



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 19

Agenda Date: April 10, 2025

In Control: City Council A Session

DEPARTMENT: Finance Department

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Formation of the San Pedro Creek Development Authority and consent to the creation of the San Pedro Creek Management District

SUMMARY:

This resolution creates the San Pedro Creek Development Authority, a Local Government Corporation under Subchapter D, Chapter 431 of the Texas Transportation Code; approves the associated Articles of Incorporation and Bylaws; authorizes Camaron Development, Ltd, a Texas limited partnership, through its general partner, Weston Urban, LLC, a Texas limited liability company; 425 N. Flores, Ltd., a Texas limited partnership, through its general partner Weston Urban GP, LLC, a Texas limited liability company; And I Cannot Lye, LP, a Texas limited partnership, through its general partner, And I Cannot Lye GP, LLC, a Texas limited liability company; and Everybody Has a Plan, LP, a Texas limited partnership, through its general partner, Everybody Has a Plan GP, LLC, a Texas limited liability company (collectively, the “Petitioner”) and CHSR Interest, LLC, a Texas limited liability company, to file a petition with the Texas Commission on Environmental Quality for the creation of the San Pedro Creek Management District, a municipal management district under Chapter 375 of the Texas Local Government Code.

BACKGROUND INFORMATION:

On September 12, 2024, City Council authorized the execution of an MOU and term sheet that will facilitate the construction of a multi-purpose baseball facility for the San Antonio Missions and other community events. The City, County, Designated Bidders, and Weston Urban are parties

to the MOU and term sheet.

The ballpark facility will have approximately 4,500 fixed seats and a total capacity for approximately 7,500 attendees and will be in the northwest quadrant of downtown near San Pedro Creek Culture Park and Fox Tech High School. The project plan also includes privately funded new surrounding development with an approximate taxable value of \$1 billion anticipated to be constructed over four phases through 2031. This new taxable development is expected to include hospitality and multi-family housing. The following table summarizes these four phases of planned new private development.

Phase	Estimated Completion Date	Estimated Taxable Value by Phase
1	2027	\$300,000,000
2	2029	\$275,000,000
3	2030	\$275,000,000
4	2031	\$150,000,000
TOTAL		\$1,000,000,000

The estimated cost of the ballpark facility is \$160 million inclusive of land and is expected to be completed in time for opening day in April 2028. The plan of finance for the ballpark stadium project includes an equity contribution of \$34 million from the ownership group coupled with a TIRZ bond financing. The bonds would include a pledge of revenues from the Houston Street TIRZ and would primarily be repaid through Team revenues and revenues from the taxable new private development (Phases 1 and 2) near the new ballpark stadium facility. Team revenues consist of a \$1 million annual lease payment made by the Team to the Authority and a \$2 ticket fee. Revenues from Phases 1 and 2 of the taxable new development include the City and County incremental property tax revenue and the Municipal Management District assessments.

Pursuant to the terms of the approved MOU and term sheet for the Project, the City and County are to jointly create the San Pedro Creek Development Authority (“Authority”), a special purpose entity. The Authority will own the new ballpark stadium and may be utilized for the issuance of the TIRZ bond financing. The Board of Directors for the Authority shall include three representatives from each of the City, County, and Developer/Team. With the approval of the proposed Resolution, the Mayor, the City Manager and the Chief Financial Officer of the City will be the three City representatives to the Board of Directors for the Authority.

The proposed plan of finance in the term sheet also includes the creation of the San Pedro Creek Management District, a Municipal Management District (MMD). The boundaries of the MMD would capture the proposed new taxable contiguous development to be constructed in Phase 1 through 4 of the proposed development plan. Under the MMD, this new development would pay an assessment on the taxable value of the property in addition to applicable property taxes. The MMD assessments can be used to fund support services or projects within the MMD’s boundaries. In this case, MMD assessments would be used to pay for debt service on the bonds proposed to be issued for the ballpark stadium. Once the debt requirements of the bonds have been satisfied, any surplus MMD assessments could be utilized to fund other eligible purposes.

The Developer and its affiliates plan to petition the Texas Commission on Environmental Quality (TCEQ) to create the MMD, and its creation, must be consented to by the City. The recommended Resolution attached to this item would provide the City's consent to the creation of the MMD.

ISSUE:

Pursuant to the MOU and term sheet, this item approves the creation of the Authority ("Authority"), a special purpose entity.

This item also provides the City's consent to the creation of the San Pedro Creek Management District under Chapter 375 of the Texas Local Government Code. Pursuant to Texas Local Government Code § 375.022(a), the creation of the Management District requires that a petition be filed with the Texas Commission on Environmental Quality (TCEQ). That petition must meet six requirements, including a resolution by the governing body of the municipality in support of the creation of the Management District, as set forth in Texas Local Government Code § 375.022(c)(6).

The proposed Resolution and Articles of Incorporation and Bylaws are attached to this item.

ALTERNATIVES:

Should these items not be approved, the proposed plan of finance for the Project would no longer be financially feasible.

FISCAL IMPACT:

Approval of these items has no financial impact.

RECOMMENDATION:

Staff recommends approval of this Resolution.