



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 48

Agenda Date: June 20, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Assignment of Rights of the Development Agreement for the Hunters Pond Tax Increment Reinvestment Zone #25

SUMMARY:

This ordinance authorizes an Assignment of Rights of the Development Agreement for the Hunters Pond Tax Increment Reinvestment Zone (TIRZ) #25 from Hunters Pond, L.P. to TIRZ/PID.

BACKGROUND INFORMATION:

The Hunters Pond Tax Increment Reinvestment Zone (TIRZ) was designated on June 1, 2006 and scheduled to terminate September 30, 2031. The participating taxing entities are the City of San Antonio (100% less cost of services) and Bexar County (70% of Operation and Maintenance). The TIRZ is located in the southern section of the City of San Antonio, outside SW Loop 410, west of Zarzamora Road. The development is in the South West Independent School District and encompasses approximately 88 acres.

Approximately 413 single-family homes have been constructed within the TIRZ. The public infrastructure improvements and related capital costs include site work, storm water pollution prevention, streets and drainage, alleys, sewer, water, street lights/signs, detention ponds, off-site

sewer, street extension to Zarzamora, offsite water/sewer street extension, platting, zoning, permits, right of way landscaping, CPS Energy, park improvements, village green improvements, street trees, engineering-surveying, geo-technical, contingency, construction management, and legal and formation fees.

The Developer of Record, Hunters Pond, L.P., has requested to assign its rights under the Development Agreement to TIRZ/PID, LP. An Assignment of Rights of the Development Agreement requires approval from the TIRZ Board and City Council.

The Hunters Pond TIRZ Board of Directors, through Resolution No. T25 2024-01-31-01R, approved the Developer's request at their January 31, 2024 board meeting.

ISSUE:

City Council consideration is being requested to authorize an Assignment of Rights of the Development Agreement for the Hunters Pond Tax Increment Reinvestment Zone (TIRZ) #25 from Hunters Pond, L.P. to TIRZ/PID.

ALTERNATIVES:

City Council could choose to not approve the Assignment of Rights of the Development Agreement, however, this would result in delays in payment or lead to the cancellation of the TIRZ.

FISCAL IMPACT:

The approval of the Assignment of Rights from Hunters Pond, L.P. to TIRZ/PID for the Hunters Pond TIRZ #25 has no fiscal impact to the City's General Fund. The TIRZ for Hunters Pond #25 will continue to capture property tax value on improvements in the TIRZ at the current participation rate for the duration of the TIRZ term.

RECOMMENDATION:

Staff recommends approval.