

AN ORDINANCE 2008-09-04-0766

**AMENDING THE FINAL PROJECT PLAN FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS (KNOWN AS THE INNER CITY TIRZ, LOCATED IN COUNCIL DISTRICTS 1, 2 AND 5), BY ADDING THE RIVER BEND GARAGE TO THE APPROVED PROJECTS LIST "B"; APPROVING THE PAYMENT OF INCREMENTAL AD VALOREM TAXES GENERATED FROM THE ADDED PARCEL INTO THE TAX INCREMENT FUND; AND REVISING THE FINAL FINANCING PLAN TO REFLECT THE CHANGE TO THE FINAL PROJECT PLAN.**

\* \* \* \* \*

**WHEREAS**, on December 14, 2000, the City Council of the City of San Antonio approved Ordinance No. 93101, establishing the Tax Increment Reinvestment Zone Number Eleven (11), City of San Antonio, Texas and the Board of Directors for the Zone in accordance with the Tax Increment Financing Act as amended (V.T.C.A., Tax Code, Chapter 311), to promote development and redevelopment in the Zone through the use of tax increment financing, which development and redevelopment would not otherwise occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, pursuant to Section 311.011(a) of the Act, the Board of Directors of the Zone adopted a Final Project Plan and a Final Finance Plan on May 23, 2001; and

**WHEREAS**, on May 24, 2001, by Ordinance No. 94006, pursuant to Section 311.011(d) of the Act, the City Council approved the Final Project Plan and Final Finance Plan after their adoption by the Board; and

**WHEREAS**, the Board has amended the Final Project and Financing Plans for the TIRZ several times, to add projects to the Plans; and

**WHEREAS**, in the City's and Board's efforts to effectuate community revitalization and economic development within the TIRZ, it has been determined that the River Bend Garage, located at the corner of Market and Presa Streets in downtown San Antonio, and within the boundaries of the Zone should be added to the Final Project and Final Financing Plans of the Zone, as the City-owned facility has become increasingly important to the vitality of the downtown area and the TIRZ specifically; and

**WHEREAS**, the River Bend Garage is in need of significant repairs and it is possible that enlargements may be necessary, as well, as the TIRZ is experiencing ever greater vehicular traffic from visitors and tourists, and traffic congestion is becoming a greater problem over time as well; and

**WHEREAS**, offering adequate parking to visitors and tourists is of paramount importance to the success of the development taking place within the TIRZ, and the City is not in a position to finance the needed improvements; and

**WHEREAS** discussions are taking place regarding the conveyance of the River Bend Garage to a developer that will assume this project, as part of ongoing negotiations for the location of the proposed Public Safety Headquarters; and

**WHEREAS**, in the event that the River Bend Garage is conveyed to a private sector developer, the property will become taxable and tax revenues generated by the new owner of the River Bend Garage will be contributed to the TIRZ TIF Fund, which will enhance the ability of the TIRZ to pursue additional economic development and community revitalization within the Zone; and

**WHEREAS**, at the August 29, 2008 meeting of the TIRZ Board, the Board found that needed improvements to the Riverbend Garage, and the potential for additional tax revenues for the TIRZ generated by the considerable taxable value of the Riverbend Garage would not occur without inclusion of the River Bend Garage in list "B" of the approved projects in the Final Project Plan; and

**WHEREAS**, during that meeting, the Board amended the Final Project and Financing Plans for the TIRZ by adding the River Bend Garage to approved projects list "B" for the TIRZ, seeking the retention by the City of the tax increment generated by the River Bend Garage, as those funds will facilitate the implementation of the TIRZ Project Plan; and

**WHEREAS**, the Board continues to support the City in development activities for the Inner City Revitalization Project and actively participates in planning and identifying potential TIRZ projects; and

**WHEREAS**, the City desires to amend the Final Project and Financing Plans as approved by the Board on August 29, 2008, in support of community revitalization and economic development within the TIRZ; and

**WHEREAS**, pursuant to Section 311.011(e) of the Act, following action by the Board, the amendment to the Project Plan is effective when approved by the governing body of the municipality by a duly authorized ordinance; and

**WHEREAS**, this City Council meeting was open to the public as required by law and public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code, as amended; and

**WHEREAS**, it is now necessary to approve the amendments to the Final Project Plan and the Final Finance Plan for the TIRZ; **NOW THEREFORE:**

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

**SECTION 1.** List "B" of the approved projects in the Final Project Plan, as approved by the Board of Directors for the Tax Increment Reinvestment Zone Number Eleven, City of San Antonio, Texas, known as the "Inner City TIRZ," located in City Council Districts 1, 2 and 5, is amended by adding the River Bend Garage. A copy of the Final Project plan is attached as Exhibit A.

**SECTION 2.** The Final Financing Plan, attached as Exhibit B, for the Inner City TIRZ, is amended to reflect the addition and placement of the River Bend Garage to the existing list of those approved projects in the TIRZ, as reflected in the Final Project Plan.

**SECTION 3.** The ad valorem tax increment produced by the River Bend Garage shall be retained by the City in the TIF Fund, and will facilitate the implementation of the TIRZ Project Plan.

**SECTION 4.** The Amended Final Project Plan and Final Finance Plan for the TIRZ are feasible and in compliance with the City's Master Plan and the City's adopted Guidelines and Criteria for the use of tax increment financing by encouraging community revitalization, infrastructure improvements and housing within certain areas of the City which would not have occurred without tax increment financing.

**SECTION 5.** If any provision of this Ordinance or application of any provision of this Ordinance to any circumstance shall be held invalid, the remainder of this Ordinance and the application of the remainder

CWK  
09/04/08  
Item No. 29

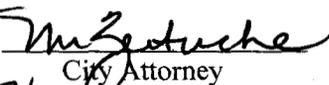
of this Ordinance to other circumstances shall nevertheless be valid, and this Ordinance would have been enacted without such invalid provision.

**SECTION 6.** This ordinance shall be effective immediately, upon the receipt of eight (8) affirmative votes; or in the event eight (8) affirmative votes are not received, on the tenth day after passage.

***PASSED AND APPROVED this 4<sup>th</sup> day of September 2008.***

  
MAYOR  
**PHIL HARDBERGER**

ATTEST:   
City Clerk

APPROVED AS TO FORM:   
for City Attorney



Request for  
**COUNCIL  
ACTION**



## Agenda Voting Results - 29

<b>Name:</b>	6, 7, 9, 10, 11, 12, 13, 14, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 32A, 32B, 32D
<b>Date:</b>	09/04/2008
<b>Time:</b>	10:15:15 AM
<b>Vote Type:</b>	Motion to Approve
<b>Description:</b>	An Ordinance amending the Final Project Plan for Reinvestment Zone Number Eleven, City of San Antonio, Texas (known as the Inner City TIRZ, located in Council Districts 1, 2 and 5), by adding the River Bend Garage to the approved projects list "B"; approving the payment of incremental ad valorem taxes generated from the River Bend Garage into the Tax Increment Fund; and revising the Final Financing Plan to reflect the change to the Final Project Plan. [Pat DiGiovanni, Deputy City Manager; David D. Garza, Director, Housing and Neighborhood Services]
<b>Result:</b>	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Sheila D. McNeil	District 2		x			x	
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x				
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

**CERTIFICATE FOR ORDINANCE**

I, the undersigned City Clerk of the City of San Antonio, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in regular meeting on the 4<sup>th</sup> day of September 2008 at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Phil Hardberger, Mayor  
Mary Alice P. Cisneros, Councilmember  
Sheila D. McNeil, Councilmember  
Jennifer V. Ramos, Councilmember  
Philip A. Cortez, Councilmember  
Lourdes Galvan, Councilmember

Delicia Herrera, Councilmember  
Justin Rodriguez, Councilmember  
Diane G. Cibrian, Councilmember  
Louis E. Rowe, Councilmember  
John G. Clamp, Councilmember

and all of said persons were present, except the following absentees: none, thus constituting a quorum. Among other business, the following was transacted at said Meeting: a written Ordinance No. ~~2008R-09-04-~~, entitled:

2008-09-04-0766

**AMENDING THE FINAL PROJECT PLAN FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF SAN ANTONIO, TEXAS (KNOWN AS THE INNER CITY TIRZ, LOCATED IN COUNCIL DISTRICTS 1, 2 AND 5), BY ADDING THE RIVER BEND GARAGE TO THE APPROVED PROJECTS LIST "B"; APPROVING THE PAYMENT OF INCREMENTAL AD VALOREM TAXES GENERATED FROM THE ADDED PARCEL INTO THE TAX INCREMENT FUND; AND REVISING THE FINAL FINANCING PLAN TO REFLECT THE CHANGE TO THE FINAL PROJECT PLAN.**

was duly introduced for the consideration of the City Council, then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

AYES: 11 NOES: 0 ABSTENTIONS: 0

2. A true, full and correct copy of the Ordinance passed at the Meeting described above is attached to and follows this Certificate; the Ordinance has been duly recorded in the City Council's Meeting minutes; the above caption is a true, full and correct excerpt from the Meeting minutes pertaining to the passage of the Ordinance; the persons named above are the duly chosen, qualified and acting officers and members of the City Council; each Councilmember was duly, sufficiently, officially and personally notified in advance of the time, place and purpose of the Meeting, and that the Ordinance would be introduced and considered for passage at the Meeting, and each Councilmember consented, in advance, to the holding of the Meeting for such purpose; the Meeting was open to the public and public notice of the time, place and purpose of said Meeting was given, all as required by Texas Government Code, Chapter 551.

**SIGNED AND SEALED the 4<sup>th</sup> day of September 2008.**



*Delicia Y. Valdez*  
\_\_\_\_\_  
City Clerk, City of San Antonio, Texas

# **Exhibit 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**

# PROJECT PLAN

## Tax Increment Reinvestment Zone Number 11

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### 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 is 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.

The City, in its efforts to effectuate community revitalization and economic development within the TIRZ, has recommended to the Board that the River Bend Garage be added to the Final Project and Final Financing Plans of the TIRZ. Located at the corner of Market and Presa Streets, within the TIRZ, the River Bend Garage is owned by the City of San Antonio (the "City") and has become increasingly important logistically speaking to the vitality of the downtown area and the Zone specifically. Once added to the list of approved projects for the TIRZ, the garage may be transferred to private ownership, which will generate ad valorem tax increment for the TIRZ, enabling the Board to finance additional projects within the boundaries of the TIRZ.

## **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 <sup>1</sup>
COSA	6.2%	17.3%	24.9%	
TIRZ 11 <sup>2</sup>	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.

<sup>1</sup> According to Metropolitan Health District.

<sup>2</sup> Average of the fourteen Census Tracts.

## 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, 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, which will remain under consideration by the Board for future funding. 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

<b>Project</b>	<b>Estimated Costs</b>	<b>Fund Source</b>
<b>Arena Townhomes</b> (New Light Village)	\$ 0	TIRZ
<b>Good Samaritan Hospital</b>	\$ 0	TIRZ
<b>Ellis Alley Restoration</b>	\$ 0	TIRZ / CDBG
<b>Friedrich/Carver</b>	\$ 0	TIRZ
<b>Friedrich Building</b>	\$ 0	TIRZ
<b>Oscar Eason Multiuse Center</b>	\$ 0	TIRZ
<b>TOTAL</b>	\$ 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

<b>Project</b>	<b>Estimated Costs</b>	<b>Fund Source</b>
<b>Eastside Sports Complex</b>	\$1,832,992	TIRZ
<b>Victoria Commons</b>	\$3,362,169	TIRZ
<b>Staybridge Hotel</b>	\$1,000,000	TIRZ
<b>Barrio Comprehensive</b>	\$1,700,000	TIRZ
<b>Eastside Cemeteries</b>	\$152,787	TIRZ
<b>Convention Center Hotel &amp; Condominium Project</b>	\$ 0	PRIVATE
<b>Hays Street Bridge</b>	\$235,000	TIRZ
<b>Quiet Zone</b>	\$800,000	TIRZ
<b>Southtown (S. Alamo St.)</b>	\$694,002	TIRZ
<b>River Bend Garage</b>	\$0.00	PRIVATE
<b>Incarnate Word University</b>	\$1,242,220	TIRZ
<b>TOTAL</b>	\$11,019,170	

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 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, N. 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 provides for an increase of approximately \$22 million in taxable value. On September 4, 2008, the City Council will consider an item that authorizes 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 is being acquired as a potential site for the proposed Public Safety Headquarters facility. On August 29, 2008, the Board of Directors of Tax Increment Reinvestment Zone Number 11 (Inner City) considered 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.

### ***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, 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, stormwater, 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***

This proposed clinic located at the corner of Walters and Commerce Streets will be created in conjunction with UIW’s new School of Optometry and also serve as a Dual Enrollment Center for UIW and St. Phillip’s College. The clinic will offer the following health related services: optometry clinic and pharmaceutical, nursing, and nutrition counseling. The clinic will be housed in a 30,000 square-foot building and will improve the quality of life of local residents by serving an underserved area.

### ***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.

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

### ***New Light Village Housing - District 2***

This project includes the acquisition and demolition of the old Super S commercial strip and all the expenses associated with the pre-development costs paid by CERA for the housing project. The 10.072 acres is privately owned, and 3.911 acres owned by the Dellcrest Church of Christ will be sold to a private housing developer for construction of 85 new town homes in the \$75,000 to \$85,000 price range. All land will be dedicated for the public infrastructure improvements for streets, drainage, utilities, etc. will be deeded to the City of San Antonio.

### ***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.

### ***Ellis Alley Restoration - District 2***

The City of San Antonio and VIA Metropolitan Transit have entered into a collaborative agreement to develop four historic buildings located in the Ellis Alley Transit Center. The buildings are owned by VIA Metropolitan Transit, a public entity. The four buildings are composed of three houses and one commercial structure. All four buildings have significant historical aspects to the history of African Americans in the East side of San Antonio. The buildings 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. A limited portion of the TIRZ funds will be used to renovate the four buildings from foundations, structural stabilization, restoration of windows, doors, roof, interior finish out, electrical, plumbing, HVAC including the site work surrounding and linking the project with walkways, landscape and lighting. The funds will assist to convert the use of the Beacon Light buildings into a community cultural center which will include: arts and crafts gallery and retail sales, multimedia presentation and community room. The three smaller 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 balance of funds needed to complete this project will be identified through private foundations, future CDBG and future general revenue funds.

### ***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 foot 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 would 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 utilize TIRZ Funds 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.

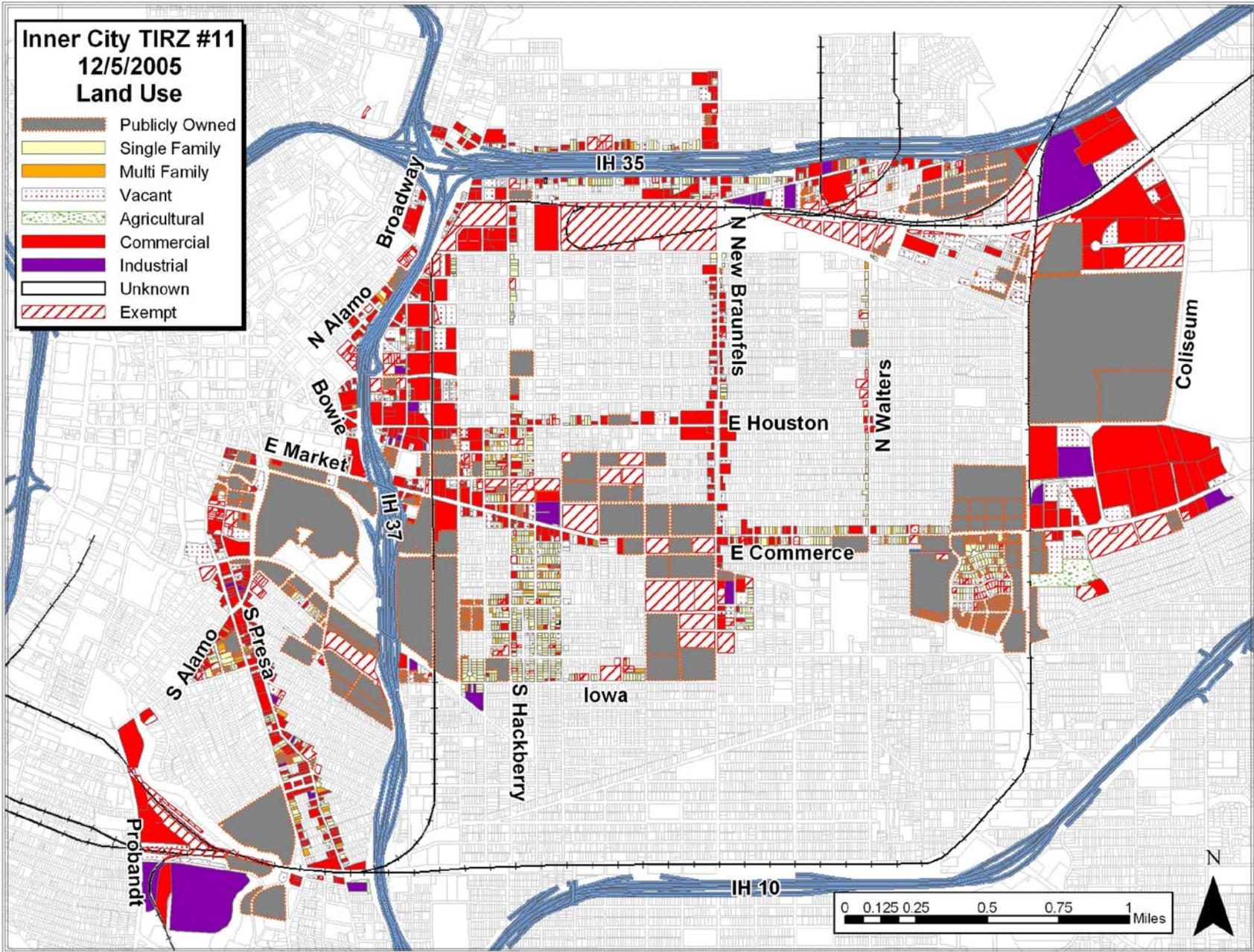
### ***Oscar Eason Multiuse Center – District 2***

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.

## **Section 5: Priority of Projects**

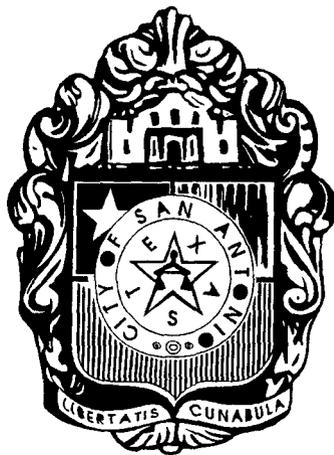
The Eastside Sports complex remains first in priority to receive TIRZ Funds at the funding level previously approved by the TIRZ Board and City Council. The remaining completed projects

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.



# **Exhibit B**

**CITY OF SAN ANTONIO, TEXAS**  
**Housing and Neighborhood Services Department**



**Inner City**  
**Tax Increment Reinvestment Zone Eleven**

**Participation Level of City (100%)**

**September 4, 2008**

# **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 (1570 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. 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 \$16,237,198. The TIRZ 11 revenues in excess of the estimated \$16,237,198 received through September 30, 2015 may be allocated to other projects as directed by the TIRZ 11 Board of Directors.

## **Plan of Finance**

The year 2000 base value of the TIRZ 11 is \$303,184,690. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements. Captured taxable incremental values will commence in tax year 2001 with collections commencing in fiscal year 2002. Captured values grow from \$13,111,197 in tax year 2001 to \$418,612,447 in tax year 2014.

The City of San Antonio is the sole taxing jurisdiction utilized in the analysis. The City's participation level is 100% and the City's current tax rate per \$100 valuation is \$0.57230. This produces annual revenues of \$1,219,748 in fiscal year 2008 to \$2,310,031 in fiscal year 2015. Assessed values are increased at a 1.50% per year with no projected increases in the tax rate.

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 fees. Revenues derived from the TIRZ 11 will be used to pay costs in the following order of priority of payment: (i) administrative 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.

The projected amount of TIRZ 11 revenues to fund capital costs through September 30, 2015 is \$16,237,198. TIRZ 11 revenues in excess of the estimated \$16,237,198 received through September 30, 2015, may be allocated to other projects as directed by the TIRZ 11 Board of Directors and approved by the City Council. It is projected that funds for capital improvements will not be available until fiscal year 2002.

#### **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. 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**

<b>Sources of Funds</b>	
Projected TIF Revenues	\$ 16,237,198
<b>Total Sources of Funds</b>	<b>\$ 16,237,198</b>
<b>Proposed Projects</b>	
Eastside Sports Complex	\$ 1,832,992
Quiet Zone	\$ 800,000
Victoria Commons	\$ 3,362,169
Barrio Comprehensive	\$ 1,700,000
Staybridge	\$ 1,000,000
Eastside Cemeteries	\$ 152,787
SouthTown	\$ 694,002
Hays Street Bridge	\$ 235,000
University of Incarnate Word	\$ 1,242,220
<b>Total Project Expenses</b>	<b>\$ 11,019,170</b>
Public Improvements	\$ 11,019,170
Administrative Costs	\$ 140,000
<b>Total TIF Expenses</b>	<b>\$ 11,159,170</b>
<b>Total Ending TIF Fund Balance</b>	<b>\$ 5,078,028</b>

**Notes**

-The TIRZ fund will only reimburse up to \$1,832,992 for "user fees" for the Eastside Sport complex, \$249,148 in Tax Year 2007, \$218,148 in Tax years 2008-2011 and \$237,084 in tax years 2012-2014

-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

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

Inner City Tax Increment Financing Zone

Projected Tax Increment Revenue

Tax Year	Tax Increment Zone										City of San Antonio			Total Tax Increments	Fiscal Year Ending	
	(1) Beginning Assessed Value	(2) Amended Assessed Value	(3) Abatement Value Adjustment	(4) Exemptions	(5) Beginning Taxable Assessed Value	(6) Value New Improvements	(7) Value Scheduled Improvements	(8) Projected Year-End Assessed Value	(9) Projected Year-End Taxable Value	(10) Projected Captured Value	Captured Taxable Value	Tax Rate	Tax Increments			
1998																1999
1999																2000
2000	303,184,690		8,887,100	11,990,607	282,306,983	9,398,474	1,533,300	314,116,464	296,344,180			-	-	-	-	2001
2001	314,116,464		9,146,300	9,628,184	295,341,980	6,732,015	316,700	321,165,179	300,849,457	13,111,197		13,111,197	0.57854	65,180	65,180	2002
2002	321,165,179		9,146,300	11,169,422	300,849,457	25,372,242	2,246,775	348,784,196	329,874,556	18,589,707		18,589,707	0.57230	100,079	100,079	2003
2003	348,784,196	28,030,994	9,146,300	37,794,334	329,874,556	19,205,080	12,927,500	408,947,770	362,007,136	46,775,060		46,775,060	0.57854	249,076	249,076	2004
2004	408,947,770		7,392,500	11,517,140	390,038,130	3,711,021	6,570,000	419,228,790	400,319,150	51,731,650		51,731,650	0.57854	293,125	293,125	2005
2005	419,228,790			18,909,640	400,319,150	48,351,265	8,543,600	476,123,655	457,214,015	80,307,711		80,307,711	0.57854	454,486	454,486	2006
2006	476,123,655			19,193,285	457,214,015	7,141,855	54,230,000	537,495,510	518,585,870	145,272,429		145,272,429	0.57854	833,565	833,565	2007
2007	537,495,510			19,481,184	518,585,870	8,062,433	18,000,000	563,557,943	544,648,303	218,184,076		218,184,076	0.57230	1,219,748	1,219,748	2008
2008	563,557,943			19,773,402	544,648,303	8,453,369	330,000	572,341,312	602,181,672	234,310,326		234,310,326	0.56714	1,295,646	1,295,646	2009
2009	572,341,312			20,070,003	602,181,672	8,585,120	49,080,000	630,006,432	610,766,791	291,843,695		291,843,695	0.56598	1,610,483	1,610,483	2010
2010	630,006,432			20,371,053	610,766,791	9,450,096	-	639,456,528	620,216,888	300,428,814		300,428,814	0.56598	1,657,858	1,657,858	2011
2011	639,456,528			20,676,619	620,216,888	9,591,848	77,191,100	726,239,476	706,999,836	309,878,911		309,878,911	0.56598	1,710,006	1,710,006	2012
2012	726,239,476			20,986,768	706,999,836	10,893,592		737,133,068	717,893,428	396,661,859		396,661,859	0.56598	2,188,901	2,188,901	2013
2013	737,133,068			21,301,569	717,893,428	11,056,996		748,190,064	728,950,424	407,555,451		407,555,451	0.56598	2,249,015	2,249,015	2014
2014	748,190,064			21,621,093	728,950,424	11,222,851		759,412,915	740,173,275	418,612,447		418,612,447	0.56598	2,310,031	2,310,031	2015
2015																2016
2016																2017
2017																2018
2018																2019
2019																2020
			\$ 43,718,500			\$ 197,228,256	\$ 230,968,975							\$16,237,198	\$16,237,198	
Existing Value Growth Factors																
Base Model Growth Factor										1.50%				100%		
Growth Factor Above Base										0.00%				0.00%		
Combined Growth Rate										1.50%				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 \$303,650,690 to \$303,184,690.

(2) Gaylord Container receives an ad valorem tax abatement through tax year 2004. The land value is taxable, improvements value is abated.

(3) Type of exemptions include Historic, Over-65, Disabled Vets and appraised value limitations. Length of tax exemptions also vary.

(4) Projected value of proposed improvements based on compound annual growth 1.50%.

(5) Projected total taxable value increase over base year 2000 taxable value.

## Inner City Tax Increment Financing Zone

### TIF Revenues Available for Construction

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	TIF Admin. Exp.	Public Improvement Construction Funding	Cumulative Construction
15-Sep-00	2000				
15-Sep-01	2001	-	-	-	-
15-Sep-02	2002	65,180	10,000	55,180	55,180
15-Sep-03	2003	100,079	10,000	90,079	145,259
15-Sep-04	2004	249,076	10,000	239,076	384,334
15-Sep-05	2005	293,125	10,000	283,125	667,459
15-Sep-06	2006	454,486	10,000	444,486	1,111,945
15-Sep-07	2007	833,565	10,000	823,565	1,935,510
15-Sep-08	2008	1,219,748	10,000	1,209,748	3,145,258
15-Sep-09	2009	1,295,646	10,000	1,285,646	4,430,904
15-Sep-10	2010	1,610,483	10,000	1,600,483	6,031,386
15-Sep-11	2011	1,657,858	10,000	1,647,858	7,679,244
15-Sep-12	2012	1,710,006	10,000	1,700,006	9,379,251
15-Sep-13	2013	2,188,901	10,000	2,178,901	11,558,152
15-Sep-14	2014	2,249,015	10,000	2,239,015	13,797,167
15-Sep-15	2015	2,310,031	10,000	2,300,031	16,097,198
15-Sep-16	2016				
15-Sep-17	2017				
15-Sep-18	2018				
15-Sep-19	2019				
15-Sep-20	2020				
	<u>\$ 16,237,198</u>		<u>\$ 140,000</u>	<u>\$ 16,097,198</u>	

## Inner City Tax Increment Financing Zone Participation Levels

<u>Entity</u>	<u>Tax Rate</u>	<u>Level of Participation</u>	<u>% of Project</u>	<u>TIF Revenues</u>
San Antonio	0.5723000	100%	100.00%	\$ 16,237,198
	0.5723000		100.00%	\$ 16,237,198

**Inner City Tax Increment Financing Zone  
Projected 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	Historic Gardens Phase II	McDonald's	Springview Hope I Project	Springview Hope II Project	Springview Hope III Project	New Light Village Homes Phase 1	New Light Village Homes Phase 2	New Light Village Homes Phase 3	La Quinta Convention Center Inn	Merchant's Ice
2000															
2001				721,300			70,200								
2002							310,500								
2003						1,391,775					855,000				
2004						507,500		4,200,000	4,800,000			3,420,000			
2005										4,650,000			1,920,000		
2006		1,800,000	2,313,600		4,430,000										
2007	23,000,000	1,800,000			4,430,000										25,000,000
2008															
2009															
2010					25,800,000										
2011															
2012															
	\$ 23,000,000	\$ 3,600,000	\$ 2,313,600	\$ 721,300	\$ 34,660,000	\$ 1,899,275	\$ 380,700	\$ 4,200,000	\$ 4,800,000	\$ 4,650,000	\$ 855,000	\$ 3,420,000	\$ 1,920,000	\$ 25,000,000	\$ -

Notes:

- Holiday Inn property value is projected to come online FY 2006 and FY 2007. Developer is securing financing for the project.
- 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 improvement value).
- Historic Gardens phase III property values are projected to come on the tax roles in FY 2009.

Fiscal Year	Barrio Comprehensive	Staybridge	Friedrich Building	Carver	Oscar Eason Center	Convention Center Condominium Project	Historic Gardens Phase III	Riverbend Garage	Annual Total	Fiscal Year
2000									-	2000
2001									1,533,300	2001
2002									316,700	2002
2003									2,246,775	2003
2004									12,927,500	2004
2005									6,570,000	2005
2006									8,543,600	2006
2007									54,230,000	2007
2008		18,000,000	0		0				18,000,000	2008
2009				0			330,000		330,000	2009
2010							880,000	22,400,000	49,080,000	2010
2011									-	2011
2012						77,191,100			77,191,100	2012
	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ 77,191,100	\$ 1,210,000	\$ 22,400,000	\$ 230,968,975	

**Inner City Tax Increment Financing Zone**

**Projected Improvements**

Tax Year	Scheduled Improvements	Other Improvements	Total New Improvements Base Model
1999			-
2000	-	-	-
2001	1,533,300	-	1,533,300
2002	316,700	-	316,700
2003	2,246,775	-	2,246,775
2004	12,927,500	-	12,927,500
2005	6,570,000	-	6,570,000
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	49,080,000	-	49,080,000
2011	-	-	-
2012	77,191,100	-	77,191,100
	<u>\$ 230,968,975</u>	<u>\$ -</u>	<u>\$ 230,968,975</u>



## CITY OF SAN ANTONIO Request for Council Action

Agenda Item # 29  
Council Meeting Date: 9/4/2008  
RFCA Tracking No: R-3836

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**DEPARTMENT:** Housing and Neighborhood Services      **DEPARTMENT HEAD:** David D Garza

**COUNCIL DISTRICT(S) IMPACTED:**  
Council District 1, Council District 2

**SUBJECT:**  
Amendment to the Project & Finance Plans for TIRZ #11

**SUMMARY:**  
The amendment to the Final Project and Financing Plans to add the River Bend Garage, located at 412 E. Commerce to the list of approved projects for the Tax Increment Reinvestment Zone (TIRZ), provides for an increase of approximately \$22 million in taxable value, and permits the acquisition of a 4.67 acre property site at 315 South Santa Rosa Street by the City for the location of the proposed Public Safety Headquarters.

**BACKGROUND INFORMATION:**  
On September 11, 2008, the City Council will consider an item that authorizes 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 is being acquired as a potential site for the proposed Public Safety Headquarters facility. On August 29, 2008, the Board of Directors of Tax Increment Reinvestment Zone Number 11 (Inner City) considered 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.

**ISSUE:**  
The River Bend Garage must be listed as a project in the Final Project Plan in order for the City to sell the Garage pursuant to Section 272.001(b)(6) of the Local Government Code. The Final Financing Plan must also be amended in order to reflect the anticipated increase of taxable value the River Bend Garage will add to the Tax Increment Fund of the Inner City TIRZ. This project is consistent with the City's efforts to redevelop the east side of downtown and supports our greater vision of a Civic Master Plan in the downtown area.

**ALTERNATIVES:**  
The alternative to approval of this item would be to continue the process of identifying alternative sites sufficient in size for the required property acquisition; however, this could result in project delay which would adversely impact the timely development of the Federal Courthouse on the current Police Department Headquarters location.

**FISCAL IMPACT:**  
Amendment of the Final Project and Financing Plans has no fiscal impact to the City's General Fund. The River Bend Garage will not seek any TIRZ reimbursements. The River

Bend Garage will add an estimated taxable value of \$22,000,000.00 that will increase the amount of tax increment deposited into the TIRZ Fund, and will facilitate the completion of current and enable the addition of future projects within the TIRZ.

**RECOMMENDATION:**

City staff recommends amending the Final Project and Financing Plans by adding the River Bend Garage to the list of approved projects for the Inner City TIRZ.

**ATTACHMENT(S):**

File Description	File Name
<a href="#">Finance Plan</a>	#3836 Inner City 090408.pdf
<a href="#">Project Plan</a>	#3836 Amended Inner City TIRZ Final Project Plan for TIRZ Board 090408.doc
<a href="#">Voting Results</a>	
<a href="#">Ordinance/Supplemental Documents</a>	200809040766.pdf

**DEPARTMENT HEAD AUTHORIZATIONS:**

Dionne L. Roberts Assistant Director Housing and Neighborhood Services

**APPROVED FOR COUNCIL CONSIDERATION:**

T.C. Broadnax Assistant City Manager