JRP
6/4/2015
Item No. 19

AN ORDINANCE 2015-06-04-0489

AMENDING THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER NINE, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE HOUSTON STREET TIRZ, AND TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE WESTSIDE TIRZ, AUTHORIZING CITY STAFF TO AMEND THE PROJECT AND FINANCE PLANS FOR TIRZ NUMBER NINE AND THIRTY AND APPOINTING THREE VACANCIES TO BE FILLED ON THE BOARD OF DIRECTORS FOR TIRZ NUMBER NINE.

* * * * *

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the "TIF Act"), the City Council in 1999 through Ordinance No. 90969 designated the Houston Street TIRZ and in 2008 through Ordinances No. 2008-12-11-1173 designated the Westside Tax Increment Reinvestment Zone (the "TIRZ"), both located within and near the central business district and City Council Districts 1 and 5; and

WHEREAS, on September 18, 2014 City Council through Ordinance No. 2014-09-18-0713 extended the term of the Houston Street TIRZ for an additional twenty years until September 30, 2034 and reduced the size of the Board of Directors from eleven to seven members of which three are to be appointed by City Council; and

WHEREAS, City Council seeks to appoint the Assistant City Manager over Center City Development and Operations Department ("CCDO"), the Director of the Finance Department and the Director of CCDO as ex-officio members of the Houston Street TIRZ Board; and

WHEREAS, the proposed boundary amendments will increase the size of the Houston Street TIRZ by adding parcels located primarily along North Main extending from Cesar Chavez to IH-35 and will encompass parts of the proposed San Pedro Creek project; and

WHEREAS, the western edge of the proposed new Houston Street boundary runs adjacent to the Westside TIRZ east of South Flores Street and will include 27 parcels that are currently within the boundary of the Westside TIRZ; and

WHEREAS, the proposed boundary amendments will add 260 parcels totaling 138.54 parcel acres to the Houston Street TIRZ and will decrease the size of the Westside TIRZ by removing 27 parcels totaling 10.12 parcel acres; and

WHEREAS, the proposed boundary amendments will facilitate the City's economic development goals for the downtown area including development of the San Pedro Creek improvements by the Alameda Theater, redevelopment of City owned properties within each TIRZ, a public private partnership with the Weston Urban and Frost Bank that will result in a

consolidated administrative office tower for the City, 265 housing units in the central business district, and construction of the first class A office tower in downtown San Antonio since 1989; and

WHEREAS, in order to facilitate the public private partnership with Weston Urban and Frost Bank, several parcels will be removed from the Westside TIRZ to include but not limited to the Alameda Theater and the Frost Motor Bank site; and

WHEREAS, the parcels being removed from the Westside TIRZ and included in the Houston Street TIRZ will allow the City to utilize tax increment from the proposed new office tower on Frost Motor Bank site to service debt associated with the acquisition and renovation of the current Frost Bank Tower for City administrative offices and to allow Bexar County to utilize tax increment to fund improvements to the Alameda Theatre and other proposed public improvements; and

WHEREAS, the City seeks to amend the Houston Street and Westside TIRZ Project and Finance Plans to include the proposed boundary changes, public improvements and projects within the respective TIRZ; and

WHEREAS, the City now seeks to amend the boundaries of the Houston Street and Westside TIRZ by removing parcels from the Westside TIRZ and adding them to the Houston Street TIRZ; **NOW THEREFORE:**

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

SECTION 1. The boundaries of the Houston Street TIRZ, located in City Council District 1 are amended by adding 260 parcels totaling 138.54 parcel acres for a new TIRZ boundary of 402 parcels totaling 179.74 parcel acres as shown in the attached **Exhibit A:** Map of the Houston TIRZ.

SECTION 2. The boundaries of the Westside TIRZ, located in City Council Districts 1 and 5 are amended by reducing it by 27 parcels totaling 10.12 parcel acres for a new TIRZ boundary of 2097 parcels totaling 1043.79 parcels acres, as shown in the attached **Exhibit B:** Map of the Westside TIRZ.

SECTION 3. The tax increment base for the properties being added to the Houston Street TIRZ is the total appraised value of the real property taxable by the City and the County as of January 1, 2015, the year in which the properties are being added to the Houston Street TIRZ.

SECTION 4. The Assistant City Manager over CCDO, the Director of the Finance Department and the Director of CCDO are appointed as ex-officio members of the Board of Directors of the Houston Street TIRZ to serve for a term of two years.

SECTION 5. There is no fiscal impact by this proposed action. All projects supported by the Houston Street and Westside TIRZ will be funded with future and available tax increment generated within each respective TIRZ.

SECTION 6. City Council authorizes City staff to amend the Project and Finance Plans to include the proposed boundary changes and proposed projects within the Houston Street and Westside TIRZ. Once amended, the Project and Finance Plans will require final approval by City Council in accordance with the TIF Act.

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 4th day of June, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek
City Clerk

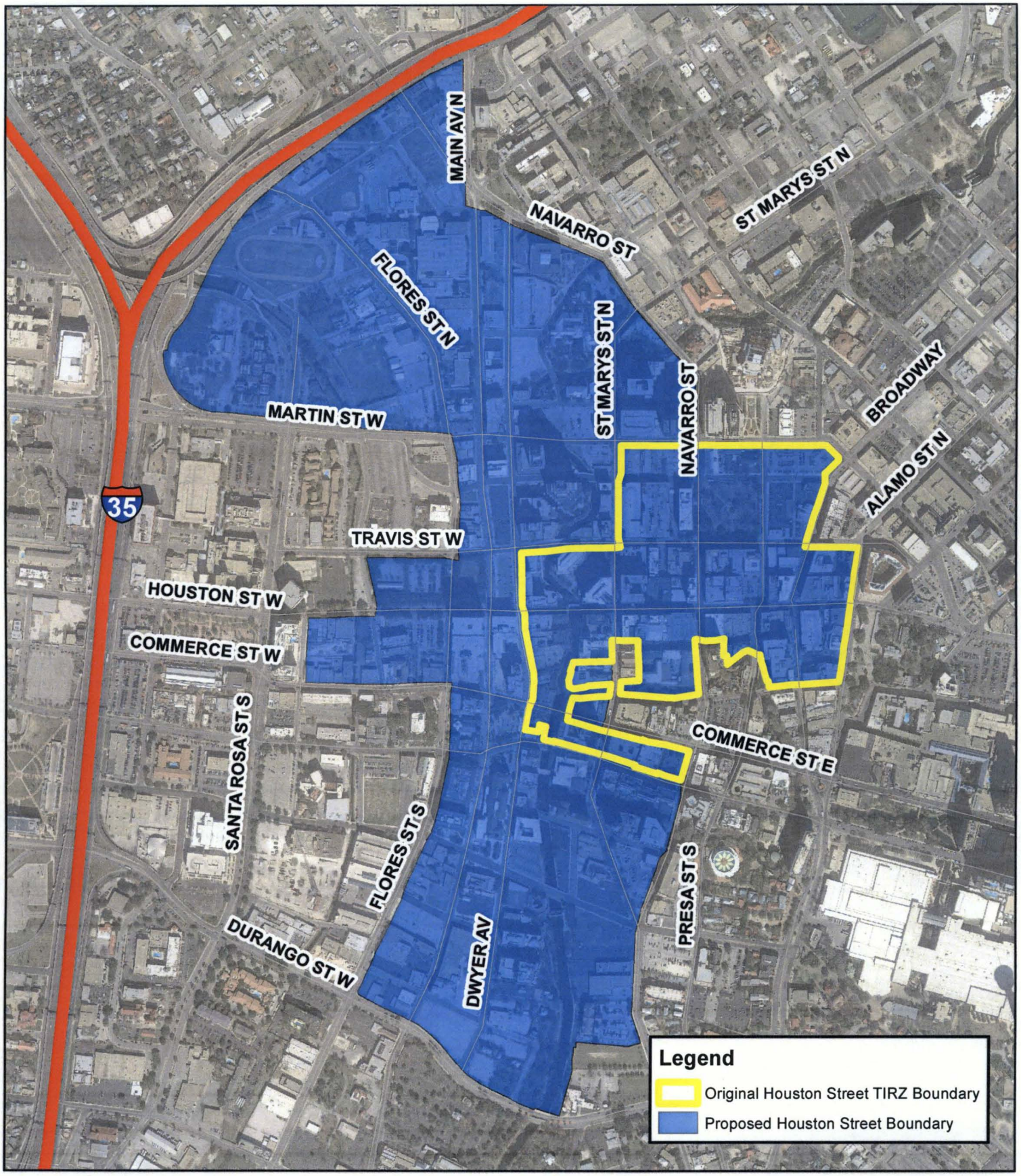
APPROVED AS TO FORM:

Martha G. Sepeda
Acting City Attorney

Agenda Item:	**19 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21A, 21B, 22A, 22B)**
Date:	06/04/2015
Time:	09:47:28 AM
Vote Type:	Motion to Approve
Description:	An Ordinance amending the boundaries of the Tax Increment Reinvestment Zone #30 (Westside TIRZ) and the Tax Increment Reinvestment Zone #9 (Houston Street TIRZ); authorizing amendments to the Project and Finance Plans for each TIRZ; and filling three vacant seats on the Houston Street TIRZ Board of Directors. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9	x					
Michael Gallagher	District 10		x				

EXHIBIT A



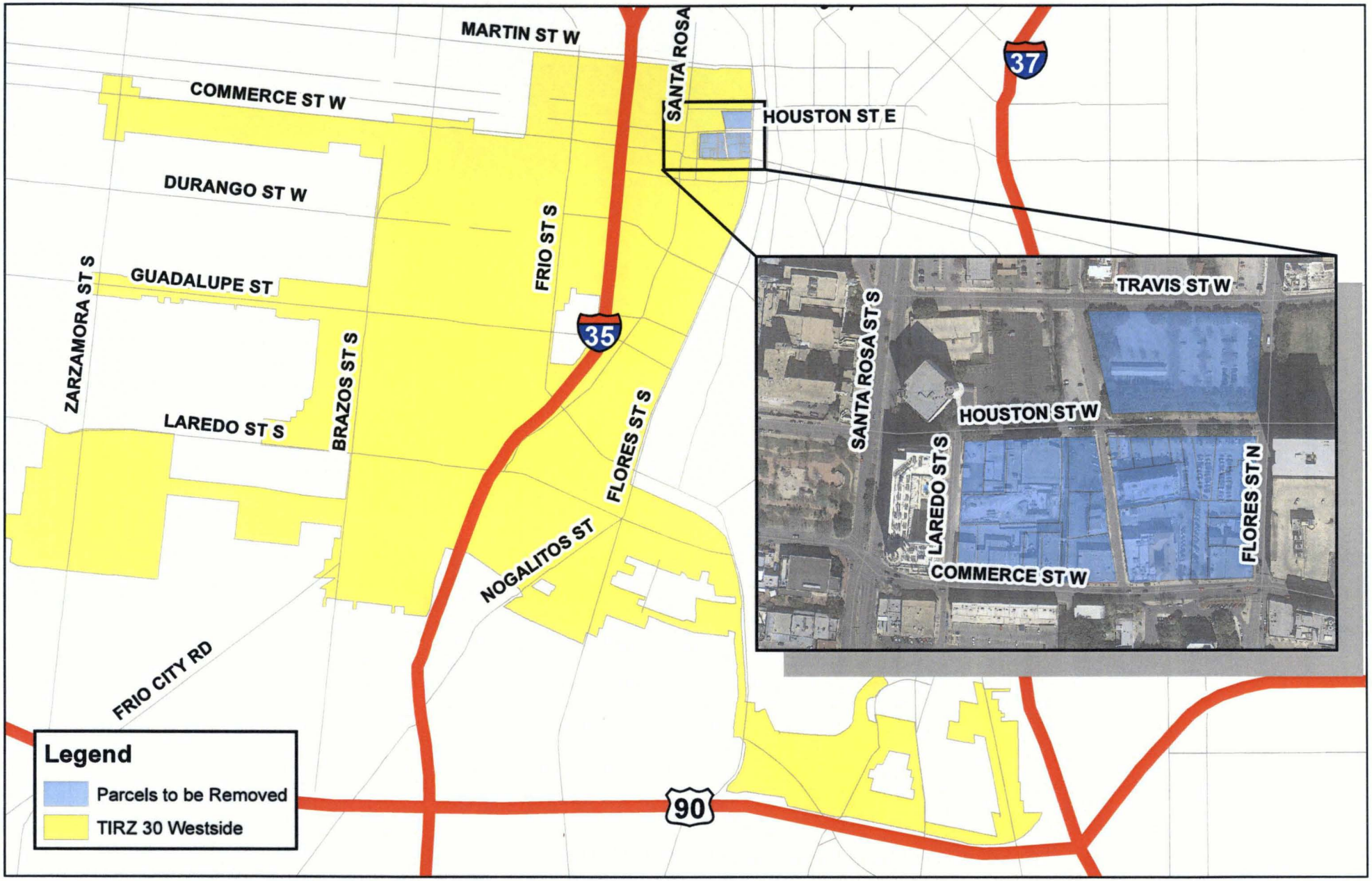
Proposed Boundary Amendment
Houston StreetTIRZ

N
W E
S

1,000 500 0 1,000 Feet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT

EXHIBIT B



Proposed Boundary Amendment
Westside TIRZ

N W E S

2,800 1,400 0 2,800 Feet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT