



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** September 16, 2022

**In Control:** Tax Increment Reinvestment Zone No. 33 - Northeast Corridor Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2|District 10

**SUBJECT:**

Discussion and possible action to approve a Development Agreement between the Board of Directors of the Northeast Corridor TIRZ #33, the City of San Antonio, and Bitterblue, Inc, for an amount not to exceed \$995,000 for the Prescribed Pediatric Extended Care Center Project.

**SUMMARY:**

Prescribed Extended Care Center is a new construction development on an approximately 27,500 square building that will be specifically created for local families who desperately need this specialized assistance. The Project is within the Northeast Corridor Tax Increment Reinvestment Zone and located in Council District #10.

**BACKGROUND INFORMATION:**

In February 2022, Prescribed Pediatric Extended Care Center applied for public improvements funding from the City's Tax Increment Financing (TIF) Program.

The proposed master-planned redevelopment of Longhorn Quarry is comprised of more than 100,000 square feet of commercial space (retail, flex office, medical office, etc.), the School of Science and Technology, an amphitheater, a 300-unit multifamily project, and Phase 1 of Beitel Creek Trails, a 9,155ft. Public trailhead.

Prescribed Pediatric Extended Care Center ("PPECC") is a daycare that will allow medically fragile children from birth through age 20 with complex conditions to receive daily medical care in a non-residential setting. When prescribed by a physician, patients can attend a PPECC up to 12 hours per day to obtain medical, nursing, psychosocial, therapeutic, and developmental services appropriate to their medical condition and developmental status.

Prescribed Pediatric Extended Care Center has hardships due to its location and lot configuration, making it difficult to sell and develop. Public improvements include sidewalks, crosswalks, drainage, curb cuts, site work, underground utility lines, landscaping, exterior lighting, and soft costs, which exceed \$800,000. The sidewalks and exterior lighting will serve patrons of Longhorn Quarry by providing safe access to adjacent lots. More importantly, this Project will spark investment in and development of Longhorn Village, the former Longhorn Cement Plant, by providing extended underground utilities, thus generating increment tax revenue.

#### **ISSUE:**

The Board is being asked to consider and take action on a Development Agreement with Bitterblue, Inc, for an amount not to exceed \$995,000 for the Prescribed Pediatric Extended Care Center Project.

#### **FISCAL IMPACT:**

There is no immediate fiscal impact to the City's General Fund. Funding for reimbursement of eligible expenses comes from the increment generated within the TIRZ.

#### **ALTERNATIVES:**

The Northeast Corridor TIRZ Board of Directors could decide not to approve the Development Agreement and underground utility lines, and the developer would need to find an alternative electric line option.

#### **RECOMMENDATION:**

Staff recommends approval of the Agreement between the Board of Directors of the Northeast Corridor TIRZ #33, the City of San Antonio, and Bitterblue, Inc, for an amount not to exceed \$995,000 for the Prescribed Pediatric Extended Care Center Project.

