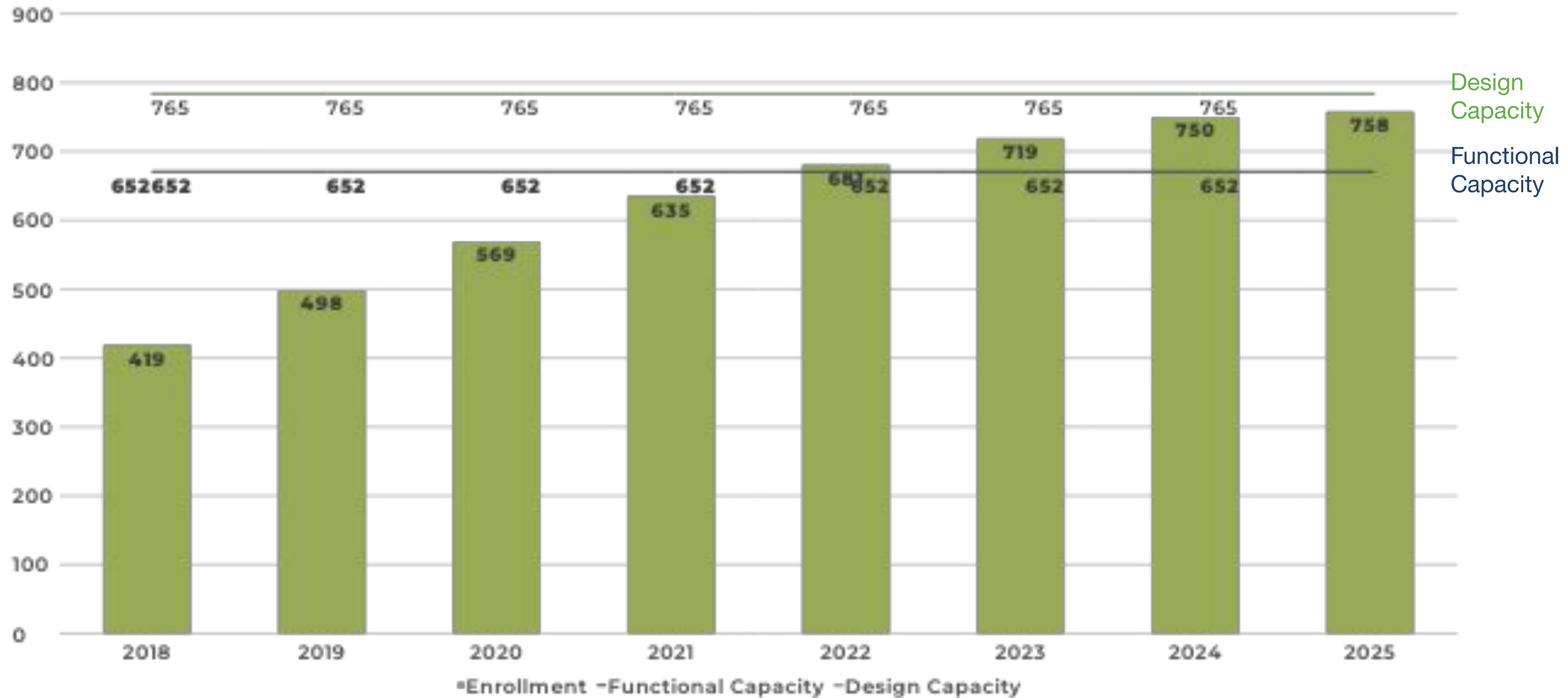


Initial Proposal to Acquire

2021-2022



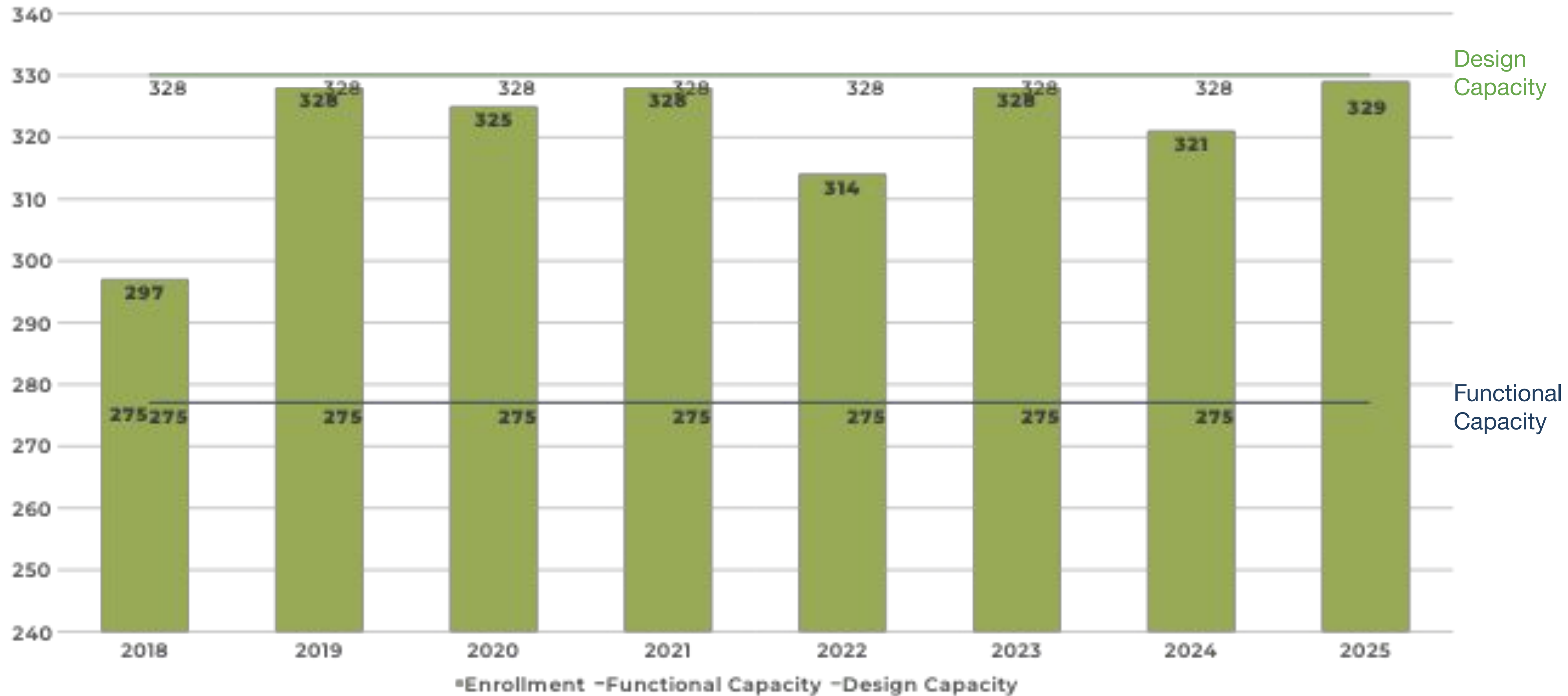
ALA Historical Enrollment



Data Source: 2012 to 2023 - TAPR; 2024 - PEIMS submission; 2025 - PEIMS October snapshot



ALA - Euclid Historical Enrollment



Data Source: 2012 to 2023 - TAPR; 2024 - PEIMS submission; 2025 - PEIMS October snapshot



Waitlist at ALA Euclid

Advanced Learning Academy Total		725
ALA at Euclid		
Advanced Learning Academy	PK4	1
Advanced Learning Academy	K	71
Advanced Learning Academy	1	57
Advanced Learning Academy	2	55
Advanced Learning Academy	3	62
ALA at Fox Tech		
Advanced Learning Academy	4	101
Advanced Learning Academy	5	84
Advanced Learning Academy	6	126
Advanced Learning Academy	7	89
Advanced Learning Academy	8	60
Advanced Learning Academy	9	4
Advanced Learning Academy	10	2
Advanced Learning Academy	11	10
Advanced Learning Academy	12	3



Bond 2020 - ALA Euclid

2024

- Over the past two months, the Division of Operations, including Construction & Capital Planning, has met with CAST and the ALA Euclid principal regarding ongoing building and construction challenges.
- The ALA Euclid building, formerly Austin Elementary, is over 130 years old.
- The age and condition of the building have presented significant challenges and we commissioned a Facilities Conditions Assessment (FCA) for a better assessment of the building.
- The condition of the building likely means that the 19 million bond will be spent primarily on infrastructure, and the remaining needs must be addressed in a future bonds.

Bond 2020 - ALA Euclid

2024

- A more significant challenge is that the ALA Euclid building may not be able to accommodate the existing Pre-K-3 graders with the addition of 4th and 5th grades as previously planned.
- Accommodating 4th and 5th grades might impact the educational adequacy of the building.

Element 2

➤ Fund new construction of a building for the Advanced Learning Academy (ALA)

Proposal	Comments	Background
<ul style="list-style-type: none">● SAISD to construct a new Pre-K-5 ALA (at a site to be determined) using TIRZ funds.● Projected cost of \$45 million.	<ul style="list-style-type: none">● Missions expressed general interest in supporting SAISD's academic programming.● This solution solves a current challenge of an oversubscribed school and avoids use of eminent domain power to acquire needed land.	<ul style="list-style-type: none">● Proposed baseball stadium interferes with plans for an ALA expansion at Kingsbury St. and Flores St. that has been in planning since 2021.● ALA at Euclid cannot currently accommodate grades 4 and 5.

Element 2



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Element 3

➤ Provide necessary parking with safe passage to the Fox Tech campus

Proposal	Comments	Background
<ul style="list-style-type: none"> ● County builds a new parking garage (minimum of 250 spaces) on land at Kingsbury and Flores streets which will be conveyed to SAISD by Weston Urban then ground leased to the County. ● County builds a new pedestrian walkway/sky bridge for Fox Tech and Quincy overflow. ● Parking must be proximate to the Fox Tech campus and part of a connected walking route of not more than 0.25 miles. ● Amend Quincy garage ground lease to confer responsibilities for security, maintenance, and operations to SAISD and provide overnight and weekend use of garage by SAISD. ● Provide temporary parking during construction of the new garage. 	<ul style="list-style-type: none"> ● Parking is necessary because Quincy cannot accommodate all Fox Tech vehicles. ● A solution is still needed for our current challenges with the Quincy garage as security and maintenance concerns have not consistently been addressed. ● Safe passage includes appropriate design, lighting, signage, and security cameras. ● At the conclusion of the ground leases for the Quincy and new S. Flores garages (30 years, respectively), SAISD will own both. 	<ul style="list-style-type: none"> ● S. Flores is already extremely congested and challenging for parents during drop off and pick up times. ● Parents expressed significant concerns about parking during construction and after major events hosted at the baseball stadium.

Element 3



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Element 4

➤ **Provide \$400,000 per year to compensate for loss of interest that could have been earned by SAISD if SAISD was to have sold the property through a sealed bid process**

Proposal	Comments	Background
<ul style="list-style-type: none">• Payments continue until the new garage is owned by SAISD.• Due to maintenance, operating, and security obligations undertaken by SAISD, parking fees at Quincy garage must be reduced from \$60/space to \$40/space.	<ul style="list-style-type: none">• Interest on the sale proceeds of the Camaron St. property, if invested, would bring additional revenue to SAISD.	<ul style="list-style-type: none">• SAISD can offer the property for sale through sealed bids.

Element 4



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Element 5

➤ Guarantee affordable housing in SAISD attendance zones

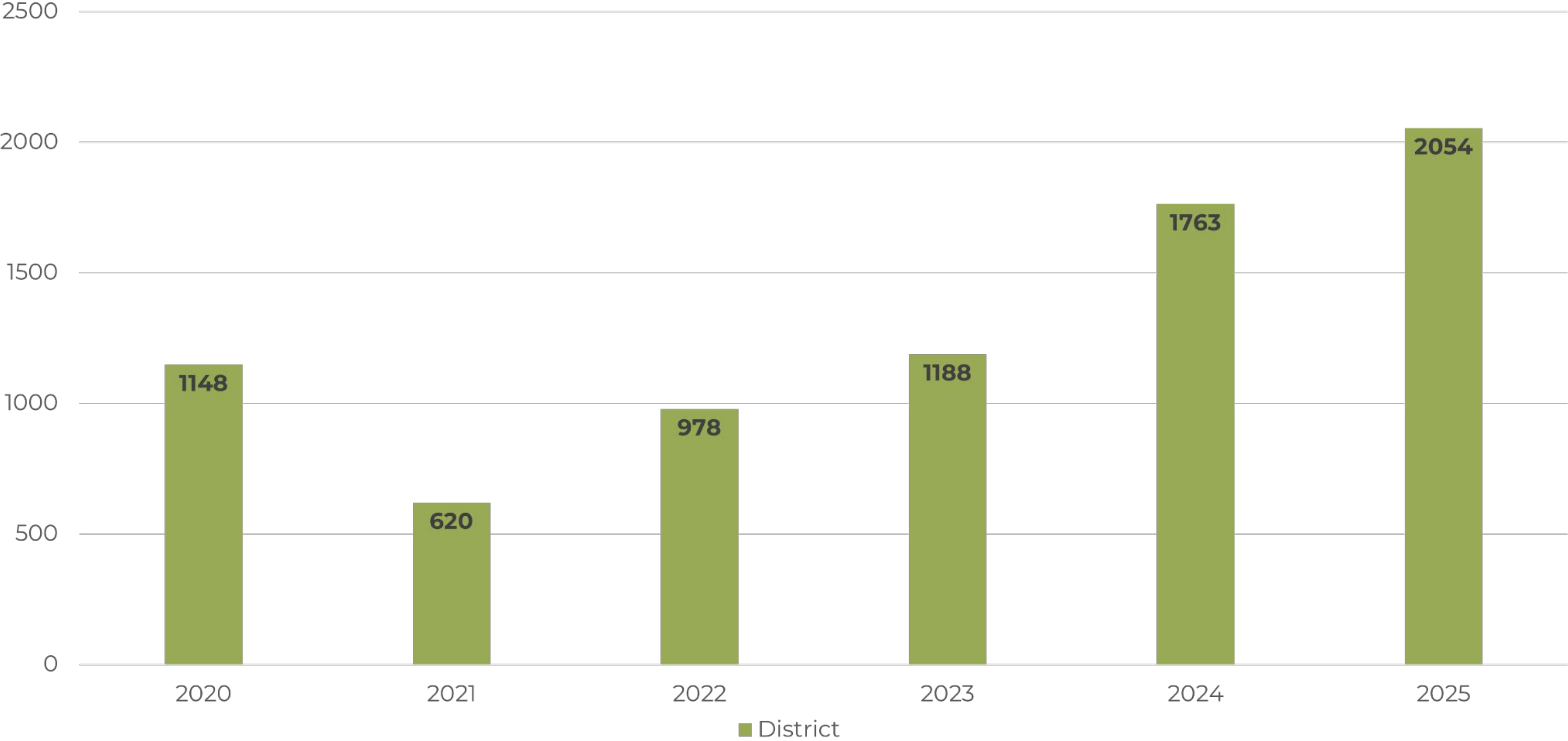
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Number of Students Living in Apartments in SAISD



<u>2023</u>	<u>2024</u>
4,479 families	5,424 families
7,467 students	8,023 students

Number of Students Eligible for McKenny-Vento



Data Source: 2020 to 2023 - TAPR; 2024 to 2025 - PEIMS October snapshot



Element 5



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The Alternatives



Alternative 1

➤ Pursue Sealed Bids

Proposal	Comments	Background
<ul style="list-style-type: none">● Advertise property for sale through sealed bids.	<ul style="list-style-type: none">● Weston Urban or Missions could participate in the sealed bid process● SAISD has authority to accept a bid or reject all bids.	<ul style="list-style-type: none">● Property may bring in significant bids for prime real estate

Alternative 1



&



Alternative 2

➤ Pursue Eminent Domain

Proposal	Comments	Background
<ul style="list-style-type: none">● Acquire Weston Urban property in vicinity of Kingsbury and Flores streets for the construction of a new PK-5 for ALA to replace Euclid.		<ul style="list-style-type: none">● Proposed baseball stadium interferes with plans for ALA expansion at Kingsbury St. and Flores St.

Alternative 2



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Next Steps



5 Elements

- 1.** Appointment of the Superintendent to a seat on the Houston Street Tax Increment Reinvestment Zone (TIRZ)
 - 2.** Fund new construction of a building for the Advanced Learning Academy (ALA)
 - 3.** Provide necessary parking with safe passage to the Fox Tech campus
 - 4.** Provide \$400,000 per year to compensate for loss of interest that could have been earned by SAISD if SAISD was to have sold the property through a sealed bid process
 - 5.** Guarantee affordable housing in SAISD attendance zones
-

Next Step

To request Board approval of Administration's recommendations as presented and to authorize the Superintendent to formally notify Parties involved.

