

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**APPROVING THE LEVY OF A SPECIAL ASSESSMENT, LEVYING AN ASSESSMENT AND MAINTAINING THE ASSESSMENT RATE FOR FISCAL YEAR 2025 AT 1.25% OF THE GROSS HOTEL ROOM REVENUE SUBJECT TO LOCAL HOTEL TAX THAT IS DERIVED FROM AN INDIVIDUAL ROOM RENTAL OF QUALIFIED ROOMS, APPROVING THE FISCAL YEAR 2025 ASSESSMENT ROLL, AND APPROVING THE FISCAL YEAR 2025 SERVICE AND ASSESSMENT AN FOR THE SAN ANTONIO TOURISM PUBLIC IMPROVEMENT DISTRICT.**

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**WHEREAS**, a public improvement district is a mechanism authorized by Chapter 372 of the Local Government Code, known as the Public Improvement District Assessment Act (“Act”), that permits the City to levy an additional assessment on property owners within specified boundaries that may be used for capital improvements or services which supplement those provided by city government; and

**WHEREAS**, in order to help advance San Antonio as a premier U.S. destination, various industry and community partners including the City of San Antonio, San Antonio Hotel & Lodging Association, Texas Hotel & Lodging Association and Visit San Antonio worked together to propose and implement a San Antonio Public Improvement District (“SATPID”), through which hotels in the SATPID with 100 rooms or more, pay a 1.25% assessment on taxable occupied rooms for the purpose of generating funds to market and promote San Antonio as a convention and tourism destination; and

**WHEREAS**, on December 6, 2018, the San Antonio City Council approved Ordinance No. 2018-12-06-0955, authorizing the creation of the SATPID, for an eight-year period, that went into effect beginning January 1, 2019 and ends on September 30, 2026; and

**WHEREAS**, in accordance with Texas law, hotels with 100 rooms or more within the City limits of San Antonio participate in the district and the SATPID assessment only applies to hotel stays that are also subject to City hotel occupancy tax and the SATPID Properties Assessment Roll for Fiscal Year 2025 (“Assessment Roll”) is attached to this Ordinance as **Exhibit A**; and

**WHEREAS**, the SATPID fees are remitted to the City under the same schedule and process now in place for payment of the hotel occupancy tax and the purpose of the SATPID is to utilize the TPID assessment fees to drive increased hotel business demand for participating properties through strategic sales and marketing initiatives; and

**WHEREAS**, the SATPID has two zones consisting of properties primarily within the San Antonio

Central Business District (“CBD”) and properties outside the CBD, but within the City limits of San Antonio, and the SATPID Corporation (“SATPIDC”) maintains a Board of Directors comprised proportionally of members of the two zones and a SATPID map depicting the boundaries is attached to this Ordinance as **Exhibit B**; and

**WHEREAS**, the SATPID is a mechanism for funding additional tourism promotion activities and Visit San Antonio is charged to administer and manage the investments of these funds towards various sales and marketing initiatives at the direction of the SATPIDC Board of Directors, with a minimum of 90% of all assessments being invested in sales and marketing programming; and

**WHEREAS**, the SATPID has developed and is recommending the Service and Assessment Plan for Fiscal Year 2025 (“Plan”) that is attached to this Ordinance as **Exhibit C** and the Plan, which was approved by the SATPIDC Board on September 25, 2024, reflects an estimated total annual budget of \$11,000,000 for program services; and

**WHEREAS**, the Act requires that all property owners in the SATPID be notified in writing of the public hearing and that notice of an annual public hearing be advertised in a newspaper of general circulation at least ten days before the public hearing to consider oral and written objections to the levying of a special assessment to fund services and improvements for the SATPID; and

**WHEREAS**, notices were mailed to individual property owners on November 18, 2024, and the required public notice appeared in the Express News on November 24, 2024; and

**WHEREAS**, following public notice as required by the Act, a public hearing was held and closed on Thursday, December 5, 2024, at 9:00 a.m., or as soon thereafter as possible, in the San Antonio City Council Chambers, to consider the levy of a special assessment to fund services for the SATPID; levying an assessment rate for Fiscal Year 2025 at 1.25% on taxable occupied rooms of hotels with more than 100 rooms in the SATPID; and approval of the Fiscal Year 2025 Service and Assessment Plan for the SATPID; and

**WHEREAS**, following the public hearing, staff requested the levy of the special assessment, approval of the special assessment rate, and approval of the Fiscal Year 2025 Service and Assessment Plan for the SATPID; and

**WHEREAS**, City Council heard and passed on any objections to the levying of the special assessment and approving the FY 2025 Service and Assessment Plan for the SATPID; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** A public hearing was held on December 5, 2024, at 9:00 a.m., or as soon after that time as possible, in the San Antonio City Council Chambers in accordance with Chapter 372, Texas Local Government Code to consider the levy of a Special Assessment to fund services for the San Antonio Tourism Public Improvement District.

**SECTION 2.** A special assessment rate of 1.25% of the gross hotel room revenue subject to

local hotel tax that is derived from an individual room rental of qualified rooms at hotels in the San Antonio City limits with 100 rooms or more in the San Antonio Tourist Public Improvement District for Fiscal Year 2025 is levied to fund improvements and services in the SATPID and the Assessment Roll, attached to this Ordinance as **Exhibit A**, is approved. Invoices shall be mailed to and paid by affected property owners in the same manner as ad valorem taxes are mailed.

**SECTION 3.** The Fiscal Year 2025 Service and Assessment Plan for the SATPID, attached to this Ordinance as **Exhibit C**, is approved.

**SECTION 4.** Funds received for this Ordinance for the SATPID assessment shall be deposited in Fund 69024000, Internal Order 207000000296 and General Ledger 4101300.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** The statements set forth in the recitals of this Ordinance are true and correct and are incorporated as a part of this Ordinance.

**SECTION 7.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 5<sup>th</sup> day of December, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

# EXHIBIT A

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# EXHIBIT B

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# EXHIBIT C

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