



# CITY OF SAN ANTONIO

P.O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

April 26, 2012

## Request for Proposal (RFP) for Inner City Tax Increment Reinvestment Zone Number 11 Development Projects dated February 3, 2012, due May 7, 2012.

### ADDENDUM III:

The following questions were received in accordance with Section VIII, Restrictions on Communication. The questions are restated below, followed by the response:

**Question 1** Can the RFP due date be extended to May 21, 2012 to allow applicants the opportunity to leverage potential funding derived from the 2012 Bond election?

**(Question from Addendum II)**

**Response:** **Updated Response:** After further discussion it has been determined the RFP due date will not be extended. All proposals must be received in the City Clerk's Office no later than **11:00 a.m., Local Time, on May 7, 2012.**

**Question 2** Is use of \*Historic Preservation Funds collected considered “private investment” capital for projects we anticipate proposing in the RFP?

\*fee charged per ticket or per class registration and is paid by the individual who is purchasing the ticket/class. Money collected from this fee must be used for improvements and upgrades to the theatre facility.

**Response:** The Preservation Fee is required by an Agreement with the City of San Antonio to be utilized by the theatre for building improvements in lieu of paying rental fees. Due to the terms of the Lease Agreement with the City, the funds collected from the Preservation Fee are considered public funds.

**Question 3** Since the inception of the Inner City TIRZ, please provide a list of all previously funded projects. Please provide entity name, amount funded, and category funded?

**Response:** **Funding Amounts Corrected from Addendum II Question 21**

Approved Projects	Obligated Funds	Paid to Date	Categories
Eastside Sport Complex	\$ 1,832,992.00	\$ 1,240,282.00	Social Services
Victoria Commons	\$ 3,362,169.00	\$ 2,100,000.00	Public Infrastructure /Housing
Staybridge Hotel	\$ 1,000,000.00	\$ 425,000.00	Economic Development

Barrio Comprehensive	\$ 1,700,000.00	\$ 1,450,000.00	Social Services
Quiet Zone	\$ 800,000.00	\$ 562,070.39	Public Infrastructure Economic Development
Eastside Cemeteries	\$ 149,280.92	\$ 149,280.92	Open Space
Hays Street Bridge	\$ 200,000.00	\$ 200,000.00	Open Space
SouthTown	\$ 694,002.00	\$ 249,213.41	Public Infrastructure Economic Development
University of the Incarnate Word	\$ 1,242,220.00	\$ -	Social Services
1511 E. Commerce	\$ 153,500.00	\$ 153,500.00	Property Acquisition
Friedrich Soft Costs	\$ 100,000.00	\$ 100,000.00	Economic Development
E. Thurman Walker Senior Living	\$ 700,000.00	\$ 646,372.53	Housing Loan
VIA Ellis Alley	\$ 560,000.00	\$ -	Economic Development
<b>Total</b>	<b>\$ 12,493,663.92</b>	<b>\$ 7,122,219.25</b>	

**Question 4** Please provide information on the process in which the Friedrich Building was going to receive \$42 million in Inner City TIRZ funding for its rehabilitation that would have become SAISD Headquarters?

**Response:** The City entered into a non-binding MOU with San Antonio Independent School District on December 9, 2010. City Council approved an option contract for the Friedrich Building on January 20, 2011. No other contract has been signed nor does any current or past agreement with the City and/or TIRZ call for investment of \$42 million in the Friedrich Building.

**Question 5** What other year has an RFP been issued in reference to the Inner City TIRZ?

**Response:** 2004 and 2008

**Question 6** Please provide information on the expenditure of the Bexar County \$4.5 million infusion into the Inner City TIRZ? List all previously funded projects from the \$4.5 million in County funds including entities name, amount funded, and category funded?

**Response:** The following in an excerpt from the Inner City TIRZ Project Plan, Page 4:

- *Bexar County does not contribute their increment to the Inner City TIRZ fund; however, Bexar County has committed funds for improvements that would enhance Commerce Street access from IH-37 to the SBC Center.*

*Improvements would include street reconstruction, necessary drainage improvements, signage, sidewalk repair and other aesthetic improvements that would create a “grand boulevard” effect on this important thoroughfare between downtown San Antonio and the SBC Center.*

The estimated, ‘non-binding’ amount was \$4 million, which funded the following County infrastructure projects:

- New ramp at Freeman Blvd. and AT&T Center Parkway
- Widening the Houston St. bridge at Salado Creek to five lanes
- Improvements to Commerce St. to facilitate traffic movement

**Question 7** Is funding priority given to previous recipients?

**Response:** A proposed payment schedule is negotiated up front with the Development Agreement for each individual project. The funding of projects is on a reimbursement basis. Tax Increment is received on an annual basis in March with a small amount in August. Once received the City reimburses projects based on a priority of payments schedule which is outlined on a payment schedule in each Development Agreement.

**Question 8** Has a 1 to 5 match been required in the past when funding was issued to previously selected projects?

**Response:** No, the 1 to 5 public to private ratio requirement is new to this RFP. The purpose of the one to five public to private ratio is increase private investment within the TIRZ boundary. For every one dollar of public investment a project should have minimum of five dollars of private investment. Projects with a higher ratio of private investment will be scored favorably in the “Financial Information” category of the evaluation.