



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 7

**Agenda Date:** September 19, 2022

**In Control:** Tax Increment Reinvestment Zone No. 11 - Inner City Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Cruising Kitchens at 314 Nolan St. Project

**SUMMARY:**

The Board will consider authorizing an Agreement between the City of San Antonio, Inner City TIRZ Board of Directors and Cruising Kitchens, LLC for an amount up to \$400,000 for the Cruising Kitchens at 314 Nolan St. Project.

**BACKGROUND INFORMATION:**

On February 2022, Cruising Kitchens, LLC applied for \$800,000 in TIRZ funding for the Cruising Kitchens at 314 Nolan St. Project, located within the Inner City TIRZ #11.

The expansion of Cruising Kitchen's second location at 314 Nolan St. and 520 Chestnut St. in San Antonio is due to the rapid expansion of Ghost Kitchens. The 3.48-acre property will be redeveloped to provide a commercial and office space, as well as affordable housing with at least

one custom designed container home provided on site.

The developer proposed public improvements which include: site work, drainage, curb cuts, utilities, landscaping, fencing, public art (mural on building), affordable housing, exterior lighting, and signage. The Project plans to do the following: beautify the area with landscaping along the right of way, create an art mural in Council District 2, create job mentorship programs, create and prepare the community for new jobs, and improve safety conditions for pedestrians, while hoping to encourage further development nearby.

The Project is in line with the SA Tomorrow Comprehensive Plan's vision of providing economic vitality with redevelopment near major corridors. Without the Project, the existing abandoned warehouse structures will possibly continue to remain vacant and increment tax revenue will not be generated for the TIRZ.

**ISSUE:**

Approving funding for the Cruising Kitchens Project, requires Board and City Council approval.

**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 Inner City TIRZ.

**ALTERNATIVES:**

The Inner City TIRZ Board of Directors could decide to not approve funding or decide to approve a different funding amount for the Cruising Kitchens at 314 Nolan St. Project. If so, Cruising Kitchens, LLC may need to seek the necessary funding elsewhere.

**RECOMMENDATION:**

Staff recommends the Board authorize the negotiation and execution of an Agreement with Cruising Kitchens, LLC for an amount up to \$400,000, for the Cruising Kitchens at 314 Nolan St. Project.