

# Houston Street TIRZ Project and Finance Plans Agenda Item #26

City Council A-Session

February 21, 2019



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

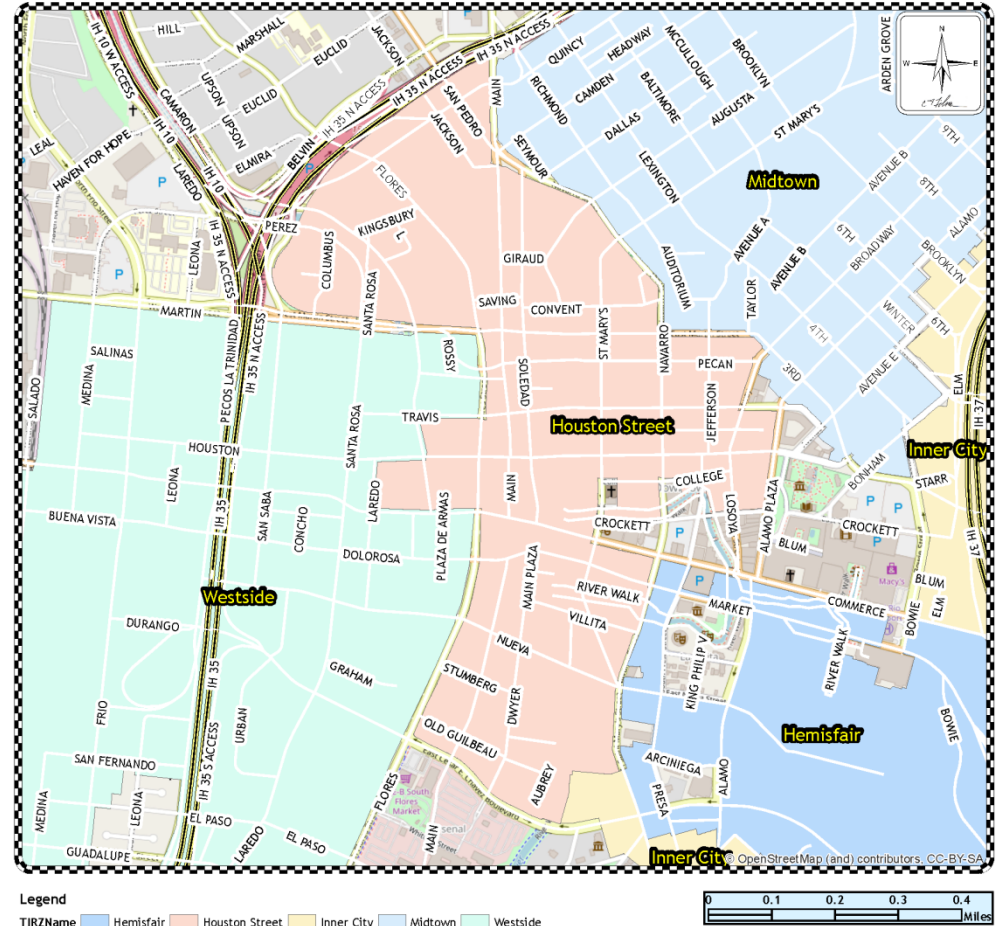
Verónica R. Soto, AICP, Director

# Summary

- Amend Project plan
- Amend Finance plan
- Added 12 projects
  - 2 Chapter 380/381
  - 1 Tax Abatement
  - 3 Development Agreements
  - 3 CCHIP
  - 3 Funding Agreements



## Houston Street TIRZ



# Background

- TIRZ Board approved January 28, 2019
- Additional projects are only change to plan
- Statute requires:
  - Amend project plan for increases of the total estimated project costs
  - Public hearing prior to approval of amendment
  - Approval by City Council ordinance



# Issue

Projects added to the project and finance plans:

Project	CoSA Estimated Cost	Bexar County Estimated Cost
CCHIP Encore Riverwalk - Acequia Plaza	\$4,545,492.00	
CCHIP Floodgate	\$3,119,107.00	
CCHIP Heritage Plaza	\$4,317,916.00	
Grant/Kress/Travis Building Rehabilitation	\$2,500,000.00	
Burns Building Rehabilitation	\$255,880.00	
Sam Maverick Spirits	\$15,000.00	
Main Plaza Conservancy	\$900,000.00	
Alameda Theater	\$12,499,209.49	\$10,000,000.00
San Pedro Creek Park Redevelopment/ Police	\$4,185,916.00	TBD
USAA Tax Abatement	\$2,000,000.00	
Witte/Fish Market (380)	\$5,324,877.00	
Frost Bank Tower (381)		\$3,000,000.00
<b>Total Estimated Project Costs</b>	<b>\$39,663,397.49</b>	<b>\$13,000,000.00</b>



# Fiscal Impact

- Projects funded through the Houston Street TIRZ are paid solely from the tax increment generated by the TIRZ.
- TIF Unit staff are paid from administrative fees deducted from various TIRZ funds





# Recommendation

- To promote local economic development within the Houston Street TIRZ, Staff recommends approval of the amended project and finance plans



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