

City of San Antonio



Minutes Tax Increment Reinvestment Zone 11 -- Inner City

Friday, August 14, 2015

9:00 AM

1901 South Alamo

Prior to Roll Call John Dugan, Director of the Department of Planning and Community Development introduced new TIRZ Board Member Joe Newton the Bexar County Asset Manager who was recently appointed by Bexar County, Bridgett White, the new Assistant Direct for the Department of Planning and Community Development and James Shale, the new Senior Management Analyst in the TIF Unit.

Call to Order and Roll Call

Board Members Present:

Mario Salas (Vice-Chair)
Councilman Alan E. Warrick II
Councilman Robert C. Trevino
Councilwoman Shirley Gonzales
Commissioner Tommy Calvert, Jr.
Juan Garcia
Melvin L. Braziel
James Howard
Larry Keller
Minnie Hill
Joe Newton

Board Members Absent:

Denver McClendon
Kathleen Vale
Troy Elliott
Laura Dixon

Others Present

Jonathan Lane, DPCD; Nancy Sheppard, DPCD; John Dugan, DPCD; Bridgett White, DPCD; James Palomo, CAO; Aurora Perkins, CCDO; Albert Gordon, DPCD; James Shale, DPCD; Mike Etienne, EastPoint

Guests

Manuel Leal, Bexar County; Barbara Hawkins, George Gervin Youth Center; Grace Rose Gonzales, Grace P.G. Group; Tony Gradney, Chelsea's Catering; Joe Linson, Chelsea's Catering; Amy Putney, Commissioner Tommy Calvert's Office; Arrie Porter, SAHA; Lorraine Robles, SAHA, Derek Roberts, City Council District 2; Timothy Cone, NRP Group; Tonya Carpenter, Sage

Citizens to be Heard

None.

Approval of Minutes

A motion to approve the minutes from the May 1, 2015 TIRZ Board of Director's meeting was made by Mario Salas. The motion was seconded by City Councilwoman Shirley Gonzales. A vote was taken, all in favor, the motion carried.

Financial Report

Jonathan Lane, TIF Economic Development Coordinator, provided the financial report.

Individual Items

1. Discussion and Possible Action to Consider a Resolution Awarding up to \$233,907.00 of Inner City TIRZ Funding to Chelsea's Catering and Bar Service and Directing Staff to Negotiate an Agreement for the Proposed Project Located at 217 Cactus Street.

Jonathan Lane provided a brief presentation regarding the proposed project.

A motion to approve the Resolution, as per staff's recommendation, was made by County Commissioner Tommy Calvert. The motion was seconded by Mario Salas. A vote was taken, all in favor, the motion carried.

2. Discussion and Possible Action to Consider a Resolution Authorizing the Execution of the First Amendment to the Crockett Street Chapter 380 Economic Development Loan Agreement.

Aurora Perkins with the Center City Development and Operations Department provided a brief presentation regarding the Resolution authorizing the First Amendment to the Crockett Street Chapter 380 Economic Development Loan Agreement.

A motion to approve the Resolution, as per staff's recommendation, was made by County Commissioner Tommy Calvert. The motion was seconded by Mario Salas. A vote was taken, all in favor, the motion carried.

3. Discussion and Possible Action to Consider a Resolution Authorizing the Negotiation and Execution of a Predevelopment Agreement and Right of Entry Agreement with the George Gervin Youth Center/I.C.E. Construction Services, LLC for Due Diligence on the Proposed Echo East Mixed Use Development Located at 301 Spriggsdale.

Jonathan Lane provided a brief presentation regarding the Resolution authorizing the Negotiation and Execution of a Predevelopment Agreement and Right of Entry Agreement with the George Gervin Youth Center (GGYC) for pre-development activities on the City Owned property at 301 Spriggsdale.

Mario Salas made a motion to approve the Resolution, as per staff's recommendation.

Bexar County Commissioner Tommy Calvert asked Barbara Hawkins, President and CEO of GGYC, if the continued ownership of the property by the City of San Antonio, in any way impeded their ability move forward with the feasibility analysis and attract investors. Ms. Hawkins stated that there was an understanding, with the City, that if the analysis supports the development, the City would give GGYC the option to purchase the property. Commissioner Calvert requested an amendment to the original motion adding a clause that would give GGYC the "Right of First

Refusal” on the property.

Mario Salas withdrew his original motion. Commissioner Calvert made a motion to approve the Resolution, as per staff’s recommendation, adding a clause giving GGYC a “Right of First Refusal”. Mario Salas seconded the revised motion. A vote was taken, two Board Members, Melvin Braziel and Minnie Hill opposed, the motion carried.

4. Discussion and Possible Action to Consider Reimbursement of Two Invoices Totaling \$375,855.56 from the University of the Incarnate Word (UIW) for Eligible Expenses Related to the Eastside Community Clinic.

Jonathan Lane provided a brief presentation regarding the invoices from UIW.

A motion to approve the invoices was made by City Councilman Alan Warrick. The motion was seconded by County Commissioner Tommy Calvert. A vote was taken, all in favor, the motion carried. Board member Larry Keller abstained.

5. Discussion and Possible Action to Consider a Resolution Authorizing up to \$300,000.00 of TIRZ Funding for Street Improvements Associated with the Wheatley Choice Neighborhood Project and Authorizing Staff to Transfer those Funds to the Department of Transportation and Capital Improvements.

Jonathan Lane provided a brief presentation regarding the Resolution Authorizing up to \$300,000.00 of TIRZ Funding for Street Improvements Associated with the Wheatley Choice Neighborhood Project.

County Commissioner Tommy Calvert asked for a report on Small, Women and Minority owned Business Enterprises (SWMBE) utilization on the Wheatley project.

Lorraine Robles, San Antonio Housing Authority (SAHA), stated that SAHA was exceeding their SWMBE goals. Ms. Robles offered to provide that information to the Board. Mike Etienne, East Point, stated that the contract would be managed by the City’s Transportation and Capital Improvements Department and could provide the same information.

A motion to approve the Resolution was made by James Howard. The motion was seconded by Minnie Hill. A vote was taken, all in favor, the motion carried.

6. Discussion and Possible Action Authorizing Staff to Administratively Approve Invoices for the following recently Approved Projects:
 - Collaborative Homes - 1519 South Presa (Sunglo Townhomes)
 - Blue Star Contemporary Art Museum - Facade Improvements

Jonathan Lane provided a brief presentation regarding possible action to give staff the authority to administratively approve invoices for the Sunglo Townhomes and Blue Star Contemporary Arts Museum projects.

After a brief discussion, Councilwoman Shirley Gonzales made a motion to authorize staff to administratively approve

invoices for the following projects:

- Collaborative Homes - 1519 South Presa (Sunglo Townhomes)
- Blue Star Contemporary Art Museum - Facade Improvements

The motion was seconded by Minnie Hill. A vote was taken, all in favor, the motion carried.

7. Discussion and Possible Action to Consider an Increase of the Annual Administrative Fees for the Inner City Tax Increment Reinvestment Zone.

John Dugan, Director of the Department of Planning and Community Development provided a brief presentation on proposed increase of the annual administrative fees for the Inner City Tax Increment Reinvestment Zone from \$10,000 per year to \$120,000 per year.

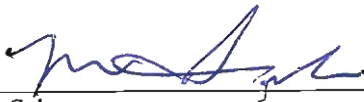
Bexar County Commissioner Tommy Calvert made a motion to approve the increase in annual administrative fees for the Inner City TIRZ from \$10,000 per year to \$120,000 per year. City Councilman Robert Trevino seconded the motion. A vote was taken, all in favor with the exception of Mario Salas who was opposed to motion, the motion carried.

Larry Keller requested an end of the year project status report to show what has happened over the life of the TIRZ and asked if any organization's that have been awarded funding in the past could make a presentation to the Board describing the value of the award.

Adjournment

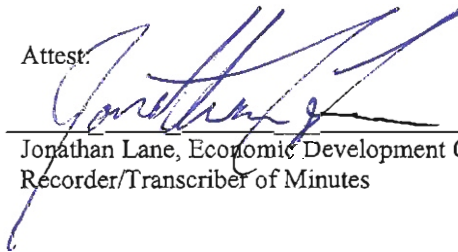
A motion to adjourn was made by Mario Salas. The motion was seconded by City Councilman Robert Trevino. A vote was taken, all in favor; the meeting was adjourned at 9:51 AM.

Certified this 13th day of Nov, 2015.



Mario Salas
Vice- Chairperson

Attest:



Jonathan Lane, Economic Development Coordinator
Recorder/Transcriber of Minutes