

**ORDINANCE**

**APPROVING A FUNDING AGREEMENT BETWEEN THE CITY OF SAN ANTONIO, THE MIDTOWN TIRZ BOARD OF DIRECTORS, AND OXBOW REAL ESTATE, LLC FOR AN AMOUNT NOT TO EXCEED \$6,810,000.00 FOR PUBLIC IMPROVEMENTS IN THE PEARL DISTRICT**

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**WHEREAS** in accordance with the Tax Increment Financing Act (the Act), Chapter 311 of the Texas Tax Code, the City of San Antonio (City), through Ordinance 2008-12-11-1134, established Tax Increment Reinvestment Zone Thirty-one, known as the Midtown TIRZ, and a Board of Directors (Board) authorized with all rights, powers, and duties provided by the Act in furtherance of development and revitalization within the Midtown TIRZ; and

**WHEREAS** located north of downtown San Antonio in City Council District 1 and generally bounded by Avenue A, Newell Street, Grayson Street, and Elmira Street, the San Antonio Pearl District is a mixed-use development featuring retail, dining, green spaces, a hotel, and access to the San Antonio River Walk; and

**WHEREAS** with over 1.4 million square feet developed to date, the San Antonio Pearl District continues to grow and evolve while maintaining a reverence for the site's historic structures, dedication to sustainability, and commitment to bring people together to foster human connectedness; and

**WHEREAS** the San Antonio Pearl District is a thriving and vibrant community that houses visionaries who paint a unique portrait of the past, present, and future of South Texas; and

**WHEREAS** in January 2024, Developer Oxbow Real Estate, LLC requested that City's Tax Increment Financing Unit reimburse tax increment in an amount up to \$6,810,000.00, plus interest and fees, for public improvements, including improvements for pedestrians and to the park within or adjacent to the San Antonio Pearl District; and

**WHEREAS** Developer is planning additional projects in the San Antonio Pearl District, including approximately 600 multi-family units, 150,000+ square feet of commercial space for office, retail, restaurant, and entertainment, approximately 166 hotel rooms, and plazas; and

**WHEREAS** public improvements include sidewalks, bicycle lanes, exterior stairs, connections for pedestrians, roads, grading, and areas and parks within the plaza; and

**WHEREAS** on April 15, 2024, Board approved a Development Agreement through Resolution T31 2024-04-15-02R for an amount not to exceed \$6,810,000.00 for public improvements in the San Antonio Pearl District; **NOW THEREFORE:**

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

MR  
May 9, 2024  
Item No. 26

**SECTION 1.** The City Manager or his designee is authorized to approve a funding agreement between the City of San Antonio, the Midtown TIRZ Board of Directors, and Oxbow Real Estate, LLC for an amount not to exceed \$6,810,000.00 for public improvements in the Pearl District.

**SECTION 2.** The Tax Increment Financing Unit is hereby authorized to amend the Midtown TIRZ's Project and Finance Plans to include the project for public improvements in the Pearl District located in Council District 1.

**SECTION 3.** Funding for any projects through the Midtown TIRZ will be paid from Fund 29086024, Internal Order 39000000xxxx and General Ledger 6102100. Total funding should not exceed \$6,810,000.00 for the duration of this agreement.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer 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 is effective immediately upon passage by eight affirmative votes; otherwise, it is effective on the tenth day after passage.

**PASSED AND APPROVED this \_\_\_nd day of May 2024.**

**MAYOR**  
Ron Nirenberg

**ATTEST:**

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Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

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Andrew Segovia, City Attorney