XPR
08/02/12
Item No. 30D

AN ORDINANCE 2012-08-02-0571

AUTHORIZING AMENDMENTS TO THE FINAL PROJECT PLAN AND THE FINAL FINANCE PLAN OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN KNOWN AS THE INNER CITY TIRZ FOR THE ALAMO BEER MICROBREWERY PROJECT.

* * * * *

WHEREAS, the Alamo Beer L.L.C. is a developer engaged in an economic development project within the boundaries of the Tax Increment Reinvestment Zone (TIRZ) #11 known as the Alamo Beer Microbrewery Project (the "Project"), consisting of the construction and operation of a micro-brewery facility and associated offices, a restaurant/beer garden, an indoor/outdoor event venue, and an outdoor activity area at an estimated value of $8,030,000.00; and

WHEREAS, on May 11, 2012, the TIRZ #11 Board approved amendments to the Final Project and Finance Plans to include the Project and to permit TIRZ funds generated from the Project to be used towards the Master Economic Incentive Agreement, which amendments must now be approved by City Council; **NOW THEREFORE:**

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

SECTION 1. The City Council approves all past actions of the TIRZ #11 Board, including the approval of amendments to the Final Project and Financing Plans, which are attached to this Ordinance as **Exhibit A.**

SECTION 2. In compliance with Chapter 311 of the Texas Tax Code, a public hearing was held on August 2, 2012, for which notice was published by or before July 26, 2012.

SECTION 3. There is no fiscal impact to the City General Fund as all funding is from the TIRZ #11 Fund.

SECTION 4. This Ordinance shall be effective immediately upon passage by eight affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED on this 2nd day of August, 2012.

for **M A Y O R**
Julián Castro

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM

Michael D. Bernard, City Attorney

Request for COUNCIL ACTION

City of San Antonio

Agenda Voting Results - 30D

Name:	30A, 30B, 30C, 30D
Date:	08/02/2012
Time:	12:05:39 PM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing amendments to the Project Plan and Finance Plan for Inner City Tax Increment Zone #11 to include the Alamo Beer Microbrewery Project.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x			x	
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

ATTACHMENT A

City of San Antonio

Tax Increment Reinvestment Zone Number 11
City of San Antonio, Texas

Inner City TIRZ

FINAL PROJECT PLAN

Approved:
May 24, 2001

Amended:
December 18, 2003
September 2, 2004
June 30, 2005
August 25, 2005
December 15, 2005
March 2, 2006
September 4, 2008
February 12, 2009
December 16, 2010
March 10, 2011
March 1, 2012
August 2, 2012

PROJECT PLAN

Tax Increment Reinvestment Zone Number 11

Section 1: Executive Summary

Tax Increment Reinvestment Zone Number 11 (Inner City TIRZ) was designated on December 14, 2000 to support redevelopment and public infrastructure improvements within the boundaries of the following three enterprise zones: 1) Enterprise Community Enterprise Zone, 2) Eastside Enterprise Zone, and 3) Southside Enterprise Zone.

When the TIRZ was created, several projects were identified as eligible for TIF funds. In May of 2001, the TIRZ Board and City Council approved the Final Project and Final Financing Plans that identified six projects that were eligible for TIF funds. In August 2002, the TIRZ Board re-prioritized the existing projects and began to evaluate those projects further along in the development process. In December 2003, the Board and City Council approved an amendment to the TIRZ boundaries to include the Walters, Houston and Hackberry corridors, in an effort to focus on potential corridor development. This amendment included the addition of 214 new parcels in the zone. In February of 2004, the Board approved the addition of the Eastside Sports Complex. During the September 1, 2004 TIRZ Board meeting, the Board directed staff to develop a Request for Proposals to solicit new projects to be considered for TIRZ funds. On December 13, 2004, staff presented the draft RFP to the TIRZ Board. Staff released the RFP on December 22, 2004, stipulating a deadline to submit proposals on January 24, 2005. On June 27, 2005, the Board approved amending the boundaries of the TIRZ to include a City owned parcel located at 600 E. Market Street, where a convention center hotel was under construction, and to add several projects to the list of eligible projects. The Board is using the projected revenue of $16,237,198 for effectively by encouraging private investment, maximizing public benefit and furthering other City goals.

Seven proposals were submitted in response to the 2004 RFP. During the June 27, 2005 TIRZ Board meeting, the Board approved the addition of these seven projects and furthermore deleted the following projects from being eligible to receive TIRZ Funds: Ellis Alley Restoration, Southtown (South Alamo), East Side Cemeteries, New Light Village Housing and Good Samaritan Hospital. These projects remain on the Project Plan and may be reconsidered for TIF Funds by the Board if proper plans and proof of financing are presented in the future. During the January 30, 2006 Board meeting, the Board approved the complete removal of the Merchants Ice Building project from the Project and Financing Plans.

On January 14, 2008, the Board approved the removal of the Friedrich Building Project and the Oscar Eason Multiuse Center from Project List A to B, defunding the two projects.

In the spring of 2008, Staff released a second RFP for projects within the TIRZ, and three proposals were received. Those proposals are discussed below, in the Proposed Projects section.

In its meeting on August 22, 2008, the Board voted to approve moving the Southtown Project from approved list "A" to the active project list "B", in response to Southtown's proposal for funding for specific improvements within its boundaries.

On August 29th, 2008 the Inner City TIRZ board amended the Project and Finance Plans to include the River Bend Garage. The amendment was subsequently approved by City Council in September of 2008. Located at the corner of Market and Presa Streets, within the TIRZ, the River Bend Garage has become important to the vitality of the downtown area and the Zone specifically. After being added to the list of approved projects for the TIRZ, the garage was transferred to private ownership at which point it began to generate ad valorem tax increment for the TIRZ, thus enabling the Board to finance additional projects within the boundaries of the TIRZ.

In January of 2009 several projects were added to the Inner City TIRZ Final Project and Finance Plans. Each of the projects serves the purpose of furthering revitalization and redevelopment opportunities within the boundaries of the Inner City TIRZ. The first project, the acquisition of 1511 E. Commerce St. by the City of San Antonio on behalf of the Inner City TIRZ Board, will enable the TIRZ board to direct the redevelopment of this key property through a future RFP process. The second project, the St. Paul's Square Garage project will address parking issues identified in the Walker Parking Study in April of 2008. The Parking Garage will facilitate further economic development opportunities. The final project added to the plan will include the sale of five City owned properties in St. Paul's Square to East Commerce Realty. Upon the sale of these properties, the Inner City TIRZ will realize an additional $1,700,000 in taxable value due to the change in ownership from the City, which is exempt from property taxes, to East Commerce Realty.

In December of 2010, the E. Thurman Walker Senior Living Center, formerly know as the New Light Village Senior Center, was moved from the proposed project list (Project List A) to the approved project list (Project List B).

In March of 2011, the boundary of the Inner City TIRZ was modified to include approximately one city block along Hackberry Street south of Iowa. This addition to the TIRZ boundary was made to enable "HIS Kids", an Ambulatory Infusion Center, to become eligible for CDBG funding, by its inclusion in the TIRZ Boundary. In addition, two parcels, representing a portion of the parking lot of Mount Zion Baptist Church, were added to the TIRZ Boundary to enable the potential inclusion of these parcels in a not yet defined project related to Mt Zion Baptist Church.

In May of 2012, the Inner City TIRZ Board of Directors approved the inclusion of the Alamo Beer Company Microbrewery into the Inner City TIRZ Project and Finance Plans. This multi-phase economic development project located at the intersection of Lamar and N. Cherry Street is anticipated to add over $8 million of new value to the TIRZ and create up to 40 new jobs.

Section 2: TIF Policy and Program

Policy

The City of San Antonio is dedicated to the revitalization of inner-city neighborhoods and commercial districts, particularly in those areas located inside Loop 410 and south of Highway 90, by using a tiered system of incentive tools, such as Tax Increment Financing (TIF). A TIF project should act as an economic stimulus to the surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure.

TIRZ Designation

Once a Reinvestment Zone has been established in accordance with Chapter 311 and the TIF Guidelines, incremental real property taxes resulting from new construction, public improvements, and redevelopment efforts will accrue to the various taxing entities. Participating taxing entities may deposit all, a predetermined portion, or none of the incremental property taxes in a designated TIF Fund for the purpose of financing the planning, design, construction or acquisition of public improvements in the Reinvestment Zone. Under the TIF Guidelines, the City of San Antonio will enter into a written agreement with all participating taxing entities to specify: (1) the conditions for payment of the tax increment into a TIF Fund, (2) the portion of tax increment to be paid by each entity into the TIF Fund, and (3) term of the agreement.

Participating Entities

The City is the only participating taxing entity in the Inner City TIRZ.

City of San Antonio

The City of San Antonio roles and responsibilities with the Inner City TIRZ are to administer the TIF process, which include, but are not limited to:

- Administration of TIRZ Board
- Administration of TIRZ Fund
- Review and evaluate project proposals
- Execute legal agreements
- Monitor construction of projects
- Issue reimbursement(s) for Public improvements and other eligible costs completed and submitted, upon approval of the TIRZ Board
- Prepare and send State required reports
- Give status reports to City Council

Neighborhood Associations and Community Groups

The neighborhood associations, community groups and other organizations such as community development corporations play a vital role in the revitalization, development, and/or redevelopment of the Inner City TIRZ. The City strongly encourages community participation in the development of project proposals.

Bexar County
Bexar County does not contribute their increment to the Inner City TIRZ fund; however, Bexar County has committed funds for improvements that would enhance Commerce Street access from IH-37 to the SBC Center. Improvements would include street reconstruction, necessary drainage improvements, signage, sidewalk repair and other aesthetic improvements that would create a "grand boulevard" effect on this important thoroughfare between downtown San Antonio and the SBC Center.

Developer
Since the project plan identifies several projects that are eligible for TIRZ funds, the Inner City TIRZ may enter into multiple agreements with multiple developers to revitalize, develop and/or redevelop areas within the Inner City TIRZ boundaries. As projects and improvements are proposed and approved by the Board and City Council, the various agreements will outline the scope of services and deliverable details for each specific project.

Section 3: Existing Conditions

Regional
The Inner City TIRZ is located in the center and the eastern quadrant of the City of San Antonio, inside Loop 410, primarily south of Interstate Highway 35, north of Interstate Highway 10, and straddling both sides of Interstate Highway 37. The zone is approximately 2.5 square miles (1570 acres) in size.

Urban Setting
Due to its size and location, the zone contains a wide variety of neighborhoods, business and entertainment districts that are broadly representative of the City's development history. The zone also includes some key landmarks such as the Riverwalk, Alamodome, SBC Center, and Sunset Station.

School District(s)
Project is located in San Antonio Independent School District area.

Neighborhood Associations
The neighborhood association for the area include: Lone Star, King William, Lavaca, Downtown, Historic Gardens, Nevada Street, Coliseum Oaks, Coliseum Willow Park, Jefferson Heights, Harvard Place/Eastlawn, Government Hill, and Dignowity Hill.

Major Thoroughfare Plan
The TIRZ has two major highways crossing through the zone: IH-37 north and south and IH 35 east and west. Several corridors make up the major transportation arteries including: Alamo Street, South Presa Street, Hackberry Street, New Braunfels Avenue, Walters Street, East Houston Street, and East Commerce Street.

Demographics
Fourteen Census Tracts overlap Zone boundaries.

	Percentage of civilians unemployed	Percentage of population living below poverty level	Percentage of population without high school degree	Unhealthy Zip Code[1]
COSA	6.2%	17.3%	24.9%	
TIRZ 11[2]	5.9%	34.5%	42.4%	
110100	9.0%	37.5%	35.0%	--
110200	6.5%	44.7%	45.0%	--
110300	5.4%	32.9%	55.0%	Yes
110400	3.5%	18.9%	20.7%	--
110900	2.4%	39.6%	40.2%	--
111000	5.4%	29.9%	54.5%	--
130100	7.7%	45.0%	52.1%	--
130200	6.7%	35.7%	49.0%	--
130500	5.7%	44.5%	43.2%	--
130600	5.7%	43.9%	40.7%	--
130700	5.5%	47.3%	50.4%	--
130800	7.1%	27.5%	31.1%	--
140100	10.1%	23.5%	52.0%	Yes
150200	2.7%	12.0%	24.7%	Yes

Education

A higher percentage of people living in the TIRZ do not have a high school degree (42.4%) compared to the City average (24.9%).

Poverty level

The poverty rate within the TIRZ is nearly double that of the City.

Employment

The unemployment rate within the TIRZ is slightly lower than the City.

Section 4: Proposed Projects

The proposed projects eligible for Inner City TIRZ funding have changed from time to time since the designation of the zone. In the spring of 2008, the Inner City TIRZ Board released a second RFP to solicit new projects. Three proposals were submitted. During the August 22,

[1] According to Metropolitan Health District.
[2] Average of the fourteen Census Tracts.

2008 TIRZ Board meeting, the Board approved the addition of the, Southtown (South Alamo), project, and requested additional information on the University of Incarnate Word and SPSA Garage projects. The addition of the River Bend Garage, at the recommendation of the City, was considered by the Board at the August 29, 2008 meeting, and added to the approved active project list B.

Future projects may be added to the Project and Finance Plans. The TIRZ Board will approve the process to solicit new projects. All new projects will be evaluated and added to the Project Plan and Finance Plans upon approval of the TIRZ Board and City Council.

Project List A

Project	Estimated Costs	Fund Source
Good Samaritan Hospital	**$ 0**	**TIRZ**
Friedrich/Carver	**$ 0**	**TIRZ**
Friedrich Building	**$ 0**	**TIRZ**
Oscar Eason Multiuse Center	**$ 0**	**TIRZ**
TOTAL	**$ 0**	

The projects in Project List A will remain on the Project Plan and may be reconsidered for TIRZ Funds by the Zone Board if proper plans and proof of financing is presented in the future.

Project List B

Project	Estimated Costs	Fund Source
Eastside Sports Complex	**$1,832,992.00**	TIRZ
Victoria Commons	**$3,362,169.00**	TIRZ
Staybridge Hotel	**$1,000,000.00**	TIRZ
Barrio Comprehensive	**$1,700,000.00**	TIRZ
Eastside Cemeteries	**$152,787.00**	TIRZ
Convention Center Hotel & Condominium Project	**$ 0.00**	PRIVATE
Hays Street Bridge	**$235,000.00**	TIRZ
Quiet Zone	**$800,000.00**	TIRZ
Southtown (S. Alamo St.)	**$694,002.00**	TIRZ
River Bend Garage	**$0.00**	PRIVATE
Incarnate Word University	**$1,242,220.00**	TIRZ
1511 E Commerce	**$160,500.00**	TIRZ
SPSA Garage	**$2,000,000.00**	TIRZ
SPS Properties	**$0.00**	PRIVATE
E Thurman Walker Sen. Living	**$700,000.00**	TIRZ
Ellis Alley Restoration	**$560,000.00**	TIRZ
Alamo Beer Micro Brewery	**$449,000.00**	TIRZ
TOTAL	**$14,888,670.00**	

All project developers must enter into a contractual agreement with the Board and the City, which will stipulate the scope of work, the eligible TIF costs and the amount the TIF fund will reimburse the schedule to complete projects, and other requirements. These agreements will be presented to the Board for consideration as they are completed.

The following are descriptions of projects listed on Project List A that the Board and City may consider funding in the future:

Good Samaritan Hospital - District 2

A 12,000 square foot building, with historic significance as an African American hospital, is currently in private ownership. CERA, the non profit sponsor, will use the TIRZ funds to acquire the property and provide a portion of the environmental remediation to the structure. Once in public ownership, CERA will apply for a federal or state grant that would be used to renovate the building and its adjacent lot into a first class East Side Telecommunications Business Incubator. Renovations include new electrical, HVAC, plumbing, windows, doors, elevator, rest rooms, interior finish out and installation of telecommunications T1 line, and other necessary equipment. It will also include the paving of a parking lot, fencing, security gate, and security systems. Included in this price is the property acquisition, condemnation costs, and adjacent land parcels surrounding the property currently owned by SADA.

The Telecommunications Incubator will be managed and operated by CERA for the City of San Antonio. The estimated cost of this project is $1,592,357. The estimate with environmental remediation is $1.8 million. CERA will seek a $1.3 million grant to construct the project. The TIRZ will fund the property acquisition, adjacent land for parking and future development, and a portion of the environmental remediation.

Friedrich Building – District 2

Plan B Development from Dallas, TX plans to redevelop this formal industrial building along E. Commerce Street. Phase I of this 400,000 square feet facility includes the redevelopment of 90,000 square feet of commercial space, 20 residential units and the creation of a major interior courtyard. The total redevelopment cost for Phase I is $23 million, with an estimated property value of $8 million upon completion. TIRZ funds were proposed to be utilized for façade improvements and environmental abatement of asbestos linked to a baking oven and ceiling tiles, and to address transformers containing PCB. The redevelopment of this building will help fulfill the goals of the TIRZ and the East Town on Commerce Neighborhood Commercial Revitalization activities.

Friedrich/Carver Joint Use Parking – District 2

Plan B Development from Dallas, TX plans to acquire all property bounded by Commerce, Hackberry, Olive and David Robinson Way, remove existing structures, and build a shared parking facility (200 parking spaces) that would be utilized by principally the Carver Cultural Center, the Carver Academy and the Friedrich Lofts. The contractual agreement entered into by the developer, the TIRZ Board and the City will outline the scope of work, the eligible reimbursable expenses and other requirements. If the parking lot is privately owned and operated, the estimated value of the development is $1,500,000.

Oscar Eason Multiuse Center – District 2

Inner City Enterprises, Inc. proposes to demolish five existing structures to construct a four story 48,900 square foot mixed use facility. This building would be located at 1602 E. Commerce Street and consist of a 68-unit senior apartment complex with a storefront and community center, underground parking facilities. The first floor will contain approximately 12,242 square feet for commercial and retail spaces and for a community room. A total of forty-five of residential parking spaces will be provided below grade. The total cost of the project is estimated to be $4,150,800. The development of this facility could help compliment the revitalization efforts in the East Town at Commerce Neighborhood Commercial Revitalization activities. The estimated value of the development is $5,000,000.

The following are descriptions of projects listed on Project List B which are scheduled to receive TIRZ funding:

Convention Center Hotel & Condominium Unit Project - District 1

The City San Antonio hired Faulkner USA, Inc. to develop the parcel of land adjacent to the Convention Center as a convention center hotel. The project is located at 600 E. Market and will be a Grand Hyatt Hotel, which will include condominium units above the hotel. It is proposed that 144 units will be constructed with state of the art finishes, floor to ceiling skyline views and every amenity of living in a hotel with all the advantages of a private residence. The sizes range from a 765 square foot one bedroom unit to a 3,903 square foot penthouse with a private roof deck. The average projected sales price per square foot is $300.00 to $400.00. The annual ad valorem taxes levied by the City and paid by the private owners of the condominiums will result in additional revenue to be deposited in the TIRZ Fund. The City Council approved a Purchase and Sale Agreement for the air space in which the condominiums shall be constructed. The City Council declared the Upper Commercial Condominium Unit as surplus, and authorized the sale of the surplus Upper Commercial Condominium Unit, to be located in the airspace immediately above the new Convention Center Hotel Project in accordance with the terms and conditions of the Purchase and Sale Agreement. The declaration of the Upper Condominium Unit is subject to the Developer and the City having met all conditions precedent to the closing, as more particularly set out in the Purchase and Sale Agreement, and provided, further, that the foregoing

authorization shall also not be effective until after the date and time the Board approves expansion of the boundaries of the Inner City TIRZ to add the site.

The annual ad valorem taxes levied by the City, that are anticipated to be paid by the condominium owners once the units are all bought, are estimated to be $350,000. The resulting increment contributed to the TIRZ fund will enable the Inner City TIRZ to accomplish more public improvements than previously contemplated. The developer and City agree that the developer shall not seek reimbursement from the TIF Fund for infrastructure improvements related to the construction of the Convention Center Hotel or the Upper Condominium Unit or the addition of the site and Convention Center Hotel and Condominium Project to the Inner City TIRZ boundaries. The inclusion of the site and Convention Center Hotel and Condominium Project in the Inner City TIRZ is a means to enhance the performance of the Inner City TIRZ, without requiring any payment from the fund to the developer.

Dr. Frank Bryant Family Health Center – District 2

The Dr. Frank Bryant Health Center will be operated by Barrio Comprehensive Family Health Care Center, Inc. This facility will be a two-story, 40,000 square foot building with a free standing 6,000 square foot storage building and parking lot on a 3.7 acre located at the intersection of East Commerce Street and Spriggsdale Boulevard. The main building will house four medical clinics, an 18-chair dental clinic, a full-service pharmacy and laboratory and behavior health services. The medical clinic will be staffed by Board-certified physicians in family practice, pediatrics, obstetrics-gynecology, and internal medicine.

Barrio Comprehensive Family Health Care Center, Inc will operate the Center. The project will add an estimated 64 new full time jobs and the project will cost $8.9 million. In the first year of operation, the Center is expected to serve 22,100 patients during 54,150 visits and to serve to increase access to primary health care services on the east side residents.

This Center will accept referrals of patients from the San Antonio Metropolitan Health District (SAMHD) and become the health care provider of record for such referrals to the extent of the available capacity at the Center. Barrio will charge fees to such referrals on a sliding scale based on their income as provided by federal law and Barrio will also cooperate with the SAMHD in coordinating health services to the community surrounding the Health Center.

East Side Cemeteries - District 2

The African American and historic cemeteries that are located off East Commerce Street and South New Braunfels have been in deplorable condition. Those cemeteries are located in an area bounded by E. Houston on the north, New Braunfels on the east, Nevada on the south and Pine Street on the west.

TIF Funds have been used to providing new wrought iron fencing for the cemeteries. The project also focuses on providing gated entrances, gateway signage, historical markers, and

landscaping, and TIF funds may be used in the future to acquire cemeteries for public ownership.

Eastside Sports Complex – District 2

The Antioch Community Transformation Network, Inc. (ACTN), a 501 (c)(3) non-profit community development corporation established in April 2000 by the Antioch Missionary Baptist Church, has proposed to make an investment into the community by constructing a privately-owned sports complex & gymnasium. The Eastside Sports Complex will be located on Walters Street and Eross Street in the central eastside of San Antonio. This 22,600 square foot, two-story, state-of-the-art sports complex will house:

- NCAA regulation basketball court with seating for 250 people
- Aerobics/Fitness room
- Ballet & Dance Studio
- Walking Track
- Weight Training Equipment
- Men's & Women's Health Club
- Team Locker and Training Room
- Concession Stand
- Offices

The cost of building the facility is estimated to be approximately $4 million. ACTN proposes to pay for the construction through a private construction loan, private donations, and grants. No TIRZ funds will be used to pay for the construction of the facility. In order to meet the costs of operating the facility, ACTN proposes to lease the court and other amenities to the Silver Stars WNBA professional basketball team for specific hours and days during the course of their three seasons (training camp, regular season, & off season). ACTN also proposes to lease the court and other amenities to the Amateur Athletic Union for basketball tournaments.
ACTN proposes to offer this facility for public usage in return for a "user fee." TIRZ funds would be used to pay ACTN for allowing the public to use the facility. The City of San Antonio, the Tax Increment Reinvestment Zone Number Eleven (11) Board and the Antioch Community Transformation Network would enter into a "use agreement" that will outline the specifics of the public use. The total fees for public use of the facility for eight (8) years beginning in FY 2008 are $1.8 million. Annual fees are outlined in the Finance Plan.

The proposed "use agreement" will allow for this facility to open for public use and allow for activities such as:

- Middle school and high school basketball and volleyball
- Wheelchair basketball
- Basketball camps for community youth
- Non-traditional sports programs (i.e. martial arts, wrestling)
- Senior health and fitness programs
- Health & nutrition fairs

- Mother's day out programs
- Dances
- Community theatre
- Community exercise equipment

In addition to improving the attractiveness of the neighborhood, this facility will offer positive alternatives for neighborhood youth that in many instances live in poor distressed neighborhoods and face many social problems that range from crime, drug use and gangs. It also will offer opportunities for other potential partnerships with other local community organizations to address issues such as health and wellness for residents of the eastside and San Antonio in general.

River Bend garage – District 1

This project will provide for an increase of approximately $22 million in taxable value. On August 29, 2008, the Board of Directors of Tax Increment Reinvestment Zone Number 11 (Inner City) approved the addition of the River Bend Garage to the Final Project and Finance Plans in order to reflect the anticipated captured value and to facilitate the exchange of properties. On September 4, 2008, the City Council approved an item that authorized the exchange of the City-owned River Bend Garage located at 412 East Commerce Street for a 4.67 acre property site at 315 South Santa Rosa Street. The 315 South Santa Rosa Street property was acquired as a potential site for the proposed Public Safety Headquarters facility.

San Antonio Staybridge Hotel – District 2

Zachry Realty, Inc. and Woodward Interest LLC propose to acquire land from the VIA Metropolitan Transit Authority in order to construct a 13-story, 138 room extended stay Staybridge Hotel. The 1.99-acre site is located directly south of the St. Paul Square/Sunset Station. TIRZ Funds will be utilized for construction of approaches, parking, landscaping, an urban park, sidewalks, utility infrastructure, and historical façade enhancements. The estimated value of the development is $18,315,000. This hotel could help compliment the redevelopment efforts of the St. Paul Square area and the revitalization efforts of the East Town at Commerce Neighborhood Commercial Revitalization.

SouthTown (South Alamo) - District 1

The Southtown area has grown in recognition as a restaurant and arts district. In a recent market feasibility study commissioned by the City of San Antonio Neighborhood Commercial Revitalization (NCR) Program, the future of Southtown's development is critical upon much needed infrastructure. The condition of sidewalks, curbs, lighting, lack of parking, street landscape and signage is holding the area back from attaining its full potential.

Street improvements have been targeted for South Alamo between Probandt and Durango, Pereida between South Alamo and South St. Mary's, and South St. Mary's between Durango and the intersection of Pereida, including the stretch of Presa from Pereida to South Alamo. All

improvements are public infrastructure and imperative as demonstrated in the Southtown Market Feasibility Study as critical to the neighborhoods commercial district development potential.

Victoria Commons – District 2

The Victoria Commons master planned community will be the result of the redevelopment efforts of the former site of the Victoria Courts public housing development. The San Antonio Housing Authority was awarded a HOPE VI Revitalization Grant of $18 million to partially fund the redevelopment of the original site. TIRZ Funds will be utilized for the reconstruction of water, sanitary, storm-water, streets, sidewalks and drainage along Labor and Leigh Streets in order to facilitate the construction of 172 new single-family homes. Some utility lines serving this area are estimated to be more than 100 years old. This estimated value of the development of the 172 single-family homes is $25.8 million.

Labor Street Improvements include: replace existing roadway including curb, sidewalks, driveways, and side street connections to the extent required and increase the water line to a 12" water line.

Leigh Street Improvements include; replace existing roadway including curb, sidewalks, and driveways on both sides of the street; install new handicap ramps at intersections; replace existing drainage inlets with larger curb inlets; replace existing underground drainage system with larger capacity reinforced concrete pipe drainage system; increase water line to an 8" water line, replace existing sewer line with an 8" sewer line, provide new water and sewer services.

Quiet Zone – District 2

The Proposed Quiet Zone Project involves the potential closure of two streets and the conversion of three streets to one way. The Project encompasses approximately two miles of Union Pacific Rail Road (UPRR) rail line from Essex Street on the south to Sherman Street on the north. A map depicting the boundaries of the proposed project is attached to this Plan. The purpose of the Project is to relieve noise along this major economic development commercial node, prevent trains from sounding off their horns along this corridor, and improve the safety along these crossings within the corridor. These public infrastructure improvements will help facilitate the commercial redevelopment in the area along the rail line.

University of Incarnate Word Community Clinic – District 2

In July of 2008, the Inner City TIRZ Board approved up to $1,242,220 from the TIRZ Number 11 Fund for the UIW Eastside Eye Clinic. The Eastside Eye Clinic will offer the following health related services: an optometry clinic and pharmaceutical, nursing and nutritional counseling. These services will be housed in a new 30,000 square foot facility at the corner of Commerce and Walters two blocks north of St. Phillip's College. TIRZ funding for this project may be divided between two separate agreements; 1) $410,423 for public improvements associated with the development of the facility and 2) up to $831,797 for a public use agreement enabling the Community Clinic to provide discounted services to the surrounding community.

Hays Street Bridge – District 2

The main objective of this project is to rehabilitate the bridge solely for pedestrian and bicycle use and to restore the bridge's function as a "gateway". For more than seven decades, the Hays Street Bridge had provided an important transportation link for automobiles between San Antonio's Eastside and downtown. One of the primary objectives for the adaptive reuse of this historic landmark is to reestablish a significant link between the Dignowity Hill neighborhood and downtown, which is separated from the neighborhood by industrial property and Interstate Highway 37. Developments of plans for the rehabilitation of the Hays Street Bridge are underway.

1511 E. Commerce St. (Roegline Building) – District 2

On December 11, 2008 City Council approved the acquisition of 1511 E. Commerce on behalf of the Inner City TIRZ Board for $150,500. In addition, $10,000 was approved to cover acquisition related costs. The property is being acquired to further revitalization and redevelopment opportunities within the boundaries of the Inner City TIRZ. The TIRZ Board anticipates that this property, once acquired, could be subject to a Request for Proposals that will solicit proposals to redevelop the property. The TIRZ Board anticipates setting criteria that will maximize the goals of providing for economic development, job creation, and private investment.

E. Thurman Walker Senior Living Center (formerly New Light Village)

On November 16th 2010, the Inner City TIRZ Board of Directors approved a development agreement between the Mexican American Unity Council (MAUC) and Affordable Housing Consultants Inc.(the developer), the City of San Antonio and the Board of Directors of the Inner City TIRZ for the E. Thurman Walker Senior Living Center. The agreement established the conditions for up to $700,000 of TIRZ funding to facilitate the development of the senior living center. The $21 million project will produce 200 units of multi-family Senior Housing at a long vacant site located at 301 Spriggsdale.

As described in the Agreement, the City will utilize $700,000 in TIRZ funds to assist the developer by providing a conditional "Forgivable Loan" to pay off the property acquisition loan which has an outstanding balance of approximately $530,000. Additionally, the City will provide a grant of up to $170,000 of TIRZ funds for eligible predevelopment costs as defined by Chapter 311 of the Property Tax Code, the TIF statute.

SPSA Garage Project (243 Center St.) – District 2

In October of 2008, the Inner City TIRZ Board approved up to $2,000,000 from the TIRZ number 11 fund for the St. Paul's Square Association Parking Garage Project. The City owned property at 243 Center St. will be sold to the St. Pauls Square Association for $1,885,000 to develop a $10,500,000 elevated parking garage. The elevated garage project, roughly one block from St. Paul's Square, will provide approximately 600 public parking spaces serving the businesses, employees, tenants and patrons of Sunset Station, St. Paul's Square, The Alamodome and the Via Park and Ride Facility at Chestnut and Ellis Alley. In addition to adding $10,500,000 of taxable value to the Inner City TIRZ, the project allows excess City owned property to be converted to an essential service necessary to support future development in the St. Paul's Square area and the EastTown @ Commerce Neighborhood Commercial Revitalization Project.

SPS Properties – District 2

The Inner City TIRZ Board approved the addition of the "St. Paul Square Properties", which include; 119 Heiman, 123 Heiman, 1156 E. Commerce, 1164 E. Commerce & 1170 E. Commerce, to the approved project list. These City-owned properties will be sold to East Commerce Realty for the appraised value of $1,700,000. The sale of these properties will add $1,700,000 of taxable value to the Inner City TIRZ.

Ellis Alley Restoration - District 2

The City of San Antonio and VIA Metropolitan Transit have entered into a Chapter 380 Economic Development Grant and Loan Agreement to develop three historic buildings located in the Ellis Alley Transit Center. The buildings are owned by VIA Metropolitan Transit, a public entity. The three buildings have significant historical aspects to the history of African Americans in the East side of San Antonio and were once home to African American freedman slaves. Based on a Market Feasibility Study commissioned by the City of San Antonio a community cultural development plan was developed for the restoration and operations of the Ellis Alley buildings. The three buildings will be converted into office space and rented to small and minority owned businesses. Other activities include: neighborhood cultural bus tours, self-guided bicycle tours, arts and cultural ticket sales, and as a historical attraction for the site itself. Such funds shall be used to create historical displays, videos, presentation equipment, gallery lighting, sound systems, etc. The City of San Antonio has administrative authority to amend the Chapter 380 Economic Development Grant and Loan Agreement to increase the amount up to $100,000 for public works expenditures if VIA has expended at least $50,000 additional monies on the project.

Alamo Beer Microbrewery – District 2

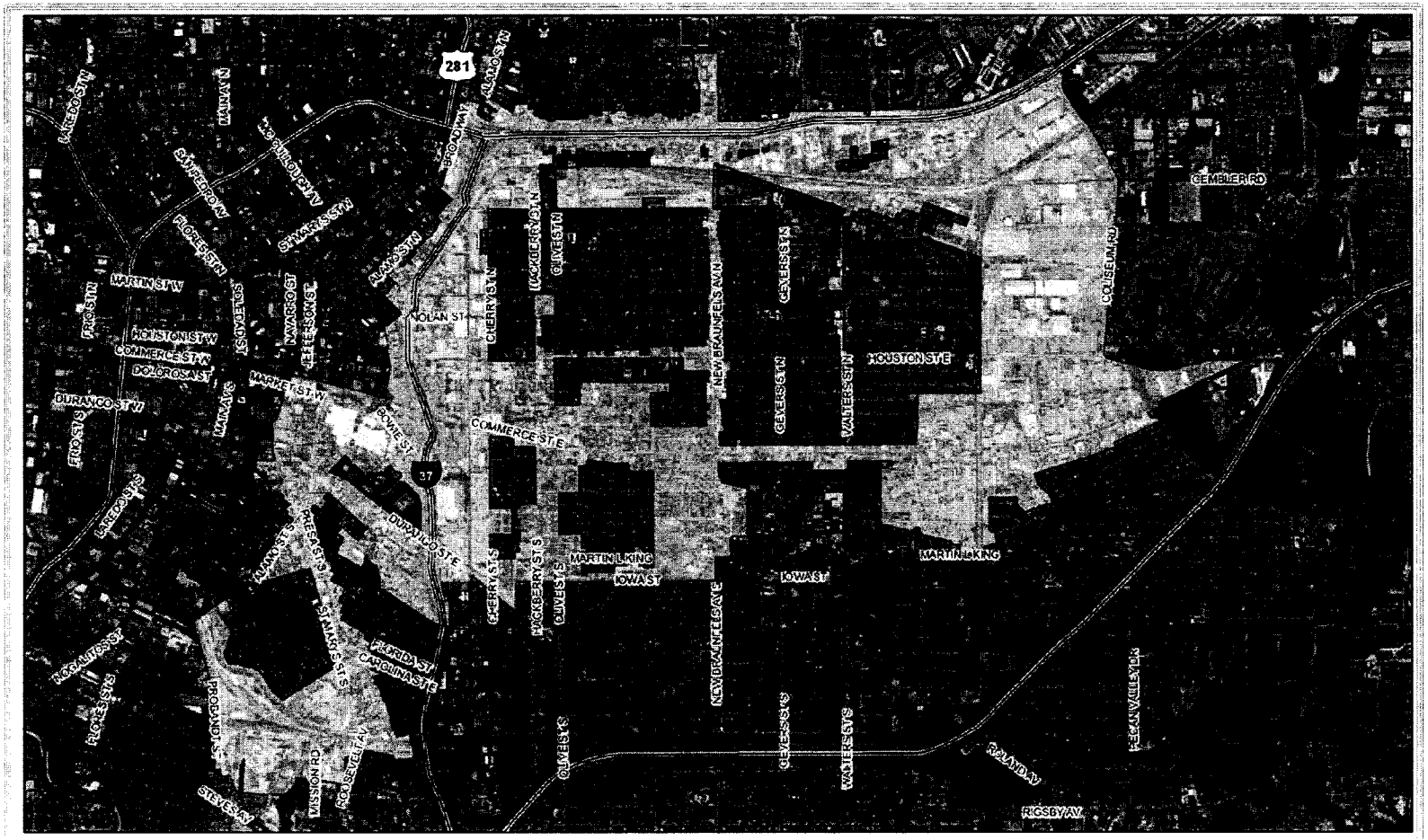
On May 11, 2012 the Inner City TIRZ Board of Directors authorized the use of TIRZ funding to support the Alamo Beer Microbrewery project, a multiple-phase economic development project located on the near Eastside at the intersection of Lamar and Cherry Street. The project will

consist of the construction and operation of a microbrewery facility which will include a restaurant/beer garden, an indoor/outdoor event venue and an outdoor activity area to be used in conjunction with activities from the microbrewery. Upon completion, the project is anticipated to add approximately $8,030,000.00 in new value to the Inner City TIRZ and create 40 full-time jobs within seven (7) years.

The Alamo Brewery project will receive a maximum tax reimbursement of $449,000.00 from the TIRZ fund. This reimbursement will be paid annually, based upon the ad valorem property tax increment generated from the project site in accordance with the executed Development Agreement between the City of San Antonio, The Inner City TIRZ #11 and the Alamo Beer Company.

Section 5: Priority of Projects

The Eastside Sports complex remains first in priority to receive TIRZ Funds at the funding level previously approved by the TIRZ Board and City Council. The remaining completed projects with an approved development agreement will receive payments outlined in the respective legal agreements. In the event of a shortfall of the projected revenue, these projects will receive a pro-rata share calculated based on the annual payment projected for the respective project.



Inner City

Major Roads

City of San Antonio

Inner City TIRZ

City of San Antonio
Planning & Community
Development Department
John M. Dugan, Director
Tax Increment Financing - TIF Program
1901 S. Alamo
San Antonio, TX 78204

CITY OF SAN ANTONIO, TEXAS

Department of Planning and Community Development

Inner City
Tax Increment Reinvestment Zone Eleven

Participation Level of City (100%)

August 2, 2012

Inner City Redevelopment Project
Tax Increment Reinvestment Zone No. 11
Final Plan of Finance

Introduction

The Inner City Tax Increment Reinvestment Zone is located in the eastside of the City and encompasses approximately 2.5 square miles (1,570 acres). The approximate boundaries of Tax Increment Reinvestment Zone Number Eleven ("TIRZ 11") lie approximately one block north of IH-35 on the north between Broadway on the west and Coliseum Rd. on the east, then south on Coliseum Rd. to Commerce St., then west along Commerce St. to New Braunfels St., then south to Iowa St., then east to Hoefgen Ave., then south to Westfall Ave., then west on Westfall Ave. into Star Blvd. to Probrandt St., then north on Probrandt to Alamo St., then northeast on Alamo St. to St. Mary's St., then north on St. Mary's into Navarro St., and continuing north on Navarro St. to Commerce St., then east to Bowie St., and going north on Bowie St. to Alamo St., and continuing northeast on Alamo St. to Jones Ave., then west on Jones Ave. to Broadway, and then north on Broadway to IH-35. In 2011, the TIRZ Boundary was expanded to encompass 3.9 miles (2,524 acres). The purpose of the TIRZ 11 is to fund public improvements and encourage economic development. The life of TIRZ 11 is projected to be 14.79 years with a termination date of September 30, 2015 (Fiscal Year).

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, utilities, sidewalks, and park improvements and other costs approved by the TIRZ Board and City Council. The TIRZ 11 will provide a source of funding for public improvements. Annual construction of public improvements will be made in the amount of the TIRZ 11 revenues received through September 30, 2015. The estimated TIRZ 11 revenue to be received through September 30, 2015 is $17,007,103.00. The TIRZ 11 revenues in excess of the estimated $17,007,103.00 received through September 30, 2015 may be allocated to other projects as directed by the TIRZ 11 Board of Directors.

Plan of Finance

The tax year 2000 base value of the TIRZ 11 is $304,204,890.00. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commence in tax year 2001 with collections commencing in tax year 2001 (fiscal year 2002). Captured values grow from $13,111,197.00 in tax year 2001 to $367,834,703.00 in tax year 2014.

The City of San Antonio is the sole taxing jurisdiction participating in TIRZ 11. The City's participation level is 100% and the City's current tax rate per $100 valuation is $0.56569. This produces annual revenues of $1,217,451.00 in fiscal year 2008 to $2,121,284.00 in fiscal year 2015.

The cost of the public infrastructure improvements and other approved costs will be paid annually from revenues produced by the TIRZ 11. In addition to the capital costs, other costs to be paid

from the TIRZ 11 revenues include City annual administrative and amendment fees. Revenues derived from the TIRZ 11 will be used to pay costs in the following order of priority of payment: (i) administrative and amendment fees pertaining to the City; and (ii) second, to fund public improvements, on an annual basis, as TIRZ 11 revenues are available for such payments.

Limited Obligation of the City or Participating Governmental Entities

The City shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ 11 fund. The TIRZ 11 collections shall not extend beyond September 30, 2015, and may be terminated prior to September 30, 2015. The public improvement infrastructure costs incurred shall be payable from the TIRZ 11 revenues or other sources of funding that may become available.

Reporting

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

Inspection

The City shall have the right to inspect a project site or sites without notice and request information from developers.

Inner City Tax Increment Financing Zone
Sources and Uses of Funds
March 10, 2011

Sources of Funds		
Projected TIF Revenues	$	17,007,103
TIF Interest	$	192,029
Total Sources of Funds	$	17,199,132
Proposed Projects		
Eastside Sports Complex (1), (2)	$	1,832,992
Quiet Zone (3)	$	587,070
Victoria Commons	$	3,362,169
Barrio Comprehensive	$	1,700,000
Staybridge	$	1,000,000
Eastside Cemeteries	$	152,068
SouthTown	$	694,002
Hays Street Bridge	$	200,000
University of the Incarnate Word	$	1,242,220
1511 E. Commerce	$	152,589
Friedrich Soft Costs	$	100,000
Printing	$	145
E. Thurman Walker Senior Living	$	700,000
VIA Ellis Alley (4)	$	560,000
Alamo Brewery	$	43,206
Total Project Expenses(5)	$	12,326,462
Public Improvements	$	12,326,462
Debt Expenses	$	-
Administrative Costs	$	140,000
Total TIF Expenses	$	12,466,462
Total Ending TIF Fund Balance	**$**	**4,732,670**

(1) The TIRZ fund will only reimburse up to $1,832,992 for "user fees" for the Eastside Sports complex, $249,148 in tax year 2007, $218,148 in tax years 2008-2011, and $237,084 in tax years 2012-2014.

(2) Tax year 2007 reimbursement to the Eastside Sport Complex for $249,148 includes: $218,148 plus a $31,000 processing fee which is charged to the project.

(3) The TIRZ fund will reimburse the Quiet Zone for 40% of the Quiet Zone's total project cost, not to exceed $800,000.

(4) The City of San Antonio has administrative authority to amend the Chapter 380 Economic Development Grant and Loan Agreement to increase the amount up to $100,000 for public works expenditures if VIA has expended at least $50,000 additional monies on the project.

(5) Potential addition funding requests: Claude Black Center - $500,000;
Good Samaritan Hospital Redevelopment- request amount TBD

Inner City Tax Increment Financing Zone
Projected Tax Increment Revenue

	(1)					(2)	(3)	(4)							
	Tax Increment Zone									City of San Antonio					
Tax Year	Beginning Assessed Value	Amended Assessed Value	Value Scheduled Improvements	Reappraisal Growth	Projected Year-End Assessed Value	Abatement Value Adjustment	Partial & Absolute Exemptions	Projected Year-End Taxable Value	Projected Captured Value	Captured Taxable Value	Tax Rate	Projected Tax Increments	Actual Tax Increments	Combined TIF Collections	Fiscal Year
1999															2000
2000	$ 304,204,890	$ -	$ 791,500	$ -	$ 304,204,890	$ (8,887,100)	$ (12,084,807)	$ 295,297,893	$ -	$ -	$ 0.57979	$ -	$ -	$ -	2001
2001	304,204,890		310,500	735,787	315,118,664	(9,146,300)	(9,628,184)	296,344,180	13,111,197	13,111,197	0.57854	73,957	65,181	65,181	2002
2002	315,118,664		1,391,775	4,130,735	322,182,412	(9,146,300)	(11,169,422)	301,866,690	18,589,707	18,589,707	0.57854	104,860	100,079	100,079	2003
2003	322,182,412		9,507,500	18,677,853	349,033,829	(9,146,300)	(9,835,486)	330,052,043	46,775,060	46,775,060	0.57854	263,847	249,076	249,076	2004
2004	349,033,829		4,650,000	306,590	370,332,400	(7,392,500)	(27,931,267)	335,008,633	51,731,650	51,731,650	0.57854	291,806	293,125	293,125	2005
2005	370,332,400		8,543,600	31,286,971	386,796,485		(11,957,281)	374,839,204	79,057,711	79,057,711	0.57854	445,946	454,485	454,485	2006
2006	386,796,485		54,230,000	11,984,718	477,699,486		(36,645,564)	441,053,922	145,272,429	145,272,429	0.57854	819,448	833,565	833,565	2007
2007	477,699,486		18,000,000	54,445,647	596,929,750		(83,430,181)	513,499,569	218,184,076	218,184,076	0.57230	1,217,451	1,243,654	1,243,654	2008
2008	596,929,750		330,000	129,563,884	780,493,504		(137,100,051)	643,393,453	348,095,560	348,095,560	0.56714	1,924,834	1,940,675	1,940,675	2009
2009	780,493,504		54,035,700	60,713,509	895,242,713		(219,095,786)	676,146,927	380,849,034	380,849,034	0.56569	2,100,564	2,038,263	2,038,263	2010
2010	895,242,713	-	2,164,339	(24,381,008)	868,697,366		(229,442,302)	639,255,064	343,957,171	343,957,171	0.56569	1,897,088	1,921,301	1,921,301	2011
2011	868,697,366	867,281,020 (5)	6,856,769	(15,202,204) (6)	875,448,533		(227,158,511)	648,290,022	353,606,319 (7)	353,606,319	0.56569	1,950,308	1,675,080	1,675,080	2012
2012	875,448,533		15,232,000	(8,754,485) (8)	881,926,048		(224,886,926)	657,039,122	362,339,899	362,339,899	0.56569	1,998,478		1,998,478	2013
2013	881,926,048		-	(4,409,630) (9)	877,516,417		(223,762,491)	653,753,926	359,054,703	359,054,703	0.56569	2,072,858		2,072,858	2014
2014	877,516,417		8,780,000	- (10)	886,296,417		(223,762,491)	662,533,926	367,834,703	367,834,703	0.56569	2,121,284		2,121,284	2015
			$ 184,823,683									$ 17,282,729	##########	##########	

Participation Level	100%
Tax Rate Growth Factor	0.00%
Tax Rate Collection Factor	97.50%

(1) Tax year 2000 value based on estimated certified values of existing property within the proposed zone. (Provided by the City of San Antonio, Texas
Note: Base value adjusted from $304,895,290 to $304,204,890, from $304,204,890 to $304,186,890, from $304,186,890 to $303,650,690, and from $303,650,690 to $303,184,690.
(2) Gaylord Container received an ad valorem tax abatement through tax year 2004. The land value is taxable, improvements value is abate
(3) Type of exemptions include Historic, Over-65, Disabled Vets and appraised value limitations. Length of tax exemptions also var
(4) Projected total taxable value increased over base year 2000 taxable value
(5) Tax year 2011 amended assessed value is based on tax year 2010 values
(6) Tax year 2011 assumes existing values and exemptions decline by 1.75% consistent with 5 Year Financial Forecast
(7) After amendments to boundaries, the tax year 2011 taxable base value is $294,699,223.00
(8) Tax year 2012 assumes existing values and exemptions decline by 1.00% consistent with 5 Year Financial Forecast
(9) Tax year 2013 assumes existing values and exemptions decline by 0.50% consistent with 5 Year Financial Forecast
(10) Tax year 2014 assumes no growth in existing values and exemptions consistent with 5 Year Financial Forecast

Inner City Tax Increment Financing Zone
TIF Revenues Available for Construction

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	TIF Interest	TIF Admin. Exp.	Debt Service Reserve Interest	Public Impr. Construction Funding	Cumulative Construction
2000							
2001	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2002	65,181	65,181		10,000		55,181	55,181
2003	100,079	165,260		10,000		90,079	145,260
2004	249,076	414,336		10,000		239,076	384,336
2005	293,125	707,461	10,820	10,000		293,945	678,281
2006	454,485	1,161,945	36,361	10,000		480,846	1,159,127
2007	833,565	1,995,510	55,166	10,000		878,731	2,037,859
2008	1,243,654	3,239,164	47,075	10,000		1,280,729	3,318,587
2009	1,940,675	5,179,839	22,619	10,000		1,953,294	5,271,881
2010	2,038,263	7,218,102	8,641	10,000		2,036,904	7,308,785
2011	1,921,301	9,139,403	8,794	10,000	$ -	1,920,095	9,228,880
2012	1,675,080	10,814,483	2,552	10,000	-	1,667,632	10,896,512
2013	1,998,478	12,812,961		10,000	-	1,988,478	12,884,990
2014	2,072,858	14,885,819		10,000		2,062,858	14,947,848
2015	2,121,284	17,007,103		10,000		2,111,284	17,059,132
	$ 17,007,103		$ 192,029	$ 140,000	$ -	$ 17,059,132	

Note: Fiscal Year 2012 interest earned is through June 2012.

Inner City Tax Increment Financing Zone
Participation Levels

Entity	Tax Rate	Level of Participation	% of Project	TIF Revenues	TIF Expenses
City of San Antonio	$ 0.56569	100%	100%	$ 17,007,103	$ 12,466,462
	$ 0.56569		100%	$ 17,007,103	$ 12,466,462

Inner City Tax Increment Financing Zone
Property Improvement Value
(Property Values Added to Tax Roles)

Fiscal Year	La Contessa Hotel	Holiday Inn Express	Best Western Hotel	Ruth's Chris Steakhouse	Victoria Commons	243 Center Street	Historic Gardens Phase II	McDonald's	Springview Hope I Project	Springview Hope II Project	Springview Hope III Project
2000											
2001				721,300				70,200			
2002								310,500			
2003							1,391,775				
2004							507,500		4,200,000	4,800,000	
2005											4,650,000
2006		1,800,000	2,313,600		4,430,000						
2007	23,000,000	1,800,000			4,430,000						
2008											
2009											
2010											
2011						-					
2012					4,181,369	1,975,400					
2013											
2014											
2015											
	$ 23,000,000	#########	#########	$ 721,300	#########	$ 1,975,400	#########	$ 380,700	#########	#########	#########

Notes:

- La Quinta Inn/San Antonio Convention Center Inn and Suites project added. Current assessed value is $6,709,600 ($6,000,000 land value and $709,600 ir
- Historic Gardens Phase III property values are projected to come on the tax roles in FY 2009.

[1] Bexar Appraisal District records as of July 17, 2009.

Fiscal Year	La Quinta Convention Center Inn	Staybridge	Convention Center Condominium Project[1]	Historic Gardens Phase III	Riverbend Garage	Motel 1524 E. Commerce	1304 E. Commerce	E. Thurman Walker Senior Living 301 Spriggsdale	Via Ellis Alley	Alamo Brewery	Annual Total	Fiscal Year
2000											-	2000
2001											791,500	2001
2002											310,500	2002
2003											1,391,775	2003
2004											9,507,500	2004
2005											4,650,000	2005
2006											8,543,600	2006
2007	25,000,000										54,230,000	2007
2008		18,000,000									18,000,000	2008
2009				330,000							330,000	2009
2010			37,035,700	2,000,000	15,000,000						54,035,700	2010
2011				1,000,000		1,164,339					2,164,339	2011
2012							700,000				6,856,769	2012
2013								15,232,000			15,232,000	2013
2014											-	2014
2015									750,000	########	8,780,000	2015
	########	########	$ 37,035,700	########	########	$ 1,164,339	$ 700,000	$ 15,232,000			#########	

mprovement value).

Inner City Tax Increment Financing Zone
Improvements

Fiscal Year	Improvements	Other Improvements	Total New Improvements Base Model
2000	$ -	$ -	$ -
2001	791,500	-	791,500
2002	310,500	-	310,500
2003	1,391,775	-	1,391,775
2004	9,507,500	-	9,507,500
2005	4,650,000	-	4,650,000
2006	8,543,600	-	8,543,600
2007	54,230,000	-	54,230,000
2008	18,000,000	-	18,000,000
2009	330,000	-	330,000
2010	54,035,700	-	54,035,700
2011	2,164,339	-	2,164,339
2012	6,856,769	-	6,856,769
2013	15,232,000	-	15,232,000
2014	-	-	-
2015	8,780,000	-	8,780,000
	$ 184,823,683	$ -	$ 184,823,683

Inner City Tax Increment Financing Zone
Prioritization and Funding

Fiscal Year	2001	2002	2003	2004	2005	2006	2007	2008
TIF Revenue	$ -	$ 65,181	$ 100,079	$ 249,076	$ 293,125	$ 454,485	$ 833,565	$ 1,243,654
TIF Interest					10,820	36,361	55,166	47,075
TIF Admin. Exp.	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Eastside Sport Complex								249,148
Victoria Commons								750,000
Staybridge								100,000
Barrio Comprehensive						250,000	250,000	250,000
Quiet Zone								
Eastside Cemeteries								152,068
Hays Street Bridge								
SouthTown								
University of the Incarnate Word								
1511 E. Commerce								152,589
Friedrich Soft Costs								
Printing							145	
E. Thurman Walker Senior Living								
VIA Ellis Alley								
Alamo Brewery								
Total Reimbursement of Projects	$ -	$ -	$ -	$ -	$ -	$ 250,000	$ 250,145	$ 1,653,805
Remaining Balance	$ -	$ 55,181	$ 90,079	$ 239,076	$ 293,945	$ 230,846	$ 628,586	$ (373,077)
Beginning Balance as of September 30		$ 55,181	$ 145,260	$ 384,336	$ 678,281	$ 909,127	$ 1,537,714	$ 1,164,637

Fiscal Year	2009	2010	2011	2012	2013	2014	2015	Total
TIF Revenue	$ 1,940,675	$ 2,038,263	$ 1,921,301	$ 1,675,080	$ 1,998,478	$ 2,072,858	$ 2,121,284	$ 17,007,103
TIF Interest	22,619	8,641	8,794	2,552				192,029
TIF Admin. Exp.	10,000	10,000	10,000	10,000	10,000	10,000	10,000	140,000
Eastside Sport Complex	218,148	218,148	218,148	218,148	237,084	237,084	237,084	1,832,992
Victoria Commons	450,000	450,000	450,000	450,000	600,000	212,169		3,362,169
Staybridge	100,000	100,000	125,000	125,000	125,000	150,000	175,000	1,000,000
Barrio Comprehensive	200,000	200,000	200,000	200,000	150,000			1,700,000
Quiet Zone	231,363	155,707	100,000	100,000				587,070
Eastside Cemeteries								152,068
Hays Street Bridge		200,000						200,000
SouthTown		44,869	184,145	255,855	209,133			694,002
University of the Incarnate Word					425,000	250,000	567,220	1,242,220
1511 E. Commerce								152,589
Friedrich Soft Costs			100,000					100,000
Printing								145
E. Thurman Walker Senior Living			646,373	53,627				700,000
VIA Ellis Alley				560,000				560,000
Alamo Brewery							43,206	43,206
Total Reimbursement of Projects	$ 1,199,511	$ 1,368,724	$ 2,023,665	$ 1,962,631	$ 1,746,217	$ 849,253	$ 1,022,510	$ 12,326,462
Remaining Balance	$ 753,783	$ 668,179	$ (103,570)	$ (294,998)	$ 242,261	$ 1,213,605	$ 1,088,774	$ 4,732,670
Beginning Balance as of September 30	$ 1,918,420	$ 2,586,599	$ 2,483,029	$ 2,188,030	$ 2,430,291	$ 3,643,896	$ 4,732,670	