



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4314

---

**Agenda Item Number:** 27.

**Agenda Date:** 8/13/2020

**In Control:** City Council A Session

---

**DEPARTMENT:** Neighborhood and Housing Services Department

**DEPARTMENT HEAD:** Verónica R. Soto, FAICP, Director

**COUNCIL DISTRICTS IMPACTED:** 10

### **SUBJECT:**

An ordinance approving a Development Agreement for an amount not to exceed \$98,500 between the Board of Directors for Tax Increment Reinvestment Zone Number Thirty-Three, City of San Antonio, and Bright Kids Daycare & Learning Center, Inc. for eligible public improvements for the Bright Kids Daycare and Learning Center #2 located at 3939 Thousand Oaks Drive, San Antonio, TX, 78217 in Council District 10.

### **SUMMARY:**

This Development Agreement facilitates the redevelopment of the subject property and will serve to reconstruct Bright Kids Daycare and Learning Center #2, an approximately 4,000 square feet in size facility. Public improvements at the site may include but are not limited to: demolition, site work, utilities, sidewalk improvements, curb cuts, exterior lighting, landscaping along the right-of-way, monument signs, improved sidewalks (10' wide), bicycle facilities, fencing that is visible from the right-of-way, and flood gauge/warning system along Thousand Oaks Drive. The project has a total cost of \$868,700.

### **BACKGROUND INFORMATION:**

This redevelopment project is a childcare center located at 3939 Thousand Oaks Drive, in City Council District 10, that was destroyed by a fire in 2017. The Property is within a 100-yr. floodplain. A zoning variance was approved by Planning Commission and a flood development permit was approved by the Public Works Department which requires an elevated foundation, flood gauges, and other improvements to ensure public safety. The cost of these items are not included in the Thousand Oak Drive Improvement Project, a 2017 General Obligation bond infrastructure project, currently under construction.

**ISSUE:**

The Northeast Corridor TIRZ Board approved funding for public improvements for an amount not to exceed \$98,500 on June 23, 2020. City Council consideration is requested for the approval of a Development Agreement between the Board of Directors for Tax Increment Reinvestment Zone Number Thirty-Three, City of San Antonio, Texas, and Bright Kids Daycare & Learning Center, Inc.

**ALTERNATIVES:**

City Council could choose not to approve the Development Agreement for eligible public improvements for the Bright Kids Daycare and Learning Center #2. If so, this action could negatively affect the Bright Kids Daycare and Learning Center #2, by requiring them to seek an alternate funding source to make up the gap in funding needed for public improvements.

**FISCAL IMPACT:**

This ordinance authorizes execution of a Development Agreement with Northeast Corridor Board of Directors of Reinvestment Zone #33 and Bright Kids Daycare & Learning Center, Inc to provide funding in an amount not to exceed \$98,500. Funding for this agreement is available through the tax increment produced by the Northeast Corridor TIRZ #33. There will be no impact to the General Fund.

**RECOMMENDATION:**

Staff recommends approval of an ordinance approving a Development Agreement for the eligible public improvement expenses for the Bright Kids Daycare and Learning Center #2.