

# City of San Antonio



## Minutes Tax Increment Reinvestment Zone 31 -- Midtown

Friday, January 29, 2016

3:00 PM

1400 South Flores

### **Board Members Present:**

Louis Fox (Chair)  
Richard Hartman  
Joan Korte  
Carol (Lynn) Knapik  
Marise McDermott  
Steven Sano  
Roberto Flores  
Donna Liston  
Suzanne Scott

### **Board Members Absent:**

Matthew Carpenter  
Christina (Tina) Scott  
Vacancies (4)

### **COSA Staff Present:**

Bridgett White, DPCD; Nancy Sheppard, DPCD; Jonathan Lane, DPCD; James Shale, DPCD; Al Gordon, DPCD; Richard Ramirez, DPCD; James Palomo, CAO; Veronica Gonzalez, CCDO; Ramiro Gonzales, CCDO

### **Guests:**

Tony Piazzzi, Centro San Antonio; Ed Cross, SACA

### **Call to Order and Roll Call**

Lou Fox called the meeting to order at 3:01 p.m.

### **Citizens to be Heard**

None

### **Approval of Minutes**

A motion to approve the minutes from the November 17, 2015 TIRZ Board of Director's meeting was made by Marise McDermott. The motion was seconded by Roberto Flores. A vote was taken, all in favor, the motion carried.

### **Financial Report**

James Shale, TIF Unit Senior Management Analyst, provided the financial report. The report attempted

to present a more forward looking approach to allow the Board more insight into potential funds that could be used to fund priority projects. The report did not include a comprehensive list of forecasted expenses. After much discussion, it was determined that this section of the report would need to be developed in order to give the Board a comprehensive understanding of the available funding the Board could utilize, without over obligating the fund. The Board requested that the report reflect an Annual Income Statement type of format that projects at least a 5 year forecast.

A question was raised regarding the remaining debt payment/remaining balance regarding the Brackenridge/Witte Garage. The amount was not available at the time of the meeting. Staff provided the response by e-mail the day following the meeting.

Ed Cross, a guest at the meeting and a former member of the River North TIRZ Board, suggested the financial projection focus only on non-380 projects, as the 380 projects do not contribute to the funding available to the Board for priority projects.

### **Individual Items**

#### 1. Update from Midtown Master Plan Sub-Committee.

Suzanne Scott gave a presentation on behalf of the Midtown Master Plan Sub-Committee. One of the priority projects identified in the River North plan and the Midtown Plan prior to merger was creating improvements along the Broadway Corridor. TX Dot has stood down on their efforts to address the corridor design in favor of local input to ensure that local concerns are addressed. The funding TX Dot has reserved for the project will be held in order to support the local improvements along Broadway.

Centro Partners is looking at the lower part of Broadway, from Houston Street to Mulberry and Lion's Field. They are also looking from Mulberry to Hildebrand. These are now considered one project. The cultural corridor people, the art groups, and property owners have contributed money to fund an initial visioning concept effort led by Centro.

Tony Piazzzi, Centro employee, addressed the Board. Centro is focused on embracing the stakeholders and developing a holistic concept of what Broadway could look like that also included expanding the corridor through neighboring Alamo Heights. He addressed the current concerns of the 3.3 mile stretch of road, including sections that currently have varying right of way widths. They have contracted with M.I.G. and Carson Sprinkerhoff to design the corridor. It is being jointly funded by property owners, Centro's Public Improvement District (PID), and the Cultural Institutions. On a parallel path, Centro has retained TXP from Austin to perform a Return on Investment analysis and to look at potential funding sources. Centro wants to position the project for consideration in the 2017 Bond program. He anticipates the Return on Investment analysis to be completed at the end of February, 2016 and the conceptual design piece to be completed at the end of March, 2016. They are working on a very aggressive timeline. They have enough funding in place from the private sector and the PID to complete a 20% - 30% schematic design. Although not a complete design, it will call for analysis of potential drainage issues and utility issues. They have met with SAWS and CPS to discuss the potential to bury the overhead utilities. They would like to complete the design phase by the end of Summer, 2016 for presentation to the City of San Antonio for consideration in the 2017

Bond program.

Suzanne Scott addressed what role the TIRZ Board should play and what funding is potentially available. She iterated that funding from the TIRZ is for public improvements to support economic development within the Corridor. She asked if the TIRZ could participate financially in the 20% - 30% design initiative. She would like to know what the TIRZ could contribute to the effort as a source of alternative funding. She asked if the TIRZ cash flow could be used to support debt financing. She stated that the Corridor offers substantial economic opportunities.

Tony Piazzzi further commented that the team assembled to work on the Broadway Corridor project firmly believes that there needs to be local control. He stated that there are significant financial contributions from property owners along the Corridor. Centro is acting as a facilitator to raise the needed funding. 16% of the Corridor is in Centro's district; as such, the Centro Board has given \$200,000 to support this design effort. The cost estimate to complete the design was not available at the time of the Board meeting. He commented that all stakeholders in this project want to "do it right." TX Dot has potential funding to support the construction phase.

Lou Fox stated that the City of Alamo Heights is taking an active interest in the redevelopment of the Broadway Corridor, as well as Austin Highway.

Suzanne Scott discussed that another priority for the Board is Saint Mary's street and the connection to Saint Mary's street.

Richard Hartman commented that he wanted to ensure that Saint Mary's street received attention from the Board and to ensure that Saint Mary's street was included in the discussion for public transportation (i.e., trolleys, etc.)

Steve Sano discussed that the Board should focus on increasing the traffic into the area and suggested that the culture corridor is a good way to support it. He was concerned about the areas that could be affected by the growth in the corridor. He was concerned about how to evaluate the project with the appropriate metrics to ensure that they are doing "the right thing."

Suzanne Scott agreed with Steve Sano and further stated that the Corridor needed to be walk-able, bike-able, and that the quality concerns needed to be addressed throughout the project.

Ed Cross addressed the Board and agreed with Steve Sano. He suggested that the Board should look at Return on Investment as a primary metric.

Steve Sano discussed how Social Capital and Social Sustainability should be used as metrics.

Suzanne Scott summarized that funding is a key aspect of the Broadway Corridor project and that the TIRZ Board needs to understand what funding they can make available to support the endeavor in the short and long term. She did not believe that the TIRZ could be a strong supporter on a "pay as you go" basis, but that the TIRZ fund could be used to leverage debt over the long term.

A discussion regarding how payment flow works through the TIRZ occurred.

Bridgett White addressed the Board regarding ensuring that the Broadway Corridor fits within approved City plans.

Suzanne Scott reiterated that the next step is to determine if the Board can help fund part of the design with the follow on challenge being if the TIRZ can contribute to the long term construction of the project.

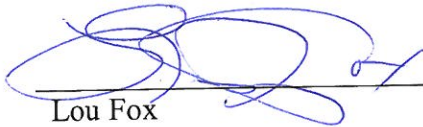
2. Discussion regarding future meeting schedule.

Lou Fox suggested that the Board meet as soon as possible to review staff's financial projection product. The Board agreed to meet February 26, 2016 at 10:00 am.

**Adjournment**

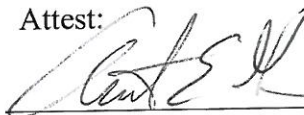
A motion to adjourn was made by Richard Hartman. The motion was seconded by Roberto Flores. A vote was taken, all in favor; the meeting was adjourned at 4:03 PM.

Certified this 26<sup>th</sup> day of FEBRUARY, 2016.



Lou Fox  
Chairperson

Attest:



Albert Gordon  
Recorder/Transcriber of Minutes