



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: June 14, 2023

In Control: Tax Increment Reinvestment Zone No. 13 - Lackland Hills Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Resolution authorizing payment of up to \$1,010,002 for interest allowable under the Development Agreement.

SUMMARY:

Upon Board approval, the Developer of record, Lackland Hills Joint Venture, shall receive the permitted payment of interest of up to \$1,010,002.

BACKGROUND INFORMATION:

The Lackland Hills TIRZ is a Petition-Initiated TIRZ in Council District 4, which began on June 13, 2002, and has a termination date of September 30, 2026.

The Lackland Hills Subdivision is located in the west section of the City of San Antonio south of Highway 90 and within Loop 410 at Medina Base Road and Palm Valley Drive. The development is in the South San and Southwest Independent School Districts and encompasses 39.006 acres.

The Developer is Lackland Hills Joint Venture, a partnership formed October 1, 2000 to develop this project. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 24.81 years with the TIRZ being in existence through fiscal year 2026.

On March 6, 2007, the TIRZ Board approved the reimbursement of invoice #1, \$1,584,392.00, for the Lackland Hills Project. The Final Finance Plan, 01-05-2006 states interest rate of 4.54% with calculations is based on a 365 day year.

On March 29, 2011, the TIRZ Board approved the reimbursement of invoice #2, \$112,458.00, for the Lackland Hills Project. And the Final Finance Plan, 01-05-2006 states interest rate of 4.54% with calculations based on a 365 day year.

ISSUE:

The Board is required to approve the permitted interest on eligible project costs, if any, of up to \$1,010,002, to go to the Developer of record, Lackland Hills Joint Venture.

FISCAL IMPACT:

There is no impact to the General Fund.

ALTERNATIVES:

If the Board does not approve the permitted interest on eligible project costs, if any, of up to \$1,010,002, to go to the Developer of record, Lackland Hills Joint Venture, there will be a payment delay of funds for the Lackland Hills Housing TIRZ subdivision in Council District 4.

RECOMMENDATION:

Staff recommends Resolution authorizing payment of up to \$1,010,002 for interest allowable under the Development Agreement.