



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

# **S. Alamo Street Utilities Project Hemisfair TIRZ #34**

City Council A-Session | Item #30  
June 16, 2022  
Veronica Garcia, Interim Director

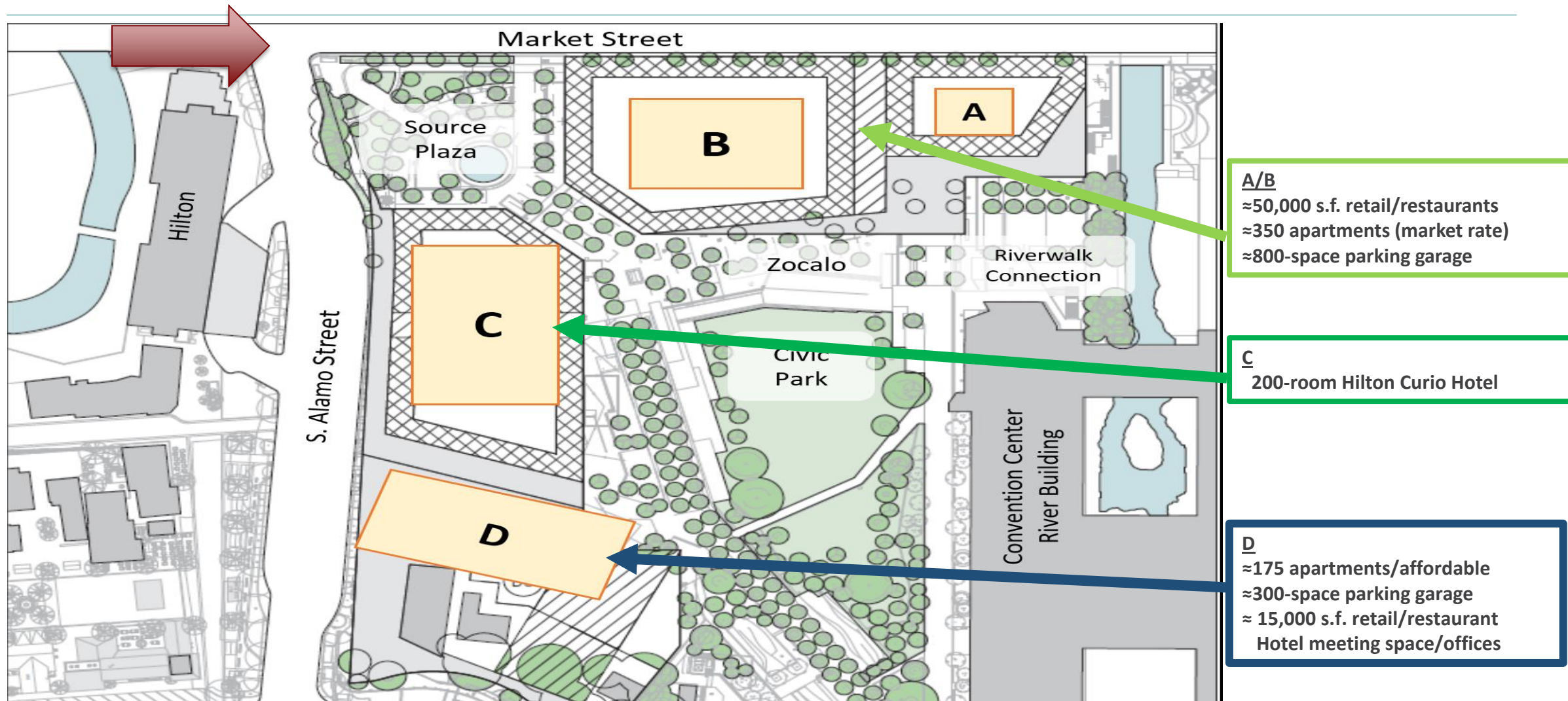
# Summary



This ordinance authorizes staff to negotiate and execute a Funding Agreement with the Hemisfair TIRZ Board of Directors in an amount not to exceed \$8,000,000 plus costs associated with debt service for construction of utilities and potential environmental remediation for the northwest quadrant of Hemisfair on the corner of South Alamo and Market Streets and Infrastructure and Development Support Agreement with each of the Developers in connection with the previously approved Public-Private Partnership at Hemisfair Park.

Funding for the Funding Agreement is available through the tax increment produced by the Hemisfair Tax Increment Reinvestment Zone. There is no immediate impact to the City's General Fund.

# Project Location – Northwest Quadrant of Hemisfair Park on the corner of South Alamo Street and Market Street



# Background



Public Utility infrastructure improvements will be installed by the City as part of its Alamo Street project. This infrastructure would support future utility customer connections in the downtown area, particularly at Hemisfair Park and the development parcels in the Northwest Quadrant (Civic Park Area).

In order to facilitate these improvements, City Council approved the following actions on April 7, 2022:

- Amend Development Sublease Agreement
- Terminate the Parking Agreement and associated documents
- Amend Master Lease Agreement
- Amendment to Funding Agreement
- Commits City to funding utility infrastructure to be serviced through Hemisfair TIRZ

# Background

On May 6, 2022, the Hemisfair TIRZ Board of Directors approved a Funding Agreement for an amount not to exceed \$8,000,000 plus interest and financing cost for the construction of utilities and potential environmental remediation.

In connection with the funding requested from the Hemisfair TIRZ, each of the developers in the Public-Private Partnership at Hemisfair Park have negotiated a separate Infrastructure and Development Agreement.

- Infrastructure and Development Support Agreement addresses:
  - Construction of utilities
  - Waiver of Right-of-Way fees
  - Maintenance of Civic Park
  - Allocation of responsibility for the environmental condition of premises

# Issue



- On May 6, 2022, the Hemisfair TIRZ Board of Directors approved a Funding Agreement through Resolution T34 2022-05-06-01R for an amount not to exceed \$8,000,000 plus interest and financing cost for the construction of utilities and potential environmental remediation, located in the Northwest Quadrant of Hemisfair Park on the corner of South Alamo Street and Market Street, in Council District 1.
- City Council approval is required for the funding agreement.



# Fiscal Impact

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

# Recommendation

Staff recommends that staff be given the authority to negotiate and execute a Funding Agreement between the Hemisfair TIRZ Board of Directors and the City of San Antonio for an amount not to exceed \$8,000,000 plus costs associated with debt service for the construction of utilities and potential environment remediation, located in the Northwest Quadrant of Hemisfair Park on the corner of South Alamo Street and Market Street, in Council District 1; and an Infrastructure and Development Support Agreement with each of the developers.





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