



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: June 29, 2023

In Control: Tax Increment Reinvestment Zone No. 36 - Thea Meadows Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Resolution authorizing payment of Invoice 3 - Phases 1 - 4, to SA Insignia, LLC, for a total amount of \$7,957,594.38 in allowable reimbursable expenses within the approved Development Agreement.

SUMMARY:

Upon Board authorization, the Developer of record, SA Insignia, LLC, shall receive the payment for eligible costs for Invoice 3 – Phases 1 - 4 of up to \$7,957,594.38, in future increment.

BACKGROUND INFORMATION:

The Thea Meadows TIRZ is a Petition-Initiated TIRZ in Council District 3, which was designated on June 17, 2020, and has a termination date of September 30, 2054.

The Thea Meadows Subdivision is located in the southeast quadrant of the City of San Antonio. The property lies northwest of the intersection of South W.W. White Road and S.E. Military Drive

adjacent to Salado Creek Greenway. The development is located in the East Central Independent School District and encompasses approximately 88 acres, approximately 25 acres of which to be dedicated parkland.

The Developer is SA Insignia, LLC, a Texas Limited Liability Company. The total Public Infrastructure Improvements and related capital costs, and associated financial costs are estimated at \$19,390,205 and \$2,916,000, respectively. The Tax Year 2019 Beginning Assessed Value is estimated at \$1,626,370, and the projected Tax Year 2053 Year End Assessed Value is \$77,224,500 net of exemptions. The project plans to construct 393 single-family homes with an average sales price of \$196,500. Construction will be completed by the end of Fiscal Year 2026. The life of the Thea Meadows Tax Increment Reinvestment Zone is projected to be approximately 35 years.

On November 17, 2022, the TIRZ Board approved the reimbursement of invoices #1 and #2, for the Thea Meadows Project.

ISSUE:

The Board is required to give authorization to pay invoice submittals on eligible TIRZ project costs, to go to the Developer of record, SA Insignia, LLC.

FISCAL IMPACT:

There is no impact to the General Fund.

ALTERNATIVES:

If the Board does not authorize the payment for eligible costs, of up to \$7,957,594.38, to go to the Developer of record, SA Insignia, LLC, there will be a payment delay of funds for the Thea Meadows TIRZ #36, in Council District 3.

RECOMMENDATION:

Staff recommends for Board to authorize payment of up to \$7,957,594.38 for Invoice 3 – Phases 1 - 4 to the Developer of record, SA Insignia, LLC.