

AN ORDINANCE **2014 - 03 - 21 - 0618**

AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CHAPTER 380 ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH THE DEVELOPMENT TEAM CONSISTING OF NRP GROUP, TERRAMARK HOMES AND WALLACE BAJJALI PARTNERS, IN AN AMOUNT NOT TO EXCEED \$8,457,580.00 FOR THE RED BERRY ESTATE PUBLIC PRIVATE PARTNERSHIP PROJECT IN CITY COUNCIL DISTRICT 2.

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WHEREAS, NRP Group, Terramark Homes and Wallace Bajjali Partners (the “Development Team”) is undertaking an economic development project that will be comprised of an approximately \$150 million investment to the property known as Red Berry Mansion, located at 856 Gemblar Rd., that will include the construction of 600 multi-family housing units, 66 modern urban style homes, renovations to the Red Berry Estate, and over 300,000 sq. ft. of office space, retail, dining and entertainment venues (the “Project”); and

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the City of San Antonio (the “City”) is authorized to establish and provide for the administration of one or more programs, including programs for making grants and loans of public money to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, in accordance with City Ordinance No. 100684, the City created an Economic Development Program (the “Program”) for the purpose of making grants and loans available for economic development projects that the City finds will accomplish the purpose and goals of Chapter 380; and

WHEREAS, the City finds that the goals of Chapter 380 will be met by assisting the Development Team in undertaking and completing the Project and has identified economic development funds for use in carrying out this purpose; **NOW THEREFORE:**

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

SECTION 1. The City Council authorizes City staff to negotiate the terms and conditions of a Chapter 380 Economic Development Grant Agreement with the development team consisting of NRP Group, Terramark Homes and Wallace Bajjali Partners in an amount not to exceed \$8,457,580.00 for the Project.

SECTION 2. The City Manager or her designee is authorized to execute a Chapter 380 Economic Development Grant Agreement in accordance with the terms and conditions of this Ordinance. A copy of the Agreement will be attached upon execution as **Exhibit A**.

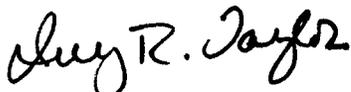
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08/21/14
Item No. 36C

SECTION 3. Contingent upon approval by the Inner City Tax Increment Reinvestment Zone Board of Directors, payment not to exceed the amount of \$8,457,580.00 is authorized through Fund 29086007, Cost Center 0703290001 and General Ledger 5201040. Annual payments shall not exceed the amount equal to the previous year's General Fund portion of ad valorem taxes remitted to the City for a period not to exceed 20 years and at such time funds are authorized to be encumbered.

SECTION 4. 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 Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage by eight (8) votes or more and upon ten (10) days following its passage if approved by fewer than eight (8) votes.

PASSED AND APPROVED this 21st day of August, 2014.

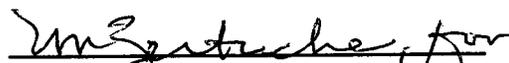

M A Y O R
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Robert F. Greenblum, City Attorney

Agenda Item:	36C (in consent vote: 36A, 36B, 36C)						
Date:	08/21/2014						
Time:	09:57:41 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing a Chapter 380 Economic Development Grant with the development team in an amount not to exceed \$8,457,580.00 from City of San Antonio ad valorem tax increment for the commercial portion of the project that will be rebated over a 20-year period from the Inner City TIRZ.						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x			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				

EXHIBIT A WILL NOT BE
ATTACHED AS A FINAL
AGREEMENT WAS NOT
EXECUTED PER THE
CITY ATTORNEY'S OFFICE.