



## **Brooks City Base TIRZ #16**

Item 36 – City Council A Session  
June 12, 2025

Veronica Garcia, Director, NHSD



# Summary



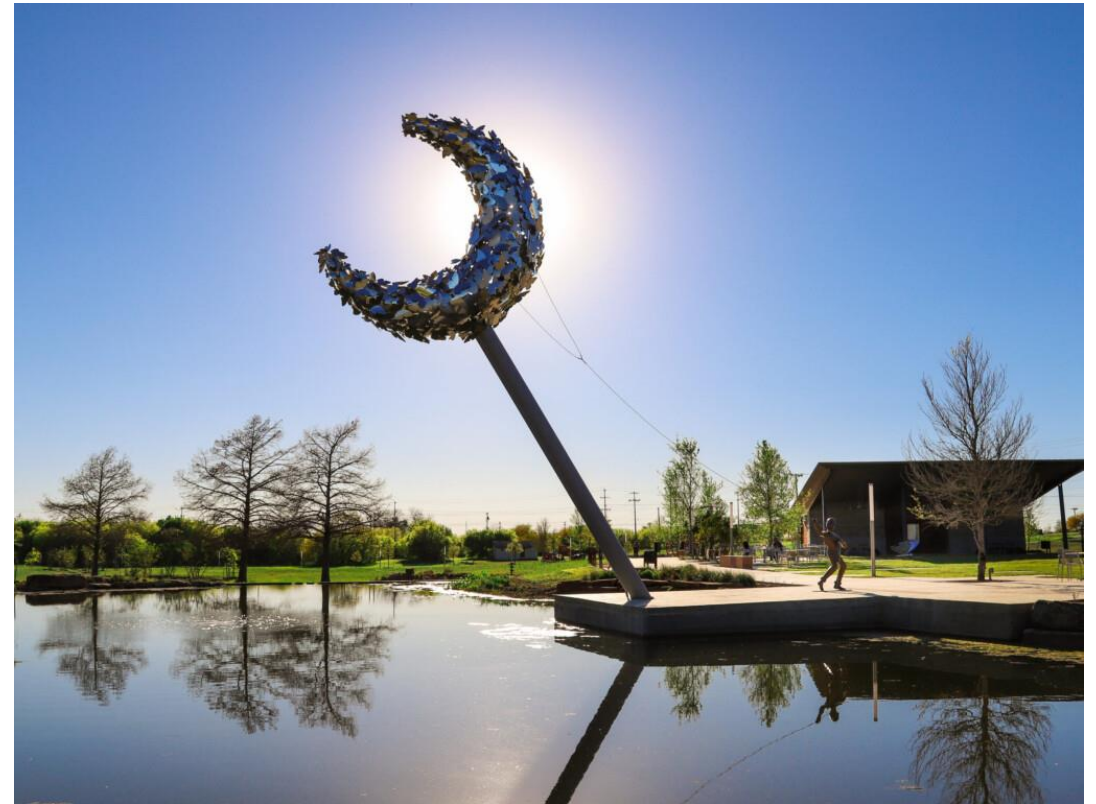
Approval of the First Amendment to the Amended and Restated Development Agreement, Finance Plan, and Project Plan for Brooks City Base Tax Increment Reinvestment Zone #16, located in City Council District 3.

# Background Information

The Brooks City Base TIRZ, developed by the Brooks Development Authority (BDA) is generally located inside Loop 410, a half mile west of I-37, south of S.E. Military Drive and east of Old Corpus Christi Road in City Council District 3, and is served by the East Central and the San Antonio Independent School Districts.

## Project Summary

- Brooks funded various public improvements when the TIRZ could not support the financing of the projects.
- Brooks is seeking \$17M from the TIRZ to retire debt associated with Brooks-funded public improvement projects (Roads - \$11MM, Green Space - \$8.23MM, Other Infrastructure - \$3.7MM).





# Catalytic Investments = Results

Critical infrastructure projects by Brooks have resulted in meaningful economic growth:

- Over 150 businesses at Brooks with 3,000+ employees
- 6 current residential communities with 1,400+ residents
- 4 multi-family residential communities underway with a total of 10,000+ residents projected



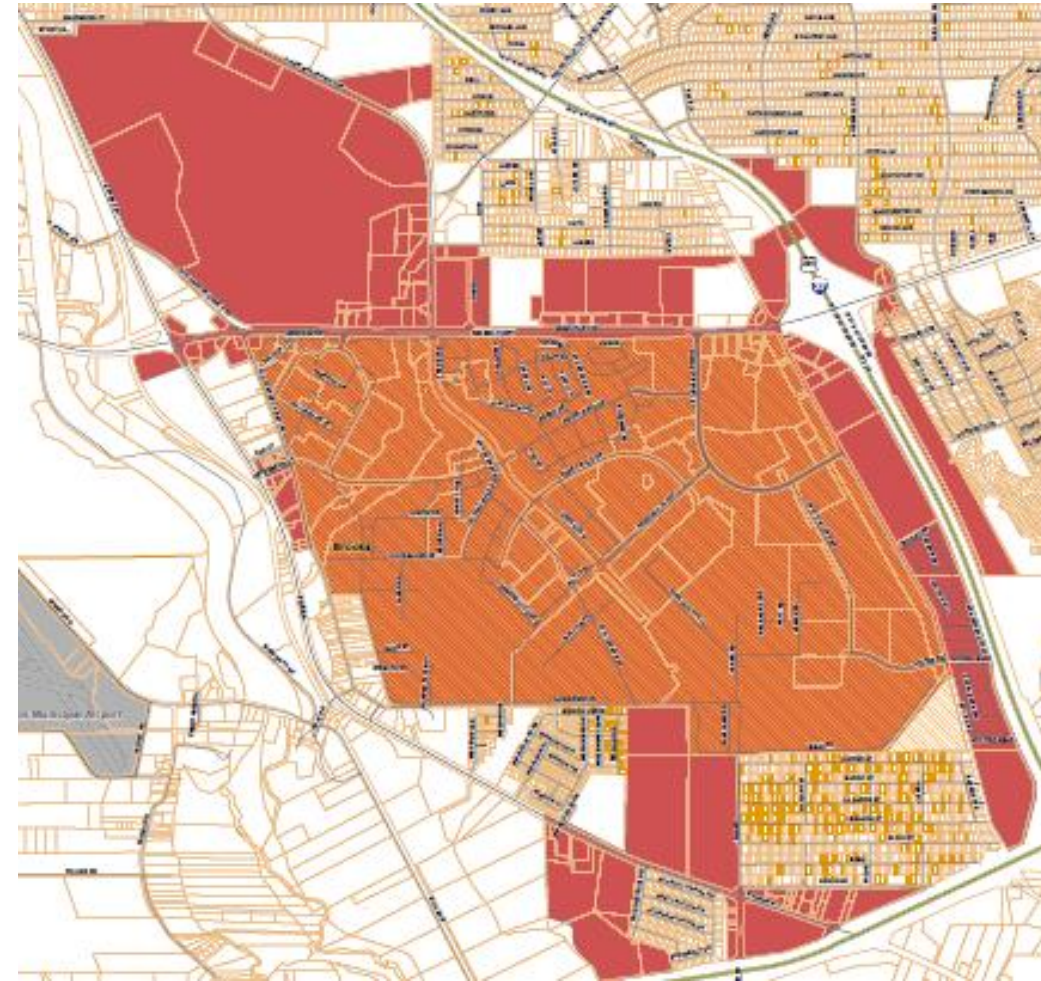
# Issue

The TIRZ was designated on December 9, 2004, and will terminate no later than September 30, 2039, with the City's participation level of 85%. The developer shall receive up to a maximum reimbursement from the TIRZ of \$105,473,105 for public improvements.

Brooks proposed to add 'Recreation' category to the eligible project list, including:

- Parks, Dog Parks, Playgrounds, Athletic Fields and Fitness Amenities, Event and Community Centers, Art and Cultural Installations

On May 29, 2025, the Brooks City Base TIRZ Board of Directors approved the First Amendment to the Amended and Restated Development Agreement, Finance Plan and Project Plan.



# Fiscal Impact



There is no fiscal impact to the City's General Fund.

The future taxes collected on the captured taxable value of parcels within the Brooks City Base TIRZ #16 will be deposited in the Brooks City Base TIRZ #16 fund to be used for eligible expenses within the TIRZ boundaries.

# Staff Recommendation



Staff recommends approval of the First Amendment to the Amended and Restated Development Agreement, Finance Plan, and Project Plan for Brooks City Base Tax Increment Reinvestment Zone #16, located in Council District 3.





# **THANK YOU!**

Veronica Garcia

