



NEIGHBORHOOD & HOUSING SERVICES

Gordon Hartman Family Foundation: Morgan's Public Improvements – Northeast Corridor TIRZ

City Council A-Session | Item #46

August 8, 2024

Veronica Garcia, Director

Summary



An ordinance authorizing a Development Agreement between the City of San Antonio, the Northeast Corridor Tax Increment Reinvestment Zone (TIRZ), and the Gordon Hartman Family Foundation in an amount of up to \$3,700,000 for public improvements at Morgan's on 5210 Thousand Oaks Drive, within Council District 10.



Background

- In May 2024, the Gordon Hartman Family Foundation applied for \$3,700,000 in TIRZ funding for public improvements and infrastructure at Morgan's to include
 1. Entry Monuments
 2. Parking Lot and utility extensions in support of future Morgan's Hotel and Restaurant
 3. Gymnasium updates and resurfacing of outdoor pickleball and tennis courts at Morgan's Sports



Background

The three projects are public improvements and infrastructure for

1. Entry Monuments for highly visible public wayfinding,
2. Parking lot and utility extension to support an Ultra Accommodating Morgan's Hotel and Restaurant, and
3. Enclosure of the gymnasium at Morgan's Sports for a climate-controlled environment suitable for special needs and disabled athletes and resurface the outdoor courts to allow for more pickleball and tennis courts.



Background

- Estimated investment for Project totals \$33,000,000.
- Estimated Project timeline is from December 2024 to July 2026.
- The Northeast Corridor TIRZ Board of Directors approved the \$3,700,000 request for funding the public improvements at Morgan's at their June 27, 2024, board meeting.

Issue



- City Council consideration is being requested for the approval of a Development Agreement between the Gordon Hartman Family Foundation, the City of San Antonio, and the Northeast Corridor Tax TIRZ in an amount up to \$3,700,000 for public improvements at Morgan's.

Fiscal Impact



Funding for this agreement is available through tax increments generated by the Northeast Corridor TIRZ. There is no fiscal impact on the City's General Fund.



Recommendation

Staff recommends approval of the Development Agreement between the City of San Antonio, the Northeast Corridor TIRZ, and the Gordon Hartman Family Foundation in an amount of up to \$3,700,000 for public improvements relating to three projects at Morgan's on 5210 Thousand Oaks Drive, within Council District 10.



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