



City of San Antonio

Legislation Details (With Text)

File #: 17-6282

Type: Staff Briefing - Without Ordinance

In control: Tax Increment Reinvestment Zone 11 -- Inner City

On agenda: 12/8/2017

Title: Discussion and possible action to approve a Resolution authorizing a Development Agreement with Fortress Funding Investments, LLC in an amount not to exceed \$800,000.00.

Sponsors:

Indexes:

Code sections:

Attachments: 1. T11 DRAFT SPHD Agmt 9.21, 2. T11 2017-08-11-04R Resolution Approving Funding to Fortress Funding Investments for St Phillips Student Housing, 3. St. Phillips Student Housing Site Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

SUBJECT:

Discussion and possible action to approve a Resolution authorizing a Development Agreement with Fortress Funding Investments, LLC in an amount not to exceed \$800,000.00.

BACKGROUND:

Community colleges do not normally have residence halls and few have on-site, purpose-built, student housing. That has been changing in recent years as more community colleges are enticing students to live on or near campus. Tobin Lofts was the first product built for the Alamo Colleges' San Antonio College campus in 2013 and has been successful in attracting students not only for that campus but from other nearby schools (including St. Philip's.)

St. Philips College Student Housing Development is planned to be built on the site of an existing parking lot, located on the southwestern portion of the St. Philip's College campus, as part of the first public-private partnership dedicated to student housing. St. Philip's is one of five community colleges in the Alamo Colleges District that serves the greater San Antonio area. Construction is proposed to begin in September 2018.

St. Philips College Student Housing Development will feature 184 fully furnished units, consisting of one, two, and four bedroom units totaling 371 beds. The project will include on-site surface parking and will have access to other nearby college-owned parking lots. The average unit size is 929 square feet, with an average per-bed size of 461 square feet.

On July 20, 2017, Fortress Funding Investments, LLC submitted a proposal request for TIRZ #11 funding to be drawn on a reimbursement basis. The total \$800,000.00 will be utilized to address public infrastructure requirements necessary to complete the project. The overall project cost for the facility is approximately \$36,000,000.00.

Fortress Funding Investments, LLC intends received City of San Antonio Inner City Reinvestment and Infill Policy (ICRIP)

fee waivers in the amount of \$150,000.00 and San Antonio Water System (SAWS) fee waivers in the amount of \$99,999.00.

On August 10, 2017, the Inner City TIRZ Board authorized City Staff to negotiate an agreement and make necessary amendments to the TIRZ Project and Finance Plans and to provide funding in an amount not to exceed \$800,000.00 in tax increment, subject to availability, for the St. Philips College Student Housing Development project.

FISCAL IMPACT:

The total redevelopment cost for the St. Philips College Student Housing project is approximately \$36,000,000.00, which includes all costs for site work, pre-development costs, hard construction costs, contingency, and Developer related expenses. If approved, this action will authorize payment of up to \$800,000.00 from the Inner City TIRZ fund for the reimbursement of eligible expenses related to St. Philips College Student Housing project development between the City of San Antonio, Fortress Funding Investments, LLC, and the Inner City TIRZ Board of Directors.

RECOMMENDATION:

Staff is recommending the TIRZ Board approve a Resolution authorizing a Development Agreement with Fortress Funding Investments, LLC in an amount not to exceed \$800,000.00. This action will require City Council approval.