

The slide features a vibrant, repeating pattern of stylized flowers and butterflies in shades of red, teal, and light blue on a dark red background. A large, dark red, scalloped-edged circle is centered on the slide, serving as a backdrop for the main title and committee name. The title "SAEDC Investment Guidelines and Workplan Update" is written in a large, bold, white sans-serif font. Below it, the committee name "Economic and Workforce Development Committee" is written in a smaller, white sans-serif font. At the bottom center of the circle is the official seal of the City of San Antonio, Texas, which is a white emblem with a star at the top, the words "CITY OF" and "SAN ANTONIO" in the center, and "TEXAS" at the bottom with another star.

SAEDC Investment Guidelines and Workplan Update

Economic and Workforce Development Committee



Presented by:
Thomas Davis, Community Revitalization Manager
Economic Development Department
January 31, 2025

Background



- Non-profit, “Type B” corporation created by the City in 2010 with a purpose of “promoting, assisting, and enhancing economic development activities for the City.”
- Seven (7) member Board of Directors
 - Mayor serves as President;
 - Chairpersons from the Economic and Workforce Development Committee and Transportation and Infrastructure Committee;
 - City Manager serves as Secretary; and
 - Three (3) At-Large Members
- Current Executive Director is Assistant City Manager, Alex Lopez
- City Council provides corporation oversight

Initiatives



- Since inception, primary focus has been investments in biotech and tech startups.
 - SAEDC has made twelve (12) investments and currently has four (4) active agreements.
- San Antonio Military Medical Innovation Initiative (SAMMI)
 - Military Medical Innovation Day (MMID)
 - Contract with VelocityTX since FY2023
- Capacity Building & Bonding Assistance Program

Strategic Framework



Goal 2: Accelerate place-based real estate development projects that create quality spaces for new jobs and investment.

- Use the SAEDC as a hub to drive place-based initiatives that stimulate business development, placemaking, redevelopment, and revitalization.

Goal 4: Align the City's economic development tools with strategic growth and coordinate with local organizations on shared goals and actions.

- Repurpose the SAEDC to lead on P3 projects and place-based development while retaining capacity to invest in previous industry cluster priorities.

Why the SAEDC?



Flexibility

- Public notice and bidding not required when selling or leasing property
- Property owned by Type B corporations is exempt from local property taxation

Innovative Financing

- Eligible for additional funding sources
- Hub for funding, as recommended by the Economic Development Strategic Framework
- Able to address and incentivize resource gaps

Partnerships

- Can pursue public-private partnerships
- Trusted convener of stakeholders and resources
- Advance placemaking initiatives and emphasize the SAEDC's role in placemaking

SAEDC Investment Guidelines



2012

First Investment Guidelines Approved

2017

Investment Guidelines Updated

2023

SAEDC Bylaws Amended to Allow Real Estate Projects

2025

Investment Guidelines Updated

Investment Guidelines



Establish investment priorities with sufficient flexibility to meet range of project and community needs.

	Previous Guidelines	Updated Guidelines
Project Focus	<ul style="list-style-type: none">Specifically supported biomedical efforts in the startup stage	<ul style="list-style-type: none">Added guidelines for real estate related projectsKept guidelines for startup investments
Due Diligence	<ul style="list-style-type: none">Specific to startup companies – in relation to funding rounds	<ul style="list-style-type: none">Formalized due diligence criteria to review cost-benefit analysis for the SAEDC, as well as the City and other City-affiliated entities
Monitoring	<ul style="list-style-type: none">No criteria included – up to project contract to include.	<ul style="list-style-type: none">Added a minimum monitoring and compliance criteria – maintains flexibility by project

Workplan Overview



Utilize the SAEDC as a revitalization hub for equitable real estate development opportunities across the city.

Focus and Initiative Alignments:

- City-owned property
- RevitalizeSA corridors
- Corridors within approved sub-area plans
- High-visibility corridors
- Transit Oriented Development Districts

Targeted Timeline



Q2 FY 2025

- SAEDC Board Approved Workplan
- Property Identification and Initial Due Diligence

Q3 FY 2025

- Property Selection
- Property Acquisition (if needed)

Q4 FY 2025

- Stakeholder Engagement
- Proposal Development
- RFEI Issued & Due Diligence

FY 2026

- Developer Identified
- Contract Consideration
- Project Implementation

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