



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-3559

---

**Agenda Item Number:** 8.

**Agenda Date:** 11/15/2018

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation and Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:** Funding Agreement: Brooks Development Authority (BDA) (2017 Bond Projects)

### **SUMMARY:**

An ordinance authorizing the negotiation and execution of a Funding Agreement between the City of San Antonio and Brooks Development Authority (BDA) in the amount not-to-exceed \$2,664,948.31, for Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing), Brooks City Base Stinson Corridor (Research Plaza to South Presa Street), and Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza), 2017-2022 Bond Projects located in Council District 3.

### **BACKGROUND INFORMATION:**

On May 6, 2017 the voters approved the 2017-2022 Bond Program, which authorized \$23,400,000 for improvements within the Brooks City Base. Funds in the amount of \$2,664,948.31 will be used towards the reimbursement of design, engineering, planning, environmental studies and any necessary right-of-way acquisition of three street improvement projects: Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing); Brooks City Base Stinson Corridor (Research Plaza to South Presa Street); and, Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza). The remaining funds in the amount of \$20,735,051.69 will be retained to complete construction of the three projects.

The extension of South New Braunfels, Research Plaza, and Inner Circle are necessary to support development occurring at and around the Brooks City Base property including industrial, commercial, retail and residential development. This funding agreement will provide reimbursement to Brooks Development Authority for the completion of necessary design, engineering, environmental, right-of-way planning and acquisition for South New Braunfels, Inner Circle and Stinson Corridor.

This agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 13% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 2% African American Business Enterprise (AABE) subcontracting goal. Brooks Development Authority has committed to 13% M/WBE and 2% AABE subcontractor participation.

#### **ISSUE:**

This ordinance authorizes execution of a Funding Agreement with Brooks Development Authority (BDA) for 2017-2022 Bond Funded Projects that include Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing); Brooks City Base Stinson Corridor (Research Plaza to South Presa Street); and Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza).

Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing) design includes the extension of South New Braunfels, located approximately 1,200 linear feet South of the Research Plaza and South New Braunfels intersection, to Lyster Road and will consist of a four lane roadway with a landscaped center median, curbs, sidewalks and driveway approaches. The design also will include the realignment, widening and pavement reconstruction of Lyster Road from South New Braunfels to Aviation Landing and consist of a three lane roadway with bike lanes, curb, sidewalks and driveway approaches as well as the construction of two earthen drainage channels, a separate underground drainage system and a detention basin. The design will include landscaping improvements to include various trees and plants to be installed within the South New Braunfels median and within the parkway along Lyster Road. The construction of the utility improvements to include new water, sewer, and recycled water mains as well as underground electrical and telecommunications conduits also will be included.

Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza) design will include the extension of Inner Circle Road from Louis Bauer Drive to Research Plaza. Construction will consist of a three-lane roadway with bike lanes, curbs, sidewalks, driveway approaches, underground drainage improvements, Low Impact Development (LID) features, and landscaping improvements to include various trees and plants within the parkway along Inner Circle Road. Utility improvements consisting of new water, sewer, recycled water mains and underground electric conduit also will be included.

Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) design will include the extension of Research Plaza from Inner Circle to South Presa Street. Construction will consist of a four lane roadway with a landscaped center median on Research Plaza with curbs, sidewalks and driveway approaches, underground drainage improvements, a detention basin, Low Impact Development (LID) features, and landscaping improvements to include planting of various trees and plants in the center median and within the parkway along Research Plaza. Utility improvements consisting of new water, sewer, recycled water mains and underground electric conduit also will be included.

The Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing) will be the first project to be constructed with Inner Circle to follow and Stinson Corridor to be completed upon the acquisition of right of way.

#### **ALTERNATIVES:**

The City Council could choose not to approve this funding agreement; however, doing so would delay the City from moving forward with its commitment to provide over \$2,664,948.31, million in funding for the design, environmental and right-of-way acquisition at Brooks City Base for the three BDA street projects and

eliminate the various phases and use of funds to complete the project.

**FISCAL IMPACT:**

This is one-time capital improvement expenditure in the amount of \$2,664,948.31 payable to Brooks Development Authority. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2019-2024 Capital Improvement Program Budget.

**RECOMMENDATION:**

Staff recommends approval of the execution of a Funding Agreement with Brooks Development Authority (BDA) for Brooks City Base South New Braunfels Avenue (Lyster Road to Aviation Landing), Brooks City Base Stinson Corridor (Research Plaza to South Presa Street), Brooks City Base Inner Circle Road (Louis Bauer Drive to Research Plaza) in the amount of \$2,664,948.31.