

BASE REALIGNMENT AND CLOSURE

Community Profile

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Brooks City-Base, Texas

Community Contact:

Donald Jakeway
President and CEO
Brooks Development Authority
1 BDA Crossing
San Antonio, TX 78235
210-678-3302
don.jakeway@brookscity-base.com

Web Address:

www.brookscity-base.com

State Contact:

Not applicable

Closure at a Glance

Local Redevelopment Authority (LRA):

Brooks Development Authority (BDA)

Geographic area affected by closing:

South Bexar County/San Antonio, Texas

Total Acres on Site: 1,243

Estimated Job Loss Impact: 3,396 jobs total

Jobs Lost	
Military Personnel	1,446
Civilian Personnel	1,201
Contractors	749

Source: The Air Force FY 2005 Economic Impact Analysis

Economic Adjustment Challenges

- Create economic development opportunities to attract private sector businesses to locate at Brooks City-Base in an effort to replace lost jobs
- Develop necessary road and telecommunications infrastructure to support new business development
- Develop marketing strategies to target industries similar to existing facility usage to facilitate reuse opportunities
- Prepare existing facilities to meet City code compliance requirements for reuse opportunities by target industries
- Generate revenue sources to maintain campus operations through completed development of project

Key Reuse Planning & Property Disposal Milestones

The transfer of the former Brooks Air Force Base to BDA was pursuant to special legislation. Thus, key Base Realignment and Closure (BRAC) reuse planning and property disposal milestones were inapplicable.

Organization

Our Planning LRA, as well as Implementation LRA, is BDA. In 2000, Congress passed Public Law 106-246 authorizing the creation of Brooks City-Base, a collaborative corporate community designed to enhance the U.S. Air Force missions at the base and encourage future development in southeast San Antonio. In July of 2002, the Air Force conveyed the entire Brooks Air Force Base property to BDA creating the nation's first – and only – City-Base.

Today, Brooks City-Base stands as San Antonio's premier center for bioscience, academic, environmental, and technical research. The installation sits on 1,243 acres, including two million square feet of lab space, office space, light industrial facilities, and recreation/fitness areas available for companies to relocate.

The BDA was created as a political subdivision of the State of Texas to oversee the development of land and real property conveyed by the Air Force. All of the utilities were also conveyed to BDA and sold to municipal providers. BDA has a staff of 33 professionals with expertise in the areas of finance, marketing, economic development, real estate, planning and development, and human resources. The organization is a tax-exempt entity with policy oversight by an 11-member Board of Directors appointed by the Mayor and City Council of San Antonio. These board members have backgrounds in the areas of finance, real estate, law, and economic development. BDA has the power to directly negotiate with potential tenants, sell/lease land, sell/lease buildings, and purchase and/or lease-back equipment, land, and buildings.

Reuse Plan/Other Studies

Brooks City-Base includes over two million square of building space. Most of these facilities are suited for office, classroom, research and development, and laboratory uses. The development and land reuse plan includes marketing the campus for the following target uses:

- Research and Technology
- Medical/Healthcare
- Commercial
- Mixed Use
- Service
- New Development Sites

Figure 1 is the land-use map developed for Brooks City-Base:

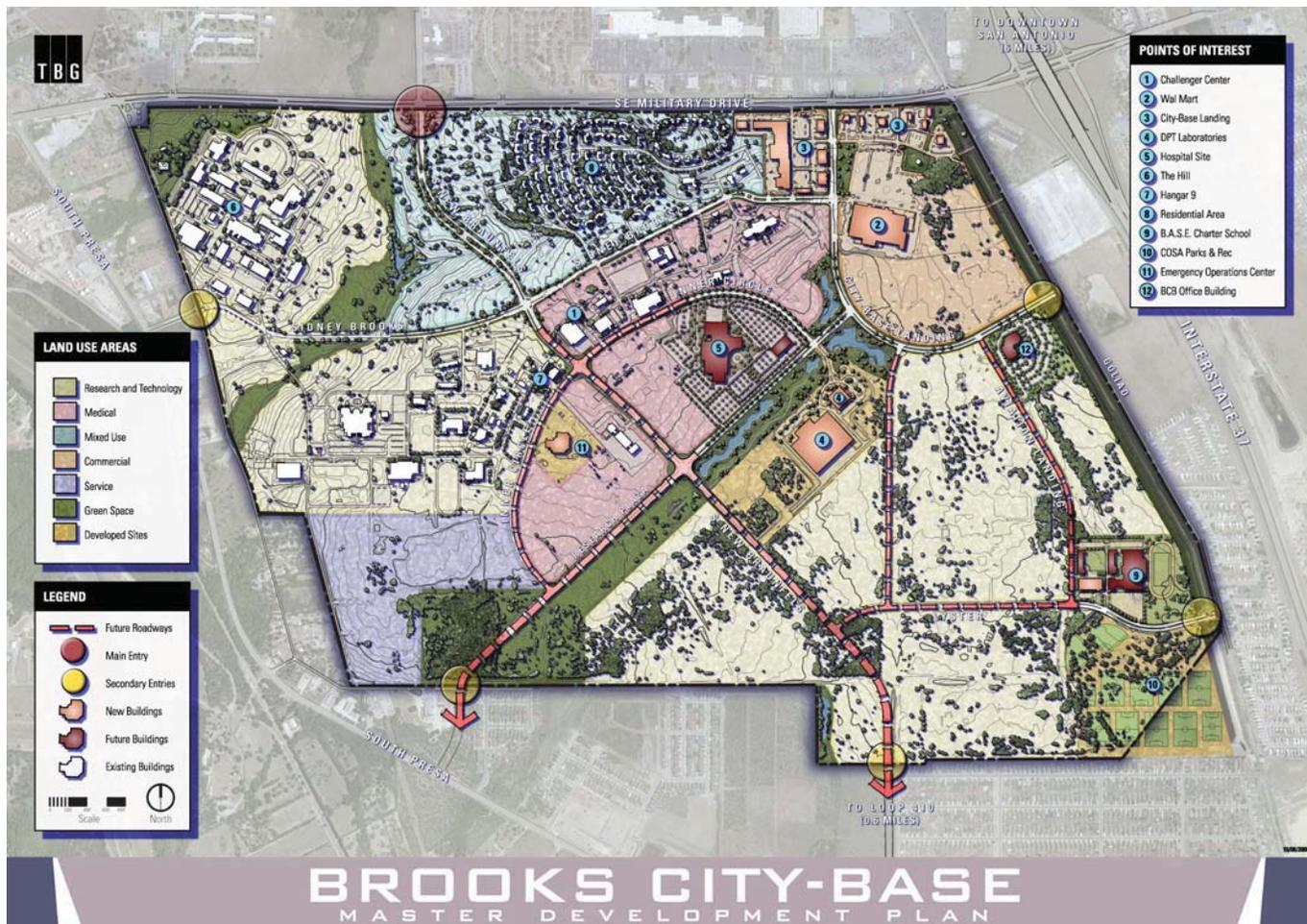


Figure 1: Land Use Map

In addition to development and land-use plans, the BDA has also completed studies and assessments on facilities, the central plant, telecommunications, infrastructure, and computer support needs.

Homeless Submission

Brooks City-Base was created by statute and therefore is not subject to the BRAC homeless submission requirements.

Implementation and Partnering Strategies

Many of the challenges described above require funding for implementation. BDA has created several partnerships to invest in infrastructure and roadway development through Tax Increment Financing (TIF) programs with the City of San Antonio in addition to future tax revenues from Bexar County. Early retail development at Brooks City-Base was used to create a Tax Increment Reinvestment Zone (TIRZ) which is generating funds to invest in the development of a roadway extension through the campus to provide access to development sites. BDA has secured the services of a prominent local marketing firm as well as a national real estate firm to assist with marketing to target industries and attract new businesses to the campus. Partnerships with federal economic development agencies have been critical to provide funding for facility improvements and technical assistance. We will continue to work with the Office of Economic Adjustment (OEA), the Economic Development Administration (EDA), the Department of Transportation (DOT), and other agencies to acquire funding for facility assessments, master plan development, land-use planning, and roadway development.

On October 25, 2002, the Texas Commission on Environmental Quality and the Environmental Protection Agency Region 6 issued a technical determination that Brooks City-Base was “Ready for Reuse.” This determination stated that environmental conditions on the property were protective of “human health and the environment” based on its current and anticipated future use a technology and business park. Brooks City-Base became the first former Federal facility in the nation to receive the “Ready for Reuse” designation (Figure 2). This verifies that Brooks City-Base has met acceptable standards of remediation efforts and is ready for redevelopment without environmental issues.



Figure 2: Brooks City-Base Ready for Reuse Certificate

BDA and Air Force personnel meet regularly to discuss BRAC implementation and business needs of both organizations. As a revenue generating tenant, the Air Force currently occupies a large amount of square footage on the campus and it is necessary to stay in constant communication regarding relocation timeframes. This regular dialogue assists the BDA effort to attract new revenue-generating businesses to fill the vacated facilities to maintain operations of the campus and promote economic development in the surrounding metropolitan area. BDA personnel are also partnering with state and local economic development, private business, and governmental entities through the development of business lead generation, prospect development activity with site selectors, and financial support of governmental entities.

Successes/Lessons Learned

BDA has been successful in obtaining a significant portion of funding via tax increment financing for improvement of New Braunfels Avenue that will open the campus for new development opportunities and Inner Circle Road that will assist with the development of new medical facilities.

In June 2008, BDA signed an agreement to allow development of a significant hospital facility on the campus of Brooks City-Base to service the south side of San Antonio.

The DPT Pharmaceutical manufacturing facility continues to be a major anchor tenant of Brooks City-Base. Their President and Chief Executive Officer has assisted with marketing efforts by providing testimonials of the company's satisfaction with Brooks City-Base.