

ORDINANCE

APPROVING AMENDMENTS TO THE MISSION DEL LAGO TAX INCREMENT REINVESTMENT ZONE NUMBER SIX DEVELOPMENT AGREEMENT, PROJECT AND FINANCE PLANS, AND INTERLOCAL AGREEMENTS WITH BEXAR COUNTY, UNIVERSITY HEALTH SYSTEM AND SOUTHSIDE INDEPENDENT SCHOOL DISTRICT EXTENDING THE TIRZ TO SEPTEMBER 30, 2032.

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WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 ("the Act"), City Council in 1999 through Ordinance No. 90312 designated the Mission Del Lago Tax Increment Reinvestment Zone Number Six, located within City Council District 1, to promote the development and redevelopment of the Zone property, which would not otherwise occur through private investment in the reasonably foreseeable future; and

WHEREAS, on June 29, 2006, City Council through Ordinance No. 2006-06-29-0801 approved a Development Agreement with SouthStar Development Partners, Inc. for the construction of public infrastructure to support over 2,734 single-family homes; and

WHEREAS, on January 18, 2018, City Council approved an assignment of the Development Agreement from SouthStar Development Partners Inc. to SouthStar Mission Del Lago Holdings, L.P. (Developer); and

WHEREAS, the Developer is requesting to extend the life of the TIRZ from 2027 to 2032 to allow for the completion of 2,510 single-family homes, 520 multi-family units and 288,600 square feet of commercial space with additional common areas and amenities, upgraded wastewater infrastructure, increased ingress and regress for improved traffic flow, the creation of environmental buffers, conservation easements and protection zones and added Highway 281 connectivity. Participation rates of the Participating Tax Entities will each be lowered to accommodate the longer term with no additional reimbursement to Developer; and

WHEREAS, on April 5, 2019, in accordance with the Act, the Board adopted resolutions approving an Amended Project Plan, an Amended Finance Plan, an Amended and Restated Development Agreement, and Amended and Restated Interlocal Agreements with Bexar County, Southside ISD and University Health System to extend the term of the TIRZ, amend the participation rates, and increase the administrative fee; and

WHEREAS, it is now necessary for the City Council to approve the Amended Project and Finance Plans and the extension of the TIRZ by 5 years, and to authorize the City Manager or his designee to execute the Amended and Restated Development Agreement and the Amended and Restated Interlocal Agreements; and

WHEREAS, it is officially found and determined that a public hearing was conducted during the same meeting at which this Ordinance was passed and both the hearing and the meeting were open to

the public and public notice was provided as required by Chapter 551, Texas Government Code and Chapter 311, Texas Tax Code. **NOW THEREFORE:**

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

SECTION 1. The extension of the Mission Del Lago TIRZ until September 30, 2032 is hereby authorized.

SECTION 2. The terms and conditions of the amended and restated Development Agreement with SouthStar Mission Del Lago Holdings, L.P., attached here as **Exhibit A**, are hereby approved.

SECTION 3. The City Manager or his designee is hereby authorized to execute the Amended and Restated Development Agreement which has been incorporated into this Ordinance for all purposes.

SECTION 4. The terms and conditions of the Interlocal Agreements with Bexar County, Southside ISD and University Health System, attached here as **Exhibits B, C and D** respectively, are hereby approved.

SECTION 5. The City Manager or his designee is hereby authorized to execute the Interlocal Agreements which have been incorporated into this Ordinance for all purposes.

SECTION 6. The Mission Del Lago TIRZ Amended Project Plan and Amended Finance Plan, set out as **Exhibits E and F** respectively, are hereby adopted.

SECTION 7. This Ordinance shall be effective immediately upon its passage by eight (8) affirmative votes or on the tenth day after passage by less than 8 votes.

PASSED AND APPROVED this 9th day of May, 2019.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney

EXHIBIT A

DRAFT

EXHIBIT B

DRAFT

EXHIBIT C

DRAFT

EXHIBIT D

DRAFT

EXHIBIT E

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EXHIBIT F

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