

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, September 29, 2022**

**9:00 AM**

**City Hall Complex**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

- 44.** Ordinance approving the levy of a special assessment for the downtown Public Improvement District; levying an assessment rate for the fiscal year 2023 at \$0.15 per \$100 value of real property in the downtown public improvement district and \$0.09 per \$100 value of residential condominiums; approving the fiscal year 2023 Service and Assessment Plan for the downtown Public Improvement District; and approving fourth amendment to the contract with Centro Public Improvement District to increase the annual budget for supplemental pressure washing by \$8,000. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Posted on: 09/29/2022 11:51 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 44

**Agenda Date:** September 29, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Public Hearing and consideration of an Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District; levying an assessment rate for the Fiscal Year 2023 at \$0.15 per \$100.00 value of real property in the Downtown Public Improvement District and \$0.09 per \$100.00 value of residential condominiums; approving the Fiscal Year 2023 Service and Assessment Plan for the Downtown Public Improvement District (PID); and approving the First Amendment to the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area appropriating an additional \$8,000 for additional pressure washing services.

**SUMMARY:**

This public hearing is called to consider public comment in conjunction with City Council consideration of an Ordinance approving the levy of a special assessment to fund supplemental services for the Downtown Public Improvement District (PID); maintaining an assessment rate at \$0.15 per \$100.00 value of commercial real property in the PID and \$0.09 per \$100.00 value of residential condominiums in the PID; approving the 2023 Service and Assessment Plan (the Plan) for the PID; and approving an amendment to the Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area by appropriating an additional \$8,000 for additional pressure washing services.

## **BACKGROUND INFORMATION:**

A public improvement district is a mechanism authorized by Chapter 372 of the Local Government Code, known as the Public Improvement District Assessment Act (the Act), that permits the City to levy an additional assessment on property owners within specified boundaries that may be used for capital improvements or services which supplement those provided by city government. The Act also provides for the creation of PIDs, outlines their uses and regulates how they may operate. A PID is created to provide supplemental services to enhance existing services, and a municipality may not reduce the provision of services within the PID boundaries. The Downtown PID was created in 1999 for an initial five-year term and was renewed again in 2004 and 2009. In May 2013, the City Council reauthorized the PID for a ten-year term beginning October 1, 2013, through September 30, 2023. Attachment I is a map of the PID boundary.

The City contracts with the Centro PID, a non-profit corporation to manage services within the PID, through the Third Amended and Restated Contract for Improvements and/or Services in the San Antonio Public Improvement District in the Downtown Area (“Centro PID Contract”). Centro PID provides supplemental core services for the downtown experience, maintenance, beautification and landscaping, hospitality ambassador services; outreach and security services; and programs and other services such as the marketing and promotion of the District, community events and programs, economic development activities including business recruitment and retention activities; project management, planning and research initiatives, and a Capital Improvement Program (CIP) that consists of small capital projects and other special projects of short duration. This plan details the levels of services and improvements for each program during the coming year, sets the assessment rate, includes financial plan/program budget, and provides a five-year forecast.

The beginning balance of the PID fund is projected at \$1,432,000. PID revenue for FY 2023, which includes tax assessments and voluntary contributions, totals \$5,818,000. The total Proposed FY 2023 spending plan is estimated at \$6,253,000, which includes \$435,000 in program reserve from the beginning fund balance, and will be used for Core service and other expenditures. All \$6,253,000 expenditures will be paid by the PID fund.

The FY 2023 Centro PID Contract includes additional services paid for by the General Fund, in the total amount of \$768,000 comprised of \$252,000 for Pressure Washing and \$516,000 for Riverwalk Custodial Service.

## **ISSUE:**

The Centro PID has developed and is recommending the attached Service and Assessment Plan for 2023 (Attachment II). The Service and Assessment Plan was approved by the Centro PID Board on Thursday, August 25, 2022 and per the Act, must also be approved by City Council. The Plan reflects a total annual budget of \$6,253,000 with the following program services:

#### Core Clean & Safe + Landscaping (\$4,232,000)

- Maintenance – Includes sidewalk cleaning, pressure washing, and graffiti abatement services performed by uniformed Centro PID crews.
- Beautification and landscaping – Include servicing light-pole mounted planters throughout the district, stair-rail planters along the River Walk and clusters of sidewalk planters throughout the PID.
- Hospitality Ambassador Program – Provides information to downtown visitors about the various downtown sites.
- Safety and security – Include Quality of Life ambassadors who will provide a visible presence to improve safety in the District and the continuation of supplemental morning SAPD Bike Patrol hours in the district.
- Management services – Includes oversight of the District Operations office space, administrative support and overhead necessary for the daily operations of the PID.

#### Marketing, Planning & Management (\$1,586,000)

- Marketing, promotion, and event programming related to the District, the Corporation's brands, and the downtown area.
- Economic Development program that includes a continued collaboration with Greater: SATX, the City's Economic Development Department, and the San Antonio Chamber of Commerce to attract and retain businesses in Downtown San Antonio and may directly recruit businesses.
- The Centro PID utilizes current staff resources to provide strategic support, project management oversight and research support for key initiatives.
- The management agreement provides for the administrative oversight of the Centro PID to include administrative support staff to perform key functions including clerical, accounting, bookkeeping, human resources and legal; monitor the performance of said subcontractors; recruit, hire, pay and supervise the work force that the Corporation will utilize to furnish the services and programs defined in the Plan.

#### Other Expenditures (\$435,000)

- Small capital projects which could include the replacement of aged maintenance equipment; leasehold improvements to correct conditions of operation offices; public restroom maintenance; and shade structures.
- Funding is allocated for special projects within the District such as Bond projects, long-range urban development, and advocacy for areas like the Broadway Cultural Corridor and Zona Cultural; placemaking events; public art installations; and park programming and holiday lighting, including an ice rink.

#### Other Expenditures (non-PID funds/General Fund)

- The Centro PID Contract includes additional services paid for by the General Fund in the amount of \$768,000 for Pressure Washing and Riverwalk Custodial Service. For FY 2023, this service contract for Riverwalk Custodial Service has increased from \$474,000 in FY 2022 to \$516,000 in FY 2023 and the Pressure Washing funding increased from \$244,000 in FY 2022 to \$252,000 in FY 2023. Funds will be deposited into the FY 2023 Center City Development and Operations Department Operating Budget.

#### **ALTERNATIVES:**

If the City Council does not approve the Plan, the Centro PID may not carryout supplemental services within the PID. The downtown property owners may look to the City to fund these enhanced services which they have received since 1999.

### **FISCAL IMPACT:**

The method of PID assessment is based on the value of real property as determined by the Bexar Appraisal District. The total estimated value of taxable real property in the PID for FY 2023 is \$3,488,504,179. This represents a 13.97% increase in the total assessed value of the PID from FY 2022.

The assessment rate for each year is set in the PID's Service and Assessment Plan. This year the Centro PID is recommending maintaining the assessment levy at \$0.15 per 100.00 value. Residential condominiums are proposed to remain assessed at \$0.09 per \$100.00 value. This levy will yield \$5,120,000 in private property assessment. The assessment levy on private properties is expected to grow at an approximate rate 2.5% per each year thereafter through FY 2025.

For FY 2023, the City's contribution to the PID is \$295,448 and is based on the estimated value of City owned property within the PID boundaries. This includes facilities such as Municipal Plaza, City Hall, Metro Health Building, City Tower and Garage, International Center, St. Mary's St and Convention Center parking garages, Plaza de Armas, Spanish Governor's Palace, Fire Station #1, EMS Supply, Casa de Mexico, Market Square and Market Square garage, Visitor Information Center, Central Library and parking garage, and La Villita. The City's contribution is included in the FY 2023 budget that was approved by the City Council on September 15, 2022.

The PID budget also includes \$294,000.00 from VIA participation in the PID. These funds provide for the pressure washing of bus stops.

The City's Centro PID Contract provides for Additional Pressure Washing and Riverwalk Custodial Service to be paid for by the General Fund. An additional amount of \$8,000 has been appropriated for increased fuel and commodity costs for Additional Pressure Washing services thru the FY 2023 operating budget. Funds of \$252,000 for Pressure Washing and \$516,000 for Riverwalk Custodial Service for a total of \$768,000 are available in the FY 2023 Center City Development and Operations Department Operating Budget.

### **RECOMMENDATION:**

Staff recommends approval of the 2023 PID Service and Assessment Plan to fund services and improvements for the Downtown Public Improvement District and the contract amendment related to supplemental pressure washing.





City Council Agenda #44

**Approval of FY23 Service & Assessment  
Plan for the Downtown PID**

John Jacks, Director  
September 29, 2022

# Background



- The downtown PID was created in 1999 to provide additional services.
- The PID expires September 30, 2023, and Centro and the PID Board will work with property owners to re-establish the PID during FY23.
- City Council must approve the PID's annual Service and Assessment Plan
- This item also amends the contract for supplemental pressure washing by \$8,000 to cover increased commodity costs.

# Recommendation



- Staff recommends approval of the FY23 Service and Assessment Plan for the downtown PID, and the contract increase related to pressure washing services.



**CENTRO**  
**SAN ANTONIO**

## Make Downtown More Welcoming:

Clean, Safe, and Hospitality: Achieved 100% of contract obligations. Added second daytime pressure-washing team.

Homeless Assistance + Quality of Life: Achieved 100% of contract obligations. Added 9 QOL Ambassadors fully operational December.

Public Restroom: Second Portland Loo installed in March at Crockett and Navarro.

## Make Downtown More Beautiful & Playful:

Art Everywhere: 45 pieces installed. \$613,000 in grants and contributions. Highlights include Art of Four "Juneteenth" celebration and "Plein Air" exhibition on Houston Street.

Holiday Wonderland: 110,000 holiday visitors to Travis Park. 30,000 Rotary Ice Rink skaters. \$6.2M combined media value with VSA and COSA.

Peacock Alley: 18,000 attendees + \$2M media value.

## Improve Prosperity Downtown

### Advocacy:

- **Bond and TIRZ:** All Catalytic Projects Committee recommended projects funded - totaling \$85 million.
- **Econ Dev:** Helped secure \$35 million in ARPA funds to small businesses.
- **Redistricting:** Successfully mobilized downtown residents and other stakeholders to keep downtown in District 1.
- **Zona Cultural:** Our Design Guidelines have been incorporated into current improvements within the district.

Main Street: 300 businesses provided technical assistance. \$425K in grants provided. 68 supplied with PPE. Raised \$15K to help replace broken windows and add security cameras.

Marketing: \$3.5MM in earned media driving 100s of thousands of people downtown.

*Make Downtown More Welcoming: Create the cleanest, most inviting downtown of any major US city*

**Clean:** Continue to adapt to the public health needs to ensure cleaner and safer high touch traffic areas, while delivering 100% of cleaning services under all contracts. Reduction in daytime bird droppings, reduction in graffiti, reduction in gum spots.

**Safe:** Expand our Quality-of-Life Ambassador team to dissuade uncivil behaviors while also reporting to police and homeless service providers as needed. Aim for stronger relationship with SAPD and faster response times.

**Homeless Assistance:** Transitioning team to Corazon Ministries.

**Advocacy and Partnership:** Cross-sector team to develop and execute new actions to improve safety and reduce chronic homelessness

*Make Downtown More Beautiful & Playful: Promote artistic, cultural and branded enhancements & experiences*

**Art Everywhere:** 25 additional art installations and up to 100 windows ala Kress. IPW focus. Grant funded.

**Peacock Alley:** 25% Increase in attendance over last year. Grant funded.

**La Zona:** Expand second integrated event space after successful test in Summer. Grant and contract funded.

**Holiday Wonderland:** 20% increase in skaters over last year.

**Travis Park:** Multiple events attracting at least 20,000 attendees. Grant funded.

**Marketing + Storytelling:** \$5 million in earned media. Coordinate with VSA and Greater: SATX

*Increase Prosperity Downtown*

## **Advocacy**

- **PID Renewal**
- **Public Safety:** Alignment and Clean Task Force
- **Housing:** Permanent Supportive to Market Rate Housing
- **UTSA Downtown Campuses**
- **2030 Urban Development Plan:** Adoption and Implementation
- **Other:** Lower Broadway, Hemisfair, Zona Cultural, Travis Park RFP, Alamo Plaza

**Main Street Business:** 400 businesses connected with + referred to resources, 90 businesses attending digital workshops.

**Holidays on Houston Pop-Ups:** 6-10 participating retailers, \$25k in retail sales, 1-2 permanent retail placements in downtown.

**Storefront Resiliency Initiative:** 20 businesses awarded grants, totaling \$25k.

# CPM – FY2023 Budget for Services Agreement

	Centro PID Management (CPM)	Budget FY2023
REVENUES		
	Private Property Assessments	5,120,000
	Other Revenues (COSA, VIA, CPS, etc)	698,000
	PID Reserve Draw Down (Special Projects)	435,000
TOTAL REVENUES		6,253,000
EXPENSES		
	Core Services Expenditures	5,818,000
	Other Expenditures (Special Projects)	435,000
TOTAL EXPENSES		6,253,000

PID Fund Balance 10/1/22: \$1,432,000

COSA Contribution: \$296,000

CPS Contribution: \$18,000

*COSA + CPS = 5% of Total Rev.*