



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 46

Agenda Date: August 8, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Development Agreement with The Gordon Hartman Family Foundation in an amount up to \$3,700,000.00 for public improvements at Morgan's.

SUMMARY:

This ordinance authorizes a Development Agreement between The Gordon Hartman Family Foundation, the City of San Antonio, and the Northeast Corridor Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$3,700,000.00 for public improvements at Morgan's, located at 5210 Thousand Oaks Drive, San Antonio, Texas in City Council District 10.

BACKGROUND INFORMATION:

In May 2024, the Gordon Hartman Family Foundation applied for funding from the City's Tax Increment Financing ("TIF") Program in an amount of \$3,700,000.00 for public improvements relating to three projects at Morgan's located at 5210 Thousand Oaks Drive, in City Council District 10, and within the boundaries of the Northeast Corridor Tax Increment Reinvestment Zone (TIRZ).

The three projects are (1) public improvements and infrastructure in association with Entry Monuments for highly visible public wayfinding, (2) public improvements and infrastructure in

association with a parking lot located on Buzzi Way at Wurzbach Parkway to support a future Morgan's Hotel and Restaurant, and (3) public improvements and infrastructure in association with the gymnasium at Morgan's Sports and resurface the outdoor courts to allow for more pickleball and tennis courts located at 5025 David Edwards Drive.

The estimated investment for these three projects total approximately \$33,000,000.00.

The projects are anticipated to commence in December 2024 and expected to be completed by July 31, 2026.

On June 27, 2024, the Northeast Corridor TIRZ Board of Directors approved funding the three projects in an amount up to \$3,700,000.00 for public improvements at Morgan's, located at 5210 Thousand Oaks Drive and within the boundaries of the Northeast Corridor TIRZ.

ISSUE:

City Council consideration is being requested for the approval of a Development Agreement between the Gordon Hartman Family Foundation, the City of San Antonio, and the Northeast Corridor Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$3,700,000.00 for public improvements at Morgan's.

ALTERNATIVES:

If City Council chooses to not approve the Development Agreement, the Gordon Hartman Family Foundation will need to seek an alternate funding source for the public improvements. This may delay or lead to the cancellation of the project.

FISCAL IMPACT:

Funding for this agreement is available through increment generated by the Northeast Corridor TIRZ. There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval.