



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

Grayson Heights Inner City TIRZ #11

City Council A-Session | Item #29
June 16, 2022
Veronica Garcia, Interim Director

Summary



This Ordinance authorizes the execution of a Development Agreement between the Inner City TIRZ Board of Directors, the City of San Antonio, and the Grayson Heights, LLC for eligible public improvements for an amount not to exceed \$2,100,000 for the Grayson Heights Project located at 1422 and 1518 E. Grayson, in Council District 2.

Project Site

923 E. Carson St., 1422 E. Grayson & 1518 E. Grayson

Council District 2



Background



- Mixed-used development on 5.9536 acres in Government Hill across from Ft. Sam Houston
- Developer: Grayson Heights, LLC

516 Pierce



Investment to date:

- Purchase and rehabilitation of 1518 E. Grayson
 - Pawnshop with dilapidated warehouse
- Purchase and rehabilitation of 1422 E. Grayson
 - Asbestos and environmental remediation
- Donated house at 516 Pierce to San Antonio Affordable Housing

Outreach



- Over 65 meetings with Government Hill neighborhood stakeholders
 - Government Hill Neighborhood letter of support
- District 2 Councilmember and staff
- Meeting with Joint Base San Antonio
 - Only 900 living quarters on base
 - Future Command & Defense Health Agency will add approximately 5,000 new jobs

Scope



- 281 market rate multi-family units 3-4 story building with structured parking
- Approximately 166k square foot parking garage
- 75,740 sq ft of retail/office
- Building will be Green Certified
- Use of Solar offset Carbon Footprint
- Affordable Housing Fund contribution of \$500,000
- Public Park

LEGEND

- ① SHADE STRUCTURE
- ② DOG PARK FENCE
- ③ PERIMETER FENCE
- ④ RETAINING WALL
- ⑤ ADA RAMP
- ⑥ ARTIFICIAL TURF
- ⑦ GRAVEL
- ⑧ SHRUB PLANTING
- ⑨ NATIVE GRASS PLANTING
- ⑩ ORNAMENTAL TREE
- ⑪ SHADE TREE
- ⑫ DRINKING FOUNTAIN
- ⑬ METAL FENCE WITH STONE COLUMN



Scope



- Agreement Terms:

- 2.5 years
- \$2.1M
- Affordable Housing Fund contribution of \$500,000 to be used for home repair in the surrounding area

- Public improvements eligible for reimbursement include but not limited to public utilities, public sidewalks, public street reconstruction, landscaping, exterior lighting, and environmental cleanup.



Issue



- On May 6, 2022, the Inner City TIRZ board approved Resolution T11 2022-05-06-03R for an amount not to exceed \$2.1 million
- Council action is required for final approval of TIRZ agreements

Fiscal Impact



Funding for this agreement is available through the tax increment produced by the Inner City TIRZ. There is no immediate fiscal impact to the City's General Fund.

Recommendation



Staff recommends approval of a Development Agreement with Grayson Heights, LLC in an amount not to exceed \$2,100,000 for the Grayson Heights Project located at 1422 and 1518 E. Grayson, in City Council District 2.



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

Grayson Heights Inner City TIRZ #11

City Council A-Session | Item #29
June 16, 2022
Veronica Garcia, Interim Director