



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: January 29, 2024

In Control: Tax Increment Reinvestment Zone No. 15 - North East Crossing Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Resolution authorizing payment of up to \$7,378,748.00 for interest allowable under the Development Agreement.

SUMMARY:

Upon Board approval, the Developer of record, Neighborhood Revitalization Initiative, Ltd., shall receive the permitted payment of interest of up to \$7,378,748.00 out of available tax increment funds.

BACKGROUND INFORMATION:

The North East Crossing TIRZ is a Petition-Initiated TIRZ in Council District 2, which began on August 8, 2002. Participating taxing entities are the City of San Antonio, Bexar County, and Alamo Community College District. Bexar County and Alamo Community College District participation will end September 30, 2026. The TIRZ will terminate September 30, 2028.

The North East Crossing Subdivision is located in the northeast quadrant of the City of San Antonio. The property is bounded generally to the southwest by the East Village and Park Village Subdivisions, to the north by Eisenhower Road, to the east by Woodlake Parkway and to the south by Gibbs Sprawl Road. The development is in the Judson and North East Independent School Districts and encompasses approximately 443 acres.

The Development Agreement maximum reimbursement allowed is \$24,073,416.00, The reimbursement to developer to date is \$18,224,950.45.

The total interest calculated from all units equals to \$8,053,287.40. Per the Development Agreement, the developer shall receive interest on eligible project costs, if any, not to exceed \$7,378,748.00.

ISSUE:

The Board is required to authorize payment of the permitted interest on eligible project costs, if any, of up to \$7,378,748.00, to go to the Developer of record, Neighborhood Revitalization Initiative, Ltd.

FISCAL IMPACT:

There is no impact to the General Fund.

ALTERNATIVES:

If the Board does not authorize payment of the permitted interest on eligible project costs of up to \$7,378,748.00, to go to the Developer of record, Neighborhood Revitalization Initiative, Ltd., there will be a payment delay of funds for the North East Crossing TIRZ housing subdivision in Council District 2.

RECOMMENDATION:

Staff recommends the Board authorize payment of interest in an amount up to \$7,378,748.00 allowable under the Development Agreement.