



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

Nicha's Comida Mexicana Mission Drive-In TIRZ #32

City Council A-Session | Item #28
June 16, 2022
Veronica Garcia, Interim Director

Summary

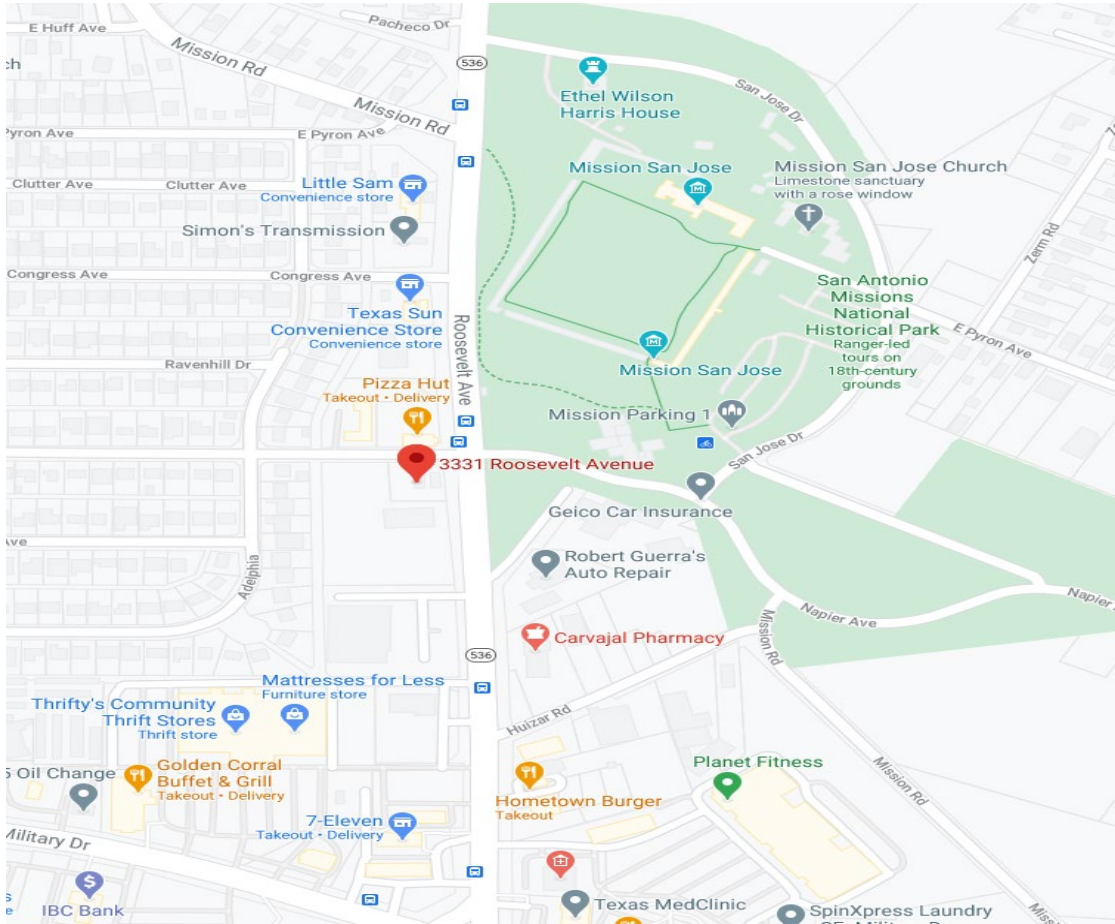


This Ordinance authorizes the execution of a First Amendment to the Development Agreement between the Mission Drive-In TIRZ Board of Directors, the City of San Antonio, and R&A Garcia Properties of Lufkin, LLC for the Nicha's Comida Mexicana Project, located at 3331 Roosevelt Ave, in Council District 3, amending the project commencement date to July 2022 and the project completion date to December 31, 2023.

Project Location – 3331 Roosevelt Ave.



Council District 3
Nicha's Comida Mexicana



Background & Scope

- The Project consists of the demolition of the existing buildings on the property, and the construction of a new Nicha's Comida Mexican restaurant to include a surface parking lot with approximately 200 parking spaces.
- On December 10, 2022, City Council approved the execution of a Development Agreement between the Mission Drive-In TIRZ Board of Directors, the City of San Antonio, and R&A Garcia Properties, LLC, for an amount not to exceed \$600,000 over six fiscal years for eligible public improvements.

- Due to rising labor and material costs, R&A Garcia Properties of Lufkin, LLC had to value engineer and redesign the project.
- On May 19, 2022, the Mission Drive-In TIRZ Board of Directors approved the First Amendment to the Development Agreement amending the project commencement date to July 2022 and the project completion date to December 31, 2023. No additional funding was requested.

Fiscal Impact



- Funding is available through the tax increment produced by the Mission Drive-In TIRZ #32. There will be no impact to the General Fund.
- Amount not to exceed \$600,000 over six fiscal years beginning in Fiscal Year 2022 with reimbursement of \$100,000 per fiscal year.

Recommendation



Staff recommends approval of the First Amendment to the Development Agreement between the Mission Drive-In TIRZ Board of Directors, the City of San Antonio, and R&A Garcia Properties of Lufkin, LLC for the Nicha's Comida Mexicana Project, located at 3331 Roosevelt Ave, in Council District 3 amending the project commencement date to July 2022 and the project completion date to December 31, 2023.



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