

AN ORDINANCE 2014 - 09 - 18 - 0713

REVISING TAX INCREMENT REINVESTMENT ZONE (TIRZ) NUMBER NINE (HOUSTON STREET TIRZ) DESIGNATED BY ORDINANCE NUMBER 90969 BY EXTENDING THE TERM OF THE HOUSTON STREET TIRZ TO SEPTEMBER 30, 2034; RECONSTITUTING THE COMPOSITION OF THE TIRZ BOARD; AND AUTHORIZING THE NEW BOARD TO APPROVE, AN AMENDED PROJECT PLAN, FINANCE PLAN, OR ANY OTHER DOCUMENTS AS NECESSARY OR REQUIRED.

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WHEREAS, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "TIF Act"), the City Council, through Ordinance No. 90969 dated December 9, 1999 designated the Houston Street TIRZ for a term to expire on September 30, 2014 and authorized a Development Agreement with Street Retail San Antonio, LP and Interlocal Agreements with Bexar County, The University Health System, and Alamo Colleges, all of which also expire on September 30, 2014; and

WHEREAS, the City Council desires to continue revitalization efforts of this valued reinvestment zone and to capitalize on potential future opportunities, and therefore wishes to extend the term of the Houston Street TIRZ from its original termination date of September 30, 2014 to September 30, 2034; and

WHEREAS, in addition to the City of San Antonio, the sole taxing entity who will participate in this extended Houston Street TIRZ is Bexar County; and

WHEREAS, the City Council therefore also desires to restructure the composition of the Board of Directors to only include representatives of the City of San Antonio and Bexar County as is permitted pursuant to Section 311.009 of the TIF Act; and

WHEREAS, the City Council previously approved two separate Parking Incentive Agreements with HVHC, Inc. and Argo Group US, Inc. to be funded in the event the Houston Street TIRZ was extended, which funding obligations will be included in Amended Project and Finance Plans; and

WHEREAS, in accordance with Section 311.007 of the TIF Act, the term of a tax increment financing zone may be extended after publication and a public hearing, both of which conditions have been met in this circumstance; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. City Council hereby authorizes the extension of the Houston Street TIRZ Termination Date to September 30, 2034, unless otherwise terminated earlier as a result of breach of agreements, payment in full of all project costs approved in the Project and Finance Plans, or as authorized or permitted by law.

SECTION 2. The new Houston Street TIRZ Board shall be composed of representatives of the taxing entities participating in the TIRZ after September 30, 2014 in accordance with the TIF Act. The Houston TIRZ Board shall consist of seven members, four of whom shall be appointed by City Council and the remaining three appointed by Bexar County.

SECTION 3. The District One Councilperson shall serve on the Houston Street TIRZ as an ex-officio member and staff is directed to work with the District One City Council Office to identify three candidates for future appointment by City Council.

SECTION 4. The Houston Street TIRZ will continue to capture tax value on improvements within the TIRZ at the City's current participation rate of 100% for an additional 20 years until September 30, 2034. The City of San Antonio's and Bexar County's tax increment generated within the TIRZ will be used to fund public improvements within the TIRZ as described in any amended Project Plan, and Finance Plan approved by City Council. At the expiration of the TIRZ, any additional property tax values realized through the life of the TIRZ will be added to the tax rolls and deposited into the General Fund.

SECTION 5. The extension of the Houston Street TIRZ is conditioned on the Project and Finance Plans being amended to include funding solely from the City's tax increment captured after September 30, 2014 for Parking Incentives Agreements with HVHC, Inc. and ARGO Group US, Inc. previously approved by City Council.

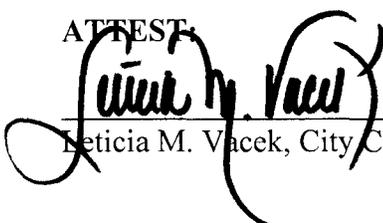
SECTION 6. The City Council authorizes City staff to prepare amendments to the Project Plan, Finance Plan, negotiate Interlocal Agreements and Development Agreements, or any other document that is required either by the TIF Act or necessary for the implementation and execution of projects during the extended term of the Houston Street TIRZ.

SECTION 7. This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes of the City Council. If less than eight (8) affirmative votes are received, then this Ordinance shall be effective ten (10) days after passage.

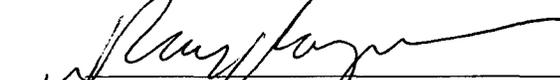
PASSED AND APPROVED this 18th day of September, 2014.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Robert F. Greenblum, City Attorney

Agenda Item:	24 (in consent vote: 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 23, 24)
Date:	09/18/2014
Time:	10:37:52 AM
Vote Type:	Motion to Approve
Description:	A Public Hearing and consideration of an Ordinance authorizing a 20-year term extension for the Houston Street Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors and participating tax entities; and, amending the TIRZ Project and Finance Plans. [Peter Zaroni, Deputy City Manager; John Dugan, Planning and Community Development]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	