

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

AN ORDINANCE

AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN ANTONIO, THE TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS (“TIRZ”), AND LIVE SMALL, LLC, FOR THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AND IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF A VETERANS TRANSITION AND CONFERENCE CENTER THAT IS DESIGNED TO PROVIDE TRANSITION SERVICES FOR VETERANS OF THE GREATER SAN ANTONIO AREA AND SUPPORT THE NEEDS OF THE COMMUNITY.

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WHEREAS, tax increment financing is an economic development tool authorized through the Tax Increment Financing Act (the “Act”), Chapter 311 of the Texas Tax Code; and

WHEREAS, in accordance with the Act, the City through City Council Ordinance No. 93101, established Tax Increment Reinvestment Zone Number Eleven, known as the Inner City TIRZ (“TIRZ”), and a Board of Directors (“Board”) authorized with all the rights, powers, and duties provided by the Act to such boards in order to promote development and revitalization activities within TIRZ; and

WHEREAS, the City and the Board recognize the importance of their continued role in economic development, community development, planning and urban design; and

WHEREAS, on January 27, 2017, Live Small, LLC applied for TIF funding for the development of a Veterans Transition and Conference Center, which consists of a facility that will provide support services for military personnel and a conference center that will be accessible to the general public, located on or about 508 Roper Street, between Dignowity Drive on the north, Runnels Avenue on the south, Edgar Street on the east and abutting an existing drainage channel on the west, in City Council District 2 and within the TIRZ; and

WHEREAS, on February 10, 2017, the Board approved Resolution T11 2017-02-10-17-03R, set out in **Exhibit A**, authorizing the commitment of reimbursable TIF funds in an amount not to exceed Nine Hundred Seventy-Two Thousand Dollars and No Cents (\$972,000.00) from the Inner City TIRZ to Live Small, LLC for the Veterans Transition and Conference Center; and

WHEREAS, on May 12, 2017, the Board passed Resolution T11 2017-05-12-03R, set out in **Exhibit B**, authorizing the execution of a Development Agreement with Live Small LLC to support the construction of public infrastructure and improvements associated with the development of a Veterans Transition and Conference Center, which staff recommends approval by the City Council; **NOW THEREFORE:**

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

SECTION 1. The terms and conditions of a Development Agreement with Live Small LLC, are hereby approved. The City Manager or her designee is authorized to execute this Agreement, a copy of which, in substantial final form is set out in **Attachment I**. A copy of the fully executed agreement will be substituted for **Attachment I** upon receipt of all signatures.

SECTION 2. This Ordinance authorizes the commitment not to exceed Nine Hundred Seventy Two Thousand Dollars and No Cents (\$972,000.00) in reimbursable tax increment funding from the Inner City TIRZ Tax Increment Fund to Live Small LLC, for the development of a Veterans Transition and Conference Center located on or about 508 Roper Street, between Dignowity Drive on the north, Runnels Avenue on the south, Edgar Street on the east and abutting an existing drainage channel on the west, in City Council District 2, and which is within the TIRZ. There is no direct fiscal impact to the City's General Fund.

SECTION 3. City Staff is authorized to amend the Inner City TIRZ Project and Finance Plans to include Veterans Transition and Conference Center development project.

SECTION 4. This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this _____ day of June, 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney