



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 9

**Agenda Date:** September 12, 2024

**In Control:** Tax Increment Reinvestment Zone No. 11 - Inner City Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Funding agreement between the City of San Antonio and the Inner City TIRZ Board of Directors for an amount up to \$250,000 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project, a project previously approved by the Board.

**SUMMARY:**

This item will approve a Funding Agreement between the City of San Antonio and the Inner City TIRZ Board of Directors for an amount up to \$250,000 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project, a project previously approved by the Board.

**BACKGROUND INFORMATION:**

The Ella Austin Community Center (originally Ralph Waldo Emerson Junior High School) was constructed in 1923 by the San Antonio Independent School District (SAISD). The property is located in the Dignowity Hill Historic District at 1023 N. Pine Street. The City of San Antonio

acquired the facility from SAISD in 1976 and has leased it to the Ella Austin Community Center since March of 1983. Over the years, the center has provided a wide range of services to the local community which have included early childhood, youth, senior, and family services.

The Ella Austin property consists of five structures spanning 63,000 square feet. These structures include the main building, gym, senior center, metal storage building, and a modular building. The main building and gym building are original structures to the site and the attached auditorium was constructed in 1930. From 2007 – 2021, the City invested \$1.9 million from general fund, Bond, and Community Development Block Grant funds to improve the facility. The 2022 – 2027 Bond Program for Facilities included \$11.5 million in Bond funding for Ella Austin Community Center renovations.

An additional \$11.5 million in Inner City TIRZ funding for Ella Austin Community Center renovations was approved by the Inner City TIRZ Board on November 19, 2021, and City Council on January 27, 2022.

The renovations are expected to begin on October 1, 2024, with site demolition and abatement. The Ella Austin nonprofit organization and current subtenants will temporarily relocate programming and operations during the construction process.

This item requests support for funds in the amount of \$125,000 per year for a 2-year term to support relocation, rental expenses, and facility operational costs for the temporary relocation of the Ella Austin nonprofit organization and their associated subtenants. Financial support will ensure uninterrupted programming and services to the District 2 community.

**ISSUE:**

TIRZ Board consideration is being requested to approve a funding agreement in an amount not to exceed \$250,000 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project

**FISCAL IMPACT:**

**Funding for this item is available in the Inner City TIRZ fund. There is no fiscal impact to the City's General Fund.**

**ALTERNATIVES:**

If the Inner City TIRZ Board does not approve the funding agreement, the City will have to find the needed funding elsewhere.

**RECOMMENDATION:**

Staff recommends approval of a Funding Agreement between the City of San Antonio and the Inner City TIRZ Board of Directors for an amount up to \$250,000 for relocation expenses incurred by the City in connection with the Ella Austin Community Center Renovation Project.