



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** October 13, 2022

**In Control:** Tax Increment Reinvestment Zone No. 32 - Mission Drive-in Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Roosevelt Heights Development

**SUMMARY:**

This item would amend the Roosevelt Heights Development Chapter 380 Economic Development Grant Agreement with Bitterblue, Inc.

**BACKGROUND INFORMATION:**

On April 28, 2021, the Board of Directors for the Mission Drive-In TIRZ authorized a Chapter 380 Economic Development Grant Agreement with Bitterblue, Inc. (the Developer) for the Roosevelt Heights Development. This agreement incentivized the development project of the construction of 135 single family residential units, public improvements, and park and open space areas generally located west of Roosevelt Avenue along Southeast Loop 410 in Council District 3 and within the boundaries of the Mission Drive-In TIRZ.

The Developer is requesting an amendment to the Chapter 380 Agreement to update the affordability component as it relates to the prices of the residential units in the Development and add commercial land to the Agreement.

NHSD Staff has been working with Developer's counsel to address the concerns of the Developer. NHSD Staff is recommending an amendment to the Agreement that would update the affordability component, add an administrative review for future adjustments based on AMI figures released by the United States Department of Housing and Urban Development, and add the commercial land.

**ISSUE:**

Amendments to the Chapter 380 Economic Development Grant Agreement with Bitterblue, Inc. for this Project are subject to authorization by the City and Board.

**FISCAL IMPACT:**

There is no immediate fiscal impact to the City's General Fund. Funding for reimbursement of eligible expenses comes from the increment generated within the TIRZ.

**ALTERNATIVES:**

The Board could choose to not amend the agreement which would negatively affect the developer's ability to develop the property.

**RECOMMENDATION:**

NHSD Staff recommends the Board authorize the amendment to the Chapter 380 Economic Development Grant Agreement with Bitterblue, Inc. for this Project to update the affordability of the prices of the residential units, add administrative review language as presented, and add the commercial land to the Agreement.