

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER NINE, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE HOUSTON STREET TIRZ, AND TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE WESTSIDE TIRZ, AUTHORIZING CITY STAFF TO AMEND THE PROJECT AND FINANCE PLANS FOR TIRZ NUMBER NINE AND THIRTY AND APPOINTING THREE VACANCIES TO BE FILLED ON THE BOARD OF DIRECTORS FOR TIRZ NUMBER NINE.

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WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the “TIF Act”), the City Council in 1999 and 2008 through Ordinances No. 90969 and 2008-12-11-1173 designated the Houston Street and Westside Tax Increment Reinvestment Zones (the “TIRZs”), located within and near the central business district and City Council Districts 1 and 5; and

WHEREAS, on September 11, 2014 City Council extended the term of the Houston Street TIRZ for twenty years and reduced the size of the Board of Directors from eleven to seven, of which three are to be appointed by City Council; and

WHEREAS, City Council seeks to appoint the Assistant City Manager over Center City Development and Operations Department (“CCDO”), the Director of the Finance Department, and the Director of CCDO as ex-officio members of the Houston Street TIRZ Board of Directors; and

WHEREAS, the proposed boundary amendments will increase the size of the Houston Street TIRZ by adding parcels located primarily along North Main extending from Cesar Chavez to IH-35 and will encompass parts of the proposed San Pedro Creek Project; and

WHEREAS, the western edge of the proposed new Houston Street boundary runs adjacent to the Westside TIRZ east of South Flores Street and will include 10 parcel acres that are currently within the boundary of the Westside TIRZ; and

WHEREAS, the proposed boundary amendments will increase the Houston Street TIRZ by an additional 138.54 acres and 278 parcels for a total of 179.74 acres and 396 parcels and will decrease the size of the Westside TIRZ by 10.12 acres and 28 parcels; and

WHEREAS, the proposed boundary amendments will facilitate the City’s economic development goals for the downtown area including development of the San Pedro Creek

improvements by the Alameda Theater, redevelopment of City owned properties within each TIRZ, a public private partnership with the Weston Urban and Frost Bank that will result in a consolidated administrative office tower for the City, 265 housing units in the central business district, and construction of the first Class A office tower in downtown San Antonio since 1989; and

WHEREAS, in order to facilitate the public private partnership with Weston Urban and Frost Bank, several parcels will be removed from the Westside TIRZ, including but not limited to the Alameda Theater and the Frost Motor Bank site; and

WHEREAS, the parcels being removed from the Westside TIRZ and included in the Houston Street TIRZ will allow the City to utilize tax increment from the proposed new office tower to be constructed on the Frost Motor Bank site to pay for debt associated with the acquisition and renovation of the current Frost Bank Tower for City administrative offices and allow Bexar County to utilize its tax increment to fund improvements to the Alameda Theatre and other proposed public improvements; and

WHEREAS, the City seeks to amend the boundaries of the Houston Street and Westside TIRZ by removing parcels from the Westside TIRZ and adding them to the Houston Street TIRZ, to amend the Houston Street and Westside TIRZ Project and Finance Plans to include the proposed boundary changes, public improvements, and projects within the respective TIRZ, and to make appointments to the Board of Directors of the Houston Street TIRZ; **NOW THEREFORE:**

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

SECTION 1. The boundaries of the Houston Street TIRZ, located in City Council District 1 are amended by adding an additional 138.54 acres and 278 parcels for a total of 179.74 acres and 396 parcels, as shown in the attached Exhibit A: Map of the Houston TIRZ.

SECTION 2. The boundaries of the Westside TIRZ, located in City Council District 1 and 5 are amended by reducing it by 10.12 acres and 28 parcels for a total of 179.74 acres and 396 parcels, as shown in the attached Exhibit B: Map of the Westside TIRZ.

SECTION 3. The tax increment base for the properties being added to the Houston Street TIRZ is the total appraised value of the real property taxable by the City and the County as of January 1, 2015, the year in which the properties are being added to the Houston Street TIRZ.

SECTION 4. The Assistant City Manager over CCDO, the Director of the Finance Department and the Director of CCDO are appointed as ex-officio members of the Board of Directors of the Houston Street TIRZ to serve for a term of two years.

SECTION 5. There is no fiscal impact by this proposed action. All projects supported by the Houston Street TIRZ will be funded with future and available tax increment generated within the TIRZ.

SECTION 6. City Council authorizes City staff to amend the Project and Finance Plans to include the proposed boundary changes and proposed projects within the Houston Street and Westside TIRZ. Once amended, the Project and Finance Plans will require final approval by City Council in accordance with the TIF Act.

SECTION 7. This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes of the City Council. If less than eight (8) affirmative votes are received, then this Ordinance shall be effective ten (10) days after passage.

PASSED AND APPROVED this 4th day of June, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney