



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 41

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: District 1, District 2, District 5

SUBJECT:

An Ordinance approving a Development Agreement between the Inner City TIRZ and Wong Way, LLC in an amount not to exceed \$374,087.00 for the Rosario's Restaurant Project relocating from 910 S. Alamo St. to St. Mary's Street encompassing the following addresses: 722 S St Mary's, 732 S St Mary's, 720 S St Mary's, 722 S St Mary's and 519 S Presa, in Council District 1.

SUMMARY:

This ordinance authorizes the execution of a Development Agreement between the Inner City TIRZ Board of Directors, Wong Way, LLC for eligible public improvements for an amount not to exceed \$374,087.00 for the Rosario's Restaurant Project relocating from 910 S. Alamo St. to St. Mary's Street encompassing the following addresses: 722 S St Mary's, 732 S St Mary's, 720 S St Mary's, 722 S St Mary's and 519 S Presa, in Council District 1.

BACKGROUND INFORMATION:

The Construction of a new 2-story structure to be utilized as a full-service restaurant and bar which includes private dining and a roof top terrace. Relocation of the F.L. Dixon House located at 519 S Presa is planned as part of this project, just to the Southeast corner of the property. The

project will include various site modifications as part of the public improvements to include the creation of a new surface parking lot, new sidewalks, right of way improvements, exterior lighting, fencing and landscaping.

The project began in April 2021 and is scheduled to be completed in December 2022. The total cost of the project is \$12.22M.

Approved eligible public improvements are the following:

Sidewalks

\$101,405

Curb Cuts

\$29,800

Exterior Lighting

\$76,000

Exterior Restoration Dixon House

\$40,716

Exterior Restoration Garden House

\$37,323

Public Art

\$88,843

RECOMMENDATION

\$374,087

ISSUE:

The Rosario's Restaurant is relocating from 910 S. Alamo St. to St. Mary's Street encompassing the following addresses: 722 S St Mary's, 732 S St Mary's, 720 S St Mary's, 722 S St Mary's and 519 S Presa.

On November 19, 2021, the Inner City TIRZ board approved a Resolution authorizing a Development Agreement between the Inner City TIRZ Board of Directors, and Wong Way, LLC, for an amount not to exceed \$374,087 for eligible public improvements for the Rosario's Restaurant Project, relocating from 910 S. Alamo St. to St. Mary's Street encompassing the following addresses: 722 S St Mary's, 732 S St Mary's, 720 S St Mary's, 722 S St Mary's and 519 S Presa, within the Inner City TIRZ, in City Council District 1.

City Council consideration is requested for the approval of the Development Agreement.

ALTERNATIVES:

If City Council chooses not to approve the Development Agreement, Wong Way, LLC will need to seek an alternate funding source to help with the public improvements.

FISCAL IMPACT:

This ordinance approves a Development Agreement with Wong Way, LLC, in an amount not to exceed \$374,087.00 for the Rosario's Restaurant Project, relocating from 910 S. Alamo St. to the 700 block of South St. Mary's Street. Funding for this agreement is available through the tax increment produced by the Inner City TIRZ. There is no impact to the General Fund.

RECOMMENDATION:

Staff recommends approval of a Development Agreement with Wong Way, LLC in an amount not to exceed \$374,087.00 for eligible public improvements for the Rosario's Restaurant Project, relocating from 910 S. Alamo St. to St. Mary's Street encompassing the following addresses: 722 S St Mary's, 732 S St Mary's, 720 S St Mary's, 722 S St Mary's and 519 S Presa, within the Inner City TIRZ, in Council District 1.