

City of San Antonio



Minutes Tax Increment Reinvestment Zone 31 -- Midtown

Tuesday, November 17, 2015

9:00 AM

1400 South Flores

Board Members Present:

Louis Fox (Chair)
Matthew Carpenter
Joan Korte
Carol (Lynn) Knapik
Marise McDermott
Christina Scott
Roberto Flores
Donna Liston
Suzanne Scott

Board Members Absent:

Richard Hartman
Steven Sano
Vacant (4)

COSA Staff Present:

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

Guests:

Ashley Riley; Area Real Estate; Larry Clark, BWC Design; Joe Alderete, SAPF; Jordana DeCamps, Bexar County

Call to Order and Roll Call

Lou Fox called the meeting to order at 9:05 a.m.

Citizens to be Heard

None

Approval of Minutes

A motion to approve the minutes from the January 23, 2015 TIRZ Board of Director's meeting was made by Marise McDermott. The motion was seconded by Lynn Knapik. A vote was taken, all in favor, the motion carried.

Financial Report

James Shale, TIF Unit Senior Management Analyst, provided the funding report.

Individual Items

At the request of staff, TIRZ Board Chairman Lou Fox moved Individual Item #4 to before #1.

1. Discussion and Possible Action to approve a Resolution pre-approving Bexar County Tax Abatements within the boundaries of the Midtown TIRZ in accordance with the Bexar County Tax Abatement Guidelines and Tax Abatement Agreement.

Jonathan Lane gave a brief presentation regarding the Resolution pre-approving Bexar County Tax Abatements. After a brief discussion Christina Scott made a motion to approve the Resolution pre-approving Bexar County Tax Abatements within the boundaries of the Midtown TIRZ in accordance with the Bexar County Tax Abatement Guidelines and Tax Abatement Agreement. The motion was seconded by Roberto Flores. A vote was taken, all in favor, the motion carried.

2. Discussion and Possible Action to approve a Resolution Authorizing funding in the Amount of \$250,000.00 for the IH35/281 Underpass Project and Authorizing Requisite Amendments to the TIRZ Project and Finance Plans.

Colleen Swain, Assistant Director of the Center City Development and Operations Department, provided a presentation on the proposed IH35/281 Underpass Project. A motion to approve the Resolution authorizing funding in the amount of \$250,000.00 for the IH35/281 Underpass Project and authorizing requisite amendments to the TIRZ Project and Finance Plans was made by Marise McDermott. The motion was seconded by Lynn Knapick. A vote was taken, all in favor, the motion carried.

3. Discussion and Possible Action to approve a Resolution authorizing the execution of a Development Agreement with San Antonio Parks Foundation in the amount of \$50,000.00 for the Maverick Dog Park.

Jonathan Lane gave a brief presentation regarding the Resolution authorizing the execution of a Development Agreement with San Antonio Parks Foundation in the amount of \$50,000.00 for the Maverick Dog Park. Joe Alderete, representing the San Antonio Parks Foundation, provided additional information and answered questions from the Board. After considerable discussion Suzanne Scott made a motion to approve a Resolution authorizing the execution of a Development Agreement with San Antonio Parks Foundation in the amount of \$50,000.00 for the Maverick Dog Park. Christina Scott seconded the motion. A vote was taken, all in favor, the motion carried.

4. Discussion and Possible Action to Consider an Increase of the Annual Administrative Fees for the Midtown Tax Increment Reinvestment Zone.

John Dugan, Director of the Department of Planning and Community Development, gave a brief presentation regarding the proposed increase of the annual Administrative Fees for the Midtown Tax Increment Reinvestment Zone from the lesser of 10% of projected annual receivables or \$50,000 to

\$120,000 annually. After considerable discussion Suzanne Scott made a motion to approve the increase in annual administrative fees for the Midtown TIRZ to \$120,000 per year. The motion was seconded by Christina Scott. A vote was taken, all in favor, the motion carried.

5. Discussion and Possible Action to approve a Resolution consenting to the assignment of the Economic Development Grant for the Brackenridge Midtown Project located at 223 Brackenridge Avenue, from Brack Hill Investor, LLC to Pure Brack Apts, LLC.

Jonathan Lane gave a brief presentation regarding the Resolution consenting to the assignment of the Economic Development Grant for the Brackenridge Midtown Project located at 223 Brackenridge Avenue, from Brack Hill Investor, LLC to Pure Brack Apts, LLC. Suzanne Scott made a motion to approve the Resolution. Matthew Carpenter seconded the motion. A vote was taken, all in favor, the motion carried.

6. Midtown Master Plan
 - a. Report from Midtown Master Plan Sub-Committee.

Suzanne Scott gave a presentation on behalf of the Midtown Master Plan Sub-Committee. The Sub-committee had been in discussion with Centro San Antonio and others regarding the Broadway Corridor. Ms. Scott described the level of private investment along the Broadway Corridor from both economic development and cultural perspectives and suggested that a comprehensive redevelopment of Broadway was needed. She explained further that in addition to new development, the Broadway Corridor has significant potential flooding issues which should be addressed simultaneously with any redevelopment effort. Because of these issues, Ms. Scott suggested a holistic approach to the redevelopment of the Broadway Corridor was necessary and that all efforts should be coordinated.

- b. Presentation from City Staff discussing Bond Projects planned on behalf of the City of San Antonio that will occur within the Midtown TIRZ.

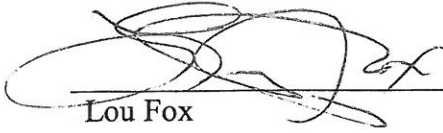
Due to time constraints, Transportation and Capital Improvements (TCI) Department staff was not able to make a presentation to discuss potential Bond Projects in the Midtown TIRZ boundary.

The TIRZ Board expressed concern that enough time was not allotted to discuss the Broadway Corridor and the Midtown and River North Master Plans. The TIRZ Board directed staff to coordinate another meeting of the Midtown Master Plan Subcommittee in December with representatives from TCI to ensure the subcommittee was informed of the Bond process and the how the TIRZ Board could be engaged to ensure that the re-development of Broadway was considered a priority. In addition, the TIRZ Board directed staff to schedule a special meeting of the Midtown TIRZ Board in January dedicated to the discussion of the River North and Midtown Master Plans and the re-development of Broadway.

Adjournment

A motion to adjourn was made by Matthew Carpenter. The motion was seconded by Lynn Knapik. A vote was taken, all in favor; the meeting was adjourned at 10:15 AM.

Certified this 29th day of January, 2016.



Lou Fox

Chairperson

Attest:



Albert Gordon
Senior Economic Development Specialist
Recorder/Transcriber of Minutes