



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 35

Agenda Date: June 12, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Brooks City Base TIRZ Amendment

SUMMARY:

This item approves the First Amendment to the Amended and Restated Development Agreement and the Finance Plan and Project Plan for Tax Increment Reinvestment Zone #16 Brooks City Base, located in Council District 3.

BACKGROUND INFORMATION:

The Brooks City-Base development is located inside Loop 410, a half mile west of I-37, south of S.E. Military Drive and east of Old Corpus Christi Road in City Council District 3, and in the East Central and the San Antonio Independent School Districts. City Council designated this City-initiated Tax Increment Reinvestment Zone (“TIRZ” or “Zone”) Sixteen on December 9, 2004, to support the development of housing, commercial, retail, and technology-based office space and other amenities in and around Brooks City-Base. The City is the only participating taxing entity. The TIRZ is scheduled to expire on September 30, 2039. Brooks Development Authority (BDA) is the developer of the property. The zone includes approximately 2,522 acres, and leverages ongoing area development in support of a special joint project between the U.S. Air Force and the City of San Antonio to successfully convert and redevelop the former Brooks Air Force Base into

a business and technology park.

In 2011, the U.S. Air Force vacated the base. In June 2013, the Board of Directors for the BDA adopted a revised mission with a focus on market-rate, mixed-use economic development where residents can live, work, learn, and play.

The public infrastructure improvements and related capital costs include runway demolition, demolition of buildings, sewer outfall, streets, buildings, site preparation, landscaping, utilities, drainage, parking, security, smart city technology improvements, and other costs approved by the TIRZ Board. Completed street projects that TIRZ has funded include New Braunfels (Phases I and II), Challenger Drive Inner Circle, and Kennedy Hill (formerly Dave Erwin Drive) projects. A list of projects can be found in the Amended Project Plan.

City Council is being asked to approve the First Amendment to the Amended and Restated Development Agreement to allow BDA to pay down indebtedness with funds from the TIRZ in an amount up to \$17,000,000 for debt incurred by BDA to catalyze development via critical infrastructure projects. BDA is also committing to also reduce the indebtedness through a portion of the proceeds from the sale of property and structuring fees. City Council is also being asked to approve the Project Plan to add a Recreational Category as an expense eligible for TIRZ funds. Finally, City Council is being asked to approve an updated Finance Plan to capture the indebtedness.

On May 29, 2025, the Board Directors for the Brooks City Base TIRZ approved the First Amendment to the Amended and Restated Development Agreement, Finance Plan and Project Plan for Brooks City Base TIRZ #16, in accordance with the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code. The City and the Brooks City Base TIRZ Board of Directors recognize the importance of their role in economic development, community development, planning and urban design in accordance with the TIF Act.

ISSUE:

For the Development Agreement, Finance Plan, and Project Plan to be considered final, they are subject to the approval of the governing body of the municipality that designated the zone.

ALTERNATIVES:

City Council could decide to not approve the Development Agreement, Finance Plan, and Project Plan which would negatively affect the ability of the developer to develop the property for construction of this mixed-use development.

FISCAL IMPACT:

There is no immediate fiscal impact to the City's General Fund. The future taxes collected on the captured taxable value of parcels within the Brooks City Base TIRZ #16 will be deposited in the Brooks City Base TIRZ #16 fund to be used for eligible expenses within the TIRZ boundaries.

RECOMMENDATION:

Staff recommends approval of this ordinance.