



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 5

**Agenda Date:** November 14, 2024

**In Control:** Tax Increment Reinvestment Zone No. 31 - Midtown Meeting

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**DEPARTMENT:** Office of Historic Preservation

**DEPARTMENT HEAD:** Shanon Shea Miller

**COUNCIL DISTRICTS IMPACTED:** District 1|District 2

**SUBJECT:**

Resolution authorizing the negotiation and funding of a development agreement with the Brackenridge Park Conservancy for up to \$7,500,000.00 for various capital projects and operations in Brackenridge Park.

**SUMMARY:**

This item will authorize the negotiation and funding of a development agreement with the Brackenridge Park Conservancy for up to \$7,500,000.00 for various capital projects and operations in Brackenridge Park located in Districts 1 and 2.

**BACKGROUND INFORMATION:**

The Brackenridge Park Conservancy (BPC) was established in 2009 to serve as a steward and an advocate for the Brackenridge Park to preserve and enhance the park's historical and recreational resources for the enjoyment of current and future generations. The BPC's goals are to represent the

interests of the park user, unify the park as one cohesive place, and augment resources dedicated to the park, including volunteers, expertise, funding and advocacy.

In FY24, the BPC co-chaired an effort to develop the Brackenridge Park Reconciliation Plan that provides a framework under which future capital projects are evaluated. Any future capital projects managed by the Conservancy will follow the process laid out by the Reconciliation Plan and be subject to evaluation and scoring by the Brackenridge Park Stakeholder Advisory Committee. This process includes robust public input for every project prior to implementation.

On November 7, City Council approved amendments and an extension to a Management Agreement with BPC for project development, fundraising, and programming within the park. The updated Management Agreement recognizes the Reconciliation Plan and extends the term to 2049. The expanded term demonstrates BPC’s long-term commitment to the Park and will assist with fundraising efforts by the Conservancy.

Both the Brackenridge Park Stakeholder Advisory Committee and the Parks Board were briefed on October 21, 2024, on the updated Management Agreement and funding plan and support the proposal.

**ISSUE:**

The BPC is seeking up to \$7,500,000 in TIRZ funding which, in combination with BPC contributions, will support three major efforts:

<b>Project Name</b>	<b>TIRZ Request</b>	<b>BPC Contribution</b>
Nature Playscape	\$3,000,000 for construction	\$3,000,000 for design and construction
Vision and Action Plan for Brackenridge Park to include capital projects related to interpretive/wayfinding elements	\$2,000,000 for implementation of associated capital projects	\$2,000,000 for plan which includes Vision, Interpretive Plan, Wayfinding Plan, and Operations and Management Strategy
BPC Operations (10 years)	\$2,500,000 (\$250,000 annually for FY25-34)	Approximately \$800,000 annually

The Nature Playscape is currently in design development which, to date, has included four community workshops and an online survey. Final designs will be evaluated under the Reconciliation tool prior to regulatory review.

The Vision and Action Plan for Brackenridge Park will combine various efforts including development and implementation of park interpretations and wayfinding. BPC will also work with COSA to develop and implement a park operations and maintenance strategy. Any projects that come out of the plan will be reviewed and evaluated by the Stakeholder Advisory Committee.

Funding for park operations will coincide with the recently extended Management Agreement and will support BPC operations for a 10-year period.

**FISCAL IMPACT:**

**Funding for this agreement is anticipated to be available through the tax increment produced by the Midtown TIRZ.**

**It is anticipated that \$250,000 will be available from Midtown TIRZ funds each year for 10 years for a total of \$2.5 million to fund BPC operations. A total of \$5 million in debt obligations will be issued by the City to fund the Nature Placescape and capital projects related to the Vision and Action Plan for Brackenridge Park. The debt service for these obligations will be paid from Midtown TIRZ funds. There is no fiscal impact to the City's General Fund.**

**ALTERNATIVES:**

If the Midtown TIRZ Board chooses to not authorize the amendment, the City will need to seek an alternate funding source for the project. This may delay or lead to cancelation of the projects described.

**RECOMMENDATION:**

Staff recommends that the Midtown TIRZ authorize the negotiation and funding of a development agreement with the Brackenridge Park Conservancy for up to \$7,500,000.00 for various capital projects and operations in Brackenridge Park located in Districts 1 and 2.