



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-6281

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**Agenda Item Number:** 1.

**Agenda Date:** 12/8/2017

**In Control:** Tax Increment Reinvestment Zone 11 -- Inner City

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### **SUBJECT:**

Discussion and possible action to approve a Resolution authorizing a Development Agreement with Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00.

### **BACKGROUND:**

ChildSafe's mission is to restore dignity, hope, and trust to children traumatized by abuse and neglect. As the only Children's Advocacy Center in Bexar County, they provide expert care and specialized services to children and teenagers who have been traumatized by abuse, neglect, or sexual abuse.

ChildSafe has outgrown its current 13,000 sq. ft. facility on the far west side of San Antonio. The proposed newly constructed 65,000 sq. ft. ChildSafe Salado Creek Campus will accommodate current needs, as well as planned and anticipated growth in core services, pilot programs, education, and community outreach initiatives. Additionally, the facility will have space to accommodate 17 to 21 law enforcement officers, to include Bexar County Sheriff detectives and the San Antonio Police Department; office space for 30 Child Protective Services (CPS) stationary workers and supervisors and work stations to accommodate up to 66 mobile CPS workers; 2 Bexar County Assistant District Attorneys; 14 Bexar County Juvenile Probation staff; and up to 102 ChildSafe employees. ChildSafe anticipates intermittently hosting on-site community wellness clinic in collaboration with the Children's Hospital of San Antonio. The facility will be located on 36 acres of land; 21 acres was recently deeded to the City of San Antonio for public green space. Salado Creek Holding Corporation currently has site control.

On July 14, 2017, Salado Creek Holding Corporation submitted a proposal request for TIRZ #11 funding to be drawn on a reimbursement basis. The total \$1,500,000.00 will be utilized to address public infrastructure requirements necessary to complete the project. The overall project cost for the facility is approximately \$28,950,000.00.

The City of San Antonio is participating in this project and has committed up to \$1,000,000 in separate funding, as well as \$73,600.00 in Inner City Reinvestment and Infill Policy (ICRIP) Waivers. Bexar County also plans to commit funding. Salado Creek Holding Corporation intends to request Inner City Reinvestment and Infill Policy (ICRIP) and San Antonio Water System (SAWS) fee waivers from The City of San Antonio. Private funding will make up the balance of the cash requirements to complete the project.

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 \$1,500,000.00 in tax increment, subject to availability, for the ChildSafe project.

**FISCAL IMPACT:**

The total redevelopment cost for the Child Safe Salado Creek Campus is \$28,950,000.00, which includes all costs for site work, pre-development costs, hard construction costs, contingency, and Developer related expenses. If approved, this action will authorize funding of up to \$1,500,000.00 from the Inner City TIRZ fund for the reimbursement of eligible expenses related to Child Safe Salado Creek Campus project development between the City of San Antonio, Salado Creek Holding Corporation, and the Inner City TIRZ Board of Directors.

**RECOMMENDATION:**

Staff is recommending the TIRZ Board approve a Resolution authorizing a Development Agreement with Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00. This action will require City Council approval.