



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 21

**Agenda Date:** October 3, 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 2

**SUBJECT:**

Agreement for the design of Senior Center at 4911 Lord Road and a concept master plan for affordable housing and improvements at adjacent Copernicus Park

**SUMMARY:**

This ordinance approves a funding agreement between the City of San Antonio and the Tax Increment Reinvestment Zone No. 11 - Inner City in an amount up to \$1,800,000.00 for the design of a District 2 facility at the recently acquired property at 4911 Lord Road and a concept master plan for affordable housing and park improvements at the adjacent Copernicus Park, and appropriating funding from the Inner City TIRZ fund.

**BACKGROUND INFORMATION:**

On May 9, 2024, City Council, through Ordinance No. 2024-05-09-0334, authorized the purchase of a 12.21 acre tract of land located at 4911 Lord Road at the recommendation of City Councilmember Jalen McKee-Rodriguez. The property was identified as an ideal site for a District 2 senior center facility and affordable senior housing due to the amount of acreage and its location next to Copernicus Community Center and Park.

The City is requesting funding from the Inner City TIRZ for the design of a senior center and

development of a concept master plan for the Lord Road property and adjacent Copernicus Park. The concept master plan will identify needs of the park and overall site plan to connect the affordable housing, senior center and park. Staff from the Neighborhood and Housing Services Department, Parks, and Public Works, as well as staff from San Antonio Housing Trust Public Facilities Corporation (PFC) will collaborate on the design and concept master plan. The design is expected to take 12-18 months.

Funding for this request is available in the Inner City TIRZ fund and \$1,800,000.00 will be appropriated from the Inner City TIRZ fund to the project.

The Lord Road property is outside of the boundaries of the Inner City TIRZ. Section 311.010(b) of the Tax Increment Financing Act (Chapter 311 of the Texas Tax Code) authorizes the Board to enter into agreements to dedicate revenue from the tax increment fund to pay the costs of providing affordable housing or places of public assembly outside of the TIRZ boundaries.

The Inner City TIRZ Board of Directors, through Resolution No. T11 2024-09-12-04R, approved funding the agreement with the City on September 12, 2024.

**ISSUE:**

City Council is being requested to approve a funding agreement between the City of San Antonio and the Tax Increment Reinvestment Zone No. 11 - Inner City in an amount up to \$1,800,000.00 for the design of a District 2 facility at the recently acquired property at 4911 Lord Road and a concept master plan for affordable housing and park improvements at the adjacent Copernicus Park, and appropriating funding. Funding is available from the Inner City TIRZ fund.

**ALTERNATIVES:**

If City Council chooses to not approve this Agreement, the City will need to seek an alternate funding source for the design services. This would create a delay or shutdown of the project.

**FISCAL IMPACT:**

Funding for this request in the amount of \$1,800,000 is available through the increment in the Inner City TIRZ fund and will be appropriated from the Inner City TIRZ Fund to the project. There is no fiscal impact to the City's General Fund.

**RECOMMENDATION:**

Staff recommends approval.