

ORDINANCE

2022-09-29-0758

PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE APPROVING THE LEVY OF A SPECIAL ASSESSMENT FOR THE DOWNTOWN PUBLIC IMPROVEMENT DISTRICT; LEVYING AN ASSESSMENT RATE FOR FISCAL YEAR 2023 AT \$0.15 PER \$100.00 VALUE OF REAL PROPERTY IN THE DOWNTOWN PUBLIC IMPROVEMENT DISTRICT AND \$0.09 PER \$100.00 VALUE OF RESIDENTIAL CONDOMINIUMS; APPROVING THE FISCAL YEAR 2023 SERVICE AND ASSESSMENT PLAN FOR THE DOWNTOWN PUBLIC IMPROVEMENT DISTRICT; AND APPROVING THE FIRST AMENDMENT TO THE THIRD AMENDED AND RESTATED CONTRACT FOR IMPROVEMENTS AND/OR SERVICES IN THE SAN ANTONIO PUBLIC IMPROVEMENT DISTRICT IN THE DOWNTOWN AREA.

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WHEREAS, a public improvement district is a mechanism authorized by Chapter 372 of the Local Government Code, known as the Public Improvement District Assessment Act (the Act), that permits the City to levy an additional assessment on property owners within specified boundaries that may be used for capital improvements or services which supplement those provided by city government; and

WHEREAS, the Downtown PID was created in 1999 for an initial five-year term and was renewed again in 2004, 2009, and in May 2013, the City Council reauthorized the PID for a ten-year term beginning October 1, 2013 through September 30, 2023; and

WHEREAS, the method of PID assessment is based on the value of real property as determined by the Bexar Appraisal District. The total estimated value of taxable real property in the PID for Fiscal Year ("FY") 2023 is \$3,488,504,179, which represents a 13.97% increase in the total assessed value of the PID from FY 2022; and

WHEREAS, the assessment rate for each year is set in the PID's Service and Assessment Plan and for FY 2023, in addition to the annual property taxes, property owners in the PID will be required to pay an additional assessment rate of \$0.15 per \$100.00 value. Residential condominiums are proposed to remain assessed at \$0.09 per \$100.00 value. This levy will yield \$5,120,000 in private property assessment. The assessment levy on private properties is expected to grow at an approximate rate 2.5% per each year through FY 2025; and

WHEREAS, the City pays an assessment on exempt municipal property in the PID which staff estimates will be \$295,448 for FY 2023, and there are agreements for participation in the PID with other entities, including VIA and City Public Service; and

WHEREAS, estimated PID revenues for FY 2023, including assessments and voluntary contributions, totals \$5,818,000; and

WHEREAS, the Act provides for the creation of PIDs, outlines their uses and regulates how they may operate. A PID is created to provide supplemental services to enhance existing services, and a municipality may not reduce the provision of services within the PID boundaries. **Attachment A** is a map of the PID boundary; and

WHEREAS, since the establishment of the PID the City has contracted with Centro Public Improvement District ("Centro"), a Texas non-profit corporation, to administer and coordinate daily services in the PID, most recently through the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area ("Contract"), pursuant to City of San Antonio Ordinance No. 2020-09-03-0605, dated September 3, 2020; and

WHEREAS, it is necessary to amend the Contract to increase the funding for additional power washing services, due to increased fuel and commodity costs, through the First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area; and

WHEREAS, the terms of the proposed FY 2023 Services and Assessment Plan ("Plan") provides supplemental core services for the downtown experience; maintenance, beautification and landscaping, hospitality ambassador services; outreach and security services; and programs and other services such as the marketing and promotion of the District, community events and programs, economic development activities including business recruitment and retention activities; project management, planning and research initiatives, and a Capital Improvement Program that consists of small capital projects and other special projects of short duration; and

WHEREAS, this Plan details the levels of services and improvements for each program during the coming year, sets the assessment rate, includes financial plan/program budget, and provides a five-year forecast. The Centro PID has developed and is recommending the attached Service and Assessment Plan for FY 2023 (**Attachment B**); and

WHEREAS, the Act requires that all property owners in the proposed PID be notified in writing of the petitioned action and public hearing; that notice of an annual public hearing be advertised in a newspaper of general circulation at least ten days before the public hearing to consider oral and written objections to the levying of a special assessment to fund services and improvements for the PID in the downtown area; and

WHEREAS, notices were mailed to individual property owners on September 15, 2022 and the required public notice appeared in the Express News on Sunday, September 18, 2022; and

WHEREAS, following public notice as required by the Act, a public hearing was held and closed on Thursday, September 29th, 2022, at 9:00 a.m., or as soon thereafter as possible, in the San Antonio City Council Chambers, to consider the levy of a special assessment to fund services for the PID; levying an assessment rate for FY 2023 at \$0.15 per \$100.00 value of commercial real property and \$0.09 per \$100.00 value for residential condominiums in the PID; approval of the FY 2023 Service and Assessment Plan for the PID; and approval of the First Amendment to the Third

Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area; and

WHEREAS, following the public hearing, staff requested the levy of the special assessment, approval of the special assessment rate, approval of the FY 2023 Service and Assessment Plan for the PID; and approval of the First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area; and

WHEREAS, City Council heard and passed on any objections to the levying of the special assessment, approving the FY 2023 Service and Assessment Plan for the PID, and approving the First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area; and **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. A public hearing was held on September 29, 2022 at 9:00 a.m., or as soon after that time as possible, in the San Antonio City Council Chambers in accordance with Chapter 372, Texas Local Government Code to consider the levy of a Special Assessment to fund services for the Public Improvement District.

SECTION 2. A special assessment rate of \$0.15 per \$100.00 valuation of commercial real property and \$0.09 per \$100.00 value for residential condominiums in the PID during FY 2023 is levied to fund improvements and services in the PID. Invoices shall be mailed to and paid by affected property owners in the same manner as ad valorem taxes are mailed.

SECTION 3. The FY 2023 Service and Assessment Plan for the Downtown Public Improvement District is approved. A copy of the Plan is attached to this Ordinance as **Attachment B**.

SECTION 4. The City Manager or designee, or the Director of the Center City Development & Operations Department or designee, is authorized to execute the First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area. A copy of the First Amendment, previously executed by Centro, is attached to this Ordinance as **Attachment C**.

SECTION 5. Special assessment revenues and other contributions to the PID are authorized to be deposited in Fund 69018000, Internal Order 207000000122 and General Ledger 4101300.

SECTION 6. If approved by City Council, the amount of \$295,448.00 shall be appropriated in Fund 11001000, Cost Center 8002430007 and General Ledger 5203050. This amount is authorized to be transferred as Contributions to the PID Fund and shall be deposited in Fund 69018000, Internal Order 207000000122 and General Ledger 4101300.

SECTION 7. Funding in the amount of \$252,000.00 is available in Fund 11001000, Cost Center 1902010001 and General Ledger 5202020 as part of the Fiscal Year 2023 Adopted Budget approved by City Council.

SECTION 8. Funding in the amount of \$516,000.00 is available in Fund 11001000, Cost Center 1902010001 and General Ledger 5202020 as part of the Fiscal Year 2023 Adopted Budget approved by City Council.


SECTION 9. Payment in the amount up to \$768,000.00 is authorized to Centro PID and should be encumbered with a purchase order.

SECTION 10. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 11. The statements set forth in the recitals of this Ordinance are true and correct and are incorporated as a part of this Ordinance.

SECTION 12. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 29th day of September, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting September 29, 2022

44.

2022-09-29-0758

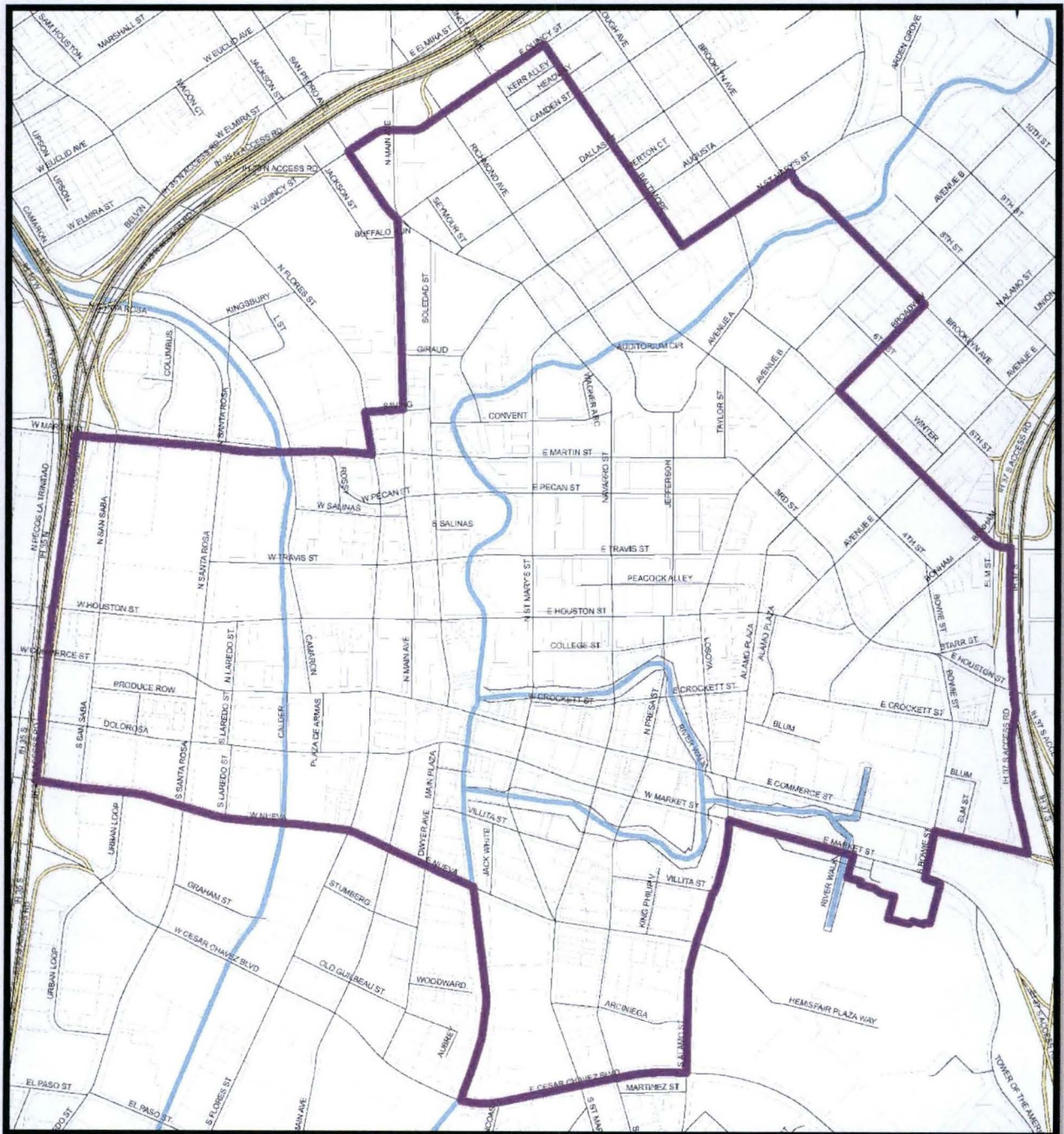
Ordinance approving the levy of a special assessment for the downtown Public Improvement District; levying an assessment rate for the fiscal year 2023 at \$0.15 per \$100 value of real property in the downtown public improvement district and \$0.09 per \$100 value of residential condominiums; approving the fiscal year 2023 Service and Assessment Plan for the downtown Public Improvement District; and approving fourth amendment to the contract with Centro Public Improvement District to increase the annual budget for supplemental pressure washing by \$8,000. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Councilmember Bravo moved to approve. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

Aye:	Nirenberg, McKeeRodriguez, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, Perry
Absent:	Bravo, Castillo

ATTACHMENT A

Downtown San Antonio Public Improvement District



ATTACHMENT B

**SAN ANTONIO DOWNTOWN PUBLIC IMPROVEMENT DISTRICT SERVICE
AND ASSESSMENT PLAN FOR FISCAL YEARS 2021-2023**

I. INTRODUCTION

This Service and Assessment Plan (the "Plan") is prepared in conformance with the Public Improvement District Assessment Act, Texas Local Government Code, Ann. Sec. 372.001, et seq., as amended (the "Act"). The Plan is for three years commencing October 1, 2020 and will continue to be updated annually as required in the above-referenced legislation.

II. BOUNDARIES

The map in **Exhibit A** denotes the boundaries of the San Antonio Downtown Public Improvement District (the "District").

III. IMPROVEMENTS AND/OR SUPPLEMENTAL SERVICES PLAN

The Plan's objective is to support property owners and businesses within the District by enhancing the experience of downtown area residents, employees, and visitors (local and out of town). This support will meet the needs of pedestrians and accommodate multi-modal transit options where they are in effect. The District accomplishes these objectives by supplementing existing City of San Antonio (the "City") services to assure a cleaner, safer, friendlier, and more vibrant and active overall environment. The Plan anticipates that the City will continue to provide at least its current level of services throughout the District. The District may contract for some services while hiring its own employees for others.

The District is managed by the Centro Public Improvement District (formerly the Centro San Antonio Management Corporation), a 501(c)(4) non-profit Texas corporation (the "Corporation"), pursuant to a contract with the City of San Antonio entitled Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area (the "Management Agreement"). The Board of Directors (the "Board") will meet at least twice annually, may meet more frequently to ensure performance of its duties, and will follow Roberts Rules of Order as well as its Articles of Incorporation and by-laws in conducting its affairs. The Board is constituted by its formal action taken at the organizational meeting held on June 29, 1999. The President and CEO of Centro San Antonio, Inc., which provides management services to the Corporation, shall serve as the President and CEO of the Corporation, and serve on the Board as ex-officio, non-voting member. The regularly scheduled Board meetings will be held in San Antonio at the Centro San Antonio Office, 110 Broadway Street, Suite 230, or as otherwise notified. Key Board meetings for FY2023 will be held on or about February 15, 2023, and August 31, 2023.

The Plan includes reimbursements for direct costs associated with delivering supplemental core services for the downtown experience, including maintenance, beautification & landscaping, hospitality, and quality of life ambassador services. The Corporation will contribute toward homeless outreach services, delivered in partnership with Corazon San Antonio. They may also include programs and other services such as marketing and promotion of the District, community events and programs, economic development activities, project management, planning and research initiatives, and a Capital Improvements Program (CIP) that consists of small capital projects and other special projects of short duration. The plan also includes reimbursement of costs for management of the District. Initiatives to be included in the FY2023 plan are more specifically described in the following pages. All budget amounts are rounded to the nearest thousand.

YEAR THREE PLAN (October 1, 2022 – September 30, 2023) (See Table 1)

CORE SERVICES – DOWNTOWN EXPERIENCE

The Corporation has budgeted **\$5,818,000** to provide the core services detailed below and will deliver said services through a renewed contract with Block-by-Block for maintenance, quality of life, hospitality ambassador services, as well as beautification & landscaping services; Corazon San Antonio for outreach services, and San Antonio Police Department for supplemental security services. Descriptions of each of these programs are listed as follows. All field operations personnel ("Ambassadors"), including the employees of third-party contractors as noted above, will wear a uniform design while on duty that distinctly identifies them as working for and providing services within the District.

The budget for core services is allocated as follows:

Core Clean and Safe, including Landscaping	\$4,232,000
Marketing, Planning & Management	\$1,586,000

CORE CLEAN AND SAFE, INCLUDING LANDSCAPING

The Corporation has entered into agreements with subcontractors to provide the following custodial services in the District during FY2023 (see Exhibit B for estimated service zones). The Corporation will retain supervisory authority over subcontracted personnel and an Operations Director to assure that services are performed in accordance with the Management Agreement and all applicable laws. Maintenance to be performed within the District will include clean services, sidewalk maintenance, including supplementary garbage removal, pressure washing services, graffiti abatement, and bird abatement. All duties and timing of work listed below may be adjusted based on factors outside the control of the Corporation, including but not limited to weather, holidays, special events, social unrest, government action, and pandemics that affect or disrupt standard work schedules or allocation of duties.

Clean Services: In normal conditions, regular clean services include wiping down handrails and trash receptacles with a mild soap and water mixture, removal of graffiti, picking up trash, removal of overflowing trash bags, cleaning curb lines with an ATLV street vacuum sweeper,

sidewalk pressure-washing, and pan and broom services to clean and remove trash, cigarette butts, and basic litter from the sidewalks of the District.

To enhance cleanliness downtown and reduce the spread of the COVID-19 virus, Centro Maintenance Ambassadors utilize equipment which disperse disinfectant via a hand-operated wand attached to a backpack reservoir. This equipment can be used to quickly and efficiently disinfect high-touch surfaces and high traffic areas. Ambassadors target business entry points, all six elevators (cabs and exteriors), benches and furniture, trash receptacles, door handles, crosswalk buttons, and wayfinding signs. An environmentally friendly disinfectant (which is shown to kill viruses, including the coronavirus) is used on the street and river level.

- 1. Sidewalk Maintenance:** Ambassador crews circulate throughout the District, inspecting and sweeping sidewalks to remove litter. Sidewalk maintenance personnel are equipped with brooms, dustpans, rolling trash bins, and two-way communication devices and perform various maintenance activities.

The proposed budget hours will ensure a high level of cleanliness with the management of Ambassador personnel levels. The plan is for the Ambassador crews to:

- a. Inspect sidewalks within the District's public right-of-way for needed maintenance and report to the District Operations Center.
 - b. Coordinate with the PID Operations Director to request that City crews provide needed maintenance to identified areas through the City's designated representative.
 - c. Sweep sidewalks within the District's public rights-of-way, removing litter and placing in appropriate trash receptacles.
 - d. Inspect sidewalks within the District public rights-of-way, remove weeds, graffiti tags, and gum spots from sidewalks. Duties may be adjusted when weather or special events interrupt standard work schedules. This service may also be accomplished utilizing volunteer service labor or adult probation labor services.
 - e. Request that the District Operations Center communicate and engage City crews to address other maintenance issues not covered under Ambassador services.
 - f. One sidewalk/curb line vacuum machine will circulate throughout the District, vacuuming sidewalks and curb lines to supplement the City sidewalk-cleaning schedule.
 - g. The Corporation will only empty existing trash & recycling receptacles in the public rights-of-way, which are over half-full or overflowing. If either condition is present, the trash receptacle is emptied, re-bagged and the full bag is placed in the receptacle for pick-up by City and/or District crews. The Corporation estimates removing **6,000** receptacle bags monthly.
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- 2. Pressure Washing:** The proposed budget reflects a plan to provide sidewalk-washing services an average of **600 hours per week** in selected areas in public rights-of-way throughout the District. Power washing is a public health and safety issue that is a governmental function that is performed by a governmental body. The City (a governmental body) has contracted Centro to perform the governmental function for power washing to address a public health and safety function and therefore the Corporation may operate

equipment overnight. The Corporation and sub-contractor shall maintain a schedule of locations and frequency of service for those locations. All areas within the District will be periodically inspected for sidewalk washing and scheduling. Care will be taken to avoid impeding vehicular and pedestrian traffic resulting from power-washing equipment during peak weekday traffic hours. Power washing equipment will recapture at least 20% of the water used and dispose of it according to the City ordinance.

3. **Graffiti Abatement:** Inspect for and remove graffiti from public areas in the District (including street furniture, benches, drinking fountains, fountains, public art, street planters, trash receptacles, recycling receptacles, other public streetscape improvements, pedestrian lighting, signage, equipment, and signal cabinets, kiosks, and other related improvements in public areas) and coordinate with the City's graffiti removal program. Graffiti will not be removed from the IKE Kiosks per IKE management. The District will attempt to remove graffiti within 24 hours from the time of discovery. Graffiti includes paint, handbills, and stickers but does not include scratched or etched surfaces.
 - a. The Ambassador crews will provide graffiti abatement of small tags, stickers, handbills, and posters from painted and metal surfaces on an ongoing basis as they perform litter pick-up.
 - b. The District will report the graffiti and coordinate with the designated City representative to determine how and by what means the graffiti can be abated.
 - c. The District will also report graffiti on private and public leased and/or vacant property to be addressed pursuant to the City graffiti ordinance.
4. **Bird Abatement:** The FY2023 budget reflects plans to continue the Corporation's "Bird Abatement Program." Since its inception, the program has been successful, reducing the number of bird droppings on many of the District's sidewalks. Grackle and other bird deterrent and relocation tactics will continue to be utilized.
5. The Corporation shall maintain all District vehicles in excellent condition and safely handle the day-to-day operation of all vehicles, including fueling and arranging for a mechanical and safety inspection of each vehicle both annually and before the vehicle is placed in service. Third-party certified vehicle inspections shall be conducted before any vehicle is placed in service by Corporation or subcontractor of Corporation and annually for mechanical and safety compliance and all other applicable rules, safety standards, regulations, and laws.

BEAUTIFICATION & LANDSCAPING: The Corporation has entered into an agreement with a sub-contractor to provide the following services in the District during FY2023 (see Exhibit C for coverage areas). The Corporation will maintain supervisory authority over subcontracted personnel and an operations manager to assure that services are performed in accordance with the Management Agreement and all applicable laws. The timing of work listed below may be adjusted based on factors outside the control of the Corporation, including but not limited to

weather, holidays, special events, social unrest, government action, and pandemics that affect or disrupt standard work schedules.

1. **Beautification & Landscaping Services** – Install and maintain approved supplemental landscaping and planters in the District as follows:
 - a. This Plan assumes that all supplemental landscaping and planters installed in the District will be done with the City's Historic Design and Review Commission (HDRC) approval.
 - b. The planters are located on light poles, stair rails, and large pots and clusters throughout the District boundary. In FY2020, 200 earth planters were added to the PID, and the complement of 240 was redistributed throughout the PID. In FY2023 the Corporation will continue to refine the placement of the earth planters and pot clusters throughout the District to provide a higher quality aesthetic experience.
 - c. The service will include installation, planting, and annual maintenance (watering, fertilizing, pruning, wound treating, and disease control). The light-pole planters and stair rail planters may be replanted a minimum of three times during the year. The plants in the sidewalk earth planters and clusters may also be replanted a minimum of three times during the year. All dead or stolen plants will be replaced on an as-required basis.
 - d. A crew will circulate throughout the District and any additional contract areas to maintain these improvements daily or as required. Care will be taken to avoid impeding vehicular and pedestrian traffic when maintaining these improvements.
 - a. The Corporation may install supplemental plant materials and may water in planters and planting beds in other City parks, along the Riverwalk, or in the public right-of-way if sufficient budget funds are available and the City approves the work.
 - e. The Corporation will advise the City's designated representative in a timely manner of the need for capital improvements, replacements, repairs, and/or relocations of City landscaping/streetscape improvements or other City property in the District.

HOSPITALITY AMBASSADOR SERVICES: The Corporation has entered into an agreement with a sub-contractor to provide the following services within the District during FY2023 (see Exhibit D for estimated coverage areas). The Corporation will retain supervisory authority over subcontracted personnel and an operations manager to assure Public Service Representative services are performed in accordance with subcontracts, the Management Agreement, and all applicable laws. All duties and timing of work listed below may be adjusted based on factors outside the control of the Corporation, including but not limited to weather, holidays, special events, social unrest, government action, and pandemics that affect or disrupt standard work schedules or allocation of duties.

1. **Hospitality Ambassadors (Public Service Representatives: "PSR")** are trained to provide information, directions, render assistance, and observe and report undesirable conditions.

- a. The Corporation and/or its designated sub-contractor will maintain records and certifications and conduct a specially developed program for PSRs consisting of both classroom and in-field training in such subject areas such as personal conduct, CPR and First Aid certification for supervisors and team leads, public relations, downtown directions (attractions, bus/trolley stops, bus route/schedule information), effective communications, history, and use of equipment. The Corporation requests that the City, through various departments, continue to collaborate and assist in the training of PSR (San Antonio Police Department Foot & Bicycle Patrol, SAPD Park Police, San Antonio Fire Department, EMS, COSA City Attorney's office, etc.) and VIA Metropolitan Transit.
- b. PSRs will be equipped with two-way communication capability. The Corporation has purchased two-way radios for all PSRs to carry and use while on duty in the District. PSRs will be in contact with the District Operations Center and other District and City service providers through the operations center.
- c. PSRs will circulate throughout the District in assigned sub-areas shown in Exhibit D based on schedules maintained by Corporation and sub-contractor.
- d. PSRs will provide services within the District Monday through Sunday (various shifts) (excluding seasonal adjustments, special events, or holidays when expanded or reduced hours may apply).
- e. The Corporation will discuss with the City's designated representative the appropriate levels of public law enforcement (foot and bicycle patrols, police cruisers, park police, etc.) within the District.

SAFETY PROGRAMS: The Corporation has two existing programs to enhance the pedestrian experience by engaging with people who are experiencing homelessness and individuals exhibiting anti-social behavior.

1. **Quality of Life Ambassadors** will be specifically trained in skills and knowledge of applicable laws and ordinances to provide a visible presence to improve safety in the District by attempting to dissuade illegal or otherwise uncivil behavior like aggressive panhandling, public urination, and graffiti. They will also actively look for and quickly report behaviors to the proper service provider, such as bike patrol or homeless outreach specialists. They will serve as liaisons to downtown businesses by interacting with owners, property managers, tenants, and members of the public. They will record daily contacts, activities, and observations on a Daily Activity Report. Quality of Life Ambassadors will wear body cameras and serve as complainants to facilitate conflict resolution, and make reasonable efforts to ensure an enjoyable, safe environment.
 - a. Quality of Life Ambassadors will not be or function as deputized law enforcement officers. They will work in close coordination with public and private law enforcement individuals and agencies within and surrounding the District to report observed incidences of anti-social behavior.

2. **Supplemental Bike Patrol Hours:** The Corporation extended an agreement with the San Antonio Police Department (SAPD) to supplement the downtown Bike Patrol schedule to include two additional hours each morning in areas within the District. Two Off-Duty Bike Patrol officers work two hours each morning, seven days a week, in areas where pedestrians often encounter aggressive panhandling.

DISTRICT OPERATIONS CENTER: The Corporation has direct expenses associated with management oversight of District operations and office space for District operations as further defined in the Plan and will provide the following operational services: An operations center for the District's administrative and management personnel and its subcontractor's employees and equipment will be provided, as necessary. The Operations Center is currently located at 219 E. Travis in the District. Space is utilized to coordinate delivery of "Maintenance," Landscaping / Streetscaping, "Hospitality," and Safety" Services. The Operations Center includes equipment and supplies storage space, a briefing center/workroom, a shared breakroom, lockers, and access to restrooms.

1. In FY2023, the Corporation expects to invest in tenant improvements of the current location or secure new facilities that are better suited to the needs of the District Operations staff.
2. A PID Operations Director oversees and monitors the District's daily operation, supervises, and monitors sub-contractor services and programs.

MARKETING, PLANNING & MANAGEMENT

Marketing, Promotion & Placemaking: The Corporation incurs expenses for ongoing marketing, promotions, and placemaking related to the District, the Corporation's brand, and the Downtown area. The marketing and communication activities to support the District, Corporation's core services, Corporation's brand, and the Downtown area will be managed by staff with additional support from designated design and communication partners. This includes establishing performance measures associated with developing and executing strategic campaigns and promotions utilizing recognized measurement tools.

Descriptions of these services are as follows:

1. Strategic development and implementation of traditional and digital marketing content and campaigns for web, print, and social media platforms, and rich engagement and partnership with local influencers and media.
2. Production and marketing of placemaking activations and efforts to drive interaction and awareness for the District, Corporation's brand, and Downtown area highlight cultural experiences, local businesses, arts, and Corporation's core services.
3. Production and creation of narrative-driven content and experience to promote awareness and attraction to residents, stakeholders, and visitors, reinforcing Downtown's beautiful, welcoming, playful, and prosperous spirit.

4. Strategic activation and innovation of underutilized spaces and parks celebrating people and places while reinforcing connectivity, collaboration, small business, arts, and culture.

ECONOMIC DEVELOPMENT: Through Centro's ongoing efforts to keep the PID clean, safe, and beautiful (as listed in this Section III), Centro delivers a level of service that is aimed at improving the conditions for businesses, employees, and customers. Failure to execute these essential elements detracts from business retention, recruitment, and growth. Centro collaborates with Greater: SATX, the City's Economic Development Department, Business Development Organizations, and several chambers of commerce to attract and retain businesses in Downtown San Antonio and may directly recruit businesses.

In FY2020, in response to the negative economic impact of COVID-19 on Downtown and the PID in particular, the Corporation broadened its scope to include recovery, rebuilding, and nurturing of the downtown economic and community ecosystem for local, micro, small, independent, solo, mom-and-pop and similarly named businesses, collectively called "Main Street" businesses and entrepreneurship through programs to be developed, managed or supported by Centro or in partnership with other organizations and individuals.

Examples of FY2023 programs include but are not limited to the following:

1. The Corporation's Main Street Navigator program includes educational programming for businesses.
2. Programming to support businesses that suffered property damage as a result of vandalism or other emergency outside of their control. Such support may include grant funds to reimburse business owners for repairs to their storefronts, enhance security at their place of business, and replace damaged and destroyed fixtures and equipment.

PROJECT MANAGEMENT, PLANNING, AND RESEARCH: The Corporation utilizes staff resources and licensed software to provide strategic support, project management oversight, and research support for the following key initiatives (See Special Projects Section). With the City's focus on implementing the SA Tomorrow Comprehensive Plan and the launch of the related Regional Center and Community Plans, the Corporation recognizes the need to have sufficient personnel and licensed tools to support these key planning initiatives. Additionally, areas within and adjacent to the District will see significant public and private sector investment, which will require coordination with property owners, businesses, and service providers.

MANAGEMENT/ADMINISTRATION: The Corporation has entered into a management agreement with Centro Partnership, DBA Centro San Antonio San Antonio, a 501(c) (3) non-profit Texas Corporation, to allow for additional services and activities that fall outside the budgetary constraints, contract parameters, or district boundaries of the Corporation. Centro San Antonio provides the following management and administrative services related to operations of the District as defined by the Management Agreement:

1. Provide executive support to oversee and monitor the District's services and programs and ensure that adequate controls are in place for District operations and the District's financial management.
2. Provide administrative support staff to perform key functions including clerical, accounting and bookkeeping, human resources, and legal.
3. Provide reports to the City concerning operations of the District as required by the Management Agreement.
4. Recruit, hire, pay, and supervise the Corporation's workforce to furnish the services and programs defined in the Plan and enter into contracts with subcontractors, as the Corporation deems appropriate, to provide District services and programs as defined in the Plan.
5. Monitor the performance of said subcontractors and ensure that adequate controls are in place related to the delivery of said services and programs.
6. Provide office space for the District's administrative and management personnel, as necessary.
 - a. The Corporation currently occupies office space and shares office services with Centro San Antonio at 110 Broadway Street, Suite 230 in San Antonio.
7. Maintain consistent communication with the City's designated representative and staff at other City departments concerning issues that may impact the District.
8. Participate in private or public meetings concerning operations and activities related to the District.
9. Abide by the process defined in the Management Agreement for the selection of subcontractors. The Corporation may continue utilizing existing contractors' services to provide the services and programs as defined in the Plan.
10. Assist the City by providing information about District improvements and/or supplemental services related to potential downtown development proposals and projects.
11. Function as an Information Center for all matters relating to the operation of the District.
12. Provide a recommended and updated *Service and Assessment Plan* to the City of San Antonio's designated representative annually and quarterly reports on District activities.

OTHER EXPENDITURES (Non-Core)

The Corporation has budgeted **\$435,000** to provide other services detailed below:

CAPITAL PROJECTS: The Corporation has budgeted **\$15,000** for small capital projects within the District as highlighted below:

1. Leasehold improvements to correct conditions of operations offices.

2. Public Restroom maintenance

SPECIAL PROJECTS: The Corporation has budgeted **\$370,000** for Special Projects planned during the year, including but not limited to:

1. Advocacy initiatives and programs including Safety, Housing and PID Reauthorization
2. Art Everywhere
3. Economic development initiatives, programs, and networking events
4. Holiday Wonderland

PROGRAM RESERVE: Projects that the Program Reserve Fund could fund would require the approval of the Corporation's Board of Directors not to exceed **\$50,000**

OTHER SERVICES: The Corporation may at some time during FY2023 provide additional services and/or participate in additional programs not currently contemplated, but that could benefit properties located within the District. Said additional services would be subject to the approval of the Corporation's Board of Directors.

OTHER DISTRICT REVENUE:

Outside of the private assessments collected by the City and used to reimburse the Corporation for the cost of services defined in this Service and Assessment Plan, the District receives revenue from other sources:

1. Public assessment from the City of San Antonio as required by State statute as the municipality that established the District in the amount of **\$295,000**. An additional amount for CPS is contributed in the amount of **\$18,400**.
2. The Corporation shall provide additional power washing for FY2023.
 - a. Per an inter-local agreement between the City and VIA Metropolitan Transit ("VIA"), VIA provides funds annually to the District for services on behalf of VIA. These funds totaling **\$294,000** are directed to power washing 85 - 100 bus stops within the District. The number of bus stops vary based on construction.
 - b. The Contractor shall provide sidewalk power washing crews in addition to such services included in the Plan. The invoices for such additional power washing services shall be separate from services furnished under the Plan, shall not be paid with PID funds, and are subject to annual budgetary appropriation by City Council.
 - c. The Contractor shall provide additional custodial service at the Riverwalk level and cover 32,000 linear feet of designated area per month. The Riverwalk Custodial service should be performed in two shifts, seven days per week, 52 weeks per year, including holidays. This service shall ensure the designated locations are uniformly clean, hygienic, orderly, and attractive. Invoices for such additional custodial service shall be separate from those invoices to be paid with PID funds and are subject to annual budgetary appropriation by City Council.

3. Funds from the City per an agreement the City has with the management company for the Majestic and Empire Theatres (Estimated to be **\$19,000** for FY2023).
4. A grant request for **\$50,000** will be submitted to Bexar County as a contribution associated with its properties housed within the District.

Table 1 – FY2023 Budget

PROJECTED BEGINNING BALANCE	1,432,000
REVENUES	
Private Assessments	5,120,000
City Assessment	296,000
CPS Assessment	18,000
VIA by Interlocutory Agreement	294,000
Interest on Deposits	21,000
Voluntary Assessments (From Exempt Properties)	19,000
Bexar County	50,000
TOTAL REVENUES	5,818,000
CORE SERVICE EXPENDITURES	
Core Clean & Safe + Landscaping	4,232,000
Marketing, Planning & Management	1,586,000
CORE SERVICE TOTAL	5,818,000
OTHER EXPENDITURES	
Special Projects	370,000
Program Reserve	50,000
Capital Projects	15,000
TOTAL OTHER	435,000
NET CHANGE IN RESERVE	(435,000)
PROJECTED ENDING BALANCE	997,000

FISCAL FORECAST FOR YEARS TWO TO FIVE (Oct. 1, 2023 – Sept. 30, 2027)

This fiscal forecast assumes that the Corporation, at a minimum, will continue to provide the programs and services as defined in this FY2023 Service and Assessment Plan. The projections are based on the assumptions noted below. Each year, a new budget will be established based on the assessment rate, assessed valuation, assessment collections, and services to be delivered. The remaining fund balance from each year will be carried forward for use as the beginning balance in the following year. **(See Table 2 on next page)**

If the District is not re-authorized in the last year of this Plan, property of the Corporation and District will be sold, and funds from the sale of property added to any remaining fund balances. The remaining fund balance will first be used to pay for expenses necessary to dissolve the District, and any remaining funds will be used as mutually agreed upon by the City and the Corporation's Board of Directors.

The Corporation may provide additional services and/or programs other than those described above when desired and directed by the Board of Directors and agreed to by the City.

Table 2: Projected Budget (FY2024 – FY2027)

	FY2024	FY2025	FY2026	FY2027
PROJECTED BEGINNING BALANCE	1,028,000	812,000	605,000	357,000
REVENUES				
Assessments (Private)	4,900,000	5,150,000	5,300,000	5,433,000
Assessments (City & CPS)	324,000	332,000	340,000	348,000
VIA by Interlocutory Agreement	294,000	294,000	294,000	294,000
Interest on Deposits	22,000	23,000	24,000	25,000
Voluntary Assessments (From Exempt Properties)	19,000	19,000	19,000	19,000
Bexar County	50,000	75,000	100,000	100,000
Allocation from PID Reserve	100,000	100,000	100,000	100,000
TOTAL REVENUE	5,709,000	5,993,000	6,177,000	6,319,000
CORE SERVICE EXPENDITURES				
Core Clean & Safe + Landscaping	3,900,000	4,100,000	4,200,000	4,326,000
Marketing, Planning, Contingency & Mgmt.	1,750,000	1,825,000	1,900,000	1,957,000
CORE SERVICE TOTAL	5,650,000	5,925,000	6,100,000	6,283,500
OTHER EXPENDITURES				
Special Projects	200,000	200,000	200,000	200,000
Program Reserve	25,000	25,000	25,000	25,000
Capital Projects	50,000	50,000	100,000	100,000
TOTAL OTHER	275,000	275,000	325,000	325,000
NET CHANGE IN RESERVE	(216,000)	(207,000)	(248,000)	(286,000)
PROJECTED ENDING BALANCE	812,000	605,000	357,000	71,000

Revenue Forecast: Projects annual revenue increases of two and one-half percent per year in Public and Private Assessments.

Expense Forecast: Expenses for all categories are projected to increase by three percent in Years 2 through 5. Capital and Special Projects will be budgeted so that the total annual budget for all Services maintains a PID fund balance to cover at least 90 days of core service operations.

Description of FY2023 Assessment Calculation:

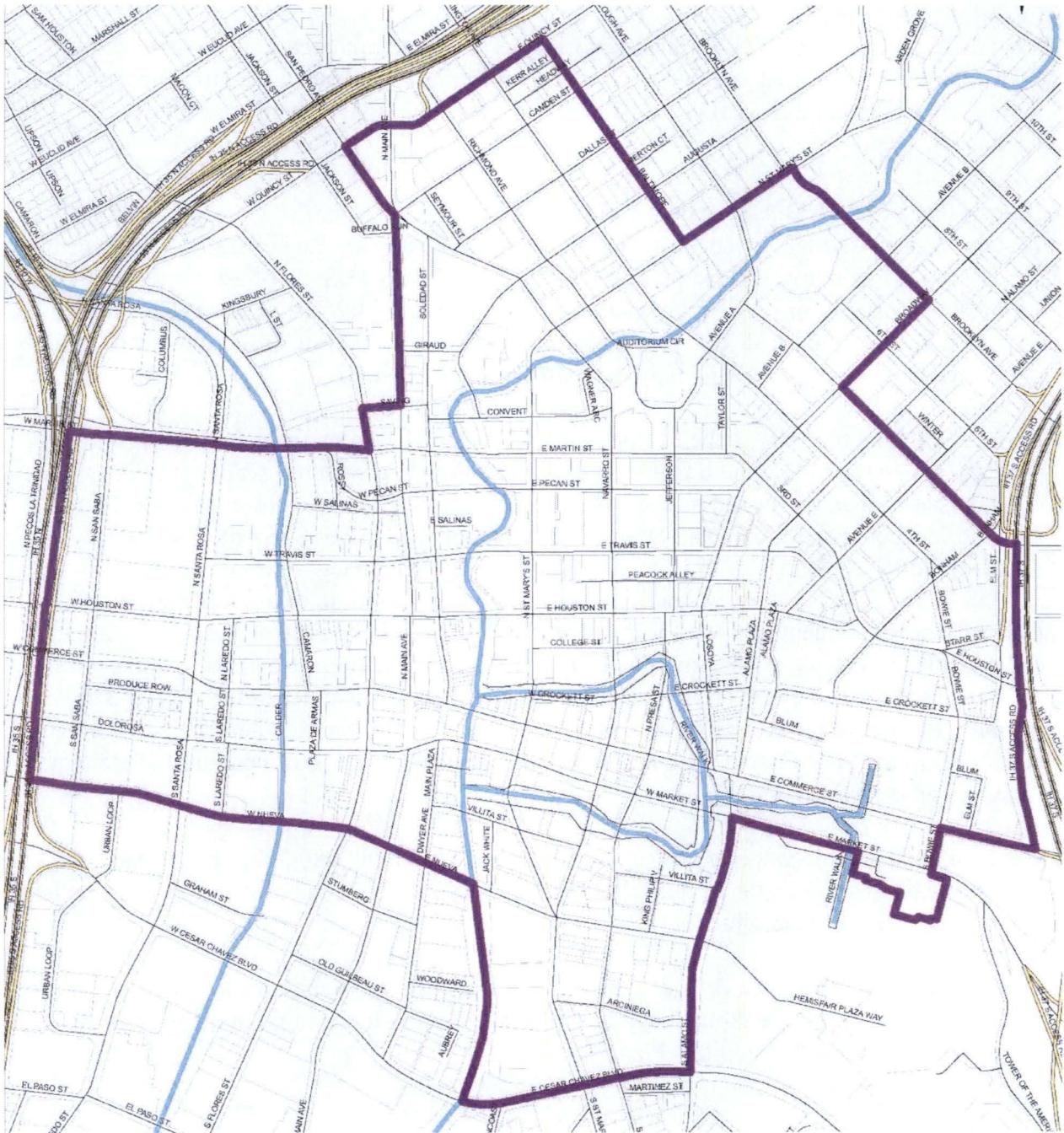
The assessment year will be concurrent with the City's Tax Year, January 1, through December 31. The Assessment levy against private property (based on \$.15/\$100 of assessed valuation for all properties except for residential condominiums, based on \$.09/\$100 of assessed valuation) is estimated in Year 3 to be **\$5,120,000**. The assessment levy on private properties is expected to grow at approximately 2.5% annually thereafter through FY2025.

Each commercial property in the District is to be assessed based on the valuation on the property as determined by the Bexar Appraisal District, while each residential property in the District is to be assessed based on the valuation on the property as determined by the San Antonio Independent School District and as certified by the City of San Antonio Tax Assessor/Collector. Notice of the levy of assessment is to be given as provided in Section 372.001 in the Act. The Assessment Levy Statement will be sent to each property owner in the District. The assessment levy will be due and payable at the same time property taxes are due and payable to the City of San Antonio Treasury. Penalty and interest will accrue on delinquent accounts in accordance with ad valorem penalty and interest schedules of the City of San Antonio. Payments become delinquent as of February 1 after the assessment is levied. Interest on any delinquent installment shall be added to each subsequent installment until all delinquent installments are paid.

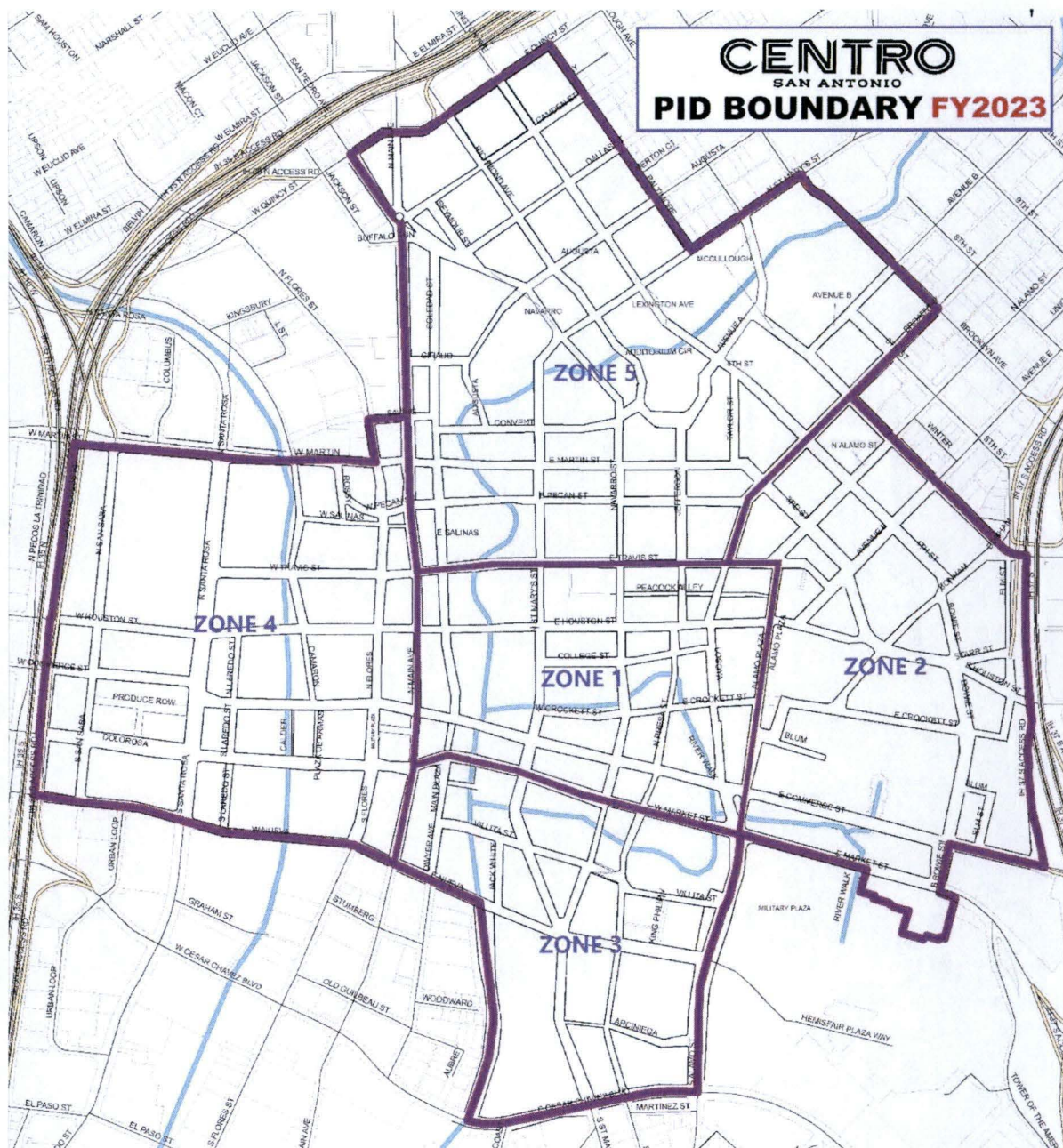
The total 2022 taxable value of property in the District is **\$3,489,000,000**. These totals include values certified by the Bexar Appraisal District on July 25, 2022, and an estimate of value loss for properties that remain under protest.

The valuations on which the Budget is based in this plan for the remaining years of the current District's authorization are estimated to be sufficient to provide the improvements and/or services as described above in this Plan.

EXHIBIT A: FY2023 PID MAP



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C: FY2023 Landscaping Service Map

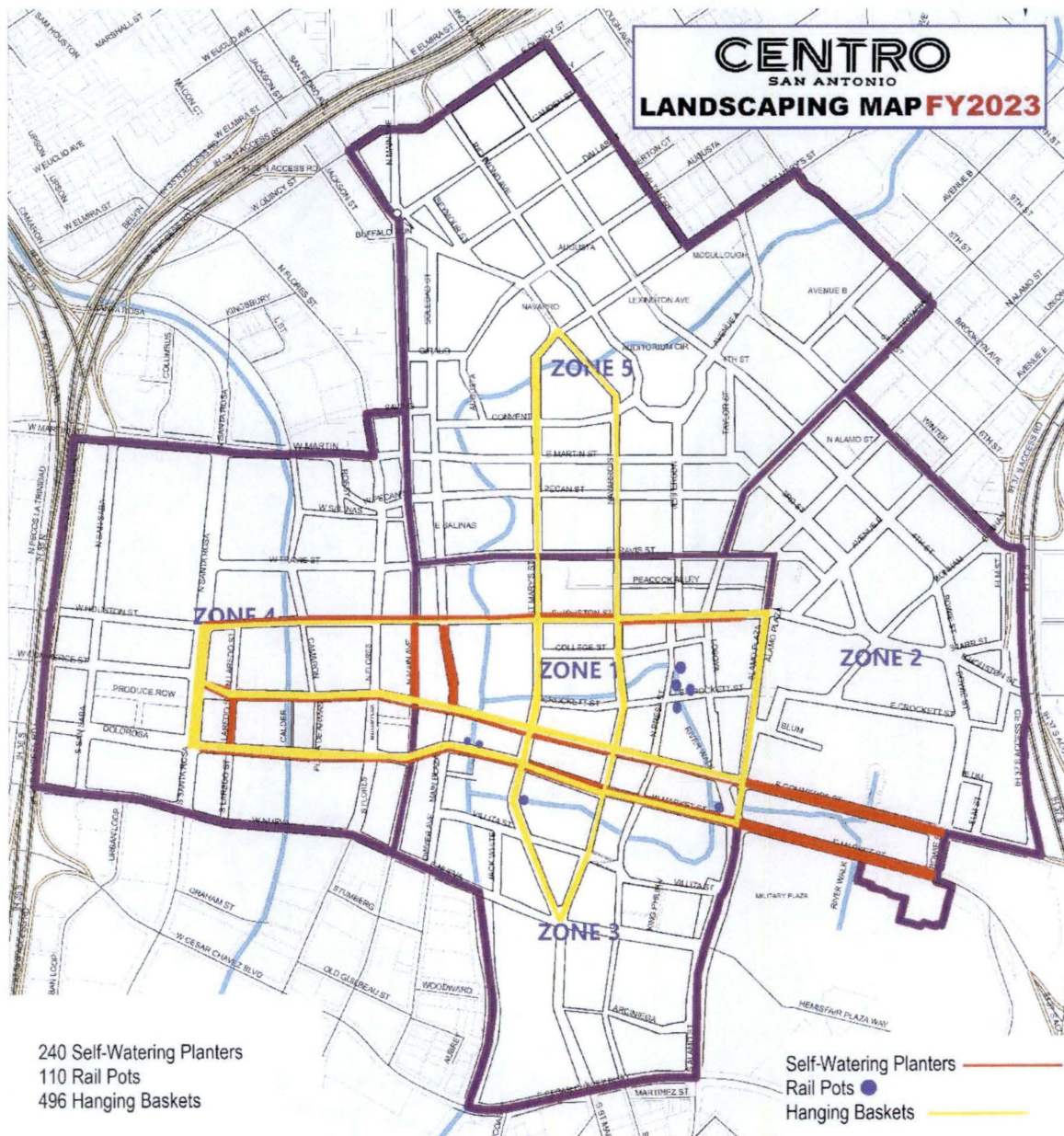
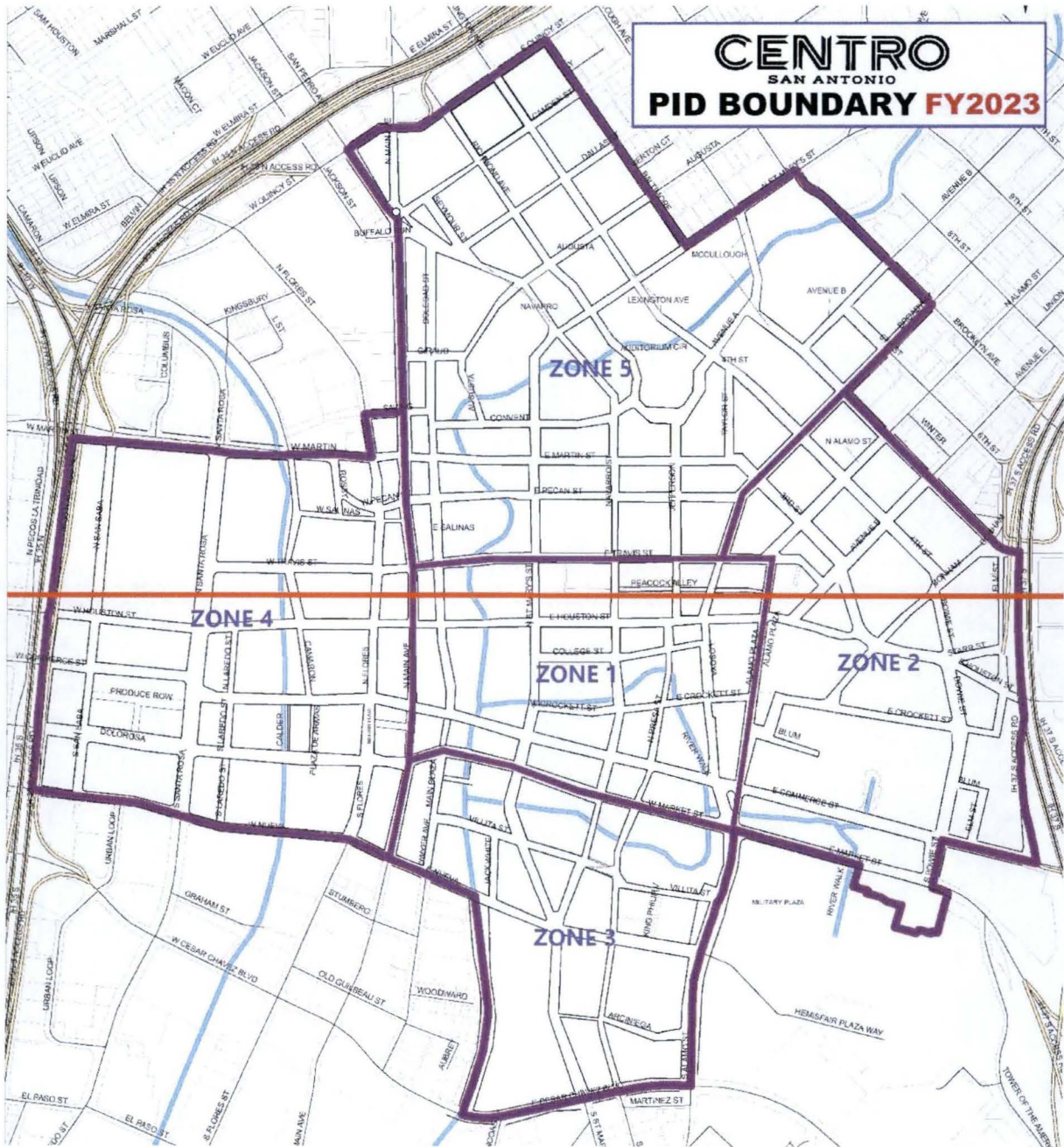


Exhibit D: FY2023 PSR & Quality of Life Service Zones



ATTACHMENT C

**FIRST AMENDMENT TO THIRD AMENDED AND RESTATED CONTRACT FOR
IMPROVEMENTS AND/OR SERVICES IN THE SAN ANTONIO PUBLIC
IMPROVEMENT DISTRICT IN THE DOWNTOWN AREA**

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, this First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area ("First Amendment") is entered into by the City of San Antonio, a Texas Municipal corporation ("City"), acting by and through its City Manager, or his designee, and Centro Public Improvement District ("Contractor") acting by and through its duly authorized designated officer.

A. City and Contractor entered into the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area ("Contract") pursuant to City of San Antonio Ordinance No. 2020-09-03-0605, dated September 3, 2020.

B. The budget for pressure washing services has increased by \$8,000, from \$244,000 to \$252,000, as previously approved in the FY 2023 Operating Budget authorized by Ordinance No. 2023-09-15-____; and

C. **CITY and CONTRACTOR agree to amend specific provisions of the Contract as set out in this First Amendment.**

1. **Section 9(7)** is amended to increase the cost for additional power washing service to an amount not to exceed \$252,000 per year.

Except as otherwise expressly modified in this First Amendment, all terms and provisions of the Contract are ratified and confirmed and shall remain in full force and effect, enforceable in accordance with their terms.

EXECUTED to be effective the 1st day of October, 2022.

CITY OF SAN ANTONIO

CENTRO PUBLIC IMPROVEMENT DISTRICT

Erik J. Walsh, City Manager

Matt Brown, President and CEO

APPROVED AS TO FORM:

City Attorney