

AN ORDINANCE      **90975**

DESIGNATING THE BROOKSIDE SUBDIVISION PROJECT AREA LOCATED NEAR LOOP 410 AND SILURIA STREET AS A TAX INCREMENT REINVESTMENT ZONE; (ii) DESCRIBING THE BOUNDARIES OF THE ZONE; (iii) CREATING A BOARD OF DIRECTORS FOR THE ZONE; (iv) APPOINTING FIVE (5) CITY REPRESENTATIVES TO THE BOARD OF DIRECTORS FOR THE ZONE; (v) PROVIDING FOR AN EFFECTIVE DATE FOR THE ZONE; (vi) PROVIDING FOR A TERMINATION DATE FOR THE ZONE; (vii) ASSIGNING THE NAME FOR THE ZONE TO BE "REINVESTMENT ZONE NUMBER SEVEN, CITY OF SAN ANTONIO, TEXAS"; (viii) ESTABLISHING A TAX INCREMENT FUND; (ix) CONTAINING OTHER PROVISIONS RELATED TO THE TAX INCREMENT FINANCING ("TIF") ACT.

\* \* \* \* \*

**WHEREAS**, the City Council (the "Council") of the City of San Antonio, Texas (the "City") desires to support inner-city revitalization activities for the Brookside Subdivision Project to be funded, in whole or in part, through the creation of a Tax Increment Financing Reinvestment Zone (the "Zone," as hereinafter more specifically defined and named, and with boundaries as hereinafter provided), pursuant to the provisions of the Tax Increment Financing Act (the "Act"), Texas Tax Code, Chapter 311, as amended; and

**WHEREAS**, the City received a petition by owners representing over 50% of the value of the land in the proposed Zone and the City agrees to create the Zone by petition; and

**WHEREAS**, pursuant to the Act, the City may designate a contiguous geographical area within the City as a Zone if the area satisfies the requirements of certain sections of the Act; and

**WHEREAS**, the Brookside Subdivision Project is in compliance with the City's Master Plan and the City's adopted Guidelines and Criteria for use of TIF, as adopted by the City on July 30, 1998 by encouraging community revitalization, infrastructure improvements and housing within certain areas of the City; and

**WHEREAS**, the proposed public improvements for the Brookside Subdivision Project may include, but are not limited to construction of various public improvements, including new subdivision streets, curbs, sidewalks, drainage systems and installation or extensions of major utilities; and

**WHEREAS**, on May 27, 1999, and as required by the Act, the Council adopted Resolution No. 99-22-24 relating to the proposed Zone, and authorized the City to: (i) prepare a preliminary reinvestment zone financing plan; (ii) send a copy of the preliminary reinvestment zone financing plan to the governing body of each taxing unit

that levies taxes on real property located in the proposed Zone; (iii) hold a public hearing on the creation of the Zone and its benefits to the City and to property located in the Zone; (iv) publish notice of the public hearing in a newspaper of general circulation in the City; (v) send written notice of its intent to establish the Zone to the governing body of each taxing unit that levies taxes on real property in the proposed Zone; (vi) make formal presentations to the governing body of the county and each school district that levies real property taxes in the proposed Zone; (vii) notify each taxing unit of each presentation to be made to a county or school district; (viii) request each taxing unit that levies real property taxes in a proposed Zone to designate a representative to meet with City representatives; and (ix) call and hold one or more meetings with representatives of the taxing units; and

**WHEREAS**, pursuant to Section 311.003(b) of the Act, the Council has previously authorized and directed the City staff to (i) prepare a Preliminary Reinvestment Zone Financing Plan (the "Preliminary Plan") for the proposed Zone, and (ii) distribute a copy of the Preliminary Plan to the governing body of each taxing unit that levies taxes on real property in the proposed Zone as soon as the Preliminary Plan is complete; and

**WHEREAS**, furthermore, Council previously: (i) called and set the date, time, and place for a public hearing to be held in the Council Chambers, City Hall, at 4:00 p.m. on Thursday, December 9, 1999 (to comply with the requirements of and pursuant to Section 311.003(c) of the Act), to consider the creation of a Tax Increment Reinvestment Zone for the Project and its respective benefits to the City and to property in the proposed Zone: and (ii) directed the City Clerk to publish notice of the public hearings not later than December 2, 1999, in the San Antonio Express-News, a newspaper of general circulation in the City; and

**WHEREAS**, said notice has been duly published in the San Antonio Express-News in its issues of December 1, 1999 and December 2, 1999; and

**WHEREAS**, pursuant to Section 311.003(e) of the Act, and the direction of the Council, the City did send written notice on, November 1, 1999, to the governing body of each taxing unit that levies real property taxes in the proposed Zone of the City's intent to consider establishing a Tax Increment Reinvestment Zone and requested a waiver of the 60-day notice provision prior to the public hearing, which notice contained the following:

1. a description of the proposed boundaries of the proposed Zone;
2. the tentative plans for the development or redevelopment of the proposed Zone; and
3. an estimate of the general impact of the proposed Zone on property values and tax revenues; and

**WHEREAS**, pursuant to Section 311.003(f) and (g) of the Act, the City Manager, acting pursuant to authority granted him in Resolution No. 99-22-24, has previously: (i) requested that the taxing units designate a representative to meet with the City staff to discuss the Preliminary Project and Financing Plans for the proposed Zone; (ii) requested

the opportunity to make a formal presentation to the governing body of Bexar County and each school district that levies real property taxes in the proposed Zone; (iii) notified each taxing unit that levies real property taxes in the proposed Zone of the date and time of each presentation to be made before the county and each school district; and (iv) met with designated representatives to make such presentations; and

**WHEREAS**, the Council hereby finds and determines that: (a) improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City; and (b) the Zone area meets the requirements of Section 311.005(a)(5) of the Act, being that the Zone area:

(1) substantially or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:

- (A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;
- (B) the predominance of defective or inadequate sidewalk or street layout;
- (C) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (D) unsanitary or unsafe conditions;
- (E) the deterioration of site or other improvements;
- (F) tax or special assessment delinquency exceeding the fair value of the land;
- (G) defective or unusual conditions of title; or
- (H) conditions that endanger life or property by fire or other cause; or

(2) is predominantly open, and because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and

**WHEREAS**, the Council, pursuant to the Act, further finds and declares that:

- (1) the proposed Zone is a contiguous geographical area located wholly within the corporate limits of the City of San Antonio;
- (2) the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifteen percent (15%) of the total appraised value of taxable real property in the City and in industrial districts created by the City;
- (3) the proposed Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by Bexar County or by the East Central Independent School District; and
- (4) development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1. DESIGNATING THE AREA AS A REINVESTMENT ZONE.** The area located in the proposed Brookside subdivision located near Loop 410 and Siluria Street of the City of San Antonio (the "City") commonly referred to as the "Brookside Subdivision Project TIF District Site," with the boundaries as more specifically described in Section 2 below, and officially assigned the name as designated in Section 5 below (which reinvestment zone so described, named and designated is hereinafter referred to as the "Zone," is hereby designated as a Tax Increment Reinvestment Zone.

**SECTION 2. DESCRIPTION OF THE BOUNDARIES OF THE REINVESTMENT ZONE.** Attached hereto as Exhibit "A", which is incorporated herein by reference for all purposes as if copied herein verbatim, is a description of the boundaries of the Zone created hereby, and which generally consists of approximately 86.8 acres of certain residential property in the southeast quadrant of the City.

**SECTION 3. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE ZONE.** There is hereby created a Board of Directors (the "Board") for the Zone, with all the rights, powers, duties and terms of office as provided by the Act to such boards or by action of the City Council. Pursuant to Section 311.009(b) of the Texas Tax Code the Board shall consist of nine (9) members. As provided for in the Act, the City Council hereby appoints the five (5) individuals set out in Exhibit "B" to the Board.

**SECTION 4. EFFECTIVE DATE AND TERMINATION DATE OF THE ZONE.** The Zone shall take effect on January 1, 1999 and continue until its termination date of September 30, 2013 (the "Termination Date"), as set out in the attached Exhibit "B" entitled "La Paz Preliminary Financing Plan unless otherwise terminated earlier as set out in the Final Financing Plan, or as authorized or permitted by law.

**SECTION 5. ASSIGNING A NAME TO THE ZONE.** The Tax Increment Reinvestment Zone created is hereby assigned the name of "REINVESTMENT ZONE NUMBER SEVEN, CITY OF SAN ANTONIO, TEXAS."

**SECTION 6. TAX INCREMENT BASE.** The Tax Increment Base for the Zone is the total appraised value of all real property taxable by the City and located in the Zone, determined as of January 1, 1999, the year in which the zone was designated as a TIF Reinvestment Zone (the "Tax Increment Base").

**SECTION 7. ESTABLISHMENT OF A TAX INCREMENT FUND.** There is hereby created and established in the depository bank of the City, a fund to be called the "REINVESTMENT ZONE NUMBER SEVEN, CITY OF SAN ANTONIO, TEXAS TAX INCREMENT FUND" (herein called the "Tax Increment Fund"). Money in the Tax Increment Fund, from whatever source, may be disbursed, invested, and paid as permitted by the Act or by any agreements entered into pursuant to the Act, or as otherwise authorized by law.

**SECTION 8. INCORPORATION OF RECITALS.** The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the Council hereby incorporates such recitals as a part of this Ordinance.

**SECTION 9. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

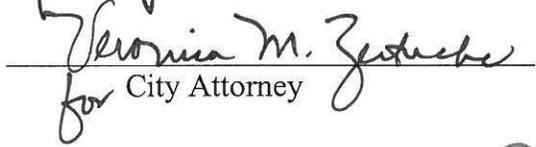
**SECTION 10.** This ordinance shall be effective on and after the tenth day after passage hereof.

PASSED AND APPROVED this 9<sup>th</sup> day of December, 1999.



M A Y O R  
Howard W. Peak

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney

99 - 46

MEETING OF THE CITY COUNCIL

4:00pm PUBLIC HEARING & ORDINANCE  
 BROOKSIDE SUBDIVISION  
 (TIF) PROJECT

6A

AGENDA ITEM NUMBER: \_\_\_\_\_  
 DATE: DEC 09 1999  
 MOTION: Summary  
 ORDINANCE NUMBER: 90975  
 RESOLUTION NUMBER: \_\_\_\_\_  
 ZONING CASE NUMBER: \_\_\_\_\_  
 TRAVEL AUTHORIZATION: \_\_\_\_\_

ALAMODOME
AVIATION
ASSET MANAGEMENT
BUDGET & EMPLOYEE SERVICES
BUDGET & EMPLOYEE SERVICES - PERSONNEL
BUILDING INSPECTIONS
BUILDING INSPECTIONS - HOUSE NUMBERING
CITY ATTORNEY
CITY ATTORNEY - MUNICIPAL COURT PROSECUTORS
CITY ATTORNEY - RISK MANAGEMENT
CITY MANAGER
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS & RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER (PUBLISH)
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
COMMUNITY RELATIONS - PUBLIC INFORMATION
CONVENTION & VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
CULTURAL AFFAIRS
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE-ASSESSOR
FINANCE-CONTROLLER
FINANCE-GRANTS
FINANCE-TREASURY (WITH ATTACHMENTS)
FIRE DEPARTMENT
HOUSING & COMMUNITY DEVELOPMENT
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION (PUBLISH)
MUNICIPAL COURTS
NEIGHBORHOOD ACTION
PARKS & RECREATION
PLANNING DEPARTMENT
PLANNING DEPARTMENT - DISABILITY ACCESS
PLANNING DEPARTMENT - LAND DEVELOPMENT SVC
POLICE DEPARTMENT
POLICE DEPARTMENT - GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
PUBLIC WORKS - CAPITAL PROJECTS
PUBLIC WORKS - CENTRAL MAPPING(W/ATTACHMT)
PUBLIC WORKS - ENGINEERING
PUBLIC WORKS - PARKING DIVISION
PUBLIC WORKS - REAL ESTATE
PUBLIC WORKS - SOLID WASTE
PUBLIC WORKS - TRAFFIC ENGINEERING
PURCHASING & GENERAL SERVICES
YOUTH INITIATIVES

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		✓	
RAUL PRADO District 4		✓	
RICK VASQUEZ District 5		absent	
JOSE MENENDEZ District 6		absent	
ED GARZA District 7		✓	
BONNIE CONNER District 8		✓	
TIM BANNWOLF District 9		✓	
DAVID CARPENTER District 10		✓	
HOWARD W. PEAK Mayor		absent	

99-46

FILE "TAX INCREMENT FINANCING"

**CITY OF SAN ANTONIO**  
**Neighborhood Action Department**

Interdepartmental Memorandum

**TO:** Mayor and City Council

**FROM:** Frances A. Gonzalez, Director of Neighborhood Action Department

**COPIES TO:** George V. Pedraza; Frank Garza; Octavio Peña; Terry Brechtel; Manuel Longoria, Jr.; Emil Moncivais; John German; file

**SUBJECT:** Designation of a Tax Increment Financing (TIF) Reinvestment Zone for the Brookside Project

**DATE:** December 9, 1999

**SUMMARY AND RECOMMENDATION:**

The purpose of this item is to conduct a public hearing and to consider an ordinance to designate property consisting of approximately 86.8 acres and known as the Brookside Project as a Tax Increment Reinvestment Zone, as provided under the Texas Tax Code. The proposed reinvestment zone will support new residential development and inner-city revitalization. This action will also create a Board of Directors for this reinvestment zone, officially name the zone, establish effective start and termination dates for the zone, and create a TIF fund.

Staff recommends approval.

**BACKGROUND:**

On February 17, 1999 the City Clerk received an application, application fee, and petition for the creation of the proposed reinvestment zone from Bridle Bit Corp. On May 27, 1999 City Council approved a resolution which expressed its intent to create a TIF reinvestment zone for the purpose of supporting new housing development and financing public infrastructure improvements for this project. That resolution also authorized City staff to request a waiver of a 60-day notification period from Bexar County and East Central ISD in order for the City Council to designate the reinvestment zone on December 9, 1999.

In the past ten days, the East Central ISD, and Bexar County have granted official waivers of the 60-day notification process for the proposed TIF reinvestment zone. Furthermore, as required under the TIF statute, City staff have made presentations to East Central ISD and Bexar County; notified each taxing entity of these presentations; published a notice of today's public hearing at least seven days in advance; and held meetings with representatives of each taxing entity about the proposed project and the reinvestment zone.

City staff have developed a Preliminary Reinvestment Zone Financing Plan (see attached as Exhibit "A"). The financing Plan may be mitigated by the fact that a final project plan and final financing plan must still be developed in the coming weeks with City staff involvement. In

addition, City Council must approve the final Financing Plan for the Zone, and will have an opportunity to determine the extent of the City's participation for this project.

All other taxing entities were presented with a copy of the completed Preliminary Reinvestment Zone Financing Plan, as required in the TIF statute.

### **POLICY ANALYSIS:**

The application for the creation of the proposed TIF reinvestment zone is in compliance with the *Guidelines and Criteria for the use of TIF*, as adopted on July 30, 1998. The proposed improvements are:

1. located within Loop 410;
2. would not occur without TIF incentives; and
3. support revitalization activities.

#### **The proposed public improvements to be constructed with TIF proceeds, include:**

- construction of various public improvements, including new subdivision streets, curbs, sidewalks;
- drainage systems; and
- installation or extensions of major utilities.

This action designates a tax increment reinvestment zone, but does not, in any way, obligate the City to actually participate or contribute incremental ad valorem taxes from the proposed reinvestment zone; nor does it financially obligate the City or other taxing entities. The other taxing entities support continuation of the TIF process for further consideration and evaluation of this project.

Also, the ordinance will establish a nine-member Board of Directors for this reinvestment zone. The TIF statute requires that reinvestment zones comprising more than 10% single-family, duplex, or four-plex uses be petitioned for designation. The statute further specifies that the composition of Zone boards in such cases will be 9 members and be similar to that described in Exhibit "B." City Council and other entities will have the opportunity to appoint board members for the Zone on December 16, 1999.

### **FINANCIAL ANALYSIS:**

Approval of this ordinance designates the described area as a tax increment reinvestment zone. At this point, the action will not have a direct financial impact. Once a final project plan and final reinvestment zone financing plan are approved by the City Council, however, the City Council will need to authorize the percent of future incremental ad valorem taxes generated in the zone that will be deposited in the TIF Fund and used to finance public improvements in the zone. The applicant has indicated that the proposed public improvements can be privately financed, and that public debt financing would not be required. However, during the preparation of the final Financing Plan, City staff may consider public financing options as part of its analysis.

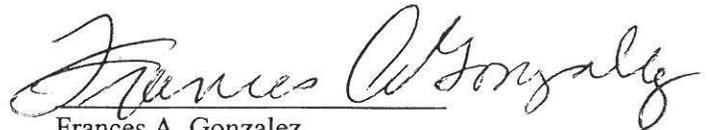
According to the preliminary financing plan, the TIF proceeds could generate sufficient revenue over a 13-year period to reimburse the developer for the proposed public improvements. At that point, the tax increment reinvestment zone would terminate.

**SUPPLEMENTAL COMMENTS:**

The requirement of the City's Ethics Ordinance is not applicable. The Final Financing Plan for the Zone is scheduled for City Council consideration on December 16, 1999.

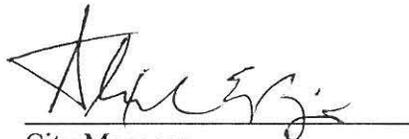
**COORDINATION:**

This item was coordinated with the City Attorney's Office, Finance, Neighborhood Action, Public Works, Budget and Employees Services and Planning Departments.



Frances A. Gonzalez  
Director  
Neighborhood Action Department

**APPROVED:**

  
George V. Pedraza  
Assistant to the City Manager  
City Manager  
Alexander E. Briseño

attachments

**EXHIBIT A**

**TO ORDINANCE NO. \_\_\_\_\_**

**PASSED AND APPROVED ON DECEMBER 9, 1999**

**BOUNDARIES OF  
BROOKSIDE PROJECT TIF  
REINVESTMENT ZONE**



**EXHIBIT B**

**TO ORDINANCE NO. \_\_\_\_\_**

**PASSED AND APPROVED ON DECEMBER 9, 1999**

**APPOINTEES TO REVESTMENT ZONE NUMBER EIGHT  
BOARD OF DIRECTORS**

**BROOKSIDE TIRZ BOARD OF DIRECTORS  
CITY OF SAN ANTONIO APPOINTMENTS**

Fred Elsner  
Blidle Bit Corporation  
5260 Ritteman Road  
San Antonio, Texas 78218  
(210) 662-6607

Cindy Taylor  
President  
South San Antonio Chamber of Commerce  
4100 S. New Braunfels  
San Antonio, Texas 78223  
(210) 533-5867

Robert Jodan  
Neighborhood Housing Services of San Antonio  
851 Steves Avenue  
San Antonio, Texas 78210

Russell Hays  
Blidle Bit Corporation  
5260 Ritteman Road  
San Antonio, Texas 78218  
(210) 662-6607

Lance F. Elliott  
8901 Broadway, Suite 315  
San Antonio, Texas 78209  
(210) 840-1919

Ruben Pena\*\*  
Real Estate Broker  
2823 East Southcross  
San Antonio, Texas 78223  
(210) 533-7253, ext 148

\*\* Appointment subject to School District declining to appoint a Board Member

**EXHIBITC**

**TO ORDINANCE NO. \_\_\_\_\_**

**PASSED AND APPROVED ON DECEMBER 9, 1999**

**BROOKSIDE PRELIMINARY  
FINANCING PLAN**

**CITY OF SAN ANTONIO, TEXAS**  
**Department of Finance**



**Brookside - TIF Reinvestment Zone**

**November 1, 1999**

**Bridle Bit Corporation  
Brookside Subdivision  
Tax Increment Reinvestment Zone – Plan of Finance**

**Introduction**

The proposed Brookside Development is located in the southeast quadrant of the City of San Antonio. The property is bounded generally to the south by Loop 410, to the north by Brooks Air Force Base, to the east by IH 37 and the west by Siluria Street. The development is in the East Central Independent School District and encompasses 86.8 acres. The 1999 base value is \$2,571,400 and the projected captured tax incremental value is \$33,997,705.00 net of exemptions. The project includes 320 single-family homes with sales prices ranging between \$ 65,000 to \$115,000. The total public infrastructure capital cost is estimated at \$2,520,091. The developer is Bridle Bit Corporation, who has substantial experience in the development and construction of such projects. A payment bond is provided by Surety Continental Casualty Company in the amount of \$143,358.50. The life of the Tax Increment Reinvestment Zone (TIRZ) is projected to be 13.91 years with the TIRZ being in existence through fiscal year 2013.

**Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, utilities, platting fees, architect and engineering, sidewalks, right of way landscaping and open space improvements. The capital cost is estimated at \$2,520,091.

**Plan of Finance**

The base value of the TIRZ is \$2,571,400. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commences in tax year 2000 with collections commencing in tax year 2001 (fiscal year 2002). Captured values grow from \$8,250,000 in tax year 2001 to \$33,997,705 net of exemptions in tax year 2012.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.57979; Bexar County at \$0.3394580; University Health System at \$0.243869; and the Alamo Community College District at \$0.1059610. This produces annual revenues of \$102,081 in fiscal year 2002 to \$420,671 in fiscal years 2006 through 2013. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the developer and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include the City's financial advisor and certain City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay

costs in the following order of priority of payment: (i.) first, to the payment of eligible costs incurred by the governmental entities participating in the TIRZ; (ii.) second, to the City's financial advisor until the total amount due has been paid, (iii.) third, administrative fees pertaining to the City or its administrator; and (iv.) to the developer, on an annual basis, as TIRZ revenues are available for such payments.

The developer's capital cost incurred for public infrastructure improvements is \$2,520,091. Revenues from the TIRZ are used to pay this amount plus interest on the unpaid balance at the City's cost of funds rate of 5.46%. The annual payments were structured as debt service payments to the developer. It is projected that the developer would not receive any payments until fiscal year 2002. Any negative carry by the developer would add additional interest to be paid to the developer at an interest rate of 5.46%. The earliest projected payoff of the capital cost would occur in fiscal year 2013.

### **Limited Obligation of the City or Participating Governmental Entities**

The City and participating governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2013, and may be terminated prior to September 30, 2013, upon payment of public improvements capital costs incurred by the developer totaling \$2,520,091 or for the failure of the developer to perform, or for any other reason deemed statutorily appropriate by the City and the Participating Governmental Entities.

Any costs incurred by the developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the developer shall be paid solely from the TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

### **Developer's Risk**

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event that the project fails, is abandoned by the developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entity's participation level.

**Compliance**

The developer shall comply with all federal, state and local laws, rules and regulations.

**Reporting**

The developer shall submit a project status report and financial report at least annually to the City, Participating Governmental Entities and Administrator. The developer shall also submit a project status report, financial report, or any other report as requested by the City, Participating Governmental Entities and Administrator, within thirty (30) working days of such request.

**Inspection**

The City, Participating Governmental Entities, or Administrator shall have the right to inspect the project site or sites and the premises of the developer without notice.

**Recommendation**

It is recommended that the City and Participating Governmental Entities proceed with the project, submit the plan of finance, create the mechanisms required to tax and collect TIRZ revenues and deposit such revenues into a TIRZ account. Such recommendation is conditioned on the acceptance of the plan of finance by the Participating Governmental Entities, at the appropriate participation levels described in this Plan of Finance.

**City of San Antonio  
Project Review  
San Antonio Alternative Housing Corp.  
(Brookside Project)**

**Summary Fact Sheet  
November 1, 1999**

Agenda 1. Preliminary Finance Plan

Plan of Finance

Site Area	86.8 Acres
(Includes 65 acres of homesites and 21.8 acres of park land)	
Base Value (1999)	\$2,571,400
Average Home Price	\$65,000-\$115,000
Project:	
Phase 1	160 Single Family Homes
Phase 2	160 Single Family Homes
Phase 3	Brookside Park Improvements

Experience of Housing Developer	Experienced
Parade Chairman: Pasedena Heights Affordable Parade, Brookside Parade, Co-Chairman Affordable Home Task Force, GSABA Representative: Villas De Esperanza Parade, Coliseum Oaks Parade, Historic Gardens Parade, Builder and Developer	

Payment Bonds:	
Surety Continental Casualty Company	\$ 143,358.50
	<u>\$ 143,358.50</u>

Assumptions	Captured Value (Net of Exemptions)	\$ 33,997,705.00
	Growth Factor	0.00%
	Collection Rate	97.50%
	Estimated Total TIF Revenues	\$ 4,250,797.22
	Estimated TIF Life (11/4/99 to 9/30/13)	13.91 Years

## Brookside - TIF Reinvestment Zone

### Sources & Uses

<b>Sources of Funds</b>	
TIF Revenues	\$ 4,250,797
<hr/>	
<b>Total TIF Proceed Funds</b>	\$ 4,250,797
<b>Total Sources of Funds</b>	<u>\$ 4,250,797</u>

Uses of Funds	Phase 1 10/01/1999	Phase 2 01/01/2000	Phase 3		Total Infrastructure Improvements
	10/01/1999	01/01/2000	01/01/2008	01/01/2009	
Streets	314,826	338,438			653,264
Water	143,359	154,111			297,470
Sewer	183,387	197,141			380,528
Overhead Electric	13,500	13,500			27,000
Drainage Brooks AFB/Brookside Park	100,000	25,000			125,000
Drainage	125,000	75,000			200,000
Engineering/Surveying Fees	96,236	103,453			199,689
Park Improvements			150,000	150,000	300,000
Contingency	88,007	80,319			168,326
Site Security	5,000	20,000			25,000
Project Management	53,466	50,348	7,500	7,500	118,814
Developers Formation Costs	25,000				25,000
<b>Subtotal</b>	<u>1,147,781</u>	<u>1,057,310</u>	<u>157,500</u>	<u>157,500</u>	<u>2,520,091</u>
<b>Additional Uses of TIF Revenue</b>					-
Site Security	-				-
Landscaping Rights- of-way	-				-
Land	-				-
Open Space Improvements	-				-
<b>Subtotal</b>	<u>-</u>	<u>-</u>			<u>-</u>
<b>Total</b>	<u>\$ 1,147,781</u>	<u>\$ 1,057,310</u>	<u>\$ 157,500</u>	<u>\$ 157,500</u>	<u>\$ 2,520,091</u>
<b>Total Infrastructure</b>	\$ 2,520,091				
<b>Interest Cost @ 5.46%</b>	\$ 1,276,071				
<b>Total Payments to Brookside</b>	\$ 3,796,162				
<b>Total Administrative Expenses</b>	\$ 153,500				
<b>Grand Total</b>	<u>\$ 3,949,662</u>				
<b>Project Financing Surplus</b>	\$ 301,135				

**Brookside - TIF Reinvestment Zone**  
**Projected Tax Increment Revenue**

Tax Year	Tax Increment Zone				City of San Antonio			Bexar County			University Health System			Alamo Community College District			Combined TIF Collections	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments		
1999	2,571,400		2,571,400			0.57979			0.339458			0.243869			0.105961		2000	
2000	2,571,400	8,250,000	10,821,400			0.57979			0.339458			0.243869			0.105961		2001	
2001	10,821,400	6,373,125	17,194,525	8,250,000	8,250,000	0.57979	46,637	8,250,000	0.339458	27,305	8,250,000	0.243869	19,616	8,250,000	0.105961	8,523	2002	
2002	17,194,525	6,564,300	23,758,825	14,623,125	14,623,125	0.57979	82,664	14,623,125	0.339458	48,398	14,623,125	0.243869	34,770	14,623,125	0.105961	15,107	2003	
2003	23,758,825	6,310,500	30,069,325	21,187,425	21,187,425	0.57979	119,772	21,187,425	0.339458	70,124	21,187,425	0.243869	50,378	21,187,425	0.105961	21,889	2004	
2004	30,069,325	6,499,780	36,569,105	27,497,925	27,497,925	0.57979	155,444	27,497,925	0.339458	91,010	27,497,925	0.243869	65,382	27,497,925	0.105961	28,409	2005	
2005	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2006	
2006	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2007	
2007	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2008	
2008	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2009	
2009	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2010	
2010	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2011	
2011	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2012	
2012	36,569,105		36,569,105	33,997,705	33,997,705	0.57979	192,187	33,997,705	0.339458	112,523	33,997,705	0.243869	80,837	33,997,705	0.105961	35,124	2013	
2013						0.57979			0.339458			0.243869			0.105961		2014	
2014						0.57979			0.339458			0.243869			0.105961		2015	
2015						0.57979			0.339458			0.243869			0.105961		2016	
2016						0.57979			0.339458			0.243869			0.105961		2017	
2017						0.57979			0.339458			0.243869			0.105961		2018	
2018						0.57979			0.339458			0.243869			0.105961		2019	
2019						0.57979			0.339458			0.243869			0.105961		2020	
2020						0.57979			0.339458			0.243869			0.105961		2021	
2021						0.57979			0.339458			0.243869			0.105961		2022	
2022						0.57979			0.339458			0.243869			0.105961		2023	
2023						0.57979			0.339458			0.243869			0.105961		2024	
2024						0.57979			0.339458			0.243869			0.105961		2025	
2025						0.57979			0.339458			0.243869			0.105961		2026	
2026						0.57979			0.339458			0.243869			0.105961		2027	
2027						0.57979			0.339458			0.243869			0.105961		2028	
2028						0.57979			0.339458			0.243869			0.105961		2029	
2029						0.57979			0.339458			0.243869			0.105961		2030	
	\$ 33,997,705				\$ 1,942,016			\$ 1,137,020			\$ 816,843			\$ 354,918			\$ 4,250,797	
	Existing Annual Value Growth Factors				Participation Level			Participation Level			Participation Level			Participation Level				
	Years 1999-2003				100%			100%			100%			100%				
	Thereafter				0.00%			0.00%			0.00%			0.00%				
	Combined Compound Growth Rate				97.50%			97.50%			97.50%			97.50%				

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**Brookside- TIF Reinvestment Zone**  
**Reimbursement for Public Improvements**

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Public Improvement Infrastructure	Admin. Exp.	Deficit Recovery	Interest on Deficit	TIF Fund Balance
2000			80,262	43,000	-	-	(123,262)
2001	-	-	120,393	8,500	-	(6,730.11)	(258,885)
2002	102,081	102,081	120,393	8,500	-	(14,135.13)	(299,832)
2003	180,939	283,021	165,393	8,500	52,046	(16,370.81)	(309,156)
2004	262,163	545,184	250,936	8,500	88,270	(16,879.93)	(323,309)
2005	340,246	885,430	302,674	8,500	80,810	(17,652.69)	(311,890)
2006	420,671	1,306,101	371,191	8,500	109,497	(17,029.21)	(287,940)
2007	420,671	1,726,771	358,394	8,500	40,980	(15,721.50)	(249,885)
2008	420,671	2,147,442	372,240	8,500	53,777	(13,643.69)	(223,597)
2009	420,671	2,568,113	375,705	8,500	39,931	(12,208.40)	(199,339)
2010	420,671	2,988,784	373,818	8,500	36,466	(10,883.94)	(171,871)
2011	420,671	3,409,455	372,401	8,500	38,353	(9,384.15)	(141,485)
2012	420,671	3,830,126	369,110	8,500	39,770	(7,725.08)	(106,149)
2013	420,671	4,250,797	-	8,500	111,945	(5,795.75)	300,226
2014							
2015							
2016							
2017							
2018							
2019							
2020							
2021							
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
2030							
	4,250,797		3,632,911	153,500	691,844	(164,160.38)	

## Brookside - TIF Reinvestment Zone Projected Tax Increment Revenue

### Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
09/01/99					
03/01/00	-		20,065.50	20,065.50	
09/01/00	-	5.46%	60,196.50	60,196.50	80,262.00
03/01/01	-		60,196.50	60,196.50	
09/01/01	-	5.46%	60,196.50	60,196.50	120,393.00
03/01/02	-		60,196.50	60,196.50	
09/01/02	-	5.46%	60,196.50	60,196.50	120,393.00
03/01/03	-		60,196.50	60,196.50	
09/01/03	45,000	5.46%	60,196.50	105,196.50	165,393.00
03/01/04	-		58,968.00	58,968.00	
09/01/04	133,000	5.46%	58,968.00	191,968.00	250,936.00
03/01/05	-		55,337.10	55,337.10	
09/01/05	192,000	5.46%	55,337.10	247,337.10	302,674.20
03/01/06	-		50,095.50	50,095.50	
09/01/06	271,000	5.46%	50,095.50	321,095.50	371,191.00
03/01/07	-		42,697.20	42,697.20	
09/01/07	273,000	5.46%	42,697.20	315,697.20	358,394.40
03/01/08	-		36,682.10	36,682.10	
09/01/08	296,000	5.46%	39,557.70	335,557.70	372,239.80
03/01/09	-		32,914.70	32,914.70	
09/01/09	307,000	5.46%	35,790.30	342,790.30	375,705.00
03/01/10	-		27,409.20	27,409.20	
09/01/10	319,000	5.46%	27,409.20	346,409.20	373,818.40
03/01/11	-		18,700.50	18,700.50	
09/01/11	335,000	5.46%	18,700.50	353,700.50	372,401.00
03/01/12	-		9,555.00	9,555.00	
09/01/12	350,000	5.46%	9,555.00	359,555.00	369,110.00
03/01/13	-		0.00	-	
09/01/13	-	5.46%	0.00	-	0.00
03/01/14	-		0.00	-	
09/01/14	-	5.46%	0.00	-	0.00
03/01/15	-		0.00	-	
09/01/15	-	5.46%	0.00	-	0.00
03/01/16	-		0.00	-	
09/01/16	-	5.46%	0.00	-	0.00
03/01/17	-		0.00	-	
09/01/17	-	5.46%	0.00	-	0.00
03/01/18	-		0.00	-	
09/01/18	-	5.46%	0.00	-	0.00
03/01/19	-		0.00	-	
09/01/19	-	5.46%	0.00	-	0.00
03/01/20	-		0.00	-	
09/01/20	-	5.46%	0.00	-	0.00
	<b>2,521,000</b>		<b>1,111,910.80</b>	<b>3,632,910.80</b>	<b>3,632,910.80</b>

## Brookside - TIF Reinvestment Zone Projected Tax Increment Revenue

### Principal and Interest Requirements – Debt 2000

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
08/26/99					
03/01/00			20,065.50	20,065.50	
09/01/00			60,196.50	60,196.50	80,262.00
03/01/01			60,196.50	60,196.50	
09/01/01		5.46%	60,196.50	60,196.50	120,393.00
03/01/02			60,196.50	60,196.50	
09/01/02		5.46%	60,196.50	60,196.50	120,393.00
03/01/03			60,196.50	60,196.50	
09/01/03	45,000	5.46%	60,196.50	105,196.50	165,393.00
03/01/04			58,968.00	58,968.00	
09/01/04	133,000	5.46%	58,968.00	191,968.00	250,936.00
03/01/05			55,337.10	55,337.10	
09/01/05	192,000	5.46%	55,337.10	247,337.10	302,674.20
03/01/06			50,095.50	50,095.50	
09/01/06	271,000	5.46%	50,095.50	321,095.50	371,191.00
03/01/07			42,697.20	42,697.20	
09/01/07	273,000	5.46%	42,697.20	315,697.20	358,394.40
03/01/08			35,244.30	35,244.30	
09/01/08	262,000	5.46%	35,244.30	297,244.30	332,488.60
03/01/09			28,091.70	28,091.70	
09/01/09	237,000	5.46%	28,091.70	265,091.70	293,183.40
03/01/10			21,621.60	21,621.60	
09/01/10	249,000	5.46%	21,621.60	270,621.60	292,243.20
03/01/11			14,823.90	14,823.90	
09/01/11	264,000	5.46%	14,823.90	278,823.90	293,647.80
03/01/12			7,616.70	7,616.70	
09/01/12	279,000	5.46%	7,616.70	286,616.70	294,233.40
03/01/13			0.00	-	
09/01/13		5.46%	0.00	-	0.00
03/01/14			0.00	-	
09/01/14		5.46%	0.00	-	0.00
03/01/15			0.00	-	
09/01/15		5.46%	0.00	-	0.00
03/01/16			0.00	-	
09/01/16		5.46%	0.00	-	0.00
03/01/17			0.00	-	
09/01/17		5.46%	0.00	-	0.00
03/01/18			0.00	-	
09/01/18		5.46%	0.00	-	0.00
03/01/19			0.00	-	
09/01/19		5.46%	0.00	-	0.00
03/01/20			0.00	-	
09/01/20		5.46%	0.00	-	0.00
	<u>2,205,000</u>		<u>1,070,433.00</u>	<u>3,275,433.00</u>	<u>3,275,433.00</u>

Dated Date

01/01/00