



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 6

Agenda Date: June 27, 2024

In Control: Tax Increment Reinvestment Zone No. 33 - Northeast Corridor Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Agreement with Morgan's in an amount up to \$800,000.00 for public improvements related to the Morgan's Sports Project in City Council District 10.

SUMMARY:

This item would authorize the negotiation and execution of an agreement with Morgan's in an amount up to \$800,000.00 for public improvements related to the Morgan's Sports Project in City Council District 10.

BACKGROUND INFORMATION:

In May 2024, Morgan's (the Developer) applied for funding in an amount up to \$800,000.00 from the City's Tax Increment Financing ("TIF") Program to enclose the gymnasium at Morgan's Sports and resurface the outdoor courts to allow for more pickle ball and tennis courts located at 5025 David Edwards Drive, San Antonio, Texas, in City Council District 10, and within the boundary of the Northeast Corridor TIRZ. The total development cost for the Morgan's Sports

Project is approximately \$1,552,000.00.

Enclosing the gymnasium at Morgan's Sports (walls enclosed, placed under air, redo court) and the resurfacing of the outdoor courts to add more public pickle ball and tennis courts will complement Morgan's Fitness Center and Morgan's Sports and provide indoor space for year-round athletic competitions that attract participants of all abilities. In addition, the Center will make possible the expansion of the Morgan's STRAPS (South Texas Regional Adaptive and Para Sports) program for athletes with disabilities in a more-spacious and flexible setting. The Northeast Corridor TIRZ funds will be utilized for Public Improvements and Public Infrastructure necessary to complete the Project.

ISSUE:

Board consideration is being requested for the negotiation and execution of an agreement with Morgan's in an amount up to \$800,000.00 for public improvements related to the Morgan's Sports Project in City Council District 10.

FISCAL IMPACT:

Funding for this agreement would be available through increment generated by the Northeast Corridor TIRZ. There is no impact to the City's General Fund.

ALTERNATIVES:

If the Northeast Corridor TIRZ Board of Directors does not approve the negotiation and execution of the agreement, Morgan's would have to find funding from other sources which may cause the project to be delayed or canceled.

RECOMMENDATION:

Staff recommends the Northeast Corridor TIRZ Board authorize the negotiation and execution of an agreement with Morgan's in an amount up to \$800,000.00 for public improvements related to the Morgan's Sports Project in City Council District 10.