



City of San Antonio

Legislation Details (With Text)

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

On agenda: 5/12/2017

Title: Discussion and possible action to approve a Resolution authorizing a Development Agreement with Live Small, LLC in an amount not to exceed \$972,000.00.

Sponsors:

Indexes:

Code sections:

Attachments: 1. T112017-05-12-03R (Live Small), 2. Vets Center TIF K (Final Draft)

Date	Ver.	Action By	Action	Result
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Inner City TIRZ Board of Directors Meeting - May 12, 2017 Individual Item #3

SUBJECT

Discussion and possible action to approve a Resolution authorizing a Development Agreement with Live Small, LLC in an amount not to exceed \$972,000.00.

BACKGROUND:

The Department of the Army continues to be concerned with the successful transition of their servicemen and women as they transition from active service to civilian status. This concern is not specific to rank or time of service. Too many of our servicemen and women fail at this transition. One of the causes is that the current Transition Office on Post is only effective until the date of separation. There are a number of efforts in the community to assist these Veterans; however there is not one clearinghouse that veterans may visit and obtain information about these services.

The proposed 20,000 sq. ft. two story Veterans Transition Center is to be located off Post. The current Army Transition Program (Under a pilot program from the Secretary of the Army) will relocate to our Veterans Transition Center. RP6, USO, Army for Life, Texas Workforce Commission, Center for Veterans Success, and interested community partners. The serviceman or women will enter the program 18 months prior to discharge. (This is currently 12 months). Once the individual is entered into the process, a case manager is assigned to them. During the first three months the individuals and spouses meet with the case manager. These meetings are held to determine what they want for themselves after discharge, what type of work is desired, what additional education is needed in order to obtain employment in the desired expertise, and where they want to live. The next period includes taking classes in the desired fields and preparing the individuals for the employment search. During this whole process the case manager will be advising and coaching the serviceman or women and spouse regarding financial and legal issues, religious and social

programs that are available in the community.

Once the individual is discharged, they will be able to continue this transition effort in a seamless manner. This case manager will continue to assist the transition process for up to one year after discharge. At one year post discharge the Center for Veterans Success program will take over and assign a new case manager to this veteran. Once again a seamless transfer is accomplished within the same center.

Above the Veterans Transition Center will be 30,000 sq. ft. of conference Facilities on three floors. This Conference Center will support the meeting needs of the 13 major commands on post, the San Antonio Area Military Medical Center and eastside community. The Conference Center will have a separate entrance and elevators. One floor will consist of various size breakout rooms and logistic support spaces. The next floor will be set as a ballroom with the ability to seat 600 in a lecture setting or 300 in a dining setup. The top floor will consist of half air conditioned space with glass walls and views of the city. The remaining half is considered rooftop, open air reception area. Management expects that a portion of the net proceeds will be used to support the efforts of the Veterans Transition Center.

On January 27, 2017, Live Small, LLC presented their completed funding application to the TIF Unit for consideration.

On February 10, 2017, the Inner City TIRZ Board approved a Resolution authorizing City Staff to negotiate the necessary agreement with Live Small, LLC in an amount not to exceed \$972,000.00.

Upon approval by the Inner City TIRZ Board, the agreement will require City Council approval.

FISCAL IMPACT:

The total development cost of the Veterans Transition and Conference Center project is approximately \$11,422,410.00 which includes costs for acquisition, site work, pre-development soft costs, hard construction costs, contingency, and Developer related expenses. If approved, this action will authorize a Development Agreement with Live Small, LLC in an amount not to exceed \$972,000.00 from the Inner City TIRZ fund, for the reimbursement of eligible expenses related to the Veterans Transition and Conference Center development between the City of San Antonio, Live Small, LLC and the Inner City TIRZ Board of Directors. There is no impact on the City's General Fund.

RECOMMENDATION:

Staff is recommending the TIRZ Board approve a Resolution authorizing a development agreement with Live Small, LLC in an amount not to exceed \$972,000.00.