



**PUBLIC WORKS DEPARTMENT**  
**Funding Agreement Mid-Town Board of**  
**Directors of Reinvestment Zone #31**  
**for Broadway Upper Segment**  
**Phase I & II and North St. Mary's**

**City Council A Session Item 44**

**December 16, 2021**

**Razi Hosseini, P.E, R.P.L.S., Director/City Engineer**

# Project Background

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- Broadway Corridor (East Houston to East Hildebrand) and North St. Mary's (East Mistletoe to West Josephine) are both currently under construction.
- Both projects reside within Midtown TIRZ boundaries.
- Projects presented to Midtown TIRZ Board on November 5, 2021.

# Midtown TIRZ Funding

On November 10, 2021, Midtown TIRZ Board of Directors approved a Resolution authorizing \$39,500,000.00 for design and construction of utility and infrastructure improvements for:

- Upper Segments of Broadway Street Corridor (Mulberry Avenue to Burr Road)
- North St. Mary's Street (East Mistletoe to West Josephine Street)

## Midtown TIRZ #31 Board Members

*All board members are appointed by City Council for two-year terms.*

- Louis John Fox (Chair)
- Richard Hartman
- Suzanne Scott
- Marise McDermott
- Christina Scott
- (Carol) Lynn Knapik
- Ramiro I. Gonzales
- Jacob G. Jopling
- Shawn Wade Hatter
- 3 Vacancies

# Broadway Upper Segments Phase 1 & 2

- Design and construction of overhead to underground facilities for Upper Segments Phase 1 & 2
- Design and construction of street improvements leveraging funding from Metropolitan Planning Organization for Upper Segment Phase 2
- Coordination with stakeholders, contractors and utilities

Project Name	TIRZ Amount
Broadway Underground Utilities Phase 1 (IH-35 to Mulberry)	\$10,000,000
Broadway Underground Utilities Phase 2 (Mulberry to Burr Road)	\$10,000,000
Broadway, Upper Phase 2 Construction (Mulberry Avenue to Burr Road)	\$17,000,000







# North St. Mary's (E. Mistletoe to W. Josephine)

- Design and construct improvements
  - Pedestrian lighting
  - Landscaping
  - Tree planting
- Coordination with stakeholders, contractors and utilities





*North Saint Mary's Street Project  
(E. Mistletoe Ave. to W. Josephine St.)*



**LEGEND**

- BASE BID
- ADDITIVE ALTERNATE 1
- 2018 BCAD Parcels





# Project Schedule

## **Broadway Corridor Phase 1 (IH-35 to Mulberry)**

- July 2022 – December 2024

## **Broadway Corridor Phase 2 (Mulberry to Burr)**

- December 2022 – December 2025

## **North St. Mary's (E. Mistletoe to W. Josephine)**

- Summer 2022 – Early 2023





# Recommendation

Approval of the execution of a Funding Agreement between the City of San Antonio and Midtown Board of Directors Tax Increment Reinvestment Zone #31 in the amount up to \$39,500,000.00:

Project Name	Approved TIRZ Amount
Broadway Underground Utilities Phase 1 (IH-35 to Mulberry)	\$10,000,000
Broadway Underground Utilities Phase 2 (Mulberry to Burr Road)	\$10,000,000
Broadway, Upper Phase 2 Construction (Mulberry Avenue to Burr Road)	\$17,000,000
North St. Mary's (E. Mistletoe to W. Josephine)	\$2,500,000
<b>Total</b>	<b>\$39,500,000</b>



CITY OF SAN ANTONIO  
**PUBLIC WORKS DEPARTMENT**

THROUGH INNOVATION AND DEDICATION, WE BUILD AND MAINTAIN  
**SAN ANTONIO'S INFRASTRUCTURE**

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Reinvestment Zone #31 for Broadway Upper Segment  
Phase I & II and North St. Mary's**

**December 16, 2021**  
**CONNECT WITH US!**    