

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

**AN ORDINANCE**

**AUTHORIZING THE APPROVAL OF ASSIGNMENTS FROM HLH DEVELOPMENT L.P. TO HAUSMAN HOLDINGS, LTD; AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE SAID ASSIGNMENTS FOR THE FOLLOWING TAX INCREMENT REINVESTMENT ZONES (TIRZ): PLAZA FORTUNA TIRZ NUMBER TWELVE LOCATED IN CITY COUNCIL DISTRICT 5, MISSION CREEK TIRZ NUMBER SEVENTEEN LOCATED IN CITY COUNCIL DISTRICT 3, HALLIE HEIGHTS TIRZ NUMBER NINETEEN LOCATED IN CITY COUNCIL DISTRICT 4, AND HEATHERS COVE TIRZ NUMBER TWENTY-ONE LOCATED IN CITY COUNCIL DISTRICT 4.**

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**WHEREAS**, the developer HLH Developments, L.P. requested to assign all of its benefits, rights and obligations arising from the Development Agreement to their parent company Hausman Holdings, Ltd.; and

**WHEREAS**, pursuant to the Development Agreements, all assignments require formal approval from their respective TIRZ Board, Bexar County Commissioners Court and City Council; and

**WHEREAS**, the Tax Increment Financing Act, Tax Code, Chapter 311, authorizes a municipality to enter into agreements that are deemed necessary or convenient to implement project plans and achieve their purposes; and

**WHEREAS**, the respective TIRZ Boards held meetings on March 19, 2014 and approved the requested assignments from HLH Developments, L.P. to Hausman Holdings, Ltd.; and

**WHEREAS**, the Bexar County Commissioners Court has approved of and executed the assignments for the respective TIRZ on June 3, 2014; and

**WHEREAS**, by the terms of the assignments, Hausman Holdings, Ltd. will be bound by all terms, provisions and representations of the City Council approved Development Agreements, the respective TIRZ Documents, and all of the obligations and liabilities of HLH Developments, L.P. ; and

**WHEREAS**, there are no other amendments or changes to the Development Agreements or the developer's obligations under the respective Development Agreements; **NOW THEREFORE:**

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

**SECTION 1.** The assignment of the all benefits, rights, responsibilities, liabilities, obligations, title, and interest the Development Agreements from developer HLH Developments, L.P. to the parent company Hausman Holdings, Ltd for Tax Increment Reinvestment Zones Numbers Twelve (12), Seventeen (17), Nineteen (19), and Twenty-one (21) by Hausman Holdings, Ltd. is hereby approved.

**SECTION 2.** The City Manager or designee is authorized to execute the Assignments for the transfer of all benefits, rights and obligations from the developer HLH Development, L.P. to the parent company Hausman Holdings, Ltd.

**SECTION 3.** The individual assignments as approved by the respective TIRZ Boards, and Bexar County Commissioners Court and the notarized acknowledgments are attached as follows: (1) Plaza Fortuna TIRZ number twelve as **Exhibit “1”** and **“1A”**; (2) Mission Creek TIRZ number seventeen as **Exhibit “2”** and **“2A”**; (3) Hallie Heights TIRZ number nineteen as **Exhibit “3”** and **“3A”**; and (4) Heather’s Cove TIRZ number twenty-one as **Exhibit “4”** and **“4A”**.

**SECTION 4.** Approval and execution of the Assignments from developer HLH Developments, L.P. to their parent company Hausman Holdings, Ltd has no direct financial impact to the General Fund. The TIRZ for Plaza Fortuna number twelve, Mission Creek number seventeen, Hallie Heights number nineteen, and Heather’s Cove number twenty-one will continue to capture property tax value on improvements within the respective TIRZ at the current participation rate for the duration of each TIRZ term.

**SECTION 5.** This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes of the City Council. If less than eight (8) affirmative votes are received, then this Ordinance shall be effective ten (10) days after passage.

PASSED AND APPROVED this \_\_\_\_\_ day of September, 2014.

M A Y O R  
Ivy R. Taylor

**ATTEST:**

**APPROVED AS TO FORM:**

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Leticia M. Vacek, City Clerk

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Robert F. Greenblum, City Attorney