



February 8, 2021

Bert Lumbreras, City Manager
City of San Marcos
San Marcos, Texas 78666

Dear Mr. Lumbreras:

Indigenous Cultures Institute would like to propose a collaboration between our nonprofit organization and the City of San Marcos for the purpose of establishing an Indigenous Cultures Center for our City. This facility will be the signature icon of San Marcos focusing on the 14,000 year old history of the original Indigenous people of this area, which is considered by archeologists as the oldest, continuously inhabited site in North America.

Our organization would like to co-apply with the City of San Marcos for Hays County Parks and Open Spaces bond monies in order to fund this endeavor. Attached are the suggested details of this collaboration which include the city providing the land for this facility, which would depend on available and feasible options. We are also proposing additional requests of the city that would bolster our in-kind match for the bond funding. Your feedback and adjustments to these suggestions are welcomed.

Our construction team has provided a preliminary estimate of the total cost of this project with a low of \$8.2 million and a high of \$9.7 million. We continue to work on these estimates and our renderings of the building and surrounding outside structures, which will be made available for your review as soon as possible.

Sincerely,

Mario Garza, Ph.D.
Board of Elders Chair

**City of San Marcos and Indigenous Cultures Institute
Collaboration for an Indigenous Cultures Center**

February 8, 2021

These details are suggested as part of the collaboration between the City of San Marcos and Indigenous Cultures Institute in establishing an Indigenous Cultures Center.

Requirements for Center:

1. Building 25,500 square feet, two levels, round structure
2. Built with eco-friendly construction materials, including solar panels and a rain water collection system
3. Outdoor area for ancient dwelling(s); ceremonies structure; community garden of Indigenous foods such as Three Sisters, Seven Warriors, and other edible plants; garden of medicinal and other plants indigenous to Texas
4. Permeable walkway to the river (if available and feasible land is adjacent to the river)
5. Permeable, covered, open structure along the shoreline (if available and feasible land is adjacent to the river)
6. Parking sufficient for large events, 500 spaces
7. Open space for Sacred Springs Powwow, exhibition ball games, Indian Markets, and other events
8. Total of 10 acres for the building and outside structures

Requests of City:

1. Commitment of a minimal-fee (99 cents per year), long-term lease (99 years) of 10 acres of available, feasible land. The lease in-kind value, if priced at \$5,000 per month for 99 years, would be a significant match for the Parks and Open Spaces bond quote we will submit.
2. Agreement that the city will continue ground maintenance of the selected land. The cost of this over the term of the lease period might also be used for match.
3. Commitment of city consultation support for construction bids, selection process, and project management, which could be used as an in-kind match worth at least \$300,000 in staff salaries over a three year period.
4. \$150,000 that is in reserve from 2012 GEM Realty Capital Inc. lawsuit, to be used for startup costs including Community Round Tables for outreach, support, and information; developing specifications; creating and sending out requests for bids; bid assessments and awards; contractor meetings; and other expenses. This could also be used as part of the match for the bond funds.