



City of San Antonio

Agenda Memorandum

File Number:18-1000

Agenda Item Number: 20.

Agenda Date: 1/18/2018

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Consideration of an Ordinance authorizing the execution of a Development Agreement with the Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00 for the development of the ChildSafe Salado Creek Campus project, located at 3860 East I-H 10 in Council District 2 and within the Inner City Tax Increment Reinvestment Zone.

SUMMARY:

Consideration of an Ordinance authorizing the execution of a Development Agreement in an amount not to exceed \$1,500,000.00 between the City of San Antonio, the Inner City TIRZ Board of Directors and with the Salado Creek Holding Corporation, within the Inner City Tax Increment Reinvestment Zone (TIRZ) and located in Council District 2 to facilitate the construction of ChildSafe Salado Creek Campus project, located at 3860 East I-H 10, San Antonio, Texas. The total development cost of the project is estimated at approximately \$28,950,000.00 which includes costs for public infrastructure improvements.

BACKGROUND INFORMATION:

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 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 office 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 clinics in collaboration with the Children's Hospital of San Antonio. The facility will be located on approximately 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.

ISSUE:

On July 14, 2017, Salado Creek Holding Corporation submitted a proposal request for Inner City TIRZ 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 \$73,600.00 in Inner City Reinvestment and Infill Policy (ICRIP) fee waivers.

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.

On December 8, 2017, the Inner City TIRZ Board considered and approved a Resolution authorizing the execution of a Development Agreement for up to \$1,500,000.00 in Inner City TIRZ funding with Salado Creek Holding Corporation to support the construction of public infrastructure and improvements associated with the development of the ChildSafe Salado Creek Campus project.

This Ordinance authorizes the execution of the Development Agreement between the City of San Antonio, the Inner City TIRZ Board of Directors and with the Salado Creek Holding Corporation, to support public infrastructure improvements. The total development cost for the project is approximately \$28,950,000.00, which includes costs for site work, pre-development costs, and construction costs.

The requested \$1,500,000.00 in Inner City TIRZ funding is necessary to ensure that the project is completed as well as economically feasible.

ALTERNATIVES:

If the City does not approve the Inner City TIRZ Board of Director's recommendation, the Developer will be unable to implement and complete the proposed project, as it will become economically unfeasible.

FISCAL IMPACT:

The total development cost of the project is approximately \$28,950,000.00. If approved, this action will authorize the execution of a Development Agreement with the Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00 from the Inner City TIRZ fund, for the reimbursement of eligible expenses related to the ChildSafe Salado Creek Campus project between the City of San Antonio, the Salado Creek Holding Corporation, and the Inner City TIRZ Board of Directors. There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval of Ordinance authorizing the execution of a Development Agreement with the

Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00 for the development of the ChildSafe Salado Creek Campus project, located at 3860 East I-H 10 in Council District 2 and within the Inner City Tax Increment Reinvestment Zone boundary.