City of San Antonio

Minutes

Tax Increment Reinvestment Zone 30 – Westside Board of Directors Meeting

Tuesday, November 26, 2024, 10:00 AM

Conference Room A, 00.W405, City Tower Building, 100 W Houston St., San Antonio, Texas 78205

Board Members Present
Councilwoman Teri Castillo, Chair
Aracely Macias
Andrea Rodriguez
Robert Moreno
Mia Loseff

Board Members Absent
Councilwoman Sukh Kaur

COSA Staff
Lori Houston, CMO; Ian Benavidez, Deputy Director, NHSD; Fedra Hildebrandt, NHSD/TIF; Daniel Sirio, NHSD/TIF; Juan Hernandez, NHSD/TIF; Michelle Padley, NHSD/TIF; Thomas Rice, CAO; Alejandro Tijerina, FMD; Alfred Chang, FMD; Shirley Sauceda, FMD

Guests
Lexy Garcia, San Antonio DSA; Pete Alanis, San Antonio Housing Trust; Justin Renteria, City Council District 5 Office; Katy Bravenec, City Council District 5 Office; Erika Borrego, Corazon SA; Trey Jacobson, Corazon SA; John Lourdes, OCC; Adrian Reyna, San Antonio Alliance.

Call to Order and Roll Call
Councilwoman Teri Castillo (Chair) presiding.

The Chair welcomed the board and called the meeting to order at 10:07 AM. At roll call, 6 members were present, establishing a quorum.

Public Comments

1. Lexy Garcia from San Antonio DSA spoke on Agenda Item 7 and stated that she supported the affordable housing that currently existed downtown and was in favor of San Antonio ISD getting the most favorable terms possible in their negotiation for the acquisition of the parking lot parcel. Ms. Garcia requested that the City negotiate in good faith and include affordable housing in any project that would arise from the item.

   Adrian Reyna from the San Antonio Alliance expressed his support for San Antonio ISD and asked that they be given favorable terms in their negotiation for the acquisition of the parcel necessary for the baseball stadium project. He requested that the City enter any negotiations with SAISD in good faith and explained that the school district had been adversely affected by closures stressed the importance of including affordable housing in the area.

Approval of Minutes

2. Approval of the Tax Increment Reinvestment Zone #30 Westside Meeting Minutes from May 20, 2024

   There was no discussion on the item.

   A motion was made by Andrea Rodriguez and seconded by Mia Loseff. A vote was taken, and the item was unanimously approved.

Financial Report

3. Shirley Sauceda presented the Financial Report for the Westside TIRZ.

   Councilwoman asked how many TIRZ in the City were participating at 90%. Lori Houston responded that the Westside TIRZ was the only TIRZ that was participating at 90% because at the time the TIRZ was set up it was determined based on the recommendation of the finance department that participation be set at 90%. Ms. Houston explained that more regarding the participation rate would be discussed when we arrived at item 7.

   There was no additional discussion.

Individual Items:

4. **Authorizing the negotiation and execution of an agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to $250,000 to support the Cattlemen's Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets located in Council District 5.**

   The Chair read the item into the record. Lori Houston introduced the item and stated that Items 4 and 5 were both feasibility studies for the same area. She stated that the City was hoping to identify sites on which affordable housing could be built and the City was partnering with the San Antonio Housing Trust to identify those opportunities.

   Pete Alanis presented the item. He gave a brief history of the San Antonio Housing Trust and its related entities. He explained the mission of the organization and the goals that they had set to further affordable housing within the City.

   Mr. Alanis stated that the community vision plan was aimed at changing the paradigm from developer-based community planning to community-led planning. He stated he was looking to rebuild trust with the community by cocreating community housing. He requested authorization to negotiate and execute an agreement to initiate the visioning process that would include community outreach, financial feasibility, and land management. Mr. Alanis gave examples of the outreach that would be conducted and stated that he would reach out to community partner entities to determine how they would like to be engaged. Mr. Alanis gave a summary of the land that had been assembled by the Housing Trust in the area to demonstrate for the Board that the Housing Trust already had the critical mass to create new opportunities in the area.

He summarized by stating that the SAHT would like to see a development that was community focused and served the needs of the community with less of a focus on the needs of the developers.

Chair Castillo expressed her support for the project and stated that she received feedback from the community that the vacant structures had been vacant too long and she was happy to see that there was finally some traction to develop the area. She stated that she had the expectation that the community would be engaged in a meaningful way and stated that she believed this project was long overdue. She recalled that there were other projects that had started and fizzled out in the area but was hopeful that this project would come to fruition.

Andrea Rodriguez asked what the timeline for the project was. Pete Alanis responded that there was no hard timeline on the project and that it was done on purpose. He stated that he did not want to rush the process but wanted to bring the project back to the TIRZ Board to ensure that there was alignment with all stakeholders. He was concerned that there were too many individual starts and stops to the projects for decades and that he wanted to ensure that there was no rush on the project.

Lori Houston asked Mr. Alanis if he was planning on spending the money allocated to this project within 2024-2025. Pete stated that he did intend to spend the money. Araceli Macias asked whether Mr. Alanis had a consultant picked out already. Pete stated that no consultant had been selected. Ms. Macias followed up by asking which stakeholders would be engaged. Mr. Alanis stated that he would be coordinating with the Councilwoman's office to determine who the primary stakeholders were. He gave examples of COPS Metro and other groups who the Council Office believed to be the most effective partners. He also stated that he would include business owners in the area.

The chair called for a vote on the item.

Mia Loseff made a motion, Andrea Rodriguez Seconded the motion. A vote was taken, and the motion passed unanimously.

5. **Authorizing the negotiation and execution of an agreement with Corazon San Antonio in an amount up to $125,000 to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattlemen's Square area in Council District 5 for the purpose of providing services for unhoused clients.**

Trey Jacobson presented the item. He introduced Erika Borrego and stated she was the executive director of Corazon. Mr. Jacobson gave a history of Corazon and the services that they provide to unhoused individuals. He stated that the organization has started in the basement of Travis Park church and subsequently expanded to Grace Lutheran church. He highlighted the needs of the unhoused and the demands that the organizations were facing. He stated that the parties were contemplating that the Housing Trust would be a partner in acquiring and holding properties on Corazon's behalf. He stated that Corazon's goal was to be a partner within the Housing Trust's master plan. Mr. Jacobson stated that the properties in the area often had issues with structural, design, legal, and historic details that made it infeasible for one entity to take on the costs. Mr. Jacobson stated that he believed the designing process would start in January and go through the spring.

Chair Castillo asked if Corazon leased or owned the spaces at Travis Park and Grace Lutheran. Ms. Borrego stated that they were currently leasing both spaces and paying a portion of the utilities. Chair Castillo stated that there may be some benefit to having multiple spaces because her team had experienced that individuals would not seek services if they perceived that the services were too far away from the area they were located. She stated that she was concerned that if sites were removed, then individuals that otherwise would have received resources would opt not to receive them.

Board member Mia Loseff stated she was concerned that the process would be developed internally but not presented to the community until it was said and done. Erika Borrego stated that she would respond to the Councilwoman's statement first and then answer the subsequent question. She stated that she was not looking to sunset any of the sites yet, but that they were looking at a 6-month timeline to see if the community would follow Corazon to their new site before deciding if they would leave the site open. She stated that there were also some renovations that were going to happen to Travis Park and that those renovations would affect their operations. She stressed that there would be no immediate impact to the services they provide in this area. As to the second question, she stated that she was going to work with Pete Alanis to make sure that they are aligned in the feedback that was sought from the community. She stated it was important to her that the community was felt heard and was comfortable using the resources Corazon provided.

Andrea Rodriguez asked if they would be coordinating with other organizations such as Haven for Hope. Erika stated that she regularly works with other organizations that service the unhoused. She stated that they already collaborate with Haven and the City of San Antonio Human Services. She affirmed that she was modeling what that partnership would look like even before moving into the space. She highlighted that she was also meeting with Centro, VIA and UT Health because they were going to be neighbors. She said she intended to meet with the jail next and asked that if anyone had contacts that they share them.

Lori Houston stated that the City was currently looking at opportunities to expand their unhoused care and increasing capacity for low barrier shelters. She stated the City was looking at approaches to solving issues in places like the courtyard by establishing new processes. Chair Castillo asked what the timeline was for having funding available for the actual construction of the project. Lori Houston replied that the funding would be explained in the project updates section and stated that there were many possible funding sources that the City could look to for future construction funding.

Chair Castillo expressed her support and stated that she wanted to ensure that Corazon's planning did not blur the Housing Trust's project. She also asked whether Corazon was anticipating renewing their current leases. Erika Borrego stated that the lease at Grace Lutheran may not be renewed depending on need and stated that the Travis Park lease had already expired but that the partnership they developed allowed them to stay in the location as long as they wanted.

Araceli Macias made a motion to approve, Andrea Rodriguez seconded the motion. A vote was taken, and the item was approved unanimously.

6. **Authorizing the negotiation and execution of an agreement with the House of Neighborly Services in an amount up to $500,000 to support capital improvements located in Council District 6.**

   Sandra Morales from House of Neighborly Services introduced the item and gave a brief history of the organization. She explained that the organization provided child and senior services including all necessary wrap around services for individuals in the westside. She stated that the organization was providing approximately 2,800 meals to the community per month and that they were serving about 50 seniors a day but had a running waiting list of about 18 seniors on any given day. She stated it was important to expand their space so that they could provide additional services to seniors. She explained that the funding requested would be used to enclose an outdoor basketball court so that it could be used to serve seniors and as additional space for their wrap around services. She stated that at completion the space would be able to hold an additional 100 individuals. She stated the organization had raised $1.4M and was looking to raise an additional $1.4M from the TIRZ, Bexar County, and the Anderson Foundation to complete the project.

   Chair Castillo expressed her support for the organization and the programs they made available to the community that allowed seniors to age in place and supported District 5 residents. Andrea Rodriguez stated that she was supportive of the services that House of Neighborly Service provided and highlighted the legal services that the organization provided as one of her favorite programs.

   Mia Loseff made a motion to approve, Araceli Macias seconded the motion. A vote was taken, and the item passed unanimously.

7. **Briefing on proposed TIRZ amendments for the Westside TIRZ: a. Remove 17 parcels; b. Increase participation rate from 90% to 100%; and c. Extend term to 2060.**

   Lori Houston presented the item. She stated the item would be presented to Council on December 19, 2024, because SAISD was taking their vote on the sale of their property

December 18, 2024. She stated that the term of the Westside TIRZ would be extended by 28 years to 2060 to provide the TIRZ with more flexibility on financing. She explained that the TIRZ would be able to issue debt for projects that wouldn't otherwise be eligible for long term debt funding. She also stated that the increase in participation from 90% to 100% brought in more increment on an annual basis. She stated that moving the parcels and increasing the participation would net the Westside TIRZ approximately $100,000 in increment per year.

Chair Castillo stated that she had been in opposition to the transfer because she saw it as a divestment to the westside because the 17 parcels that would see an increase in taxable value would be removed from the TIRZ. She was grateful that City leadership was in talks with SAISD to ensure that their needs were met. She stated she was not in agreement with the removal of the parcels that would reduce the already scarce affordable housing for the furtherance of the stadium.

Board member Araceli Macias stated she agreed with the Chair and asked what the timeline would be for action. Lori Houston responded that the item would go to City Council on December19 . Board member Macias asked whether the amount of increment generated by the 17 parcels was at its current value. Ms. Houston responded that it was. Ms. Macias asked what the purpose of TIRZ was. Ms. Houston stated that the purpose was to encourage economic development and that the baseball stadium project was in alignment with that. Ms. Macias asked if the money that was already allocated for existing projects would be affected. Ms. Houston stated that the 10% increase in participation would be used to cover that gap. Ms. Macias asked why the 17 parcels could not be left in the Westside TIRZ. Ms. Houston responded that the financing tool for the stadium required that the parcels be in the same TIRZ.

Andrea Rodriguez asked if the Houston Street TIRZ participation was already at 100%. Ms. Houston responded in the affirmative. Mia Loseff asked if there was any opportunity to increase the boundaries of the TIRZ to include other parcels so that there would not be a net loss. Ms. Houston stated that there was an opportunity, but that there were legal restrictions on what properties could be included in the TIRZ. Ms. Loseff asked that staff be flexible with regard to adding land and requested that those opportunities be explored.

Chair Castillo asked whether the City was now engaging with SAISD to negotiate terms, Ms. Houston responded in the affirmative. The Chair asked whether the Board could make a resolution in opposition of the action that would remove the parcels. Ms. Houston stated that it was not an item on the agenda, but that the Chair could make a statement on the record at the council meeting. Thomas Rice echoed that a resolution could not be made because it was not placed on the agenda for action.

Staff Updates

Lori Houston stated that there were several projects in the pipeline including the Las Palmas public improvement project, the acquisition of the Rich Book building by the Housing Trust, the Madonna Center senior center, and other projects. She stated that these projects would require the extension of the Westside TIRZ and that these projects may be funded out of the future housing bond. She stated the extension of the TIRZ would help fund the projects.

Adjournment

There being no further business, the Chair motioned for adjournment. The meeting adjourned at 11:14 a.m.

Certified this 10th day of October, 2025.

Councilwoman Teri Castillo

Chair, Westside TIRZ Board

Fedra Hildebrandt (NHSD/TIF)

Transcriber of Minutes