



# **Amendments to the Westside and Houston Street Tax Increment Reinvestments Zones**

City Council A-Session

December 19, 2024



# Background

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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 baseball facility is in the northwest quadrant of downtown near San Pedro Creek Culture Park and Fox Tech High School

On December 16, 2024, SAISD Board approved an MOU with Weston Urban, Designated Bidders, and the County that provides Designated Bidders the land necessary to construct the baseball stadium

# Background

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The estimated cost of the ballpark facility is \$160M

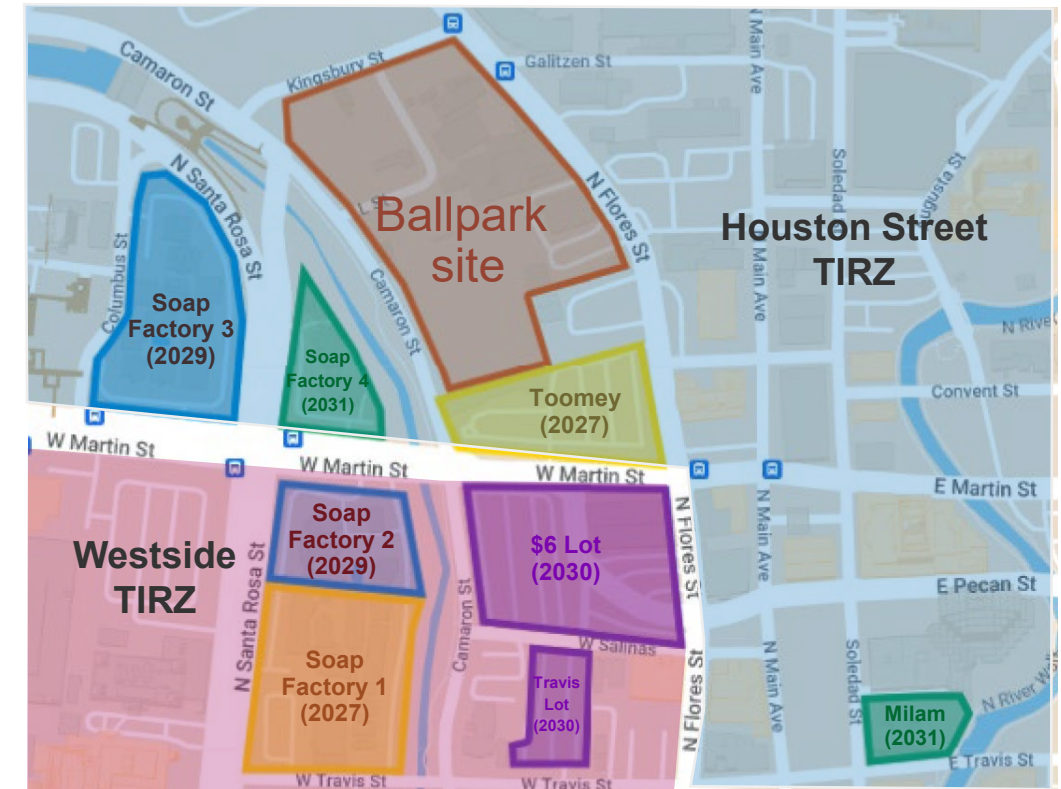
The plan of finance for the ballpark stadium project includes an equity contribution of \$34 million from the ownership group and bond financing through the Houston Street TIRZ

- Includes a pledge of TIRZ revenues from the Houston Street TIRZ that would primarily be repaid through team revenues and incremental revenues from the development (Phases 1 and 2)

# Ballpark Project – Proposed New 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

All properties for the Ballpark site have been acquired with the exception of the SAISD site







# Issue

The proposed ballpark stadium project is located in the Houston Street TIRZ along with the majority of property tracts for the new development

17 parcels are located within the Westside TIRZ

As part of the Finance Plan, the 17 parcels are to be removed from the Westside TIRZ and added to the Houston Street TIRZ

As part of this realignment, the City's participation rate in the Westside TIRZ is proposed to be increased from 90% to 100% and both TIRZ are to be extended to FY 2060

These changes result in a net benefit to the Westside TIRZ

# Projected Impact to Westside TIRZ

Fiscal Year	Projected Impact of Parcels Realignment	Projected Impact of Increase Participation Level @ 100%	Projected Total Impact
2025	\$ (123,041)	\$ 358,832	\$ 235,791
2026-2032	(1,031,055)	3,057,746	2,026,691
Total through Current Term	\$ (1,154,096)	\$ 3,416,578	\$ 2,262,482

Proposed extension of the Westside TIRZ from 2033 to 2060  
based on City participation at 100% produces a projected  
increment of \$266.6 Million



**Staff Recommends approval of  
these amendments**