

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

**AN ORDINANCE**

**AUTHORIZING AMENDMENTS TO THE HOUSTON STREET  
PROJECT AND FINANCE PLANS, AND THE EXECUTION OF AN  
INTERLOCAL AGREEMENT BETWEEN BEXAR COUNTY, THE  
BOARD OF DIRECTORS OF THE HOUSTON STREET TAX  
INCREMENT REINVESTMENT ZONE NUMBER NINE, AND THE CITY  
OF SAN ANTONIO, TEXAS.**

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**WHEREAS**, the City recognizes the importance of its continued role in economic development, community development, community revitalization, planning and urban design; and

**WHEREAS**, by Ordinance Number 90969, dated December 9, 1999, pursuant to the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (as amended, hereinafter called the "Act"), the City created Reinvestment Zone Number Nine, City of San Antonio, Texas ("TIRZ") in accordance with the Act, to promote development and redevelopment of the Zone Property through the use of tax increment financing, in which development and redevelopment would not otherwise occur solely through private investment in the reasonably foreseeable future, and established a Board of Directors for the TIRZ; and

**WHEREAS**, on September 18, 2014 City Council through Ordinance No. 2014-09-18-0713 extended the term of the Houston Street TIRZ for an additional twenty years until September 30, 2034 and reduced the size of the Board of Directors from eleven to seven members of which four are to be appointed by City Council and three by Bexar County; and

**WHEREAS**, on June 4, 2015 City Council through Ordinance No. 2015-06-04-0489 extended the boundaries of the Houston Street TIRZ by adding 260 parcels equivalent to 138 parcel acres; and

**WHEREAS**, on October 5, 2015 the Houston Street TIRZ Board of Directors approved a resolution amending the TIRZ Project and Finance Plans and authorizing the execution of the Interlocal Agreement with Bexar County; and

**WHEREAS**, the City and the County will be the only participating taxing entities contributing to the TIRZ for the remaining term of the TIRZ; and

**WHEREAS**, participation by the City and the County and expansion of the TIRZ boundaries and term will allow for several projects to be funded including Economic Development Agreements with HVHC, Argo, the Maverick Building, and Economic Development Projects along the San Pedro Creek Improvement Project, Houston Street lighting Project, Frost Bank

Tower infrastructure Project, renovations of the Alameda Theater and other future approved projects; and

**WHEREAS**, City staff has amended both the Project Plan and Finance Plan to include funding for new projects within the Houston Street TIRZ and the boundary and term extensions; and

**WHEREAS**, the Act authorizes the expenditure of funds derived within a reinvestment zone, whether from bond proceeds or other funds, for the payment of expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by a municipality establishing a reinvestment zone, for costs of public works or public improvements in the reinvestment zone, plus other costs incidental to those expenditures and obligations, consistent with the Final Project Plan of the reinvestment zone, which expenditures and monetary obligations constitute project costs, as defined in Section 311.002 (1) of the Act (“Project Costs”); and

**WHEREAS**, it is officially found and determined that the meeting at which this Ordinance was passed was open to the public and public notice of the time, place and purpose of said meeting was given all as required by Chapter 551, Texas Government Code, and Chapter 311, Texas Tax Code; **NOW THEREFORE:**

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

**SECTION 1.** The terms and conditions of the Interlocal Agreement with Bexar County allowing for funding of County projects including the Weston Urban Tower Project, the Alameda Theater Project, Economic Development Projects along the San Pedro Creek Improvements Project, and other future approved County Projects are hereby approved. A copy of the Interlocal Agreement in substantially final form is attached to this Ordinance as Exhibit A. A copy of the fully executed agreement will be substituted for Exhibit A upon receipt of all signatures.

**SECTION 2.** The City Manager or her designee is authorized to execute the attached Interlocal Agreement with Bexar County, in substantial form, incorporated into this Ordinance for all purposes.

**SECTION 3.** The Final Project Plan and the Final Finance Plan, as approved on October 5, 2015 by the TIRZ Board of Directors, are approved, and copies are attached as Exhibit B (Final Project Plan) and Exhibit C (Final Finance Plan) and incorporated into this Ordinance for all purposes.

**SECTION 4.** The Project Plan and Finance Plan are feasible and the Finance Plan is economically feasible as indicated in the plan analysis. The Project and Finance Plan are in compliance with the City’s Master Plan and the City’s Tax Increment guidelines and criteria by encouraging community revitalization, infrastructure improvements and housing within certain areas of the City which would not have occurred without tax increment financing.

**SECTION 5.** Approval and execution of the attached Interlocal Agreement does not have an immediate fiscal impact. Projects funded through the Houston Street TIRZ will be paid solely from tax increment generated through the TIRZ, so long as funds are available.

**SECTION 6.** Funding for this Ordinance is available in Fund 29086006, Cost Center 0703280001 and General Ledger 5201040, as part of the Fiscal Year 2016 Budget.

**SECTION 7.** 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 8.** 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 15th day of October, 2015.

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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Martha G. Sepeda  
Acting City Attorney