

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

AN ORDINANCE

AUTHORIZING FUNDING FOR THE PLANNED RENOVATIONS TO THE GOOD SAMARITAN HOSPITAL BUILDING TO OPERATE AS A VETERANS OUTREACH AND TRANSITION CENTER LOCATED IN COUNCIL DISTRICT 2 IN THE FOLLOWING MANNER: 1) A SECOND AMENDMENT TO THE FUNDING AGREEMENT WITH ALAMO COMMUNITY COLLEGE DISTRICT ("ALAMO COLLEGES") TO PROVIDE FOR FUNDING IN AN AMOUNT NOT TO EXCEED \$5,070,426.00; 2) THE ACCEPTANCE OF A \$500,000.00 GRANT FROM THE GREEHEY FAMILY FOUNDATION; 3) AN INTERLOCAL AGREEMENT WITH ALAMO COLLEGES AND SAN ANTONIO HOUSING AUTHORITY ("SAHA") FOR A \$600,000.00 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") GRANT; AND 4) A FUNDING AGREEMENT WITH THE INNER CITY TAX INCREMENT RENIVESTMENT ZONE NUMBER ELEVEN ("TIRZ") BOARD OF DIRECTORS AND ALAMO COLLEGES IN AN AMOUNT NOT TO EXCEED \$950,000.00 FOR THE PLANNED RENOVATIONS TO THE GOOD SAMARITAN HOSPITAL BUILDING TO OPERATE AS A VETERANS OUTREACH AND TRANSITION CENTER LOCATED IN COUNCIL DISTRICT 2.

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WHEREAS, San Antonio has one of the nation's largest active and retired military populations and is home to the Department of Defense's largest Joint Base known as Joint Base San Antonio; and

WHEREAS, the City and Alamo Colleges recognize that veterans are a vital and integral part of the community of San Antonio and that a need exists to support veterans as they transfer into a civilian role within the community; and

WHEREAS, on December 15, 2011, by Ordinance 2011-12-15-1023, City Council approved a Funding Agreement with Alamo Colleges for the expenditure of \$2,000,000.00 for Alamo College's renovation of the historic Good Samaritan Hospital building located at 1602 Dakota and for real estate acquisition costs, and, by Ordinance 2011-12-15-1024, authorized a 25-year lease for the Good Samaritan building and lot for the operation by Alamo Colleges of a Veterans Outreach and Transition Center (VOTC) at the renovated facility (the "Project"); and

WHEREAS, on February 14, 2013 by amendment to the Funding Agreement, the City provided additional funding in the amount of \$1,167,679.00 for the Project, and by amendment to the Lease, the Leased Premises were expanded to include various lots surrounding the Good Samaritan building for use by Alamo Colleges for parking for the VOTC, which lots the City has acquired or is in the process of acquiring pursuant to Ordinance 2011-12-15-1022; and

WHEREAS, in October 2015, Alamo Colleges received the lowest bid of \$6,256,000.00 for construction and contingency costs for a total cost of \$7,497,926.00 to redevelop the building as the Veterans Outreach and Transition Center; and

WHEREAS, the City has worked with Alamo Colleges to commit resources necessary to begin renovations including securing \$1,000,000.00 from the State of Texas, \$950,000.00 from the Inner City Tax Increment Reinvestment Zone Fund, an additional \$902,747.00 in City Inner City Incentive Funds, \$600,000.00 in HUD grants, \$500,000.00 in Fiscal Year 2016 Certificates of Obligation, a \$500,000.00 grant from the Greehey Family Foundation, \$15,000.00 from Citibank, \$12,500.00 from San Antonio Conservation Society, and \$450,000.00 from St. Phillips College for furniture fixtures and equipment; and

WHEREAS, Alamo Colleges has received a preliminary commitment of \$600,000.00 from the Department of Housing and Urban Development Choice Implementation Grant (“HUD Grant”) from San Antonio Housing Authority (“SAHA”); and

WHEREAS, SAHA, Alamo Colleges, and the City have negotiated a Tri-Party Interlocal Agreement to manage the \$600,000.00 HUD grant for the Project; and

WHEREAS, on November 13, 2015 the TIRZ Board approved a Resolution authorizing the execution of a Funding Agreement in the amount of up to \$950,000.00 from the Inner City TIRZ fund for the Project; and

WHEREAS, the City will fund the remaining gap to finance the Project by utilizing up to but not to exceed \$902,747.00 in available Inner City Incentive Funds (“ICIF”) to be given to Alamo Colleges as a 380 Economic Development Program Grant Agreement, of which \$600,000.00 is approved should HUD approval of the HUD Grant not pass, as a component of the Funding Agreement; **NOW THEREFORE:**

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

SECTION 1. The terms and conditions of the Second Amended Funding Agreement, the Tri-Party Interlocal Agreement, and the Inner City TIRZ Funding Agreement, are approved.

SECTION 2. A copy of the Agreements, in substantially final form are attached to this Ordinance as **Exhibits A, B, and C**, respectively. The City Manager or her designee is authorized to execute the Agreements referenced above and such other documents as are necessary to carry out the intent of this Ordinance. A copy of the fully executed Agreements will be substituted for these **Exhibits** upon receipt of all signatures.

SECTION 3. City Council authorizes City staff to amend the Inner City TIRZ Project and Finance Plans to incorporate the Veterans Outreach and Transition Center Project.

SECTION 4. Funding in an amount not to exceed \$500,000.00 for this Ordinance is authorized from the Fiscal Year 2016 Capital Improvement Budget with funds available from Certificates of Obligation.

SECTION 5. The City hereby accepts the Greehey Family Foundation Grant in the amount of Five Hundred Thousand Dollars (\$500,000.00).

SECTION 6. Funds are authorized to be received from Greehey Family Foundation to SAP Fund 40099000, Other Capital Projects, SAP Project Definition 19-00020, Good Samaritan VOTC, and the budget shall be revised by increasing WBS element 19-00020-90-10-01, Greehey Family Foundation Grant and SAP General Ledger 4502280, Contribution from other Agencies, in the amount of \$500,000.00.

SECTION 7. The amount of \$500,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 19-00020, Good Samaritan VOTC, SAP WBS Element 19-00020-05-02-01, Construction-City and SAP General Ledger 5201040.

SECTION 8: Funding in the amount of \$950,000.00 for this Ordinance is available in Fund 29086007, Cost Center 0703290001 and General Ledger 5201040.

SECTION 9: Funding in the amount of \$902,747.00 for this Ordinance is available in Fund 29104000, Cost Center 1909010001 and General Ledger 5201040 as part of the Fiscal Year 2016 Budget.

SECTION 10: The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 11. This Ordinance shall take effect immediately upon the receipt of eight affirmative votes; otherwise it shall be effective ten days after its passage.

PASSED AND APPROVED this 3rd day of March, 2016.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek
City Clerk

Martha G. Sepeda
Acting City Attorney