

City of San Antonio



AGENDA

Tax Increment Reinvestment Zone 09 -- Houston Street

Friday, August 27, 2021

2:30 PM

WebEx Video/Phone Conference

To protect the health of the public and limit the potential spread of COVID 19, the meeting of the San Antonio Tax Increment Reinvestment Zone Number 9 (Houston St.) Board of Directors will be held via WebEx video/phone conference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

The meeting will be available to the public via the meeting link at:
<https://sanantonio.webex.com/sanantonio/j.php?MTID=mebb441625db8b72cfa07e6cc7b93ef50>

Phone #: +1 415 655 0001 US Toll

Meeting number (access code): 177 469 1571

Meeting password: G4wddn7aZJ8

Once a quorum is established, the San Antonio Tax Increment Reinvestment Zone Number 9 (Houston St.) Board of Directors will consider the following items:

Call to Order and Roll Call

Public Comments

1. [21-5243](#) Citizens may make public comments for, against, or on any item on the agenda by emailing their comments to:
NHSDTIFProgram@sanantonio.gov by August 25, 2021. Comments must be limited to 300 words and may be submitted in English or Spanish. Public comments will be presented to the Board by City Staff either in full or in summary if necessary for the orderly and timely flow of the meeting.

Approval of Minutes

2. [21-5253](#) Discussion and possible action to approve the minutes from the

February 25, 2021 TIRZ #09 Houston Street board meeting.

Financial Report

3. [21-5244](#) Finance Management Division will provide a briefing on the current financial position of the TIRZ.

Individual Items

4. [21-5245](#) Election of Vice Chair for the Houston St. TIRZ Board of Directors.
5. [21-5246](#) Discussion and possible action to authorize execution of a Master Economic Incentive Agreement between Weston Urban, LLC and the City of San Antonio as a source of funding for public improvements and City fee waivers related to the redevelopment of the property located at 322 W. Commerce, for an amount up to \$411,000.

Attachments: [Master Economic Incentives Agreement Continental Hotel Proje](#)

6. [21-5247](#) Discussion and possible action to approve an Amended and Restated Agreement for the Redevelopment of Alameda Theater by and among City of San Antonio, Bexar County, Alameda Theater Conservancy, and Texas Public Radio for an additional commitment of \$7,400,000 and associated interest from the Houston St. TIRZ fund to support the renovation of the Alameda Theater Complex.
7. [21-5248](#) Discussion and possible action to approve a First Amendment to the Chapter 380 Agreement for Alameda Theater Conservancy Operations to extend the term of the Agreement.
8. [21-5249](#) Discussion and possible action to amend the Memorandum of Agreement between the City of San Antonio and the Houston Street TIRZ to provide supplemental municipal services in connection with the San Pedro Creek Improvements Project for an additional \$3,156,217 through fiscal year 2034 for a cumulative total of \$7,342,133.
9. [21-5250](#) Discussion and possible action to approve a Memorandum of Agreement with the City of San Antonio to establish the transfer of incremental property tax revenue resulting from the Comprehensive Development Agreement with Weston Urban LLC, consistent with the FY22 Proposed Budget, through FY 2034. for the purpose of funding the City Tower Project.

10. [21-5251](#) Discussion and possible action to approve the negotiation and execution of a Funding Agreement between City of San Antonio and Centro San Antonio for an amount not to exceed \$50,000 to facilitate increased activation efforts at Travis Park.

11. [21-5252](#) Discussion and possible action to approve the negotiation and execution of a Funding Agreement between City of San Antonio and Centro San Antonio for an amount not to exceed \$50,000 to facilitate Centro San Antonio's Art Everywhere initiative.

Board Member Comments

12. [21-5254](#) Opportunity for board members to share information with the board, staff and community.

Adjournment

13. [21-5255](#) The Board Chair/Vice Chair shall entertain a motion to adjourn.

At any time during the regular meeting, the Board may meet in Executive Session for consultation concerning Attorney-client matters on items listed on this Agenda under Chapter 551.071 of the Texas Government Code. Additionally under the Texas Government Code Section 551.072, a government body may at any time during this meeting conduct an Executive Session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third party or for economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).

Disability Access Information:

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210-207-7268) or 711 (Texas Relay Service for the Deaf).

Declaracion de Accesibilidad:

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210 207-7268) o al 711 (servicio de transmitir para sordos).

For questions regarding this agenda, please call (210) 207-7805.

BOARD MEMBERS: Councilmember Mario Bravo, Board Chair; Lori Houston, CoSA, Assistant City Manager; Troy Elliott, CoSA, Deputy Chief Financial Officer; John Jacks, CoSA, Director CCDO; Justin Rodriguez, Bexar County, Commissioner Precinct 2; Tommy Calvert, Bexar County, Commissioner Precinct 4; Manuel Leal, Bexar County