

ORDINANCE

APPROVING A DEVELOPMENT AGREEMENT WITH GRAYSTREET TRAVIS GARAGE, LLC FOR THE TRAVIS GARAGE REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$1,250,000.00 AND APPROVING A CHAPTER 380 AGREEMENT WITH GRAYSTREET TRAVIS OFFICE, LLC FOR A FOREGIVEABLE ECONOMIC DEVELOPMENT LOAN FOR THE TRAVIS PARK PLAZA BUILDING REHABILITATION PROJECT IN AN AMOUNT NOT TO EXCEED \$296,000.00.

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WHEREAS, the City of San Antonio (“City”) and the Houston Street TIRZ Board of Directors (“Board”) support programs which allow for economic development within its boundaries; and

WHEREAS, on September 17, 2018, GrayStreet Travis Garage, LLC submitted a request for TIRZ funding for the Travis Garage Rehabilitation project to be located at 213 E Travis Street, in City Council District 1, and within the boundary of the Houston Street TIRZ; and

WHEREAS, the Travis Garage Rehabilitation project consists of the beautification of Travis Park Plaza, an eight story office building and its garage, with plans for streetscape improvements to create an “urban oasis” of green space out of the surface lot between the office building and the garage; and

WHEREAS, the total development cost for the Travis Garage Rehabilitation Project is approximately \$13,426,500.00; and

WHEREAS, on May 20, 2019, in accordance with Chapter 311 of the Texas Tax Code (the “Act”), the Board adopted a resolution approving a Development Agreement with GrayStreet Travis Garage, LLC in an amount not to exceed to \$1,250,000.00 from the Houston Street TIRZ fund to provide reimbursement for public improvements and eligible project costs; and

WHEREAS, GrayStreet Travis Office, LLC submitted a request to the Center City Development & Operations Department to provide a loan for tenant improvements to two ground floor retail spaces in the Travis Park Plaza; and

WHEREAS, a loan amount not to exceed \$296,000.00 will be utilized to create 20,800 square feet of retail space to be leased and operated by a locally-owned coffee shop as well as by Hopscotch, an interactive art gallery and exhibition space with café; and

WHEREAS, in accordance with City Ordinance No. 100684, the City created an Economic Development Program for the purpose of making grants available for economic development projects that the City finds will accomplish the purpose and goals of Chapter 380 of the Texas Local Government Code; and

WHEREAS, the City finds that the goals of Chapter 380 will be met by assisting GrayStreet Office, LLC in completing the Travis Park Plaza Rehabilitation project and has identified economic development funds for use in carrying out this purpose; and

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WHEREAS, it is now necessary for the City Council to approve a Development Agreement and Chapter 380 Agreement for the above-mentioned projects; **NOW THEREFORE**:

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

SECTION 1. The terms and conditions of a Development Agreement with GrayStreet Travis Garage, LLC and a Chapter 380 Agreement with Graystreet Travis Office, LLC are hereby approved. Copies of the agreements, in substantially final form, are attached to this Ordinance as **Exhibit A** and **B**, respectively.

SECTION 2. The City Manager or his designee is hereby authorized to execute the Development Agreement and the Chapter 380 Agreement which have been incorporated into this Ordinance for all purposes.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 4. This Ordinance shall be effective upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 13th day of June, 2019.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney