

ORDINANCE

APPROVING A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN ANTONIO AND THE BOARD OF DIRECTORS FOR THE TAX INCREMENT REINVESTMENT ZONE NO. 11 - INNER CITY TIRZ FOR AN AMOUNT UP TO \$250,000.00 FOR RELOCATION EXPENSES INCURRED BY THE CITY IN CONNECTION WITH THE ELLA AUSTIN COMMUNITY CENTER RENOVATION PROJECT IN CITY COUNCIL DISTRICT 2 AND WITHIN THE BOUNDARIES OF THE INNER CITY TIRZ.

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WHEREAS, in accordance with the Tax Increment Financing Act (the “Act”), Chapter 311 of the Texas Tax Code, the City through Council Ordinance No. 2008-12-11-1134, established Tax Increment Reinvestment Zone Number Eleven, known as the Inner City TIRZ, and a Board of Directors (“Board”) authorized with all the rights, powers, and duties provided by the Act, in order to promote development and revitalization activities within the Inner City TIRZ; and

WHEREAS, the City and Board recognize the importance of their continued role in economic development, community development and urban design; and

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, City is authorized to grant municipal funds in furtherance of public purposes for economic development projects; and

WHEREAS, in accordance with City Ordinance No. 100684, the City created an economic development program for the purpose of making such grants available; and

WHEREAS, 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, San Antonio, Texas 78202. The City acquired the facility from SAISD in 1976 and has leased it to the Ella Austin Community Center since March of 1983. Historically, the center has provided a wide range of services to the local community which have included: early childhood, youth, senior, and family services; and

WHEREAS, the Ella Austin Community Center consists of 5 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; and

WHEREAS, the Ella Austin Community Center requires several capital improvements and renovation projects for a total budgeted cost of \$11,500,000 with plans to provide for replacement of mechanical systems such as HVAC, electrical and plumbing, replacement of window and exterior door systems, parking lot and landscaping improvements, elevator upgrades, and flooring and ceiling replacements (the “Renovation Project”); and

WHEREAS, the City's Department of Human Services ("DHS") identified a need to relocate the service providers located in the Ella Austin Community Center during the course of the Renovation Project (the "Project"); and

WHEREAS, in September 2024, DHS requested an economic development grant in an amount not to exceed TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO CENTS (\$250,000.00) for the purpose of undertaking the Project (the "Grant"); and

WHEREAS, in accordance with Section 311.010(b) of the Act, the Board is authorized to enter into agreements to dedicate revenue from the tax increment fund to reimburse for eligible project costs that benefit the Inner City TIRZ; and

WHEREAS, the City desires to provide financial incentives for development and revitalization projects that benefit the City and the Inner City TIRZ and must now authorize the execution of a Chapter 380 Economic Development Agreement between the City and the Board, attached hereto in substantially final form as **Exhibit A**; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The terms and conditions of the Chapter 380 Economic Development Agreement by and between the City and the Board of Directors of Tax Increment Reinvestment Zone #11 for Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00), attached hereto as **Exhibit A**, are hereby approved.

SECTION 2. The City Manager or his designee is authorized to execute this Chapter 380 Economic Development Agreement, which has been incorporated into this Ordinance for all purposes.

SECTION 3. The City's Department of Human Services is authorized to enter into contracts for the use of the Grant in connection with implementing the Project.

SECTION 4. TIF Department staff are hereby authorized to amend the Inner City TIRZ Project and Finance Plans to include this Project.

SECTION 5. Funding for any projects through the Inner City TIRZ will be paid from Fund 29086007, Cost Center 0703290001 and General Ledger 5201040. Total funding should not exceed \$250,000.00 for the duration of this agreement.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 7. This Ordinance is effective immediately upon passage by eight affirmative votes; otherwise, it is effective on the tenth day after passage.

TR
9/19/2024
Item No. 24-202446

PASSED AND APPROVED this ____ day of September, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

TR
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EXHIBIT A