

# City of San Antonio



## Minutes Tax Increment Reinvestment Zone 31 -- Midtown

Friday, February 26, 2016

10:00 AM

1400 South Flores

### **Board Members Present:**

Louis Fox (Chair)  
Richard Hartman  
Joan Korte  
Carol (Lynn) Knapik  
Marise McDermott  
Steven Sano  
Roberto Flores  
Donna Liston  
Suzanne Scott  
Matthew Carpenter

### **Board Members Absent:**

Christina (Tina) Scott  
Vacancies (4)

### **COSA Staff Present:**

John Dugan, DPCD; Bridgett White, DPCD; Nancy Sheppard, DPCD; Jonathan Lane, DPCD; James Shale, DPCD; Al Gordon, DPCD; Richard Ramirez, DPCD; James Palomo, CAO; Veronica Gonzalez, CCDO

### **Guests:**

Tony Piazza, Centro San Antonio; Kim Miller, VBX

### **Call to Order and Roll Call**

Lou Fox called the meeting to order at 10:03 a.m.

### **Citizens to be Heard**

None

### **Approval of Minutes**

Marise McDermott commented that "Mig" should be changed to "M.I.G." Staff acknowledged the change. A motion to approve the minutes from the January 29, 2016 TIRZ Board of Director's meeting was made by Suzanne Scott. The motion was seconded by Lynn Knapik. A vote was taken, all in favor, the motion carried. The correction to the minutes was made prior to signature.

### **Financial Report**

Jonathan Lane, TIF Unit Economic Development Coordinator, provided the financial report. The report reflected a more forward looking approach of the potential TIRZ fund balance and met Board expectations.

### **Individual Items**

1. Discussion and possible action to consider a Resolution authorizing the expenditure of up to \$18,000.00 to conduct a traffic count study on a section of upper Broadway Avenue and to authorize staff to negotiate and execute an agreement with Centro San Antonio for such services.

Suzanne Scott provided an overview of what the expenditure will provide for. Centro has contracted with M.I.G. to conduct a concept design process along Broadway from Houston Street through Hildebrand. There is a need to conduct a traffic count study for a section of Broadway that is missing the required data. Centro has asked the TIRZ Board for funding to support the traffic study. \$56,000.00 in funding was provided by other sources (public and private) to complete the traffic study in other areas along Broadway. The TIRZ Board is supporting the unfunded portion of this overall study.

Tony Piazzzi, Centro employee, addressed the Board. Centro has determined that the immediate payment can be funded through Centro's Public Improvement District (PID) and are asking that the amount paid be reimbursed by the TIRZ Board. It is anticipated that the study will only cost an estimated \$13,000.00 to complete a portion of the overall study. The entire study is anticipated to cost over \$200,000.00 to complete.

Suzanne Scott stated that, if approved, this request will fill the void to completing the concept design. The results will be provided to the Board. At a later time, the TIRZ Board will be asked if they want to participate in funding a portion of the design phase. She elaborated that the TIRZ is not funding all aspects of this endeavor; moreso, it is a collaborative partner, along with anticipated City Bond and private source funding.

Tony Piazzzi commented that the City of Alamo Heights is not ready to participate in the Broadway Corridor initiative at this time.

A motion to approve the item was made by Suzanne Scott. The motion was seconded by Matthew Carpenter. A vote was taken, all in favor, the motion carried.

### **Additional Information**

Richard Hartman stated that approximately 12 businesses along St. Mary's Street intend to create a 501C3 corporation to help fund a City plan to redevelop St. Mary's Street. Mr. Hartman requested that a future TIRZ board meeting have an item to discuss redevelopment along St. Mary's street and to potentially discuss the TIRZ Board funding some components of that plan. Staff will place on the next TIRZ Board agenda and will follow up on whatever work the City has performed on behalf of this effort.

Lou Fox stated the University of Incarnate Word (UIW) is working with the City and the San Antonio Zoo to build a 400 +/- space car parking garage that would be available for City and Zoo use on weekends.

Tony Piazza stated that the anticipated completion for the cost estimate for the schematic phase along the Broadway Corridor was planned to be completed as early as the end of March, 2016, but it is anticipated that the timeline could be set back 2 – 4 weeks. Centro would like to have a funding commitment as soon as possible. It is believed that Centro would have something to show the Board conceptually by the end of March.

The Board suggested that the next tentative meeting be April 1, 2016 to discuss two items: 1) the St. Mary's Street update; and, 2) possible action to fund a portion of the Centro plan regarding the schematic design plan for the Broadway Corridor. Staff will work with Centro regarding the timing of the next Board meeting, which might possibly be later in April or early May.

**Adjournment**

A motion to adjourn was made by Roberto Flores. The motion was seconded by Steven Sano. A vote was taken, all in favor; the meeting was adjourned at 10:49 AM.

Certified this 29<sup>th</sup> day of APRIL, 2016.



Lou Fox  
Chairperson

Attest:



Albert Gordon  
Recorder/Transcriber of Minutes