

AGENDA

MEETING OF THE BOARD OF DIRECTORS' OPERATIONS COMMITTEE AND/OR OF THE BOARD OF DIRECTORS

SAN ANTONIO RIVER AUTHORITY

February 8, 2010, 2:00 p.m.

**Estimated Presentation Time: 1.5 hours*



GENERAL AND CEREMONIAL ITEMS:

Estimated Presentation Time: 10 minutes

1. **CALL TO ORDER BY THE CHAIRMAN, MR. H. B. RUCKMAN III**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL BY THE SECRETARY, MR. NÁZIRITE RUBÉN PÉREZ**
 - John J. Flieller

 - Michael W. Lackey, P.E.

 - Názirite Rubén Pérez

 - H. B. Ruckman III

 - Adair R. Sutherland

 - Thomas G. Weaver

4. **CERTIFICATION OF A QUORUM BY THE SECRETARY**

5. **INTRODUCTION OF VISITORS**

6. **CITIZENS TO BE HEARD**

**Represents the time staff anticipate that it will take to make presentations or give briefings; does not include an estimate of the time required if consent items are pulled for individual presentation or for discussions generated by Board members.*

7. **APPROVAL OF THE MINUTES OF THE OPERATIONS COMMITTEE MEETING HELD ON DECEMBER 7, 2009**
8. **PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING A FLOOD DEBRIS REMOVAL PROJECT LOCATED ON THE SAN ANTONIO RIVER WEST OF FALLS CITY AT CONQUISTA CROSSING IN KARNES COUNTY**
9. **PRESENTATION, DISCUSSION, AND APPROPRIATE ACTION REGARDING A RESOLUTION ASSOCIATED WITH A PROPOSAL TO THE GOLDEN CRESCENT REGIONAL PLANNING COMMISSION'S SOLID WASTE GRANT PROGRAM FOR AN EDUCATION AND TRAINING PROJECT**
10. **DISCUSSION AND APPROPRIATE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANTONIO TO PROVIDE FINANCIAL ASSISTANCE, WITH REIMBURSEMENT, AND IN-KIND TECHNICAL SUPPORT FOR THE COMPLETION OF A MASTER PLAN STUDY FOR THE CITY OF SAN ANTONIO-INITIATED TAX INCREMENT REINVESTMENT ZONE NUMBER 31 KNOWN AS MIDTOWN**
11. **PRESENTATION AND DISCUSSION OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR HELTON-SAN ANTONIO RIVER NATURE PARK IN WILSON COUNTY, TEXAS**
12. **STATUS REPORT ON THE SAN ANTONIO RIVER IMPROVEMENTS PROJECT**
13. **GENERAL MANAGER'S REPORT CONCERNING THE FOLLOWING:**
 - **UPCOMING EVENTS CALENDAR,**
 - **FUTURE BOARD AND/OR COMMITTEE MEETINGS, AND**
 - **MEETINGS INVOLVING THE ATTENDANCE OF ONE OR MORE BOARD MEMBERS**
14. **ITEMS FOR FUTURE CONSIDERATION**
15. **NEXT MEETING DATE**
16. **ADJOURN**

Estimated Presentation Time: 1.5 Hours

SAN ANTONIO RIVER AUTHORITY
General Statements

This meeting is wheelchair accessible. Accessible parking is located at 100 E. Guenther Street. Requests for an interpreter for the hearing impaired must be received at least 48 hours prior to the meeting, or, to arrange for special assistance to attend this meeting, please call the Operator at 210-227-1373.

The Board of Directors' Operations Committee and/or the Board of Directors of the San Antonio River Authority may discuss and/or take action on any item listed in this agenda while convened in open session. The Board of Directors' Operations Committee and/or the Board of Directors of the San Antonio River Authority may also meet in Executive Session, pursuant to Section 551.071 of the Texas Government Code, to receive advice from legal counsel on any item listed in this agenda.

Operations Committee

Individual Items 7.

Date: 02/08/2010

Approval of the Minutes

Submitted By: Lupe Moreno, Executive
Offices

Division: Executive Offices

Submitted For: Suzanne B. Scott

Department:

Information

CAPTION

**APPROVAL OF THE MINUTES OF THE OPERATIONS COMMITTEE MEETING
HELD ON DECEMBER 7, 2009**

Presenter

Mr. Ruckman, Committee Chair

Recommendation

Motion to approve the minutes of the Operations Committee meeting held on December 7, 2009, as presented.

Discussion

Vote

Attachments

Link: [December 7, 2009, Operations Committee Meeting Minutes](#)

MINUTES

MEETING OF THE BOARD OF DIRECTORS' OPERATIONS COMMITTEE

SAN ANTONIO RIVER AUTHORITY

December 7, 2009, 2:00 p.m.



GENERAL AND CEREMONIAL ITEMS:

1. **CALL TO ORDER WAS MADE BY THE CHAIRMAN, MR. H. B. RUCKMAN III, AT 2:05 P.M.**
2. **PLEDGE OF ALLEGIANCE WAS CONDUCTED**
3. **THE SECRETARY, MS. SUTHERLAND, CALLED THE ROLL AND ANNOUNCED THE FOLLOWING BOARD MEMBERS PRESENT:**

- John J. Flieller**
- Hector R. Morales**
- Názirite Rubén Pérez**
- H. B. Ruckman III**
- Adair R. Sutherland**
- Thomas G. Weaver**

4. **CERTIFICATION OF A QUORUM WAS ANNOUNCED BY THE SECRETARY, MS. SUTHERLAND**

5. **INTRODUCTION OF VISITORS**

Ms. Sanchez announced the visitors that were present.

6. **CITIZENS TO BE HEARD**

Ms. Sanchez announced that there were no citizens signed up requesting to speak.

7. **APPROVAL OF THE MINUTES FOR THE OPERATIONS COMMITTEE MEETING HELD ON NOVEMBER 2, 2009**

Staff recommended a motion to approve the minutes of the Operations Committee meeting held on November 2, 2009, as presented.

Motion made by Thomas G. Weaver
Seconded by John J. Flieller
Motion passed unanimously

8. PRESENTATION, DISCUSSION, AND APPROPRIATE ACTION REGARDING A RESOLUTION AUTHORIZING THE EXECUTION OF A REVISED AGREEMENT FOR REUSE WATER BETWEEN WOODLAKE GOLF CLUB, LLC, AND THE SAN ANTONIO RIVER AUTHORITY

Staff recommended a motion indicating Operations Committee support for presenting to the San Antonio River Authority Board of Directors for approval a resolution authorizing the replacement of the previous agreement authorized in Resolution No. R-1303 and the execution of a revised Agreement for Reuse Water between Woodlake Golf Club, LLC and the San Antonio River Authority.

Motion made by Thomas G. Weaver
Seconded by Adair R. Sutherland
Motion passed unanimously

9. PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE EDWARDS AQUIFER AUTHORITY AND THE SAN ANTONIO RIVER AUTHORITY FOR COOPERATIVE SERVICES AND PROGRAMS

Staff recommended a motion indicating Operations Committee support for presenting to the San Antonio River Authority Board a recommendation to authorize the General Manager to execute the Interlocal Cooperation Agreement between the Edwards Aquifer Authority and San Antonio River Authority for Cooperative Services and Programs substantially in the form presented during the Committee meeting.

Motion Made by Hector R. Morales
Seconded by John J. Flieller
Motion passed unanimously

10. PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING A RESOLUTION AUTHORIZING THE GENERAL MANAGER TO CONVEY A PERMANENT EASEMENT TO XTO ENERGY INC., ACROSS MANAHUILLA CREEK IN GOLIAD COUNTY, TEXAS

Staff recommended a motion indicating Operations Committee support for presenting to the San Antonio River Authority Board of Directors a recommendation to authorize the General Manager to convey a permanent easement across Manahuilla Creek in Goliad County, Texas, to XTO Energy Inc., for the purpose of operation and maintenance of three natural gas pipelines.

Motion made by Thomas G. Weaver
Seconded by Adair R. Sutherland
Motion passed unanimously

11. PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING A RESOLUTION AUTHORIZING THE GENERAL MANAGER TO CONVEY TWO PERMANENT EASEMENTS TO KINDER MORGAN ENERGY PARTNERS, L.P., ACROSS THE SAN ANTONIO RIVER IN VICTORIA AND REFUGIO COUNTIES, TEXAS

Staff recommended a motion indicating Operations Committee support for presentation to the San Antonio River Authority Board of Directors a recommendation to authorize the General Manager to convey two permanent easements across the San Antonio River in Victoria and Refugio counties to Kinder Morgan, for the purpose of operation and maintenance of two existing natural gas pipelines.

Motion made by John J. Flieller
Seconded by Hector R. Morales
Motion passed unanimously

12. PRESENTATION, DISCUSSION, AND APPROPRIATE ACTION REGARDING A CONSTRUCTION CONTRACT FOR THE LONE STAR STREET CONNECTION PROJECT UNDER THE SAN ANTONIO RIVER IMPROVEMENTS PROJECT

Staff recommended a motion of the Operations Committee supporting presentation to the Board of Directors a recommendation to authorize the General Manager to seek bids, negotiate, award and execute a contract for the Lone Star Street Connection Project in an amount not to exceed the budgeted amount and authorizing the General Manager or her designee to amend the contract if field changes are required.

Motion made by Thomas G. Weaver
Seconded by Hector R. Morales
Motion passed unanimously

13. PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING AWARD OF CONTRACT FOR THE UPPER MARTINEZ WASTEWATER TREATMENT PLANT EXPANSION AND DIVERSION STRUCTURE AND FOR THE UPPER MARTINEZ AND SALATRILLO WASTEWATER TREATMENT PLANT SCREW PUMP REPLACEMENTS

Staff recommended a motion indicating Operations Committee support for the San Antonio River Authority staff to proceed in seeking Board approval for the execution of a construction contract with Holloman Corporation for the Martinez II WWTP Expansion - Diversion Structure and Screw Pump Replacements Project.

Motion made by Thomas G. Weaver
Seconded by Hector R. Morales
Motion passed unanimously

14. DISCUSSION AND APPROPRIATE ACTION REGARDING AN AMENDMENT TO THE CITY OF KENEDY BRACKISH GROUNDWATER DESALINATION DEMONSTRATION PROJECT AGREEMENT ENTERED INTO WITH THE TEXAS WATER DEVELOPMENT BOARD, THE CITY OF KENEDY, TEXAS, AND THE SAN ANTONIO RIVER AUTHORITY

Staff recommended a motion indicating Operations Committee support for presenting to the San Antonio River Authority Board a recommendation to proceed with the budget and schedule amendments to the City of Kenedy Brackish Groundwater Desalination Demonstration Project Agreement between the Texas Water Development Board, the City of Kenedy, Texas, and the San Antonio River Authority, and to authorize the General Manager to do and carry out all other activities necessary to complete this project.

Motion made by Thomas G. Weaver
Seconded by Hector R. Morales
Motion passed unanimously

15. REVIEW AND DISCUSSION OF CONSULTANT SELECTION ACTIVITIES AND/OR CONSULTANT CONTRACT AUTHORIZATION, RENEWALS, AMENDMENTS OR EXTENSIONS:

1. AMENDMENT TO PAPE-DAWSON INC. PROFESSIONAL SERVICES CONTRACT FOR REGIONAL WATER QUANTITY AND WATER QUALITY MODELING AND MASTER PLANNING: THE UPPER SAN ANTONIO WATERSHED MASTER PLAN

2. AMENDMENT TO MICHEAL BAKER INC. PROFESSIONAL SERVICES CONTRACT STREAM RESTORATION SUPPORT PROJECT FOR ELMENDORF LAKE BEST MANAGEMENT PRACTICE PROJECT

There being no action taken on this item, Mr. Ruckman called for Agenda Item 16.

16. BRIEFING ON THE TRANSITION IN THE OPERATION OF BRAUNIG AND CALAVERAS LAKE PARKS

There being no action taken on this item, Mr. Ruckman called for Agenda Item 17.

17. STATUS REPORT ON THE SAN ANTONIO RIVER IMPROVEMENTS PROJECT

There being no action taken on this item, Mr. Ruckman called for Agenda Item 18.

18. GENERAL MANAGER'S REPORT CONCERNING THE FOLLOWING:

- **UPCOMING EVENTS CALENDAR;**
- **FUTURE BOARD AND/OR COMMITTEE MEETINGS; AND**
- **MEETINGS INVOLVING THE ATTENDANCE OF ONE OR MORE BOARD MEMBERS**

There being no action taken on this item, Mr. Ruckman called for Agenda Item 19.

19. ITEMS FOR FUTURE CONSIDERATION

There being no action taken on this item, Mr. Ruckman called for Agenda Item 20.

20. NEXT MEETING DATE

After Committee discussion, it was decided that the next Operations Committee meeting will be Monday, January 11, 2010, at 2:00 p.m.

21. ADJOURN

There being nothing further to report, Ms. Sutherland moved to adjourn, and therefore, Mr. Ruckman called the meeting adjourned at 3:29 p.m.

PREPARED AND RECOMMENDED FOR BOARD APPROVAL BY THE MANAGER.

SUZANNE B. SCOTT, General Manager

**APPROVED BY THE BOARD OF DIRECTORS' OPERATIONS COMMITTEE AT
THE MEETING HELD ON FEBRUARY 8, 2010.**

H. B. RUCKMAN III, Committee Chairman

ATTEST:

NÁZIRITE RUBÉN PÉREZ, Committee Secretary

DRAFT

Date: 02/08/2010

Flood Debris Removal Project

Submitted By: James Blair, Operations

Division: Operations

Submitted For: James Blair

Department: Watershed Operations

Information

CAPTION

PRESENTATION, DISCUSSION AND APPROPRIATE ACTION REGARDING A FLOOD DEBRIS REMOVAL PROJECT LOCATED ON THE SAN ANTONIO RIVER WEST OF FALLS CITY AT CONQUISTA CROSSING IN KARNES COUNTY

Presenter

Jim Blair

Estimated Presentation Time: 10 minutes

Included in the current fiscal year budget are funds for a Flood Debris Cleanup Program on major waterways within the San Antonio River Basin. Annually funds have been programmed should a flooding event occur or locations of large accumulations of debris from previous flood events be reported to the Watershed Operations Department. The locations of the reported flood debris areas are evaluated and assessed for significance of impact on flood flows and the ability of the San Antonio River Authority's in-house resources to do the work. A contract for work by an independent contractor is considered when the scope of work needed is beyond the River Authority's in-house capabilities.

Such a location has been identified along the San Antonio River in Wilson County four miles west of the City of Falls City on FM 791. The site is approximately 400 yards along the north bank. Solicitations for bids were advertised as required by statute, and bids were opened at 10:00 a.m. on January 21, 2010. Ten qualified bids were received. The lowest and best bid was submitted by Ayala Construction & Welding, in the amount of \$141,050. The bid tabulation is attached.

Recommendation

Motion indicating Operations Committee support for presenting to the San Antonio River Authority Board of Directors request for approval of the Flood Debris Removal Project at Conquista Crossing in Karnes County and award of contract to Ayala Construction & Welding.

Discussion

Vote

Attachments

Link: [Bid Tab](#)

**SAN ANTONIO RIVER AUTHORITY
BID TABULATION**

PROJECT: 2010 FLOOD DEBRIS CLEAN-UP ALONG THE SAN ANTONIO RIVER IN KARNES COUNTY
 DATE AND TIME OF BID OPENING: JANUARY 21, 2010 at 10:00 a.m.
 ENGINEER'S ESTIMATE: \$300,000.00

ITEM	QUAN	UNIT	ITEM DESCRIPTION	AYALA CONSTRUCTION & WELDING		LEXELL, INC.		KEGLEY, INC.		YOUNG'S GENERAL CONTRACTING		CLEAR SITE		DRC EMERGENCY SERVICES, LLC		CEDAR SOLUTIONS		HUNT CONTRACTORS, LTD.		CERES ENVIRONMENTAL SERVICES, INC.		HORNCO, LLC	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
100	1	L.S.	MOBILIZATION	\$1,050.00	\$1,050.00	\$7,500.00	\$7,500.00	\$39,615.00	\$39,615.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00	\$41,722.00	\$41,722.00	\$41,071.18	\$41,071.18	\$15,500.00	\$15,500.00	\$18,892.00	\$18,892.00	\$41,000.00	\$41,000.00
200	1	L.S.	BASE BID		\$140,000.00		\$180,000.00		\$224,485.00		\$257,901.23		\$256,000.00		\$226,700.00		\$232,736.65		\$258,589.40		\$298,892.00		\$280,000.00
				\$141,050.00		\$187,500.00		\$264,100.00		\$267,901.23		\$268,000.00		\$268,422.00		\$273,807.83		\$274,089.40		\$317,784.00		\$321,000.00	

I CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE TABULATION OF THE BIDS RECEIVED AT 10:00 A.M., JANUARY 21, 2010, FOR THE 2010 FLOOD DEBRIS CLEAN-UP ALONG THE SAN ANTONIO RIVER IN KARNES COUNTY

Albert W. Vega, P.E.
 ALBERT W. VEGA, P.E.
 PROJECT MANAGER
 SAN ANTONIO RIVER AUTHORITY
 100 EAST GUENTHER STREET
 SAN ANTONIO, TEXAS 78204



Date: 02/08/2010

Golden Crescent Regional Planning Commission Solid Waste Program Grant Proposals

Submitted By: Melissa Miller, Support Services

Division: Intergovernmental and Comm Relations

Submitted For: Steven Schauer

Department: Community Relations

Information

CAPTION

PRESENTATION, DISCUSSION, AND APPROPRIATE ACTION REGARDING A RESOLUTION ASSOCIATED WITH A PROPOSAL TO THE GOLDEN CRESCENT REGIONAL PLANNING COMMISSION'S SOLID WASTE GRANT PROGRAM FOR AN EDUCATION AND TRAINING PROJECT

Presenter

Melissa Miller, Steven Schauer, and Karen Opiela

Estimated Presentation Time: 10 minutes

The Golden Crescent Regional Planning Commission's Solid Waste Grant Program invited applications for projects which will provide a direct and measurable effect on reducing the amount of waste going into regional landfills by diverting various materials from the municipal solid waste stream for beneficial use, or by reducing waste generation at the source. The River Authority is advancing two applications.

The sought grants address hazardous solid waste disposal and illegal dumping. We are offering both monetary and in-kind matches, and the county will benefit from our previous experience in Wilson and Karnes counties as we will provide advice and support to run the event.

The Golden Crescent Regional Planning Commission requires a resolution from the applicant's board. We are also requesting a resolution agreeing to our participation in Goliad County's project. Staff involved with these projects will provide further detail, summarized below, during the Committee meeting.

- **Educational and Training Project:** The Intergovernmental and Community Relations Department is seeking a \$15,000 Educational and Training Projects grant to adapt and extend the Bexar Regional Watershed Management (BRWM) Illegal Dumping Taskforce Public Education Program. We are providing in-kind match comprised of SARA staff time for production and design of advertising and marketing materials.
- **Hazardous Waste, e-Waste, and Tire Pick-up Program:** Goliad County is applying for funding for a one-day Household Hazardous Waste (HHW), e-Waste and Tire Collection event. The Community Assistance Program will support the project. Through the IGCR Department's Sponsorship budget, SARA has pledged a \$2,000 monetary contribution to the county.

Recommendation

Motion indicating Operations Committee support for presenting to the San Antonio River Authority Board of Directors a resolution related to the Golden Crescent Regional Planning Commission's Solid Waste Grant Program authorizing the General Manager to file a grant application of \$15,000 for an illegal dumping education program; and support for presenting to the San Antonio River Authority Board of Directors a resolution related to the Golden Crescent Solid Waste Grant Program affirming our commitment to support the project proposed by Goliad County for hazardous household waste, e-waste, and abandoned tire pickup events with a cash match of \$2,000 each and in-kind staff support of \$1,200.

Discussion

Vote

Date: 02/08/2010**Midtown TIRZ****Submitted By:** Lupe Moreno, Executive
Offices**Division:** Executive Offices**Submitted For:** Suzanne B. Scott**Department:**

Information**CAPTION**

DISCUSSION AND APPROPRIATE ACTION REGARDING A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF SAN ANTONIO TO PROVIDE FINANCIAL ASSISTANCE, WITH REIMBURSEMENT, AND IN-KIND TECHNICAL SUPPORT FOR THE COMPLETION OF A MASTER PLAN STUDY FOR THE CITY OF SAN ANTONIO-INITIATED TAX INCREMENT REINVESTMENT ZONE NUMBER 31 KNOWN AS MIDTOWN

Presenter

Suzanne B. Scott and Nefi Garza

Estimated Presentation Time: 10 minutes

At the October 14, 2009, Board meeting, the General Manager was authorized by the Board to negotiate a Memorandum of Understanding (MOU) with the City of San Antonio (City) to provide and be reimbursed for financial assistance to support the development of a master plan for the Midtown TIRZ (map attached). The planning effort supports SARA's operation and maintenance in the Museum Reach as well as SARA's technical support of the Bexar Regional Watershed Management Program to promote responsible and low impact development in a highly visible, urban sub-watershed.

The MOU states that SARA will collaborate with the City and the TIRZ board to contract for consultant services to prepare a master plan. The cost of the consultant services that SARA will pay will not exceed \$350,000. SARA will be reimbursed for the cost of the professional services from the proceeds generated from the tax increment collected in the TIRZ fund. Reimbursement from the fund to SARA will commence in 2012 and it is anticipated to be re-paid in full that same year, but not later than December 2015. The initial finance plan prepared by the City for the TIRZ (Proposed Tax Increment Revenue spreadsheet attached) supports this reimbursement schedule. The City administrative fees for managing the TIRZ and its support of the planning effort are the only draws on the TIRZ proceeds that have priority over SARA and those costs are anticipated by the City not to exceed \$300,000 over the next five years.

Under this agreement, SARA's investment in the master plan development would consist of SARA's potential in-kind technical assistance and the loss of potential interest earnings on the \$350,000. The finance department estimates that the potential interest earnings over the five years could range from a low of \$56,000 (at a 3% interest rate compounded annually) to a high of \$97,000 (at a 5% interest rate compounded monthly). The investment of the interest earnings would be significantly less than the \$1.8 million if we participated in the TIRZ as a taxing entity, yet SARA is still able to influence the selection and prioritization of projects to be funded by the TIRZ through the master plan development.

The MOU provides no obligation for SARA to become a participating taxing entity in the Midtown TIRZ. SARA could choose to join the TIRZ upon a review and scoring of the completed master plan based on SARA's existing TIRZ policy. Current estimates suggest that if SARA were to participate in the TIRZ at a 90% level, SARA could contribute approximately \$1.8 million to the TIRZ over 20 years.

SARA and the City have successfully completed the negotiations on the attached MOU and SARA is working with the City and the Midtown TIRZ board to initiate the solicitation process for the professional services in February with completion of the plan development by October 2010.

Recommendation

Motion of the Operations Committee supporting recommendation to the San Antonio River Authority Board of Directors to authorize the General Manager to execute the Memorandum of Understanding with the City of San Antonio to provide financial assistance, with reimbursement, and in-kind technical support for the completion of a master plan study for the City of San Antonio-Initiated Tax Increment Reinvestment Zone Number 31 known as Midtown.

Discussion

Vote

Attachments

Link: [Financing Plan](#)

Link: [Map](#)

Link: [MOU](#)

Midtown - TIF Reinvestment Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone					City of San Antonio			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Growth	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments		
2008	\$ 177,621,611			\$ 177,621,611	\$ -	\$ -	\$ 0.510426	\$ -	\$ -	2009
2009	\$ 177,621,611	\$ 1,425,000	\$ -	\$ 179,046,611	\$ 1,425,000	\$ 1,425,000	\$ 0.510426	\$ 7,092	\$ 7,092	2010
2010	\$ 179,046,611	\$ 10,394,150	\$ -	\$ 189,440,761	\$ 11,819,150	\$ 11,819,150	\$ 0.510426	\$ 58,820	\$ 58,820	2011
2011	\$ 189,440,761	\$ 219,086,146	\$ -	\$ 408,526,907	\$ 230,905,296	\$ 230,905,296	\$ 0.510426	\$ 1,149,136	\$ 1,149,136	2012
2012	\$ 408,526,907	\$ 15,689,570	\$ -	\$ 424,216,477	\$ 246,594,866	\$ 246,594,866	\$ 0.510426	\$ 1,227,217	\$ 1,227,217	2013
2013	\$ 424,216,477	\$ 214,997,980	\$ -	\$ 639,214,457	\$ 461,592,846	\$ 461,592,846	\$ 0.510426	\$ 2,297,188	\$ 2,297,188	2014
2014	\$ 639,214,457	\$ 51,000,000	\$ -	\$ 690,214,457	\$ 512,592,846	\$ 512,592,846	\$ 0.510426	\$ 2,550,997	\$ 2,550,997	2015
2015	\$ 690,214,457	\$ 77,939,790	\$ -	\$ 768,154,247	\$ 590,532,636	\$ 590,532,636	\$ 0.510426	\$ 2,938,876	\$ 2,938,876	2016
2016	\$ 768,154,247	\$ 63,000,000	\$ -	\$ 831,154,247	\$ 653,532,636	\$ 653,532,636	\$ 0.510426	\$ 3,252,405	\$ 3,252,405	2017
2017	\$ 831,154,247	\$ 67,149,900	\$ -	\$ 898,304,147	\$ 720,682,536	\$ 720,682,536	\$ 0.510426	\$ 3,586,587	\$ 3,586,587	2018
2018	\$ 898,304,147	\$ -	\$ 17,966,083	\$ 916,270,230	\$ 738,648,619	\$ 738,648,619	\$ 0.510426	\$ 3,675,998	\$ 3,675,998	2019
2019	\$ 916,270,230	\$ -	\$ 18,325,405	\$ 934,595,635	\$ 756,974,024	\$ 756,974,024	\$ 0.510426	\$ 3,767,197	\$ 3,767,197	2020
2020	\$ 934,595,635	\$ -	\$ 18,691,913	\$ 953,287,547	\$ 775,665,936	\$ 775,665,936	\$ 0.510426	\$ 3,860,221	\$ 3,860,221	2021
2021	\$ 953,287,547	\$ -	\$ 19,065,751	\$ 972,353,298	\$ 794,731,687	\$ 794,731,687	\$ 0.510426	\$ 3,955,104	\$ 3,955,104	2022
2022	\$ 972,353,298	\$ -	\$ 19,447,066	\$ 991,800,364	\$ 814,178,753	\$ 814,178,753	\$ 0.510426	\$ 4,051,886	\$ 4,051,886	2023
2023	\$ 991,800,364	\$ -	\$ 19,836,007	\$ 1,011,636,371	\$ 834,014,760	\$ 834,014,760	\$ 0.510426	\$ 4,150,602	\$ 4,150,602	2024
2024	\$ 1,011,636,371	\$ -	\$ 20,232,727	\$ 1,031,869,099	\$ 854,247,488	\$ 854,247,488	\$ 0.510426	\$ 4,251,294	\$ 4,251,294	2025
2025	\$ 1,031,869,099	\$ -	\$ 20,637,382	\$ 1,052,506,481	\$ 874,884,870	\$ 874,884,870	\$ 0.510426	\$ 4,353,999	\$ 4,353,999	2026
2026	\$ 1,052,506,481	\$ -	\$ 21,050,130	\$ 1,073,556,610	\$ 895,934,999	\$ 895,934,999	\$ 0.510426	\$ 4,458,758	\$ 4,458,758	2027
2027	\$ 1,073,556,610	\$ -	\$ 21,471,132	\$ 1,095,027,743	\$ 917,406,132	\$ 917,406,132	\$ 0.510426	\$ 4,565,612	\$ 4,565,612	2028
		\$ 720,682,536						\$ 58,158,989	\$ 58,158,989	
<u>Existing Value Growth Factors</u>										
Base Model Growth Factor								90%		
Growth Factor Above Base					2%			0.00%		
Combined Growth Rate					2%			97.50%		
						Participation Level		90%		
						Tax Rate Growth Factor		0.00%		
						Tax Rate Collection Factor		97.50%		



McCULLOUGH AV

WOODLAWN AV E

ST MARYS ST N

ST MARYS ST N

BROADWAY

ALAMO ST N

HACKBERRY ST N

OLIVE ST N

HILDEBRAND AV E

FUNSTON PLACE

NEW BRAUNFELS AV N

NEW BRAUNFELS AV N

Olmos Park

Alamo Heights

281

37



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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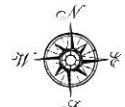
"Please contact the responsible City of San Antonio Department for specific determinations."
 City of San Antonio Housing & Neighborhood Services Department Manager: Adrian Lopez, adrian.lopez@sanantonio.gov
 Map Created by: Zenon Zeke Sois
 Map Creation Date: January 4, 2010
 Map file location: K:\TIF\UNIT\TIRZ\Projects\T31-Midtown\Maps
 PDF file name: T31_Midtown_1-4-10



Midtown

City of San Antonio

Midtown TIRZ



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City of San Antonio
 Center City
 Development Office
 Pat DiGiovanni, Deputy City Manager
 Tax Increment Financing (TIF) Program
 1400 S. Flores
 San Antonio, TX 78204

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into this ____ day of _____, 2010, among the **San Antonio River Authority**, a political subdivision of the State of Texas (“RIVER AUTHORITY”); the **City of San Antonio, Texas** a home rule municipality situated within Bexar County, Texas (“CITY”); and the **Board of Directors of Tax Increment Reinvestment Zone Number Thirty-One, City of San Antonio, Texas** (“BOARD”). The RIVER AUTHORITY, CITY, and BOARD may hereinafter be referred to collectively as the “Parties.”

1. The Parties have joined together to develop a Master Plan for the redevelopment of the Tax Increment Reinvestment Zone Number Thirty-One, City of San Antonio, Texas (Midtown TIRZ). The Midtown TIRZ was designated by the San Antonio City Council on December 11, 2008 in order to assist revitalization and reinvestment initiatives within the TIRZ. Creation of a Midtown Master Plan is the first step in identifying and prioritizing required public infrastructure improvements needed to support responsible and sustainable economic development within the TIRZ. The Midtown Master Plan will serve as the CITY’s foundation in defining development incentives and standards that encourage long-term, high quality investment within the Midtown TIRZ. The Parties seek to create a viable and lively district of economic, cultural, educational, residential, and entertainment activity within the TIRZ by implementing the positive, sustainable public development identified in the Midtown Master Plan.

2. The RIVER AUTHORITY will not contribute tax increment to the Tax Increment Financing (TIF) Fund for the Midtown TIRZ. However, in lieu of contributing tax increment to the Midtown TIRZ, the RIVER AUTHORITY shall provide financial support to the Midtown TIRZ by providing at their own cost in-kind services and making initial payment to parties hired by the RIVER AUTHORITY to support development of the Midtown Master Plan. The RIVER AUTHORITY shall serve as lead agency with the CITY in the development of the Midtown Master Plan. The RIVER AUTHORITY at a minimum shall provide or contract for the maximum development and the complete utilization of all soil and water resources of the Midtown TIRZ, including technical support or expertise in:
 - Native/San Antonio architecture and design
 - Innovative financing
 - Inner city redevelopment
 - Light imprint/low impact development in an urban watershed
 - Multi-modalism
 - Connections/integration of areas in an urban context
 - Economic, cultural, educational, residential and entertainment activity and
 - Practical urban design

The RIVER AUTHORITY shall be able to appoint two (2) advisory representatives to serve on the Oversight Subcommittee that recommends the planning consultant to be selected, establishes the Midtown Master Plan schedule and reviews the adequacy of all deliverables.

3. The CITY shall support the public process in developing the Midtown Master Plan by conducting and facilitating meetings of the Midtown Planning Team. The CITY shall submit a list of entities, businesses, and neighborhoods that are necessary for a successful Midtown Planning Team. The BOARD shall review and approve the CITY's initial list of entities, businesses, and neighborhoods and any amendments thereto. The CITY shall be responsible for selecting the particular representatives to serve on the Midtown Planning Team from the BOARD's approved list of entities, businesses, and neighborhoods.

The CITY shall be able to appoint two (2) advisory representatives to serve on the Oversight Subcommittee that recommends the planning consultant to be selected, establishes the Midtown Master Plan schedule and reviews the adequacy of all deliverables.

The BOARD agrees to reimburse the CITY for its planning services in developing the Midtown Master Plan in an amount not to exceed Forty Thousand Dollars (\$40,000.00). The BOARD agrees to reimburse the CITY from the TIF Fund established for the Midtown TIRZ. The Parties each agree that the CITY's to be negotiated initial and annual administrative fees and Midtown planning services shall receive first priority when making distributions from the Midtown TIF Fund. The CITY shall submit an invoice for the planning services it provided in developing the Midtown Master Plan to the CITY's TIF Unit. The CITY's TIF Unit shall review the submitted invoices and recommend reimbursement to the BOARD accordingly. The BOARD shall authorize any reimbursement be made to the CITY from the Midtown TIF Fund. The Parties anticipate that reimbursement to the CITY for its Midtown planning services will commence in 2012 and will be completed within that same year; however, the Parties recognize that tax increment projections are not guaranteed.

4. The BOARD will create an Oversight Subcommittee that will recommend the planning consultant to be selected, establish the Midtown Master Plan schedule and review the adequacy of all deliverables. The BOARD will appoint five (5) members of the BOARD to serve on the Oversight Subcommittee. The Oversight Subcommittee shall report on the Midtown Master Plan status at each meeting of the BOARD until the Midtown Master Plan has been adopted by the CITY Council.
5. Consistent with such goals, the Parties through the Oversight Subcommittee will cooperate in preparing a Request for Proposal, which is to be issued by the RIVER AUTHORITY, seeking planning services for the Midtown TIRZ. The Request for Proposal will include the

criteria to be used in evaluating the submitted responses to the proposal. The RIVER AUTHORITY will base the Request for Proposal on the Scope of Work for the Master Plan developed by the BOARD. The Parties anticipate that the RIVER AUTHORITY will release the Request for Proposal in mid-February 2010.

6. The RIVER AUTHORITY will forward all submitted responses to the Request for Proposal to the other members of the Oversight Subcommittee for their evaluation. The Oversight Subcommittee will meet to recommend the consultant best suited to provide the requested planning services. The RIVER AUTHORITY will then contract with the consultant for the necessary planning services.
7. The Scope of Work to be provided by the selected consultant will be outlined in a Professional Services Agreement to be executed by the RIVER AUTHORITY. Under this Memorandum of Understanding and the Professional Services Agreement, the total compensation to be paid to the selected consultant shall not exceed the sum of Three Hundred Fifty Thousand Dollars (\$350,000.00). The Parties recognize that the RIVER AUTHORITY will provide at their own cost in-kind support to the planning process that will not be compensated. The Parties anticipate that the master planning effort will be concluded by mid-October 2010 with CITY Council approval of the Midtown Master Plan to follow.
8. The Parties agree that the compensation to be paid to the consultant selected by the RIVER AUTHORITY to support development of the Midtown Master Plan shall be paid by the RIVER AUTHORITY. The RIVER AUTHORITY shall be responsible for determining whether the services required to be performed by the selected consultant under the Professional Services Agreement have in fact been completed and delivered, and whether to accept such services and issue payment for such services. The BOARD and the CITY each agree to reimburse the RIVER AUTHORITY for payments made under the Professional Services Agreement up to an amount not to exceed the sum of Three Hundred Fifty Thousand Dollars (\$350,000.00). The BOARD and the CITY agree to reimburse the RIVER AUTHORITY from the TIF Fund established for the Midtown TIRZ. The Parties each agree that the CITY's to be negotiated initial and annual administrative fees and its planning services shall receive first priority when making distributions from the Midtown TIF Fund. The BOARD and the CITY also agree that the RIVER AUTHORITY shall receive second priority when making distributions from the Midtown TIF Fund to reimburse the RIVER AUTHORITY for work done under the Professional Services Agreement and that no other entity, but the CITY, shall receive a higher or equal priority. The RIVER AUTHORITY shall submit an executed copy of the Professional Services Agreement and proof of their payments made under the Professional Services Agreement to the CITY's TIF Unit. The CITY shall review the RIVER AUTHORITY's documented payments and recommend reimbursement to the BOARD accordingly. The BOARD shall authorize any reimbursement be made to the RIVER AUTHORITY from the Midtown TIF Fund. The Parties anticipate that reimbursement to the RIVER AUTHORITY will commence in 2012 and will be

completed within that same year; however, the Parties recognize that tax increment projections are not guaranteed.

9. The RIVER AUTHORITY agrees to reexamine its status as a participating taxing entity in the Midtown TIRZ given the results of the Midtown Master Plan, the prioritization of projects within the Midtown TIRZ, and the RIVER AUTHORITY's then current policy for TIRZ participation.
10. The Parties agree that if reimbursement to the RIVER AUTHORITY from the Midtown TIF Fund is not completed by December 2015, then they will reexamine the options for payment in full to the RIVER AUTHORITY for the planning services provided the Midtown TIRZ.
11. The BOARD and the CITY each acknowledge and understand that they will have no rights or benefits under the Professional Services Agreement other than those afforded a third party beneficiary, and each agrees that the RIVER AUTHORITY shall be the sole party with the right to enforce the terms and provisions of the Professional Services Agreement.

Singular and Plural: Words used herein in the singular, where the context so permits, also include the plural and vice versa, unless specified otherwise.

This Memorandum of Understanding is entered into this ____ day of _____, 2010.

SAN ANTONIO RIVER AUTHORITY:

CITY OF SAN ANTONIO:

SUZANNE B. SCOTT
General Manager
Date: _____

PAT DiGIOVANNI
Deputy City Manager
Date: _____

TAX INCREMENT REINVESTMENT ZONE
THIRTY-ONE, CITY OF SAN ANTONIO,
TEXAS:

LOUIS J. FOX
Presiding Officer
Date: _____

ATTEST:

APPROVED AS TO LEGAL FORM:

Michael Bernard

City Attorney

City of San Antonio, Texas

Date: _____

APPROVED AS TO FINANCIAL CONTENT:

Date: 02/08/2010

Preliminary Master Development Plan for Helton-San Antonio River Nature Park

Submitted By: Dale Bransford, Operations **Division:** Operations

Submitted For: Dale Bransford **Department:** Park Services

Information

CAPTION

PRESENTATION AND DISCUSSION OF THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR HELTON-SAN ANTONIO RIVER NATURE PARK IN WILSON COUNTY, TEXAS

Presenter

Dale Bransford and Steven Coussoulis

Estimated Presentation Time: 20 minutes

Information presented to the Committee will include a project background review, planning and design process overview, public input process, preliminary master plan graphic, revenue opportunities, construction and O&M ranges, and potential construction funding sources.

Discussion

Date: 02/08/2010

SARIP Update / GM's Report / Items for Future Consideration

Submitted By: Lupe Moreno, Executive
Offices

Division:

Submitted For: Suzanne B. Scott

Department:

12.

Information

CAPTION

STATUS REPORT ON THE SAN ANTONIO RIVER IMPROVEMENTS PROJECT

Presenter

Suzanne B. Scott

Estimated Presentation Time: 10 minutes

Discussion

13.

Information

CAPTION

GENERAL MANAGER'S REPORT CONCERNING THE FOLLOWING:

- **UPCOMING EVENTS CALENDAR,**
- **FUTURE BOARD AND/OR COMMITTEE MEETINGS, AND**
- **MEETINGS INVOLVING THE ATTENDANCE OF ONE OR MORE BOARD MEMBERS**

Presenter

Suzanne B. Scott

Estimated Presentation Time: 10 minutes

Discussion

14.

Information

CAPTION

ITEMS FOR FUTURE CONSIDERATION

Presenter

Suzanne B. Scott

Estimated Presentation Time: 5 minutes

Discussion

Operations Committee
Date: 02/08/2010
Next Meeting Date / Adjourn

Individual Items 15. - 16.

Submitted By: Lupe Moreno, Executive
Offices

Division: Executive Offices

Submitted For: Suzanne B. Scott

Department:

15.

Information

CAPTION

NEXT MEETING DATE

Presenter

Suzanne B. Scott

Estimated Presentation Time: 5 minutes

Unless otherwise decided by the Committee, the next Operations Committee meeting will be Monday, March 8, 2010, at 2:00 p.m.

Discussion

16.

Information

CAPTION

ADJOURN

Presenter

Mr. Ruckman, Committee Chairman
