

**T11 2017-12-08-06AR**

**RESOLUTION BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS, KNOWN AS THE INNER CITY TAX INCREMENT ZONE (“INNER CITY TIRZ”), ACKNOWLEDGING THE INNER CITY TIRZ FUND AS A SOURCE OF FUNDING IN AN AMOUNT OF \$4,400,000.00 AND ASSOCIATED INTEREST FROM THE TIRZ FUND, FOR THE LA VILLITA CULINARY CONCEPT PROJECT LOCATED WITHIN MAVERICK PLAZA IN SAN ANTONIO, TEXAS AND WITHIN THE TIRZ IN CITY COUNCIL DISTRICT 1 AND IN ACCORDANCE WITH THE LEASE AGREEMENT TO BE NEGOTIATED BETWEEN THE CITY OF SAN ANTONIO AND GRUPO LA GLORIA, LLC.**

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**WHEREAS**, in accordance with the Texas Tax Increment Financing Act (the “Act”), the City of San Antonio (“City”) established the Inner City TIRZ to promote development and redevelopment within the TIRZ boundary which would not otherwise occur solely through private investment; and

**WHEREAS**, the Inner City TIRZ Board of Directors (“Board”) recognizes its active role in the economic and community development of the area within its boundaries; and

**WHEREAS**, pursuant to Section 311.008(b) of the Act, the City has authority to enter into agreements that the City deems necessary or convenient to implement the TIRZ Project Plan and to achieve the purposes of developing the TIRZ within the scope of that plan; and

**WHEREAS**, in February 2016, the City issued a Request for Information for a Culinary Concept and Operator in La Villita’s Maverick Plaza; and

**WHEREAS**, upon consideration and evaluation of the responsive proposals, City staff recommended Grupo La Gloria to design a conceptual plan for Maverick Plaza; and

**WHEREAS**, it was determined that the development of three restaurants along with cultural programming in Maverick Plaza together with the best mix of culinarians, retailers, artisans, and musicians would provide an authentic San Antonio food and cultural experience; and

**WHEREAS**, the City, in accordance with a Lease Agreement being negotiated between the City and Grupo La Gloria, LLC, has committed to providing \$4,400,000.00 in self-supporting 2018 Certificates of Obligation to be utilized for public improvements including the demolition of non-historic restroom and concession facilities, construction of outdoor demonstration kitchen and kiosks, street improvements, and utilities in Maverick Plaza; and

**WHEREAS**, the aforementioned public improvements are subject to change based on review by the City's Bond Counsel prior to the issuance of the debt and alternate improvements may be required to be substituted or cash may be utilized for a portion of the improvements; and

**WHEREAS**, the City and the Board desire to provide financial incentives for development and revitalization projects that benefit the City and the Inner City TIRZ; **NOW THEREFORE**,

**BE IT RESOLVED BY THE BOARD:**

**SECTION 1.** The recitals set out above are adopted in their entirety.

**SECTION 2.** The Board hereby authorizes the Inner City TIRZ tax increment fund as a source of funding for the City's Lease Agreement with Grupo La Gloria, LLC for the La Villita Culinary Concept Project in an amount not to exceed \$4,400,000.00 in available tax increment and associated interest to reimburse the City for the issuance of self-supporting 2018 Certificates of Obligation totaling an estimated \$8,000,000.00 in debt service payments from the Inner City TIRZ Fund over a twenty (20) year period in support of public improvement associated with the Project.

**SECTION 3.** Since the debt service extends beyond the term of the Inner City TIRZ, in the event the Inner City TIRZ is not renewed, the City will be required to pay the debt service from another funding source.

**SECTION 4.** The Board hereby authorizes its Presiding Officer, in concurrence with the City Attorney's Office, to execute the Lease Agreement as an acknowledgement of the financial commitment of the TIRZ and as a source of funding for the La Villita Culinary Concept Project in accordance with its terms.

**SECTION 5.** The Board acknowledges that subsequent approval by City Council is required.

**PASSED AND APPROVED** this 8th day of December, 2017.

**APPROVED AS TO FORM**

*Rec*



City Councilman William Shaw  
Presiding Officer



Ted Murphree  
Assistant City Attorney