



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** October 17, 2024

**In Control:** City Council A Session

---

**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Ella Austin Community Center Renovation - Ongoing Service Delivery

**SUMMARY:**

This ordinance authorizes a Funding Agreement between the City of San Antonio and the Board of Directors for the Tax Increment Reinvestment Zone No. 11 - Inner City TIRZ for an amount up to \$250,000.00 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project in City Council District 2 and within the boundaries of the Inner City TIRZ, appropriates funds and authorizes the City to enter into agreements with entities and contractors to carry out necessary actions for temporary relocation of Ella Austin services.

**BACKGROUND INFORMATION:**

The Ella Austin Community Center (originally Ralph Waldo Emerson Junior High School) was constructed in 1923 by the San Antonio Independent School District (SAISD). The property is located in the Dignowity Hill Historic District at 1023 N. Pine Street. The City of San Antonio acquired the facility from SAISD in 1976 and has leased it to the Ella Austin Community Center since March of 1983. Over the years, the center has provided a wide range of services to the local community which have included early childhood, youth, senior, and family services.

The Ella Austin property consists of five structures spanning 63,000 square feet. These structures include the main building, gym, senior center, metal storage building, and a modular building. The main building and gym building are original structures to the site and the attached auditorium was constructed in 1930. From 2007 – 2021, the City invested \$1.9 million from the General Fund, Bond, and Community Development Block Grant (CDBG) funds to improve the facility. The 2022 – 2027 Bond Program for Facilities included \$11.5 million in Bond funding for Ella Austin Community Center renovations.

An additional \$11.5 million in Inner City TIRZ funding for Ella Austin Community Center renovations was approved by the Inner City TIRZ Board on November 19, 2021, and City Council on January 27, 2022.

The renovations are expected to begin on October 1, 2024, with site demolition and abatement. The Ella Austin nonprofit organization and current sub-tenants will temporarily relocate programming and operations during the construction process.

This item requests support for funds in the amount of \$125,000.00 per year for a two-year term to support relocation, rental expenses, and facility operational costs for the temporary relocation of the Ella Austin nonprofit organization and their associated sub-tenants. Financial support will ensure uninterrupted programming and services to the District 2 community. This item appropriates funds and authorizes the City to enter into agreements with entities/contractors to carry out necessary actions for temporary relocation of Ella Austin services.

This item was approved by the Inner City TIRZ Board of Directors on September 12, 2024.

#### **ISSUE:**

City Council is being requested to approve a funding agreement and associated contracts in an amount not to exceed \$250,000.00 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project.

#### **ALTERNATIVES:**

If the City chooses to not approve this Agreement, the City will need to seek an alternate funding source for the relocation expenses. This would create a delay or shutdown of the programs that need to be relocated during the construction.

#### **FISCAL IMPACT:**

This ordinance authorizes a Funding Agreement between the City of San Antonio and the Board of Directors for the Tax Increment Reinvestment Zone No. 11 - Inner City TIRZ for an amount up to \$250,000.00 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project in City Council District 2 and within the boundaries of the Inner City TIRZ. This ordinance will appropriate to the General Fund in the amount of \$250,000

and authorize the City to enter into agreements with entities and contractors to carry out necessary actions for temporary relocation of Ella Austin services.

**RECOMMENDATION:**

Staff recommends approval.