

**CITY OF SAN ANTONIO
NEIGHBORHOOD ACTION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: David D. Garza, Director, Neighborhood Action Department

SUBJECT: Appointments to Tax Increment Reinvestment Zone Board Number Ten – Stablewood Farms

DATE: April 28, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance will reappoint James Landon Kane and Robert Davis Richardson, and will appoint Chad Parker Carey, Scott Lee Fowler, Andrew Jonathan Kiesling and James G. Tunnell to the Board of Directors for the Tax Increment Reinvestment Zone Number Ten (10), City of San Antonio, Texas, known as Stablewood Farms, for two-year terms beginning January 1, 2005. This ordinance will also provide for waivers of Section 2-402 of the City Code regarding the process for at-large appointments, for the individual appointees and for these terms only, and of Section 2-404(b) of the same article regarding term limits, for James Landon Kane and Robert Davis Richardson for these terms only. In addition, this ordinance will reappoint Robert Davis Richardson as chairman for this Board of Directors for a one-year term effective January 1, 2005. Pursuant to Ordinance Number 93100, passed and approved on December 14, 2000, City Council authorized the designation of the Stablewood Farms reinvestment zone to support mixed-use development on approximately 172.90 acres of land located in City Council District 4 in the southwest quadrant of the City, bounded generally to the south by the Lackland City Subdivision, to the north by U.S. Highway 90, to the east by Southwest Loop 410 and the west by Ray Ellison Boulevard.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This Reinvestment Zone was designated following the submission of a petition to the City by property owners in the proposed zone. Pursuant to the section of the TIF Act applicable when the Zone was created, petitioned Reinvestment Zones require a Board of Directors composed of nine (9) members. The TIF Act prescribes that each school district or county that levies taxes on real property in the zone may appoint one member of the board if the school district or county has approved the payment of all or part of the tax increment produced by the unit. The State Senator and State Representative in whose districts the zone is located shall also be members of this Board, except that either may designate another individual to serve in the member's place at the pleasure of the member. The remaining members of the board are appointed by the City.

In compliance with the formula for board composition in the Act, the board is composed of six (6) directors appointed by the City for two-year terms, one (1) director appointed by Bexar County, and the two (2) respective state legislators or designees. The last of six (6) City-appointed member terms expired on March 18, 2005. All current appointees continue to serve until reappointed or replaced by City Council action, or else removed for noncompliance by the City Clerk. State law further prescribes that to be eligible for appointment, a person must: "(A) be at least 18 years of age; and (B) own real property in the zone or be an employee or agent of a person that owns real property in the zone."

POLICY ANALYSIS

On December 16, 2004, City Council passed and approved Ordinance Number 100199, which governs the creation and operation of all boards and commissions created by ordinance or resolution passed by the City of San Antonio City Council. It has been the City's policy, and continues to be, that the boards and commissions policies of the City of San Antonio apply to TIRZ Boards, except as provided otherwise by state law.

Due to the unique nature of TIRZ Boards, and in an effort to comply with this new ordinance, staff requests that this round of board appointments be exempted from Chapter 2, Article VIII, Section 2-402 of the City of San Antonio City Code regarding at-large appointments, and from Section 2-404(b) of the same article regarding term limits, for the following individual appointees and for these terms only.

While TIRZ Board members by state law are not City officials, it is City policy to require them to comply with the Financial Disclosure Report statement provision of the City Ethics Code. All board and commission members must file a Financial Disclosure Report with the Office of the City Clerk upon appointment, and annually thereafter, throughout the member's term and any possible holdover status. Failure to file a Financial Disclosure Report within the time required by the City Ethics Code will be considered an automatic removal.

Staff advertised for Applications for Appointment to TIRZ Boards in January 2005. Six (6) applications were received. All applicants meet statutory requirements. The six (6) applicants include:

Applicant

James Landon Kane
Robert Davis Richardson
Chad Parker Carey
Scott Lee Fowler
Andrew Jonathan Kiesling
James G. Tunnell

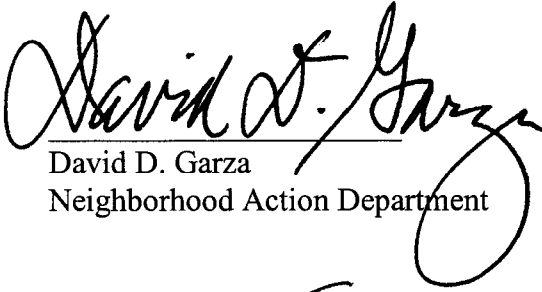
These appointments will serve a term of two years that will begin retroactively on January 1, 2005 and expire on December 31, 2006. Robert Davis Richardson will serve as Chairman from January 1, 2005 to December 31, 2005.

FISCAL IMPACT

There is no fiscal impact associated with this item.

COORDINATION

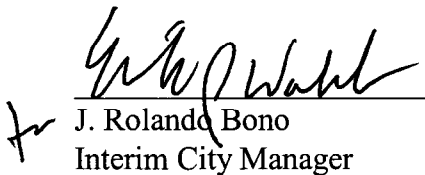
This item has been coordinated with the City Attorney's Office and the City Clerk's Office.



David D. Garza
Neighborhood Action Department



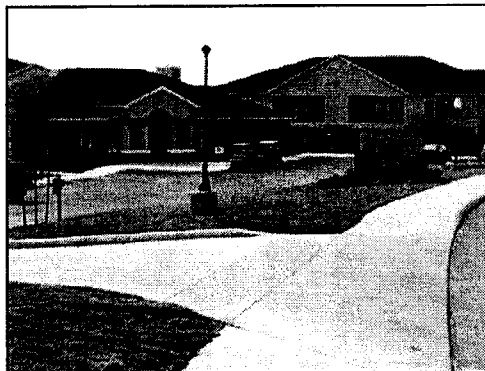
Jelynn Leblanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

Stablewood Farms 2004 Summary

Tax Increment Reinvestment Zone Number 10



BACKGROUND

- **Designated:** December 14, 2000
- **Location:** Highway 90 and Southwest Loop 410
- **Developer:** Regent Asset Management Co.
- **City Council District:** 4
- **Local School District:** Northside ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 324 single-family and 452 multi-family units and 64.3 acres of commercial development
- **Zone Term:** 24.79 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 172.9 Acres

CONSTRUCTION SCHEDULE

Year	Phase	Single-Family		Multi-Family	
		Proposed	Actual	Proposed	Actual
2002	I	88	88	126	126
2003	II	112	112	126	126
2004	III	124	90	0	0
2005	IV	0		100	
2006	V	0		100	
Total		324	290	452	252