



**THE SENATE OF TEXAS
TEXAS HOUSE OF REPRESENTATIVES**

April 2, 2025

Glenn Hegar
Texas Comptroller of Public Accounts
Lyndon B. Johnson State Office Building
111 East 17th Street
Austin, Texas 78774

Dear Comptroller Hegar,

On behalf of the City of San Antonio, we respectfully request your official confirmation of your staff's acknowledgment of, and agreement with the City's ability to dissolve the existing Project Finance Zone (PFZ) designating the Henry B. Gonzalez Convention Center and the Alamodome as qualifying projects, effective on January 1, 2023, and create a new PFZ designating the Convention Center Complex (as further described below, the Complex) as the singular qualifying project under the applicable PFZ statute.

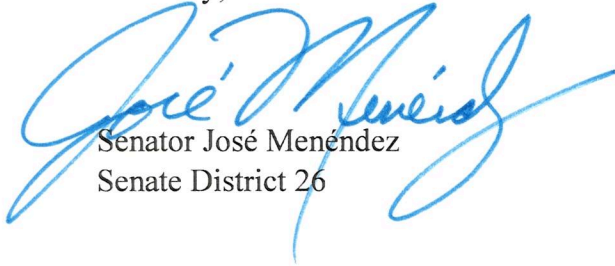
As you are aware, a coalition of public and private stakeholders are working to create a Sports and Entertainment District in downtown San Antonio. The proposal includes the expansion of the convention center, upgrades to the Alamodome, a new sports arena, hotel, and mixed-use developments, collectively to drive visitors to our State, consistent with the intent of the PFZ program. To ensure the necessary flexibility to develop the district, the City engaged with your staff to explore possible modifications to the current PFZ designation.

As a result of these discussions, your staff recommended that the City dissolve the current PFZ (abandoning its boundaries and the year of designation), create a new PFZ, and designate the Complex as the singular qualifying project for the new PFZ. The Complex under the new PFZ would be comprised of the Henry B. Gonzalez Convention Center, Alamodome, and the new sports arena, with the convention center operating as the central point for the three-mile radius of the zone. Under the newly created PFZ, the base year would be set to the year in which the City adopts an Ordinance designating the Complex as the qualifying project and the zone will expire 30 years of the designation date. Additionally, the commencement of any one of the Complex' components


would satisfy the requirement that a qualifying project begin within five years of the first suspense account deposit and, once this five-year requirement has been satisfied, the City would have the flexibility to utilize PFZ funds on any of the Complex' components.

We thank you and your staff for your assistance to the City of San Antonio.

Sincerely,



Senator José Menéndez
Senate District 26



Representative Barbara Gervin-Hawkins
House District 120