



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 25

**Agenda Date:** December 19, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 1, District 5

**SUBJECT:**

Westside and Houston Street TIRZ Agreement with Corazon Ministries

**SUMMARY:**

This ordinance authorizes Corazon Ministries, Inc., in collaboration with the San Antonio Housing Trust, to identify, evaluate, acquire, and develop property that will serve as its future campus site within or near the Historic Cattleman Square area. The future site will allow Corazon to expand operations within a campus environment and more closely align services with other homeless response partners in the community.

This item would authorize the negotiation and execution of an agreement with Corazon Ministries in a cumulative amount up to \$250,000.00 with a maximum contribution of \$125,000.00 from the Westside Tax Increment Reinvestment Zone (TIRZ), and a maximum contribution of \$125,000.00 from the Houston Street TIRZ, to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to the future campus site property within or near the Historic Cattleman Square area in City Council District 5.

**BACKGROUND INFORMATION:**

Corazon was born out of Travis Park Church in 1999 and has been located there for over 20 years. The organization utilizes the church basement for cooking, homeless services, and to office administrative staff. In 2022, Corazon expanded into spaces at Grace Lutheran Church to operate a resource hub and day center facility. However, due to increasing demand, Corazon has already outgrown these two locations. Additionally, growing needs within the community have prompted Corazon to consider a new, larger physical location that would allow the organization to collaborate and share space with other service partners.

To acquire a new campus site, Corazon and its consultants will partner with the San Antonio Housing Trust to conduct property identification, due diligence, master planning, and site acquisition. Concurrently, the San Antonio Housing Trust is conducting its own master planning process and may purchase and hold a potential project site that would eventually serve as the campus site for Corazon and partner entities. The unmet needs of the unhoused population are growing. The proposed new campus would allow Corazon to increase meal production, serve more clients, engage more volunteers, and grow existing programs. Additional service expansion strategies may include medical respite, short-term skilled nursing, hospice, palliative care, or permanent supportive housing. In addition to the proposed services at the campus site, Corazon will continue operations and outreach out of Travis Park Church and the downtown area.

#### **ISSUE:**

On November 26, 2024, the Westside TIRZ Board of Directors approved a maximum contribution to the project of \$125,000.00 and on December 2, 2024, the Houston Street TIRZ Board of Directors approved a maximum contribution to the project of \$125,000.00, to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattleman Square area in City Council District 5.

#### **ALTERNATIVES:**

If the City Council chooses not to approve the agreement, Corazon will need to seek an alternative funding source for the project. This may delay or lead to the cancelation of the project described.

#### **FISCAL IMPACT:**

Funding for the agreement is available through tax increments produced by the Westside TIRZ and Houston Street TIRZ. There is no fiscal impact to the City's General Fund.

#### **RECOMMENDATION:**

Staff recommends approval.