

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

AN ORDINANCE

**AUTHORIZING A PRE-DEVELOPMENT AND A RIGHT OF ENTRY
AGREEMENT BETWEEN THE CITY OF SAN ANTONIO, THE BOARD
OF DIRECTORS FOR TAX INCREMENT REINVESTMENT ZONE
NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS AND GEORGE
GERVIN YOUTH CENTER TO FUND PRE-DEVELOPMENT
ACTIVITIES UP TO \$150,000.00 ON CITY OWNED PROPERTY
LOCATED AT 301 SPRIGGSDALE AND WITHIN THE BOUNDARIES
OF THE INNER CITY TIRZ.**

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WHEREAS, Tax Increment Reinvestment Zone Number Eleven (the “Inner City TIRZ”) was designated on December 14, 2000, through Ordinance 93101 and amended boundaries and extended term on December 5, 2013, through Ordinance 2013-12-05-0871 by City Council to support development, redevelopment, revitalization and public infrastructure improvements within an area adjacent to downtown San Antonio; and

WHEREAS, the City of San Antonio (“City”) and the Inner City TIRZ Board (“Board”) desire to provide funding for Pre-Development Activities associated with the Echo East mixed use development project proposed by the George Gervin Youth Center (GGYC) (“Developer”) within the Inner City Tax Increment Reinvestment Zone Number Eleven (“TIRZ”); and

WHEREAS, the proposed Project will consists of approximately 250 units of apartments/condos; a specialty grocery store with pharmacy; ten to fifteen retail business enterprises; professional office space; a boutique hotel; a banquet hall and parking within the TIRZ (“Project”) ; and

WHEREAS, the Project will be located at 301 Spriggsdale currently owned by the City (“Project site”); and

WHEREAS, GGYC owns property adjacent to the Project site and requests that the City grant GGYC a Right of Entry to conduct the pre-development activities to assess the viability of development on the Project site; and

WHEREAS, on August 14, 2014 the Inner City TIRZ Board of Directors recommended the award of up to \$150,000.00 to George Gervin Youth Center to fund a Pre-Development Agreement; and

WHEREAS, the Pre-Development Agreement will require GGYC to conduct a full site assessment, develop conceptual drawings, conduct financial feasibility analysis, create a master plan, and a financial plan for the proposed Project; and

WHEREAS, GGYC will deliver to the City a master plan, conceptual drawings, financial feasibility schedule, associated civil engineering, financing plan, full site assessment and market study; and

WHEREAS, if it is determined by the City and the Board after pre-development activities are completed that development of the Project Site is viable, then the GGYC will have a right of first refusal to purchase the Project site from the City at terms and conditions agreeable to the City;
NOW THEREFORE:

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

SECTION 1. The terms and conditions of the Pre-Development and Right of Entry Agreement with the George Gervin Youth Center for the Project within the Inner City TIRZ in the amount up to \$150,000.00 are approved.

SECTION 2. The City Manager or her designee is authorized to execute the Pre-Development and Right of Entry Agreement, a copy of which, 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 3. City Staff is authorized to amend the Inner City TIRZ Project and Finance Plans to include this Project.

SECTION 4. There is no fiscal impact from the proposed action. All funding for the proposed projects will be paid from the Inner City TIRZ fund from available tax increment and will not impact the City's General Fund.

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 October, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek
City Clerk

Martha G. Sepeda
Acting City Attorney

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