



CITY OF SAN ANTONIO
**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

City Council – A Session
October 13, 2016
Agenda Item ??

Inner City TIRZ #11
Boundary Amendment

Summary

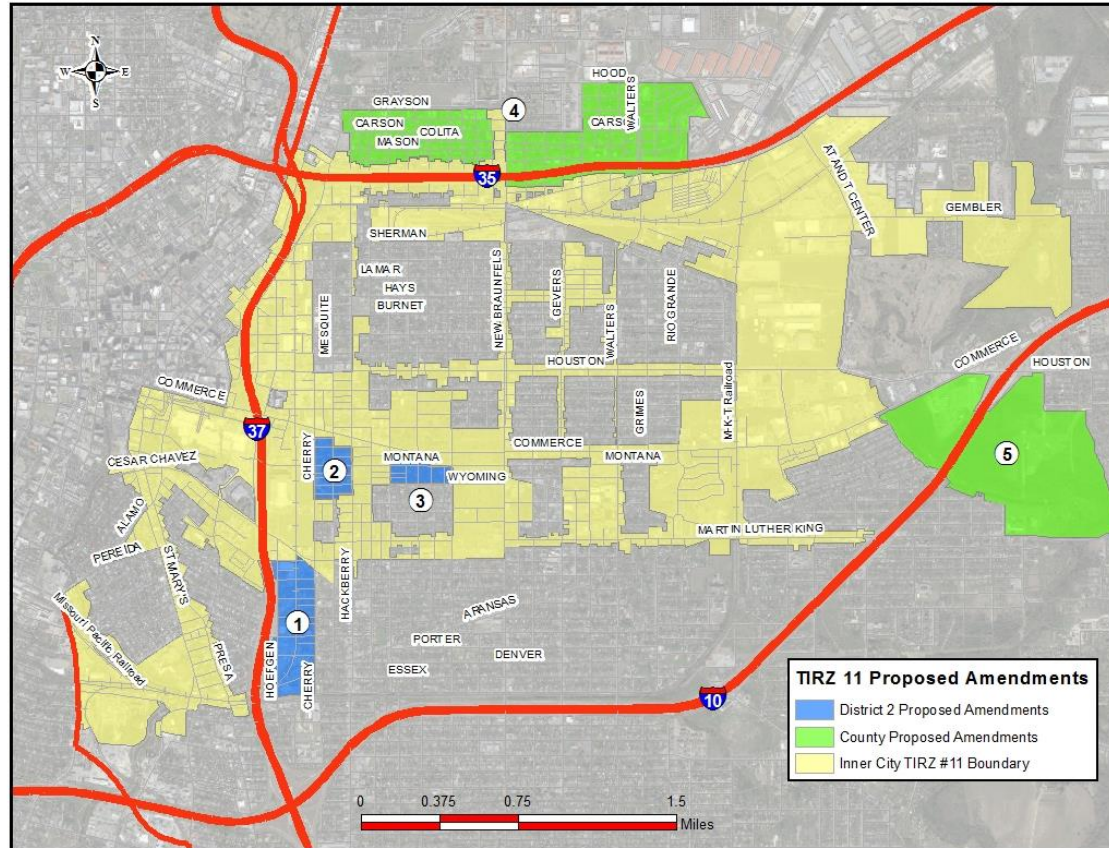
- Boundary request received from (February and March 2016):
 - City Council District 2
 - County Commissioner Precinct 4
- Proposed amendment adds five (5) separate areas into the TIRZ boundary

No.	Area	Parcels	Acres	Total Value 2015
1	Essex Area	193	63.10	\$ 18,868,740.00
2	Montana Street	166	21.83	\$ 6,544,340.00
3	Wyoming Street	97	14.05	\$ 3,689,390.00
4	Government Hill	1019	207.08	\$ 83,046,330.00
5	MLK Park Areas	55	325.16	\$ 2,988,410.00
Total		1530.00	631.22	\$ 115,137,210.00

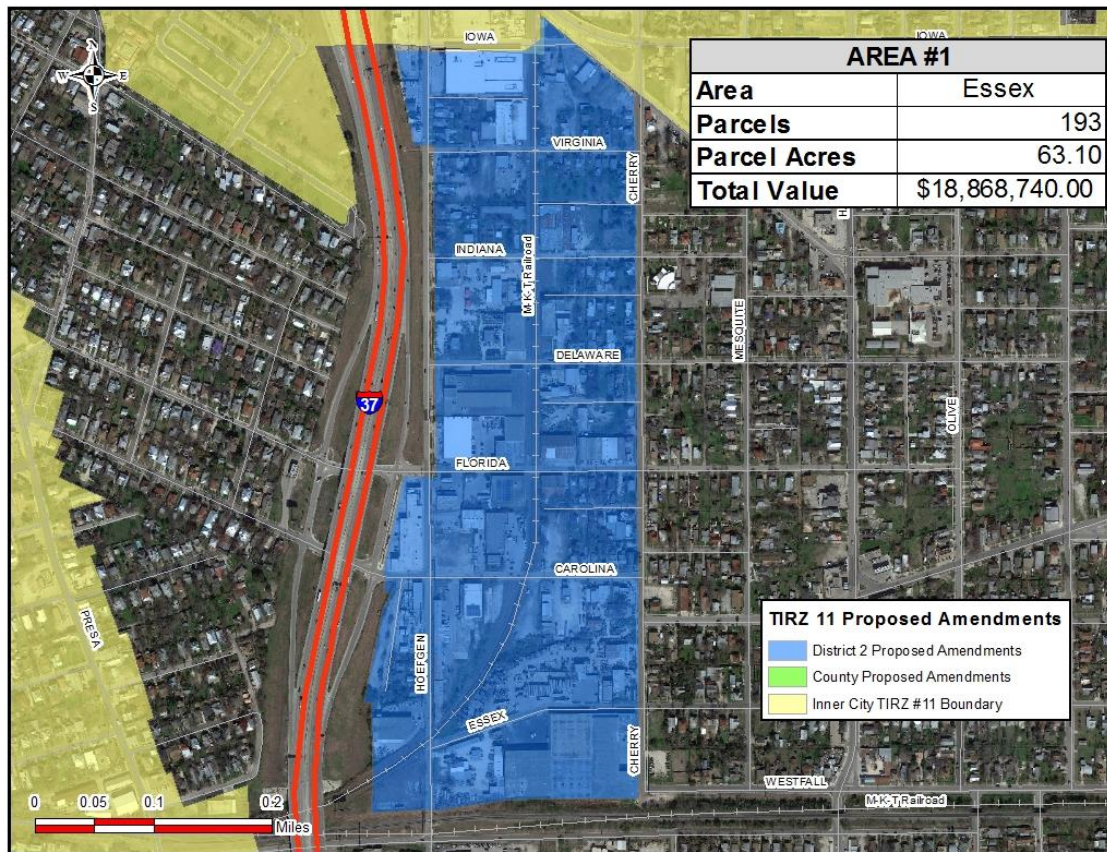
Purpose

- Purpose
 - support future economic development projects
 - Authorizing amendments to the TIRZ Project and Finance Plans
 - capture potential projects and areas of increasing property values
- Potential projects
 1. Essex Area – proposed mixed use development
 2. Montana Street - Proposed entertainment district
 3. Wyoming Street - Proposed entertainment district
 4. Government Hill – increasing values and the Region 20 Education facility
 5. MLK Park Area – ChildSafe, Children’s Advocacy Center and adjacent development

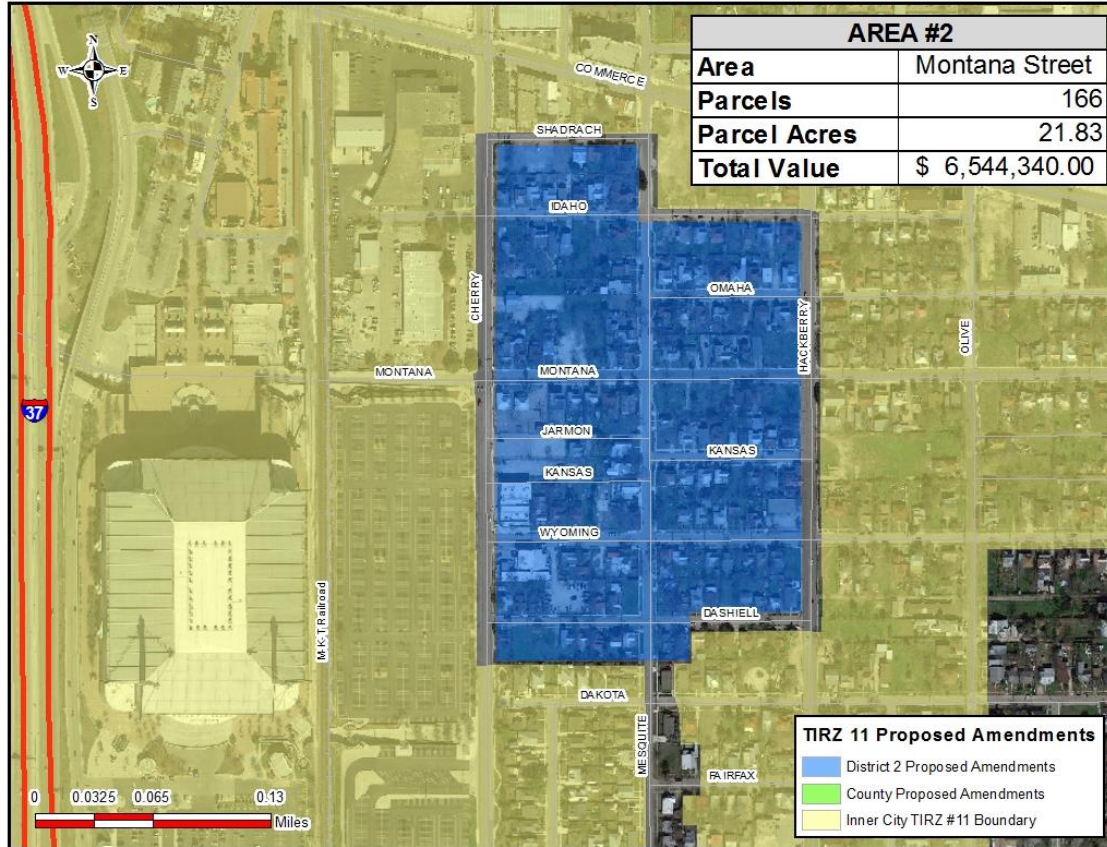
Subject Areas



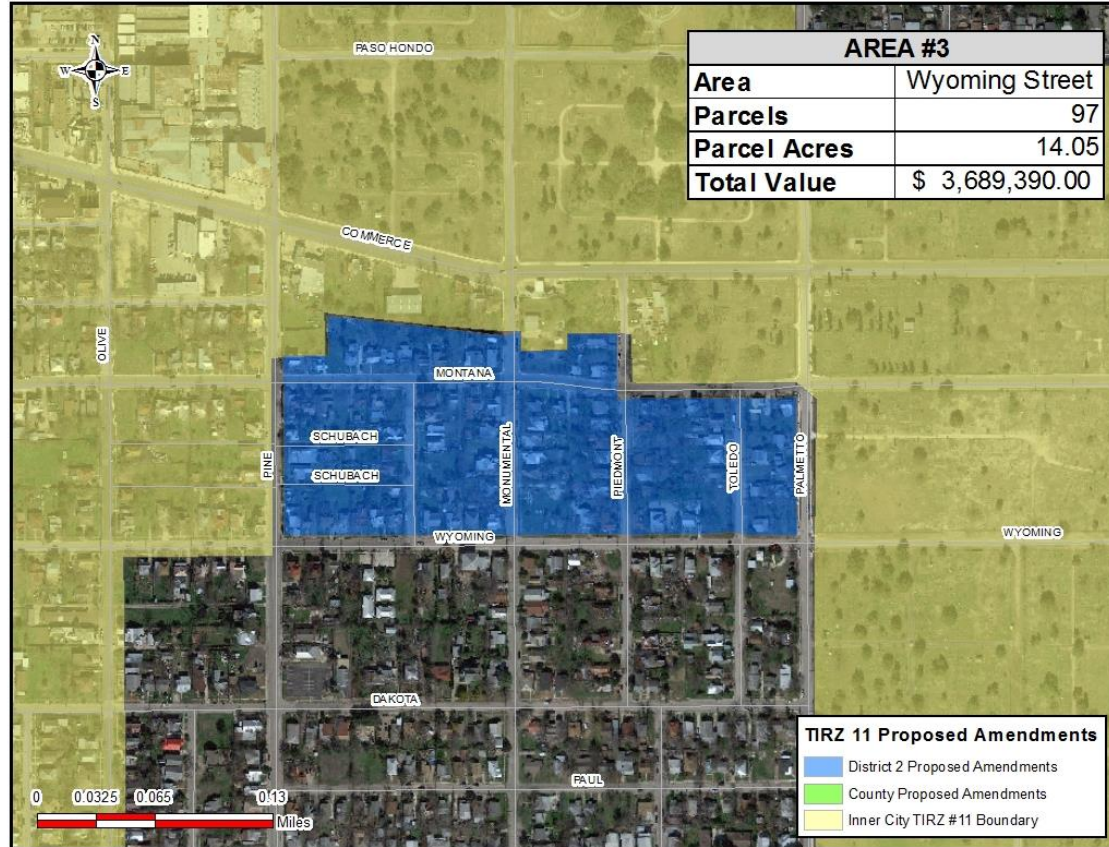
Area #1 - Essex



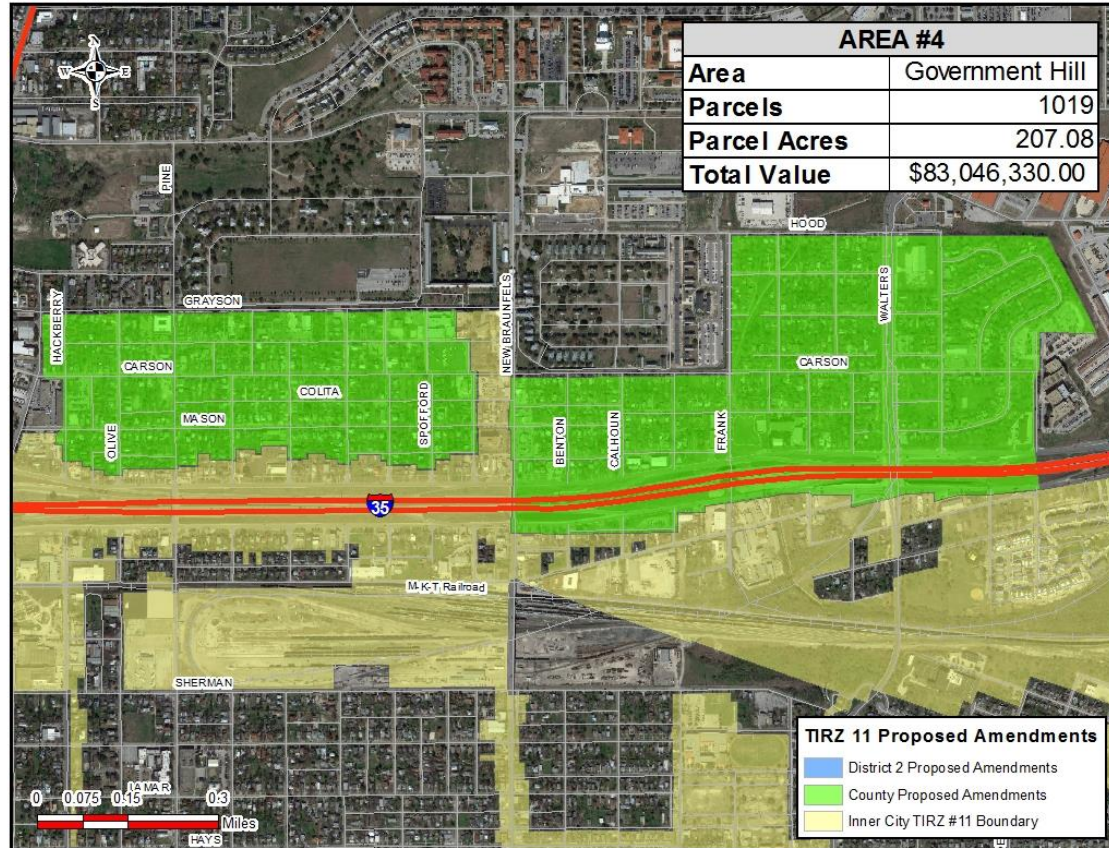
Area #2 – Montana Street



Area #3 – Wyoming Street



Area #4 – Government Hill



Area #5 – MLK Park



Fiscal Impact Analysis

- Proposed amendment does not have a direct impact on the City's General Fund
- Beginning in tax year 2017, future tax increment will be deposited into Inner City TIRZ fund
- Future projects within subject areas could be eligible for future funding
- The proposed amendment does not obligate any funds

Staff Analysis and Recommendation

- Staff recommends **Approval**
 - Proposed amendment meets all statutory requirements
 - within the 30% residential requirement
 - Base value will be set to 2016 values
 - In 2017, increases in value above base will be deposited into TIRZ fund
 - New Inner City TIRZ boundary
 - 5,016 parcels
 - 2,821 parcel acres