



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

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2014 JAN 21 AM 9:19

TO: Mayor & City Council

FROM: City Councilman Carlton Soules

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Edward Benavides, Chief of Staff; Chris Callanen, Assistant to the City Council; Robbie Greenblum, City Attorney; John Peterek, Senior Management Analyst

SUBJECT: Northeast Corridor Tax Increment Reinvestment Zone

DATE: January 15, 2014

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

I respectfully ask for your concurrence in a resolution of intent to create a tax increment reinvestment zone for the Northeast Corridor Revitalization Initiative area.

Brief Background

The District 10 office has focused on revitalizing the Northeast Corridor (NEC), which encompasses Perrin Beitel and Nacogdoches from Loop 410 to O'Connor Road. The corridor was the retail and service center for the northeast part of San Antonio for many years. However, over time the corridor began its decline as other venues and locations opened.

As a result of the revitalization efforts, the City has renewed focus on the NEC area by creating a Northeast Corridor Revitalization Manager position, including the NEC in the Inner City Reinvestment Infill Policy (ICRIP) zone, and initiating a reinvestment strategy through the appointment of a NEC Steering Committee to concentrate on the corridor. The Steering Committee is made up of a small group of residents and business owners along the corridor and has a unique perspective on the NEC.

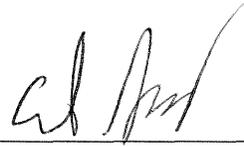
Recently, these efforts have led to the completion of a business inventory and a market study, which was finalized on October 2013 to identify the current trends in the area. Within the market study, one of the recommendations to the NEC Steering Committee was the creation of a Tax Increment Reinvestment Zone (TIRZ) to

*"...help finance the cost of redevelopment and encourage development in areas that would otherwise not attract sufficient market development in a timely manner". (Northeast Corridor Market Study, October 2013, p. 63)*

After discussion, the Steering Committee voted to move forward with the recommendation of implementing a TIRZ for the area in order to pursue some of the more costly projects along the NEC.

With concurrence from the District 10 Office, the Steering Committee and the Revitalization Manger, our office respectfully requests that the appropriate staff analyze the corridor for the effectiveness of a TIRZ and, based on those findings, determine the proper boundaries and initiate the creation of the zone by bring forth a Resolution of Intent for City Council consideration.

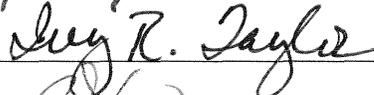
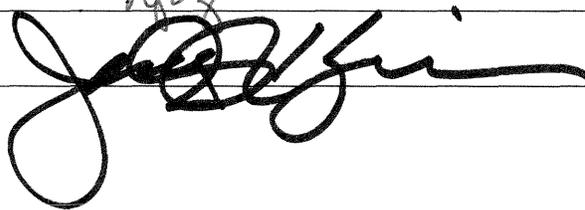
Submitted for Council consideration  
by:



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Councilman Carlton Soules, District 10

Supporting Councilmember's Signatures (4 only)

District No.

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