

Agenda Item #32

Inner City TIRZ

Funding Agreement for Maverick Plaza

City Council A-Session
January 30, 2020



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Verónica R. Soto, AICP, Director

Summary

- On November 13, 2019, the Inner City TIRZ Board approved a Funding Agreement between the Inner City TIRZ Board of Directors and the City of San Antonio for eligible public improvements for public restrooms and archaeological expenses in an amount not to exceed \$800,000.



Background

- 2016, RFI issued by City for developer and operator
 - Grupo La Gloria, Johnny Hernandez selected
- December 2017, Inner City TIRZ Board of Directors approved two resolutions
 - \$4,400,000 for public improvements in Maverick Plaza
 - \$600,000 to support enhanced programming in Maverick Plaza over 7 years
- December 14, 2017, City Council authorized a lease agreement with Grupo La Gloria for the construction of three restaurant concepts
- October 2019, CMO requested \$800,000 from Inner City TIRZ for public restrooms and archaeological expenses in Maverick Plaza
- November 2019, Inner City TIRZ board approved resolution for \$800,000



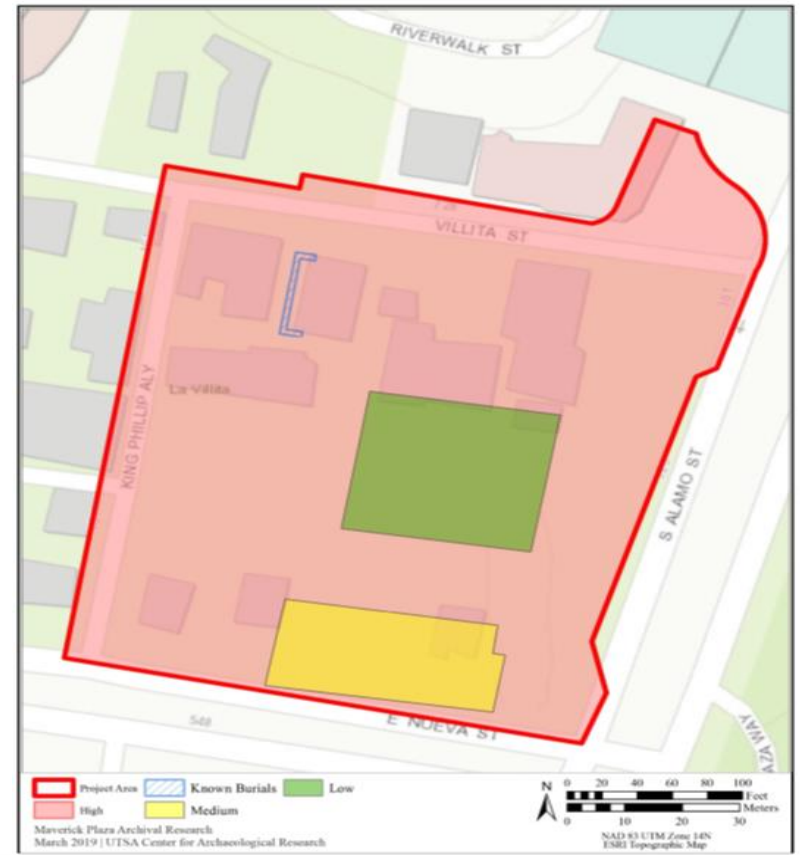
Project Location

- Maverick Plaza is located at the northwest corner of S. Alamo and E. Nueva Street, San Antonio, TX 78205
- Located within City Council District #1



Site Improvements

- In September 2019, the design team began design development, reflecting the new request from tenants, stakeholders, and general public to include public restrooms in Maverick Plaza
- In early 2019, archival research and development of a human remains treatment plan was established
- Additional funds are required as further investigations and ongoing monitoring will be needed.



Fiscal Impact

- The funding source is the tax increment produced by the Inner City TIRZ, with no impact to the General Fund.



Recommendation

Staff recommends approval of a funding agreement in the amount of \$800,000 for public improvements at Maverick Plaza in La Villita for the construction of new public restroom facilities and archaeology expenses.



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