

City of San Antonio



Minutes

Tax Increment Reinvestment Zone 11 – Inner City Board of Directors Meeting

Municipal Plaza, B Room, 105 Main Plaza
San Antonio, Texas, 78205

Friday, May 6, 2022

9:30 AM

Call to Order / Roll Call

The meeting was called to order at 9:39 a.m. At roll call, nine (9) board members were present, establishing a quorum.

Board Members Present:

Councilman Jalen McKee-Rodriguez (Chair)
Councilman Mario Bravo
Councilwoman Teri Castillo
Mohammad Rasool
Jessica O. Guerrero
Marlon Davis
Stephen Lucke (arrival at 10:24 a.m.)
Alex Birnel
Commissioner Tommy Calvert (departure at 11:40 a.m.)
Edward (Sonny) Collins

Board Members Absent:

Troy Elliott
Mario Salas
Juan Garcia
Alicia Sebastian

Vacancies:

(1) Participating Tax Entities

COSA Staff

Veronica Garcia, Interim Director, NHSD; Ian Benavides, Interim Deputy Director, NHSD; Edgar Olivas, Economic Development Manager, NHSD/TIF; Lilia Carpenter, NHSD/TIF; James Shale, NHSD/TIF; Daniel Sirio, NHSD/TIF; Diana Rosas, NHSD/TIF; Thomas Rice, CAO; Alfred Chang, FMD; Shirley Saucedo, FMD; Mike Momtselidze, FMD; Frankie Trynoski, Council District 2; Krystal Jones, Director, Arts & Culture; Melody Woosley, Director, DHS.

Guests

John Feik, Jr., RGH; Ashley Farrimond, Killen Griffin Farrimond; Crystal M. Bratton, Alamo City Studios; Dr. Lynda de La Viña, Alamo City Studios; Kerry Valderrama, Alamo City Studios; Marco Aguilar, Alamo City Studios; Robert Hunt, RGH.

Councilman Jalen McKee-Rodriguez (Chair) presiding.

Public Comments

1. Ms. Marise McDermott with the Witte Museum spoke in support of the Grayson Heights Project.

Approval of Minutes

2. Discussion and possible action to approve the Minutes from the November 19, 2021, and December 20, 2021, TIRZ #11 Inner City Board Meetings.

Board Member (Commissioner) Tommy Calvert moved to approve the Minutes from the meetings held on November 19, 2021, and December 20, 2021, for TIRZ #11 Inner City. Board Member Sonny Collins seconded the motion.

The motion passed unanimously by those present.

Financial Report

Mike Momtselidze with the Finance Management Division reported on the financial position of the TIRZ.

Briefing and Possible Action on the following items

3. Discussion and possible action to approve the execution of a Chapter 380 Economic Development Agreement between the City of San Antonio and Alamo City Studios for an amount not to exceed \$186,681.85 for the Alamo City Youth Content Creator Program.

Ashley Farrimond provided a presentation on the item.

Board Member (Commissioner) Tommy Calvert motioned for approval for execution of a Chapter 380 Economic Development Agreement between the City of San Antonio and Alamo City Studios for an amount not to exceed \$186,681.85 for the Alamo City Youth Content Creator Program. *The motion was amended to include priority to Sam Houston High School juniors and seniors.* Board Member Stephen Lucke seconded the motion.

Vote: Yes 9 (The Chair/Councilman Jalen McKee-Rodriguez, Councilman Mario Bravo, Councilwoman Terri Castillo, Mohammad Rasool, Marlon Davis, Stephen Lucke, Alex Birmel, Commissioner Tommy Calvert; Sonny Collins); No 1 (Jessica O. Guerrero).
The motion passed.

4. Discussion and possible action to approve the negotiation and execution of a Funding Agreement with the Department of Human Services for an amount not to exceed \$50,000 for a Feasibility Study for a Senior Center and Affordable Housing in District 2.

Melody Woosley, Director of Human Services, provided a presentation on the item.

Board Member (Councilmember) Mario Bravo motioned for approval for negotiation and execution of a Funding Agreement with the Department of Human Services for an amount not to exceed \$50,000 for a Feasibility Study for a Senior Center and Affordable Housing in District 2. Board Member (Commissioner) Tommy Calvert seconded the motion.

The motion passed unanimously by those present.

[The order of discussion for Items 5 and 6 were swapped; Item 6 followed Item 4; Item 5 followed Item 6.]

5. Discussion and possible action to approve the execution of Development Agreement between the City of San Antonio, Inner City TIRZ Board of Directors and Grayson Heights, LLC for an amount not to exceed \$2,100,000 for the Grayson Heights Project.

Ashley Farrimond with Killen Griffin Farrimond provided a presentation on the item.

Board Member Mohammad Rasool motioned for approval of execution of Development Agreement between the City of San Antonio, Inner City TIRZ Board of Directors and Grayson Heights, LLC for an amount not to exceed \$2,100,000 for the Grayson Heights Project. *The motion was amended to include, \$500,000 to be donated back to the Affordability Housing Fund, specifically for Under One Roof and other owner-occupied projects within Government Hill.* Board Member Sonny Collins seconded the motion.

Vote: Yes 5 (The Chair/Councilman Jalen McKee-Rodriguez, Councilman Mario Bravo, Mohammad Rasool, Stephen Lucke, Sonny Collins); No 4 (Councilwoman Terri Castillo, Marlon Davis, Alex Birnel, Jessica O. Guerrero).

The motion passed.

6. Briefing and discussion on Inner City TIRZ board goals and priorities.

Ian Benavidez, Interim Deputy Director of Neighborhood and Housing Services, provided a presentation on the item.

Staff Updates

None.

Adjournment

There being no further business, Board Member Mohammad Rasool motioned to adjourn the meeting. Board Member Marlon Davis seconded the motion. The meeting adjourned at 12:33 p.m.

Certified this _____ day of _____, 2022.

Attest:

Councilman Jalen McKee-Rodriguez
Chair, Board of Directors

Diana Rosas
Recorder/Transcriber of Minutes