

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING TRANSFERS TOTALING \$1,356,964.00 FROM THE  
INNER CITY INCENTIVE FUND TO THE GENERAL FUND AND  
MARKET SQUARE FUND TO OFFSET RENT RELIEF FOR LA  
VILLITA AND MARKET SQUARE TENANTS FOR THE  
REMAINDER OF THE S. ALAMO AND ZONA CULTURAL STREET  
PROJECTS. THE FY24 TRANSFER WILL BE \$166,744.00 TO THE  
GENERAL FUND AND \$278,707.00 TO THE MARKET SQUARE  
FUND.**

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**WHEREAS**, through recent bond initiatives and other efforts, the City has undertaken a significant investment in downtown infrastructure with much of this investment is in the areas surrounding Market Square and La Villita; and

**WHEREAS**, tenants and the tenant associations at these facilities are supportive of the overall design and investment, however the near-term impact of such focused construction activity on small and microbusinesses has been challenging; this stress is exacerbated by the impact the pandemic had on retailers and artisans immediately prior to construction commencement; and

**WHEREAS**, the tenant associations from both La Villita and Market Square have requested significant rent relief, communicating that it is necessary for many tenants to survive the ongoing construction and realize the future benefits; and

**WHEREAS**, Market Square lies at the center of the Zona Cultural district - a state certified Cultural District that encompasses 44-blocks of western-downtown; and

**WHEREAS**, the Zona planning efforts culminated in implementation strategies for public improvements that highlight the unique qualities of the Cultural District and make it immediately recognizable to locals and visitors; and

**WHEREAS**, these projects were funded with 2012 and 2017 bond funds and include street, sidewalk, lighting, and street furniture enhancements along portions of Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), and Santa Rosa Street (César E. Chávez Boulevard to Martin Street). As is common in major road construction projects, there are also related impacts and lane closures in adjoining streets such as Cesar Chavez, Dolorosa, and Pecos. The project commenced in January 2022 and the current construction schedule projects the project to complete in April 2025; and

**WHEREAS**, within La Villita, the Maverick Plaza project reached substantial completion in October of 2023. The project delivered an open and inviting plaza with a demonstration kitchen, a food and beverage kiosk, and new public restrooms. The future culinary concepts that will surround the plaza will be developed by Grupo La Gloria; and

**WHEREAS**, other impactful city projects that have recently impacted tenants within the facility include reroofing 16 buildings which required closures of the impacted businesses to facilitate the work, the replacement of the chilled water pumps and primary components of the HVAC plant system and associated outages, and the partial closures of both Nueva and Presa St. La Villita relies upon pedestrian traffic and the S. Alamo St. project adjacent to the facility has significantly reduced visitation, especially from convention goers and visitors who historically make up a significant portion of the customer base for tenants within the village; and

**WHEREAS**, the South Alamo and Maverick Plaza projects will add to the vibrancy of the eastern end of our downtown, as will the nearby Alamo and Hemisfair projects. The S. Alamo project commenced in December 2022 and the project is expected to complete in August 2025, after a planned demobilization to accommodate the NCAA Final Four tournament and related activities; and

**WHEREAS**, given that the City owns both properties impacted by the construction and serves as the landlord for the tenants, it is in a unique position to be able to temporarily alleviate one of the tenants' largest business expenses.

**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee is authorized to transfer a total of \$1,356,964.00 from the Inner City Incentive Fund to the General Fund and Market Square Fund to offset rent relief for La Villita and Market Square tenants for the remainder of the S. Alamo and Zona Cultural street projects. The FY24 transfer will be \$166,744.00 to the General Fund and \$278,707.00 to the Market Square Fund.

**SECTION 2.** Funds in the amount of \$1,356,964.00 are authorized to be appropriated in Fund 29104000, Internal Order 39000000xxxx and General Ledger 6102100. These funds are authorized to be transferred to Funds 11001000 and 29604001.

**SECTION 3.** Funds in the amount of \$166,744.00 are authorized to be appropriated in Fund 11001000, Internal Order 31100000xxxx and General Ledger 6101100.

**SECTION 4.** Funds in the amount of \$166,744.00 are authorized to be appropriated in Fund 11001000, Internal Order 219000000007 and General Ledger 4407720.

**SECTION 5.** Funds in the amount of \$278,707.00 are authorized to be appropriated in Fund 29604001, Internal Order 31100000xxxx and General Ledger 6101100.

**SECTION 6.** Funds in the amount of \$108,743.84 are authorized to be appropriated in Fund 49604001, Internal Order 219000000146 and General Ledger 4407720.

**SECTION 7.** Funds in the amount of \$163,340.12 are authorized to be appropriated in Fund 49604001, Internal Order 219000000147 and General Ledger 4407720.

**SECTION 8.** Funds in the amount of \$6,623.40 are authorized to be appropriated in Fund 49604001, Internal Order 219000000148 and General Ledger 4407711.

**SECTION 9.** Funds in the amount of \$ 888,406 to be transferred in Fiscal Year 2025 is contingent upon City Council approval of the Fiscal Year 2025 budget.

**SECTION 10.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 11.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 20th day of June, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney