

**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 Fourteen – Sky Harbor

**DATE:** April 28, 2005

**SUMMARY AND RECOMMENDATIONS**

This ordinance will reappoint Laura I. Hausman, and will appoint Nick R. Dominguez, Judith Ann Gray, Lori Deane Wiltz and Gabriel Ioane Wiltz to the Board of Directors for Tax Increment Reinvestment Zone Number Fourteen (14), City of San Antonio, Texas, known as Sky Harbor, 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 these terms only. Pursuant to Ordinance Number 95929, passed and approved on June, 13, 2002, City Council authorized the designation of the Sky Harbor reinvestment zone to support new housing development on an approximately 48.83 acres of land located in City Council District 4 in the west section of the City of San Antonio within the Lackland City Subdivision north of Echo Port Drive and east of Portside Drive. Each year the board of directors of a reinvestment zone shall elect one of its members to serve as presiding officer for a term of one year.

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. Amended in 2001, the TIF Act states that the board of directors of a TIRZ created pursuant to a petition shall consist of at least nine (9) members, unless a greater number is necessary to comply with the statute. The TIF Act provides a formula for calculating the number of seats an entity may have based on its anticipated pro rata contributions to the zone fund.

In compliance with the formula for board composition in the Act, the board is composed of five (5) directors appointed by the City for two-year terms, three (3) directors appointed by Bexar County, and one (1) director appointed by the Alamo Community College District. Additionally, 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. All City appointment terms expired on June 30, 2004. 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 prescribes that to be eligible for appointment, a person must: "(1) be a qualified voter of the municipality; or (2) be at

least 18 years of age and 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 17, 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, 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. Five (5) applications were received. All applicants meet statutory requirements. The five (5) applicants include:

#### **Applicant**

Laura I. Hausman  
Nick R. Dominguez  
Judith Ann Gray  
Lori Deane Wiltz  
Gabriel Ioane Wiltz

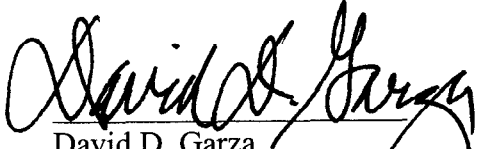
These appointments will serve a term of two years that will begin retroactively on January 1, 2005 and expire on December 31, 2006.


### **FISCAL IMPACT**

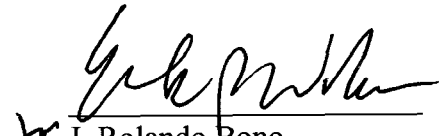
There is no fiscal impact associated with this item.

**COORDINATION**

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

  
David D. Garza  
Neighborhood Action Department

  
Jelynnne Leblanc Burley  
Assistant City Manager

  
for J. Rolando Bono  
Interim City Manager

# Sky Harbor

2004 Summary

Tax Increment Reinvestment Zone Number 14



## BACKGROUND

- **Designated:** June 13, 2002
- **Location:** Boston Harbor, Portside Dr., & Bowsprit Streets
- **Developer:** HLH Development LP
- **City Council District:** 4
- **Local School District:** Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 151 single-family units
- **Zone Term:** 11.30 Years
- **Participating Taxing Entities:** City, Bexar County and Alamo Community College District
- **Size:** 48.8 Acres

## CONSTRUCTION SCHEDULE

Year	Phase	Proposed Development Single-Family	Actual Development Single-Family
2001	I	41	41
2002	II	110	110
Total		151	151