

16

CITY OF SAN ANTONIO AGENDA ITEM NO. _____
INTERDEPARTMENTAL MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT

TO: Mayor and City Council

FROM: Florencio Peña III, Director, Development Services

THROUGH: Terry M. Brechtel, City Manager

COPIES: Roderick J. Sanchez, AICP Assistant Development Services Director;
Ramiro Cavazos, Director, Economic Development Department;
Thomas Wendorf, P.E., Director, Public Works; File

SUBJECT: Fee Waiver for Victory Fellowship

DATE: May 27, 2004

SUMMARY AND RECOMMENDATIONS

An ordinance to authorize the waiver and refund of certain development fees totaling \$6,898.00 for the expansion of the Victory Fellowship facilities located at 1030 SW 39th Street (District 6).

Staff recommends denial of waiving and refunding development fees.

BACKGROUND INFORMATION

On January 12, 2004, Councilman Barrera initiated a Council Consideration Request to have certain development fees waived for the expansion of the Victory Fellowship facilities located at 1030 SW 39th. The Victory Fellowship expansion consists of four buildings totaling 19,638 square feet, including men and women's dorms and a multi-purpose building. Victory Fellowship has already paid a total of \$4,702 in permit and plan review fees and \$5,910 in storm water fees. Victory Fellowship owes an additional \$2,196 in permit fees. On February 3, 2004 the City Council Governance Committee referred this item to the Urban Affairs Committee for further consideration and for scoring under the Incentive Scorecard System. The Urban Affairs Committee received a presentation at it's April 12 meeting. After discussion, the Urban Affairs Committee approved the forwarding of the request to the entire City Council, but limited approval to the waiver and refund of non-storm water-related fees, which would total \$6,898.00.

The Urban Affairs Committee requested additional information for presentation to the entire City Council, including information on previous fee waivers. Of particular concern to some Committee members was the precedent that the waiver might establish, with special regard to the fact the project was evaluated positively using the Incentive Scorecard System, receiving a score of 92 of 100 possible points.

POLICY ANALYSIS

It is the City's policy to waive development fees only for projects that are financially supported by the City's General Fund. Development fees are established by ordinance as part of the budget process. Only City Council can waive development fees for projects that are not funded by the General Fund. City Council has only waived development fees 6 times (Houston Street Project and 5 affordable showcase of homes projects) in the past 5 years, however storm water fees have not been waived.

The City Council in May 2003 approved an Incentive Scorecard System as a vehicle to promote development that meets the collective priorities and goals of the City Council. Projects that score high on the Incentive Scorecard System are entitled to some relief on License fees for Public Right of Way, fees for consideration of public Right of Way closure, barricade permit fees, temporary street closure fees, preliminary plan review fees and water and sewer impact fees. Victory Fellowship scored a 92 on the Incentive Scorecard, which would entitle the project for a waiver of fees under the Incentive Scorecard System including a rebate of water and sewer impact fees. Although the project scored very high under the Incentive Scorecard System, waiver of development fees is not an incentive under this system.

Staff recommends denial of the request in order to not set a precedent for funding private projects outside the City's adopted incentive programs. At the present time the waiver of fees have been restricted to public projects in which the City was also a partner in order to encourage development in undeveloped or underdeveloped areas such as the Houston Street project and the City's annual affordable housing showcases.

FISCAL IMPACT

This ordinance would require that the General Fund reimburse the applicant \$4,702 in plan review fees and would waive an additional \$2,196 in fees.

COORDINATION

This ordinance was coordinated with the Economic Development, Public Works, and the City Attorney's Office.

SIGNATURES




Florencio Peña III
Director, Development Services

Approved:



Christopher J. Brady
Assistant City Manager


Terry M. Brechtel
City Manager

**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL**

COUNCIL CONSIDERATION REQUEST

TO: Mayor and Council Members
FROM: Councilman Enrique M. Barrera, District 6
COPIES: Terry M. Brechtel, *City Manager*; Andy Martin, *City Attorney*; Yolanda Ledesma, *Acting City Clerk*; Gayle McDaniel, *Assistant to City Council*; Files
SUBJECT: Fee Waiver for Victory Fellowship


DATE: January 12, 2004

I respectfully request your concurrence to direct the City Manager to bring to the Governance and Urban Affairs Committees a briefing regarding the waiver of fees for the expansion of the Victory Fellowship.


Over the past thirty (30) years, Freddie and Ninfa Garcia, through the Victory Fellowship, have helped over 15,000 individuals turn their lives around through the care they have received at the center.

Based on the successes since its opening in 1972, Victory Fellowship recently embarked on a campaign to build new facilities in order to help more individuals. The center has an open door policy and does not turn anyone away. All services at the center are provided free-of-charge, staffed by volunteers and a small paid staff. Its budget is funded with private donations and monies raised through the Victory Temple Church. Victory Fellowship receives no government funding.

Your concurrence is appreciated.


ENRIQUE M. BARRERA
DISTRICT 6

EDWARD D. GARZA
MAYOR

 for Staff Recommendation.


PATTI RADLE
DISTRICT 5

ROGER O. FLORES
DISTRICT 1


JOEL WILLIAMS
DISTRICT 2


RON H. SEGOVIA
DISTRICT 3

RICHARD PEREZ
DISTRICT 4

JULIAN CASTRO
DISTRICT 7


ART A. HALL
DISTRICT 8

CARROLL SCHUBERT
DISTRICT 9

CHIP HAASS
DISTRICT 10

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2004 JAN 23 PM 4:20

Project Tracking Report

Project Information

Project ID **57** Project Name **Victory Home**
 Developer/Applicant **Victory Fellowship** Developer Type **Non-Profit Organization**
 Development Site Owner **Victory Fellowship** Staff Assigned **Albert**
 Description **Project will house a character development ministry whose target is heroin addicts and hard core criminal gang members. The project consists of 3 dorms which will house 130 persons and a multi purpose training facility.**
 Project Address **1003 S W 38th Street, San Antonio, Texas 78237**
 Legal Description
 Census Tract Block(s) Council District **6** Financing Secured? ☒ Speculative Development? ☐
 Estimated Start Date **11/1/2003** Estimated Completion Date **8/15/2004** Web Submission Date **2/16/2004 9:39:32 PM**
 Project Status: **In Process** ☐ **Verification Completed** ☒ **Terminated Prior to Verification** ☐

Contact Information

Project Contact **Mr. Jack Willome, Chairman, Advisory Board**
 Contact Address **8000 IH 10 West, Suite 905, San Antonio, Texas 78230**
 Contact Phone **(210) 349-6688** Contact Fax **(805) 550-5774** Contact Email **jhwillome@earthlink.net**

Project Verification

Proposed Total Capital Investment **\$3,600,000.00** Actual Total Capital Investment
 Proposed Housing Units Constructed **43** Actual Housing Units Constructed
 Proposed Permanent Full-Time Jobs **4** Actual Permanent Full-Time Jobs
 Verification Process Completion Date Certificate of Occupancy Issue Date
 Comments

Project Scorecard

Capital Investment:	
\$1-\$5 Million (CI06)	2
Development Type:	
Mixed-Use, Multi-Family Housing Project within Loop 410 but outside CRAG (DT35)	35
Public Enhancement:	
Infill Housing consistent with character of neighborhood design (PE01)	20
Trail Blazer or Regional Draw Development (PE03)	15
New Development or Substantial Improvement within a designated Reinvestment Zone (Federal Empowerment, State Enterprise, or Defense Economic Readjustment Zone) (PE07)	10
Quantity of Housing Units:	
50-75 Housing Units (HU03)	10
Major Development Bonus:	
5 points for every \$25 Million in Capital Investment over \$100 Million	0
5 points for every 100 Permanent Full-Time Jobs that pay Living Wages over 300 Permanent Full-Time Jobs	0
Total Project Score:	92