



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

# **City Council A Session Item #47 Development Agreement with Cruising Kitchens, LLC**

December 15, 2022  
Ian Benavidez, Deputy Director, NHSD

# Background – Cruising Kitchens

- In February 2022, Cruising Kitchens, LLC applied for TIF funding for the Cruising Kitchens at 314 Nolan St. Project, located within the Inner City TIRZ and Council District 2
- Project located on a 3.48 acre site at 314 Nolan, currently abandoned warehouse structures
- Plan includes site work, drainage, curb cuts, utilities, landscaping, fencing, public art (mural on building), affordable housing, exterior lighting, and signage
- The Project is in line with the SA Tomorrow Comprehensive Plan's vision of providing economic vitality with redevelopment near major corridors.

# Site – Cruising Kitchens



# Issue

- City Council consideration is requested for the approval of Funding Agreement between the Inner City TIRZ Board of Directors and Cruising Kitchens, LLC for an amount not to exceed \$400,000.00 for for the Cruising Kitchens at 314 Nolan Project in Council District 2.
- TIRZ funding agreements require approval by the TIRZ Board and City Council. The Inner City TIRZ Board approved this funding agreement at its September 19, 2022 meeting.

# Fiscal Impact

- Funding for this agreement in an amount up to \$400,000.00 is available through the tax increment produced by the Inner City TIRZ.
- There is no fiscal impact to the City's General Fund.

# Recommendation

- Staff recommends approval of a Development Agreement with Cruising Kitchens, LLC in an amount not to exceed \$400,000.00 for the Cruising Kitchens at 314 Nolan Project located in Council District 2.





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