

A RESOLUTION 2003-21-25

DIRECTING STAFF TO UTILIZE A SIX-SIGNATURE MEMORANDUM DATED MAY 14, 2003, FROM MAYOR ED D. GARZA, SETTING OUT TAX INCREMENT FINANCING (TIF) GUIDELINE GOALS AS A FRAMEWORK FOR DEVELOPMENT OF REVISIONS TO THE TIF GUIDELINES APPROVED ON OCTOBER 24, 2002, FOR CONSIDERATION BY CITY COUNCIL NO LATER THAN JUNE 26, 2003 AND APPROVING THE 30-DAY SCHEDULE FOR THE REVISION PROCESS

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WHEREAS, in July of 1998, pursuant to recommendations from the Community Revitalization Action Group (“CRAG”), the City Council adopted the *City of San Antonio, Texas Guidelines and Criteria for Tax Increment Financing (TIF) and Reinvestment Zones* (hereinafter “Guidelines”) to serve as policy direction to City staff, potential applicants, and interested parties regarding the application of tax increment financing to support public improvements within certain designated areas of the City;

WHEREAS, TIF is an economic development tool codified as the Texas Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (“the Act”), and used by the City of San Antonio to finance needed public improvements primarily inside Loop 410 and South of Highway 90; and

WHEREAS, City Council first amended and updated the Guidelines on October 12, 2000 pursuant to passage of Ordinance Number 92710, with said guidelines being effective through September 30, 2002, and recently approved amended Guidelines on October 24, 2002, by Ordinance No. 96621, to better serve the needs of designated areas of the City designated by the CRAG for revitalization efforts; and

WHEREAS, on May 14, 2003, by six-signature memorandum, the Mayor and six (6) Council members directed staff to bring forward revised Guidelines for City Council consideration and approval, including an addition to the Guidelines that would provide for financing of needed public improvements and the enhancement of infrastructure to promote sustainable, mixed-income and mixed-use traditional neighborhood development (“TND”s) throughout the City of San Antonio, not just those areas previously designated and to bring the revisions forward to City Council for consideration on May 22, 2003; and

WHEREAS, NAD staff presented the Mayor’s proposed revisions and amendments to the Guidelines to the Urban Affairs Council Committee on May 20, 2003; and

WHEREAS, on May 22, 2003, the City Council directed staff to utilize the May 14, 2003 memorandum setting out Tax Increment Financing (TIF) Guideline goals as a framework for development of revisions to the TIF Guidelines approved on October 24, 2002, and prepare recommendations on said revisions for consideration by City Council no later than June 26, 2003; and

WHEREAS, staff was further directed to hold all pending applications until such revisions to the guidelines are considered and approved by the City Council on June 26, 2003, and allow the applicants to amend their applications so that they can meet the new guidelines before consideration by City Council of a Resolution of Intent to create a particular tax increment financing zone; and

WHEREAS, staff has conducted a preliminary analysis of the proposed revisions and is prepared to implement a 30-day schedule to conduct stakeholder meetings, interdepartmental staff reviews and education forums on the proposed revisions to the Guidelines; and

WHEREAS, the City Council finds that the proposed TIF Program Guideline goals and schedule brought forward by staff are consistent with the goals of the City of San Antonio and are in accordance with the TIF Act; **NOW THEREFORE**:

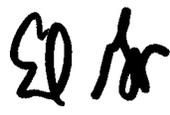
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The May 14, 2003 memorandum from Mayor Ed D. Garza, directing staff to bring forward revisions to the *City of San Antonio, Texas Guidelines and Criteria for Tax Increment Financing (TIF) and Reinvestment Zones* is incorporated herein and attached hereto as Exhibit "A."

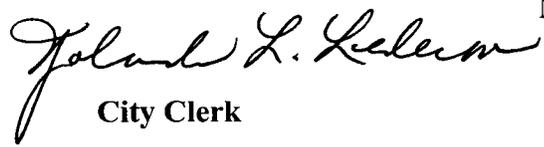
SECTION 2. The timeline prepared by staff for the development of an implementation assessment of each of the proposed changes in the May 14, 2003 memorandum, attached hereto as Exhibit "B," is hereby approved.

SECTION 3. Staff is hereby directed to bring forward for City Council consideration on June 26, 2003, recommendations on the proposed revisions to the TIF Guidelines previously approved by City Council on October 24, 2002, based upon the goals attached hereto.

SECTION 4. This Resolution shall become effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED **this 29th day of May, 2003.** 

M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney