



Submission of Funding Application to Include:

Date Submitted: March 25, 2021

ATTN: Edgar Olivas, Economic Development Manager

Send/Deliver to: 1400 South Flores Street • San Antonio, TX 78204

Provide One Printed Copy of the Application (No Binding/Binder Necessary)

Provide One Electronic Copy of the Application to: Edgar.Olivas@sanantonio.gov

For questions contact: Edgar.Olivas@sanantonio.gov

**TAX INCREMENT FINANCING
FUNDING APPLICATION ACKNOWLEDGMENT**

The Tax Increment Financing (TIF) Funding application contains important information regarding the process of seeking TIF Funding reimbursement for my project. An application must be completed and submitted in order to begin the TIF Funding reimbursement process. I will read and complete the application with accurate information, to the best of my knowledge. I understand the normal staff review time is 30 business days from submission of my complete application which consists of four parts: (Part 1 – Proposed Project, Part 2 – Funding Information, Part 3 – General Information, and Part 4 – Experience, Background, Qualifications). I understand that the completion and submission of a TIF Funding Application is neither an approval of project funding nor a legally-binding contract. I understand that the process of seeking TIF Funding reimbursement is subject to change. Revisions may occur at any time and new information may supersede or modify the existing process.

I have received a copy of the TIF Funding Application Acknowledgment form on the date listed below and understand that I may consult with the TIF Manager should I have any questions. The original of the TIF Funding application along with this form will be retained in the TIF Division files for our records.

Signature: _____



Print Name: James Griffin

Date: March 25, 2021



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Tax Increment Finance

Funding Application

Disclaimer 2: Normal Staff Review Time is 60 - 90 Business Days From Submission of a Complete Application.

Do Not Leave Blank Spaces, Fill Application to Completion.

Part 1 – PROPOSED PROJECT

1. Project Name: Encore Multi-Family - Lower Broadway/Broadway East

Brief Explanation of the Project:

The Encore Multi-Family Lower Broadway/Broadway East project consists of the redevelopment of an underutilized/vacant property to a luxury multifamily complex. The proposed project by EMF Lower Broadway, LLC is part of the larger Lower Broadway/Broadway East mixed-use redevelopment project that has been planned by local firm Graystreet.

The proposed project consists of a 386-unit multi-family development on the Subject Property with significant public infrastructure upgrades and installations benefiting the surrounding area, including: Public Street Improvements, Utility Improvements, Environmental, Demolition, Screening, Archeology Study & Reporting, and Design costs. The revised investment in public infrastructure improvements for this project total \$10,422,703 in hard and soft public infrastructure costs.

Full project Site Address (Include City Council District):

1203 Austin Street, San Antonio, TX 78208 in Council District 2

2. Tax Increment Reinvestment Zone (TIRZ Name/Number): Midtown TIRZ No. 31

3. Bexar County Appraisal District Information (use additional pages as needed)

a. Property ID #: See Attached

b. Geographic ID #: See Attached

c. Legal Description: See Attached

d. Current Land Assessed Value: \$5,713,950

e. Current Improvement Assessed Value: \$1,718,980

4. Does Applicant Have Site Control of Proposed Project?

Yes No If Yes, Provide Proof/ If No, State Plan to Gain Site Control:

See Attached

5. Project Site Size in Acres: 4.079

6. Projected Project Start Date: April 1, 2021

7. Projected Project Completion Date: August 1, 2023

8. Projected Public Improvement Scope Start Date (If Different): April 1, 2021

9. Projected Public Improvement Completion Date (If Different): April 1, 2022

10. Residential Housing Units Project will Create: Include # of Units, SF, AMI, Rents:

a. Rental - # of Units w/Unit Mix: 386

b. Rent Range: Market Rate

i. Affordable Housing Units: N/A

ii. Market Rate: Current Market Rate

iii. For Sale - # of Affordable Units: _____

iv. For Sale - # of Market Rate Unit: _____

11. Commercial Space Project will Create:

a. Retail Space – Sq.Ft. : _____ Rental Price/Sq. Ft.: _____

b. Office Space – Sq. Ft. : _____ Rental Price/Sq. Ft.: _____

c. Other Space – Sq. Ft. : _____ Rental Price/Sq. Ft.: _____

Type of Other Space: _____

Estimated Number of New Jobs to be Created, if Any (Indicate How Many Are PT and FT):

Approx. 250 FT during construction and Approx. 10 FT upon completion.

12. Estimated Value of Property/Project Site at Completion: \$100,000,000

13. Current Zoning for the Project: IDZ & IDZ-3 (See Attached)

a. Will the Proposed Project Require any Changes or Variances to Current Zoning?

Yes No

If Yes, What Zoning is Required? N/A

b. If a Zoning Change is Required, Has Applicant Started the Rezoning Process?

Yes No

If Yes, When was Application Made? _____

Provide Brief Status of Application: N/A

If No, Planned Date to Submit Rezoning Application? _____

1. Project Type (check all that apply)

Affordable Housing

Student Housing

Mixed Income Housing

Market Rate Housing

Mixed Use

Commercial

Office

Industrial

Historic Rehabilitation

Brownfield Redevelopment

Adaptive Reuse

Other, List: _____

2. On a Separate Sheet of Paper, Please Address the Following:
 - a. Provide an Executive Summary / Overview of your Proposed Project.
 - b. Explain if the Project Complements or Supports Other Programs and/or Initiatives to Bring Private Investment and Jobs to the Eligible TIF Areas? If so, Please List and/or Describe.
 - c. Explain how the TIRZ Funding Requested will Contribute to the Revitalization Efforts in the TIRZ.
 - d. Describe how the Proposed Project Meets the Goals Established in the City's Comprehensive Plan - <http://www.sacompplan.com/>
3. Provide a Site Plan and Architectural Rendering for the Proposed Project.

Part 2 – FUNDING INFORMATION

NOTE: Failure to Fully and Truthfully Disclose the Information Required on this Section May Result in the Disqualification of your Application from Consideration or Termination of the Development Agreement, Once Awarded.

1. Please Provide the Following Funding Information:

Total Cost of Project: \$ 90,000,000

Public Improvements: \$ 10,422,703

Private Improvements: \$ All additional project costs

Amount of TIRZ Funding Requested (Gap): \$ 10,422,703

2. Indicate When the TIRZ Funds will be Initially Required: April-2021 (month/year)
3. All TIRZ Funding is Reimbursable. Is the Applicant Capable of Cash Flowing the Project Until TIRZ Funding is Reimbursed? Yes No

4. Has financing for the Proposed Project Been Secured?

Yes No **If "Yes", Provide Evidence of Lending Commitments and Financing Sources.**

If "No", Please Provide an Explanation: _____

5. Has this Project Applied for Any Other Incentives Through Other City Departments? Provide Copies of Other City Incentives Granted. Note: TIRZ Funds May Be Offered by Other City of San Antonio Departments. Recipients are Not Authorized to Utilize TIRZ Funding from Multiple Sources.

Yes No

If "Yes", identify the Department and Provide Copies of the Award Letter(s):

Attach a Detailed Sources and Uses Budget for the Proposed Project. The Budget Must Outline ALL Sources of Funding (Committed, Received and/or Requested) and the Proposed Uses of Funding (Expenses). Please Detail all Major Line Items and Identify Proposed Uses of TIRZ Revenue (Gap).

6. Provide a Detailed Project Proforma.

7. Provide a Copy of your Organization's Most Recent Audited Financial Statement.

Part 3 – GENERAL INFORMATION

1. Applicant Information:

Applicant Name (Business Name or Individual Names):

EMF Lower Broadway, LLC (Encore Multi-Family, LLC)

Street Address: 6900 Dallas Pkwy, Third Floor

City: Plano State: TX Zip Code: 75024

Street Address: _____

City: _____ State: _____ Zip Code: _____

Primary Point of Contact: James B. Griffin (Killen, Griffin & Farrimond PLLC)

Telephone No.: 210-960-2750 Other No.: 210-324-6386

Email Address: james@kgftx.com

Website Address: https://kgftx.com/ and https://encore.bz/

Business Structure: Check the box that indicates the business structure of the applicant

Individual or Sole Proprietorship; if Checked, List Assumed Name, if Any:

Partnership Corporation Association Trust Gov't Entity LLC

Joint Venture Other; If Checked, List Business Structure Type: _____

Check One: For-Profit Nonprofit

State of Business Organization: Delaware Year Business Entity Established: 2008

Number of Years in Business Under Business Entity Name: 13

Social Security Number or Federal Employer Identification Number: _____

Texas Comptroller's Taxpayer Number: 84-4916341

(NOTE: This 11-digit Number Is Also Referred to as the Comptroller's TIN or TID.)

DUNS Number (If Applicable): _____

Printed Name of Contract Signatory: Charlie Keels

Position Title: President of Multi-Family

2. Annual Revenue: \$ _____

Total Number of Employees: _____

3. List Related Companies or Subsidiaries:

Encore Enterprises, Inc.

4. Is Applicant Authorized and/or Licensed to do Business in Texas?

Yes No

If "Yes", list authorizations/licenses.

5. Local/County Operation: Does the Applicant Have an Office Located in San Antonio, Texas?

Yes No

If "Yes", respond to a. and b. below:

a. How long has the Applicant Conducted Business from its San Antonio Office?

Years: _____ Months: _____

b. State the Number of Full-Time Employees at the San Antonio Office: _____

6. Has the Applicant or any of its Principals been Debarred or Suspended from Contracting with any Public Entity?

Yes No

If "Yes", Identify the Public Entity and the Name and Current Phone Number of a Representative of the Public Entity Familiar with the Debarment or Suspension, and State the Reason for or Circumstances Surrounding the Debarment or Suspension, including, but not limited to the Period of Time for Such Debarment or Suspension.

N/A

7. Has the Applicant been a part of Bankruptcy Filing for Protection from Creditors Under State or Federal Proceedings?

Yes No

If "Yes", State the Date, Court, Jurisdiction, Case Number, Amount of Liabilities and Amount of Assets.

N/A

8. Has the Applicant ever Received any Disciplinary Action, or any Pending Disciplinary Action, from any Regulatory Bodies or Professional Organizations?

Yes No If "Yes", State the Name of the Regulatory Body or Professional Organization, Date and Reason for the Disciplinary or Impending Disciplinary Action.

N/A

Signature: _____

Print Name: _____

Date: _____

Part 4 – EXPERIENCE, BACKGROUND, QUALIFICATIONS

Prepare and Submit Narrative Responses to Address the Following Items. If Applicant is proposing as a Joint Venture, Provide the Same Information for Each Member of the Joint Venture.

1. Identify the Key Members of the Development Team (Developer, Architect, Engineer, etc.)
2. Provide a Resume or Summary Detailing Your Organization and Each Development Team Member's Experience Related to the Project Scope Including:
 - a. Years of Experience
 - b. Number of Similar Projects Successfully Completed
 - c. Number of Similar Ongoing Projects
 - d. Identify Professional Qualifications Including: Licenses, Certifications and Length of Time Working in Applicant's Capacity.
3. Describe Applicant's Experience Working with Public Entities, Especially Large Municipalities. If Applicant has Provided Services for the City of San Antonio in the Past, Identify the Name(s) of the Project(s) and the Department for Which Applicant Provided Those Services.
4. List Other Resources, including Total number of employees, Number and Location of Offices, Number and Types of Equipment Available to Support this Project, as Applicable.
5. If Applicant is proposing as a Joint Venture, Describe the Rationale for Selecting the Partners and the Extent to Which the Partners have Worked Together in the Past.