LB
09/11/14
Item No. 20

AN ORDINANCE 2014-09-11-0689

APPROVING THE LEVY OF A SPECIAL ASSESSMENT FOR THE DOWNTOWN PUBLIC IMPROVEMENT DISTRICT("PID"); LEVYING AN ASSESSMENT RATE FOR FISCAL YEAR 2015 AT $0.15 PER $100.00 VALUE OF REAL PROPERTY AND $0.09 PER $100.00 VALUE OF RESIDENTIAL CONDOMINIUMS IN THE PID; AND APPROVING THE FISCAL YEAR 2015 SERVICES AND ASSESSMENT PLAN FOR THE PID.

* * * * *

WHEREAS, in 1999 City Council established the PID pursuant to the Public Improvement District Assessment Act, Local Government Code, Chapter 372 ("Act") as a means through which property owners in the District can self-fund additional improvements and services to enhance the appearance and safety of the San Antonio downtown area and Council has subsequently re-established the PID since then, most recently in May 2013; and

WHEREAS, for Fiscal Year ("FY") 2015, in addition to the annual property taxes, property owners in the PID will be required to pay an additional assessment rate of $0.15 per $100.00 valuation on commercial real property and $0.09 per $100.00 of value on residential condominiums, which could raise in excess of $3 million to fund a variety of supplemental services; and

WHEREAS, the City pays an assessment on exempt municipal property in the PID which staff estimates will be $247,218.00 for FY 2015, and there are agreements for participation in the PID with Bexar County, VIA, Christus Santa Rosa and City Public Service; and

WHEREAS, since the establishment of the PID the City has contracted with Centro Public Improvement District ("Centro"), a Texas non-profit corporation, to administer and coordinate daily services in the PID; and

WHEREAS, the terms of the proposed FY 2015 Services and Assessment Plan ("Plan") with Centro include an annual budget, a five-year fiscal forecast, the special assessment rate to fund services and improvements for the PID including management and administration, operations, maintenance, landscaping, public service representatives, business recruitment and retention, branding and marketing, capital projects and planning; and

WHEREAS, the Act requires that all property owners in the proposed PID be notified in writing of the petitioned action and public hearing; that notice of an annual public hearing be advertised in a newspaper of general circulation at least ten days before the public hearing to consider oral and written objections to the levying of a special assessment to fund services and improvements for the PID in the downtown area; and

WHEREAS, notices were mailed to individual property owners on August 27, 2014 and the required public notice appeared in the San Antonio Express News on Sunday, August 31, 2014; and

WHEREAS, a public hearing was held and closed on Thursday, September 11, 2014, at 9:00 a.m., or as soon thereafter as possible, in the San Antonio City Council Chambers, to consider the levy of a special assessment to fund services for the PID; levying an assessment rate for FY 2015 at $0.15 per $100.00 value of commercial real property and $0.09 per $100.00 value for residential condominiums in the PID; and approval of the FY 2015 Service and Assessment Plan of the PID; and

WHEREAS, at the end of the public hearing, staff requested the levy of the special assessment, approval of the special assessment rate, and approval of the FY 2015 Service and Assessment Plan for the PID; and

WHEREAS, at or on the adjournment of the public hearing the City Council heard and passed on any objections to the levying of the special assessment; and

WHEREAS, it is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Act; and

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

SECTION 1. A public hearing was held on September 11, 2014 at 9:00 a.m., or as soon after that time as possible, in the San Antonio City Council Chambers in accordance with Chapter 372, Texas Local Government Code to consider the levy of a Special Assessment to fund services for the Public Improvement District.

SECTION 2. A special assessment rate of $0.15 per $100.00 valuation of commercial real property and $0.09 per $100.00 value for residential condominiums in the PID during FY 2015 is levied to fund improvements and services in the PID. Invoices shall be mailed to and paid by affected property owners in the same manner as ad valorem taxes are mailed.

SECTION 3. Funding for this Ordinance is contingent upon approval of the Fiscal Year 2015 Budget for Fund 11001000, Cost Center 8002430007 and General Ledger 5203050.

SECTION 4. If approved by City Council, the amount of $247,218.00 shall be appropriated in Fund 11001000, Cost Center 8002430007 and General Ledger 5203050. This amount is authorized to be transferred as Contributions to the PID Fund and shall be deposited in Fund 69018000, entitled "Special Public Improvement District Fund," Internal Order 207000000122 and General Ledger 4101300.

SECTION 5. Any other Contributions to the PID Fund shall be deposited in Fund 69018000, entitled "Special Public Improvement District Fund," Internal Order 207000000122 and General Ledger 4101300.

SECTION 6. The annual $50,000 payment to the City to offset administrative costs authorized by Ordinance No. 2013-09-05-0613 is canceled and shall no longer be applicable to the PID beginning October 1, 2014.

SECTION 7. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 8. The FY 2015 Service and Assessment Plan attached to this Ordinance as **Attachment I** is approved.

SECTION 9. The statements set forth in the recitals of this Ordinance are true and correct, and are incorporated as a part of this Ordinance.

SECTION 10. This Ordinance shall take effect immediately upon the receipt of eight affirmative votes; otherwise it shall be effective ten days after its passage.

PASSED AND APPROVED this 11th day of September, 2014.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

for Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

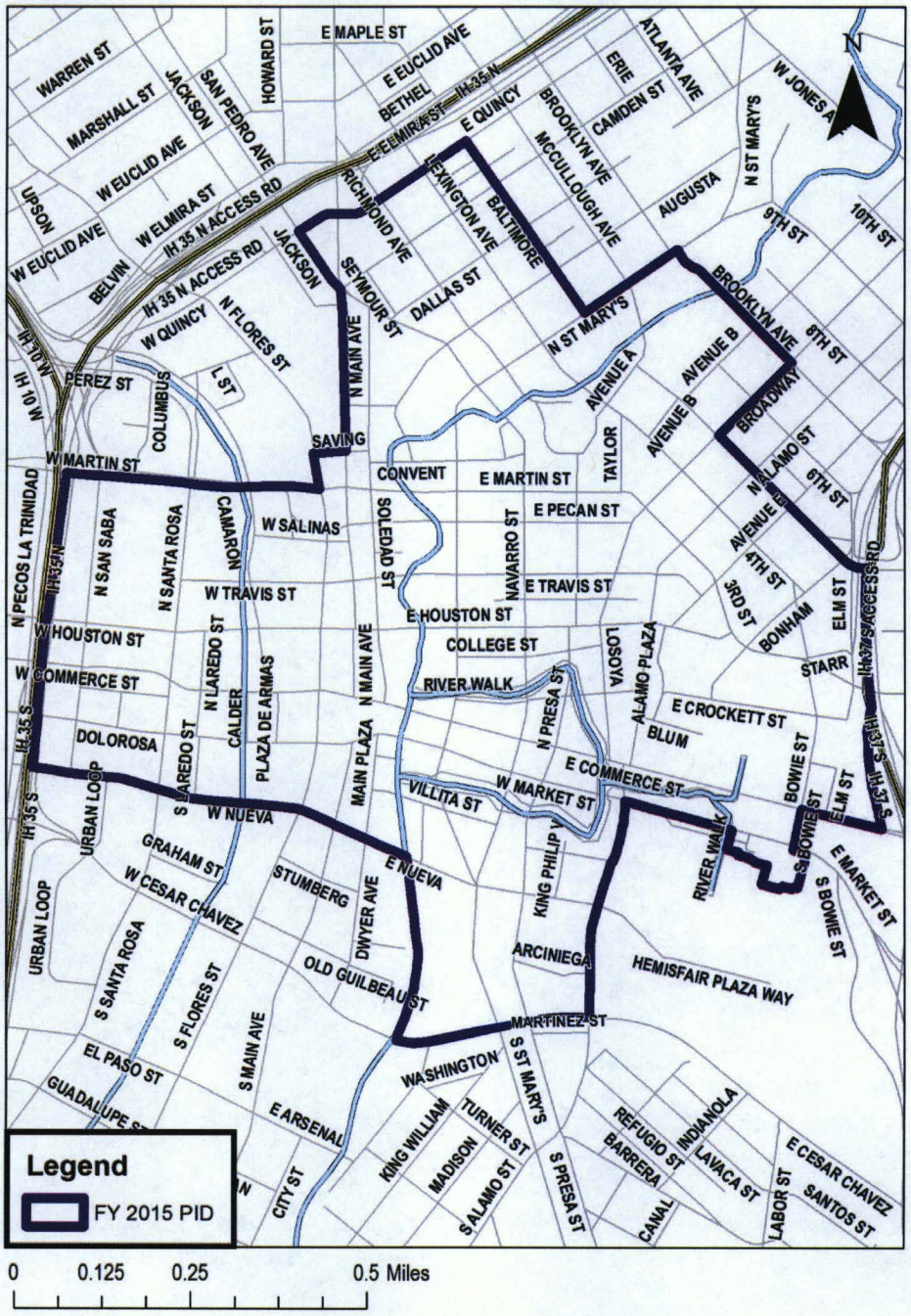
Um Zertuche, for
Robert F. Greenblum, City Attorney

Agenda Item:	**20**
Date:	09/11/2014
Time:	09:36:22 AM
Vote Type:	Motion to Approve
Description:	A Public Hearing and consideration of an Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District; levying an assessment rate for Fiscal Year 2015 at $0.15 per $100.00 value of real property in the Downtown Public Improvement District and $0.09 per $100.00 value of residential condominiums; and approving the Fiscal Year 2015 Services and Assessment Plan for the Downtown Public Improvement District. [Carlos Contreras, Assistant City Manager; Jim Mery, Deputy Director, Center City Development & Operations]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x			x	
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				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				

ATTACHMENT I

Downtown San Antonio Public Improvement District



CITY OF SAN ANTONIO
CENTER CITY DEVELOPMENT & OPERATIONS DEPARTMENT

Downtown Public Improvement District

City Council

Item #20

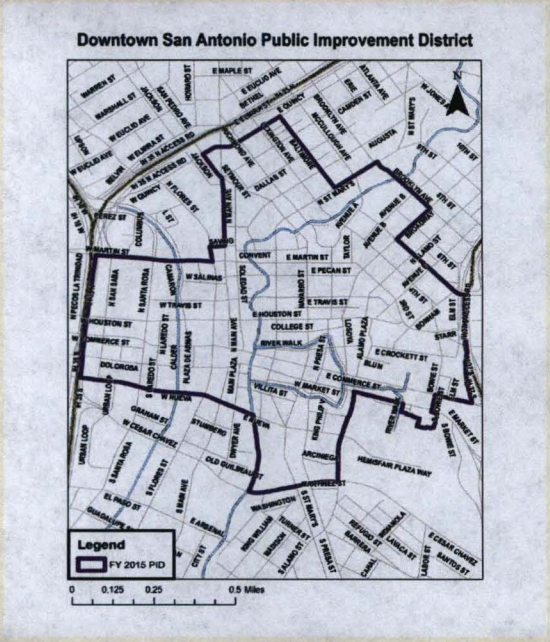
September 11, 2014

Downtown PID

- Approving the levy of the Assessment Rate for the Downtown Public Improvement District
  - $0.15 per $100 valuation for commercial
  - $0.09 per $100 value for residential
  - No increase from 2014 rates
- Approving the FY 2015 annual service and assessment plan

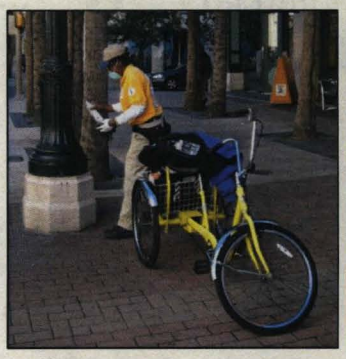
Background

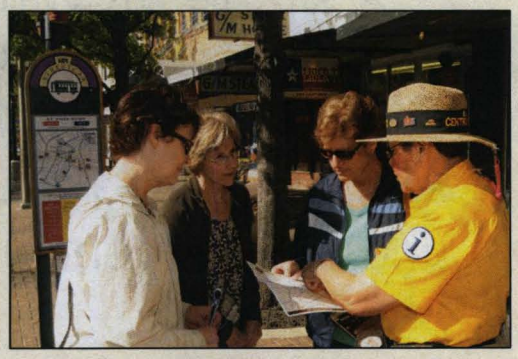
- PID supplements services to enhance downtown environment
- Authorized through September 30, 2023
- Managed by the Centro Public Improvement District (PID)



Proposed FY 2015 Service and Assessment Plan

- Annual Plan details levels of service
  - Includes budget and sets the assessment rate
  - Must be approved annually
- Approved by Centro PID Board with an annual budget of $4,682,000





Management & Operations

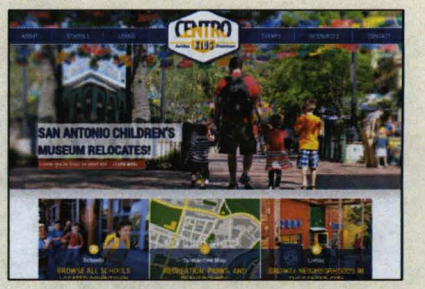
CENTRO SAN ANTONIO
WE MOVE DOWNTOWN

Management
$641,000

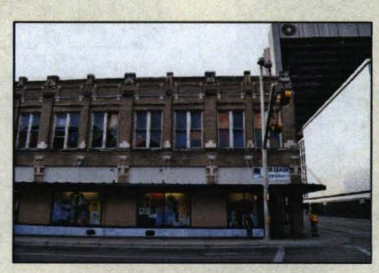
Operations
$206,000

Core Services

Clean & Safe
$2.35 million



Branding & Marketing
$400,000



Business Retention & Recruitment
$200,000

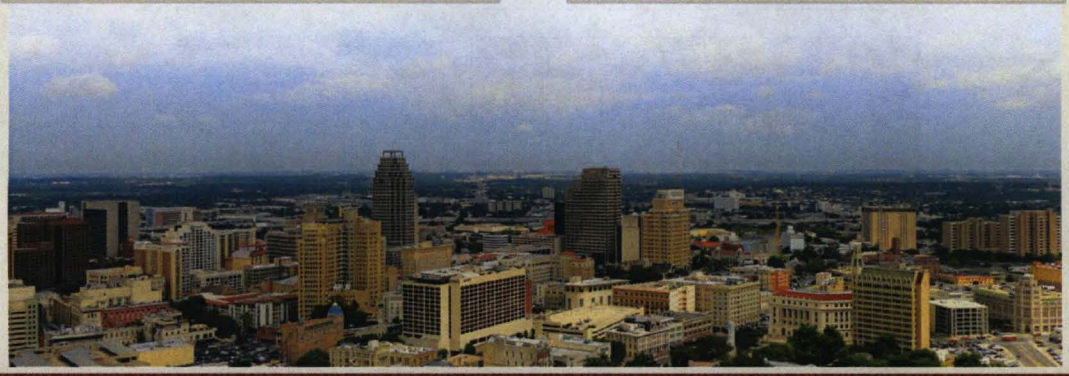
New Services

Planning
$200,000

- Update 1999 Downtown Neighborhood Plan

Capital Projects Program
$350,000

- Holiday Lighting Program, Pedestrian Wayfinding, Houston Street Amenities



Fiscal Impact

- $247,218 City contribution for various facilities

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CENTER CITY DEVELOPMENT & OPERATIONS DEPARTMENT

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