

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
NEIGHBORHOOD ACTION DEPARTMENT**

**CONSENT AGENDA**

**ITEM NO. 17**

**TO:** Mayor and City Council

**FROM:** David D. Garza, Director; Neighborhood Action Department

**THROUGH:** Terry M. Brechtel; City Manager

**COPIES:** Jelynn LeBlanc Burley; J. Rolando Bono; file

**SUBJECT:** Amendments to Final Project and Final Finance Plans for Reinvestment Zone Number Eleven, City of San Antonio, Texas (Inner City TIRZ)

**DATE:** August 26, 2004

**SUMMARY AND RECOMMENDATION**

This ordinance will amend Ordinance 94006 which approved the Final Project and Final Finance Plans and Ordinance No. 98568, which amended the Final Project Plan for Reinvestment Zone Number Eleven, City of San Antonio, Texas known as the Inner City TIRZ.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

On December 14, 2000, the City Council approved an ordinance establishing the Tax Increment Reinvestment Zone, the Zone Fund, and the Board of Directors for the Zone, in accordance with the Tax Increment Financing Act (the "Act"). After approval by the Board of Directors (the "Board"), the City Council also approved the Final Project Plan and Final Finance Plan on May 21, 2001 for the Inner City TIRZ. The TIRZ expires on September 30, 2015.

In December 2003, the Board and the City Council approved an amendment to the Final Project Plan for the Zone that increased the geographic area of the reinvestment zone by adding a net increase of 214 parcels. The Finance Plan was not amended at that time.

The Board in February 2004 approved the addition of the Eastside Sports Complex to the projects identified in the Inner City TIRZ Project Plan. In June 2004, the Board reevaluated the existing projects in the Plan and approved an amendment to the Final Project and Finance Plans by deleting the existing projects with the exception of the Eastside Sports Complex.

The Eastside Sports Complex is being developed by the Antioch Community Transformation Network, Inc. (ACTN), a 501(c)(3) non-profit community development corporation established in April 2000. ACTN has proposed to make an investment into the community by constructing a privately owned sports complex and gymnasium. The Eastside Sports Complex will be located

on Walters and Eross Streets. The cost of the building is estimated to be approximately \$4 million. ACTN proposes to pay for the construction through a private construction loan. 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 the season. The costs to operate this facility will be the responsibility of ACTN. The court and other amenities will be leased based on a schedule of user fees. "

The TIRZ will make payments totaling \$1,832,992 for the public use of the facility. The projected annual payments will commence in FY 2008 for an amount of \$249,148 that includes a reimbursement of the \$31,000 processing fee. In FY 2009 through FY 2012, there will be an annual payment of \$218,148. An annual payment of \$237,084 will be made beginning in FY 2013 and conclude in FY 2015. The increase in payments is due to the projected increase in services in FY 2013. The Use Agreement will provide that the Eastside Sports Complex is available and open to the public. Staff is working with ACTN to develop a preliminary Use Agreement that would outline the terms and conditions for access to the facility. The proposed Agreement is scheduled for consideration by the Board and the City Council in the fall of 2004. The Board further approved that no payments would be made to ACTN unless there was \$500,000 in reserve in the TIRZ fund at all times. These funds would be available for other projects to utilize.

During the Board Meeting in June 2004, staff recommended a competitive Request for Proposals process for the Board to consider the addition of future projects to be funded from the Inner City TIRZ. The new process to be confirmed by the Board will include a Request for Proposal process to solicit new projects that would be eligible for TIRZ funds and provide growth for the fund.

### **POLICY ANALYSIS**

The Act requires the municipality approve any amendments to the Project Plan, as evidenced by the passage of a duly-authorized ordinance. This ordinance would amend the Inner City Final Project and Final Finance Plans by deleting the following projects currently in the Plans:

<b>Project</b>	<b>Estimated Cost</b>
Ellis Alley Restoration	\$ 900,000
Southtown (S. Alamo St.)	\$ 869,000
Eastside Cemeteries	\$ 900,000
Victoria Courts Housing	\$ 1,000,000
New Light Village Housing	\$ 1,800,000
Good Samaritan Hospital	\$ 500,000

The proposed Amended Project and Amended Finance Plan includes adding the following project:

<b>Project</b>	<b>Cost</b>
Eastside Sports Complex	\$1,832,992

The TIRZ Board adopted the amendments to the Project and Finance Plans consistent with the requirements outlined in the Act. The remaining funds in the TIRZ will be used for other projects that will be selected through the RFP process.

**FISCAL IMPACT**

In accordance with the amended Final Finance Plan, this ordinance identifies the use of TIRZ Funds for payment of (1) administrative fees and (2) all eligible costs related to proposed projects as outlined in the Project Plan.


With the elimination of all projects with the exception of the Eastside Sports Complex, the Amended Finance Plan projects a total payment of \$1,832,992 for the public use of the facility. The projected annual payments will commence in FY 2008 for an amount of \$249,148 that includes a reimbursement of the \$31,000 processing fee. The annual payment for FY 2009 through FY 2012 and FY 2013 through FY 2015 are \$218,148 and \$237,084, respectively. The difference in annual payments is due to the projected increase in services beginning in FY 2013. Annual payments will be issued to ACTN on the condition that \$500,000 of reserve exists in the TIRZ Fund.

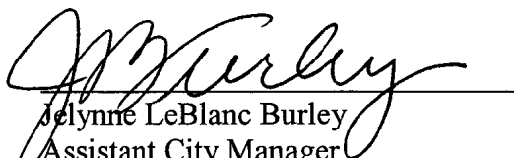
The Inner City TIRZ has collected \$317,629 since its designation in 2000. The proposed Amended Finance Plan projects a total of \$10,544,733 to be collected through the term of the TIRZ in FY 2015. Any amendments to the Project Plan will require Board and City Council approval.

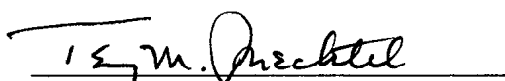
With the addition of the Eastside Sports Complex, the applicable TIF processing fee of \$31,000 is required per the approved TIF guidelines. The guidelines require the payment of the fee within 10 days after a Resolution of Intent has been approved by the City Council. Although this TIRZ was previously designated, this fee supports the evaluation process for projects to be considered by the City Council. The fee is to be paid by the developer of each project and is deposited in the TIF Special Revenue Fund. The fee is also an eligible reimbursement cost as identified in the Finance Plan.

**COORDINATION**

This item has been coordinated with the Finance Department and City Attorney's Office.

  
David D. Garza, Director  
Neighborhood Action

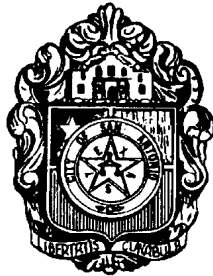
  
Jelynn LeBlanc Burley  
Assistant City Manager

  
Terry M. Brechtel  
City Manager

City of San Antonio

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

***Inner City TIRZ***



**PROJECT PLAN**

**Approved May 24, 2001  
Amended December 18, 2003  
Amended August 26, 2004**

# **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 zone was created, several projects were identified as eligible for TIRZ funds. In May of 2001, the TIRZ Board and City Council approved the Final Project and Final Finance Plans that identified six projects that were eligible for TIRZ funds. In August 2002, the TIRZ Board re-prioritized the existing projects and began to evaluate those projects that were further in the development process. In December 2003, the Board and City Council approved an amendment to the TIRZ boundaries to include Walters, Houston and Hackberry corridors, in an effort to focus on potential corridor development. This amendment included the addition of 214 net new parcels in the zone.

In February of 2004, the Board approved the addition of a new project known as the Eastside Sports Complex. In June 2004, the Board evaluated the viability of the existing projects and approved an amendment to the Final Project and Finance Plans to delete the existing projects with the exception of the Eastside Sports Complex. The Board further authorized the release of Requests for Proposals (RFPs) as a new avenue to competitively solicit and evaluate new projects that could be eligible for TIRZ funds. The intent of the RFP process is to review projects based on a set of criteria to be outlined by staff and approved the TIRZ Board.

The Board intends to use the projected revenue of \$10,544,733 effectively by encouraging private investment, maximizing public benefit and furthering other City goals.

## **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:

- Solicit proposals
- Review and analyze Proposal
- Administration of TIRZ Board
- Administration of TIRZ Fund
- Issue reimbursement(s) for Public improvements and other eligible costs completed and submitted, upon approval of the TIRZ Board

### **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 Board approved the release of RFPs, 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, the various agreements will outline the scope of services and deliverable details for each specific project. Each developer will be required to submit a processing fee outlined in the TIF Guidelines in effect at the time that the proposal is submitted.

## **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.

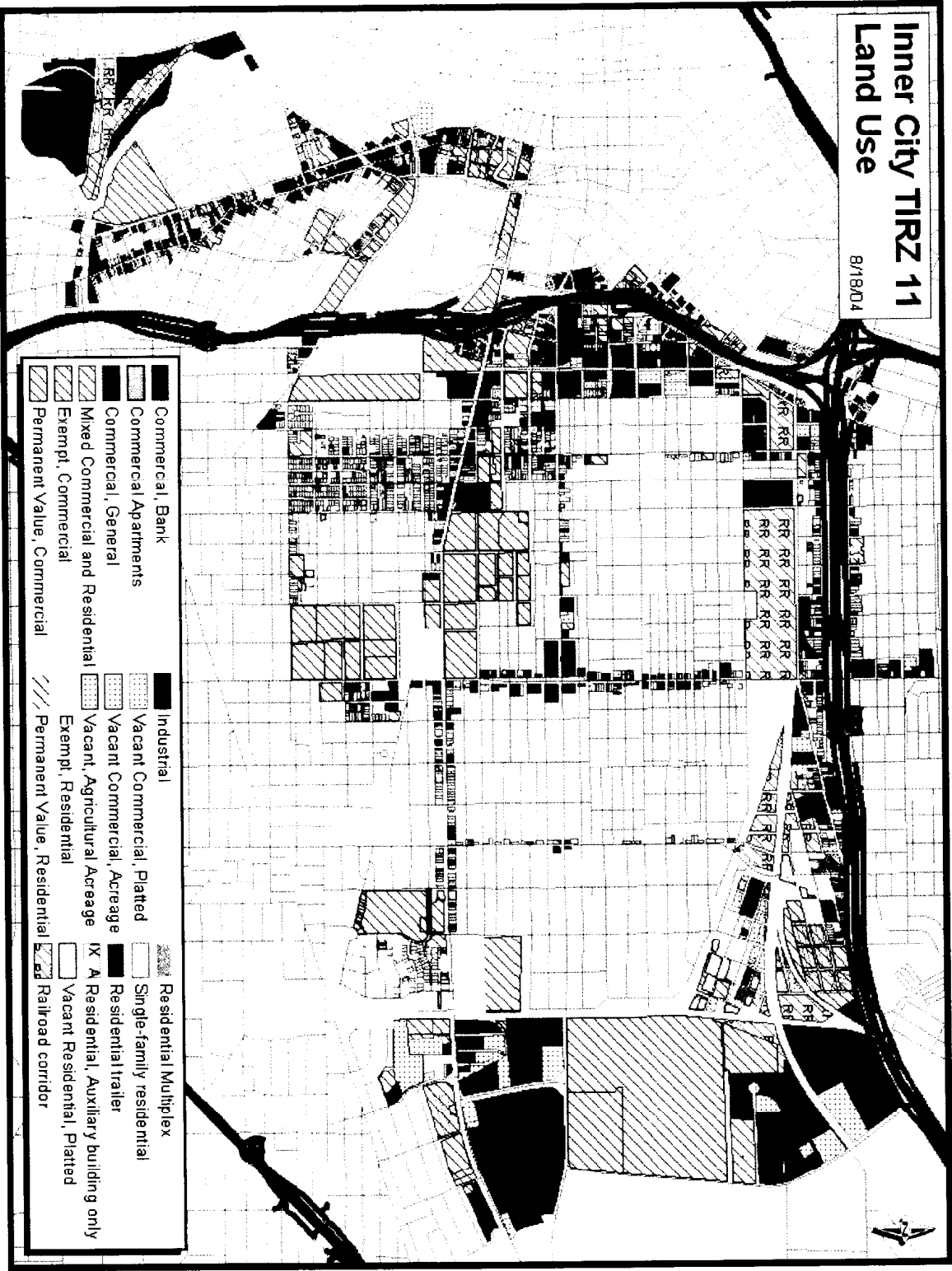
<sup>1</sup> According to Metropolitan Health District.

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





# Inner City TIRZ 11 Land Use 8/18/04



- |  |                                  |  |                              |  |   |
|--|----------------------------------|--|------------------------------|--|---|
|  | Commercial, Bank                 |  | Industrial                   |  | Residential Multiplex                     |
|  | Commercial Apartments            |  | Vacant Commercial, Platted   |  | Single-family residential                 |
|  | Commercial, General              |  | Vacant Commercial, Acreage   |  | Residential trailer                       |
|  | Mixed Commercial and Residential |  | Vacant, Agricultural Acreage |  | IX A Residential, Auxiliary building only |
|  | Exempt, Commercial               |  | Exempt, Residential          |  | Vacant Residential, Platted               |
|  | Permanent Value, Commercial      |  | Permanent Value, Residential |  | Railroad corridor                         |

## Section 4: Proposed Projects

Currently the only project eligible for Inner City TIRZ funding is the Eastside Sports Complex. It is expected that the release of the RFP(s) will competitively solicit new projects to be evaluated and added to the Project Plan and Finance Plans upon approval of the TIRZ Board and the City.

### *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.

## **Section 5: Request For Proposals**

Following City Council approval of the amended Final Project and Finance Plans, the TIRZ Board will convene to develop goals and process for the release of the Request For Proposals. The following outlines the course of action by which the Board and staff will implement the RFP process.

1. Staff and TIRZ Board may identify established TIRZ-area goals that arise from previous City and Area plans
  - a. Downtown Neighborhood Plan
  - b. Government Hill Neighborhood Plan
  - c. Arena District/Eastside Community Plan
  - d. Lavaca Neighborhood Plan
  - e. South Central San Antonio Plan
  - f. Neighborhood Commercial Revitalization Corridors (N New Braunfels, Easttown at Commerce, New Light Village, St Paul's Square, Southtown)
1. Staff will present these goals to the TIRZ Board in a concise format, as they apply to TIRZ, and the following:
  - a. TIF Guideline goals
  - b. Incentive Scorecard
1. Staff will request TIRZ Board to appoint an RFP Sub-Committee to work out details of RFP process
  - a. Sort goals into "Project RFP" and "Plan RFP" categories
1. Board approves RFP process and goals, as presented by RFP Sub-Committee
2. Release RFP
3. Evaluate Proposals
4. Present evaluations to TIRZ Board for approval and selection of projects

5. Amend Final Project and Finance Plans accordingly
6. Execute legal documents

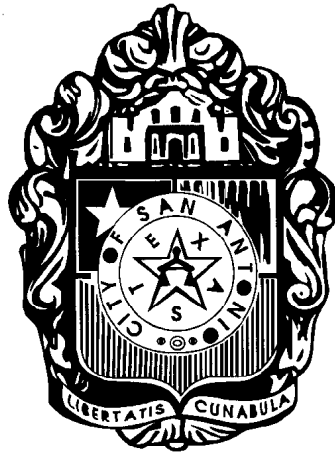
Some of the goals of the RFP and the use of Inner City TIRZ Funds may include: leveraging private investment, creating permanent jobs, filling gap financing by providing funds for public infrastructure and capital improvements, create new housing opportunities, encourage infill development, revitalize and rehabilitate areas of the zone to increase values, establish effective public/private partnerships.

## **Section 6: Project Plan Costs**

The following table shows the estimated costs and funding source for the TIRZ projects. These figures are for planning purposes only. Actual costs may differ.

<b>Project</b>	<b>Estimated Costs</b>	<b>Fund Source</b>
<b>Eastside Sports Complex</b>	<b>\$1,832,992</b>	<b>TIRZ</b>

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



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

**Approved:**  
**May 24, 2001**

**Amended:**  
**August 26, 2004**

# **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 will encompass 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 may 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 revenues to be received through September 30, 2015 is \$10,544,733. The TIRZ 11 revenues in excess of the estimated \$10,544,733 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 \$304,186,890. 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 \$231,501,686 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 \$0.578540. This produces annual revenues of \$100,078 in fiscal year 2003 to \$1,305,847 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 \$10,544,733. TIRZ 11 revenues in excess of the estimated \$10,544,733 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**  
**Project Construction Sources and Uses of Funds**

<b>Sources of Funds</b>	
TIF Revenues	10,544,733.23
<b>Total Sources of Funds</b>	<b>10,544,733.23</b>
<b>Proposed Projects</b>	
Eastside Sports Complex	1,832,992.00
<b>Total Project Expenses</b>	<b>1,832,992.00</b>
Public Improvements	1,832,992.00
Administrative Costs	140,000.00
<b>Total TIF Expenses</b>	<b>1,972,992.00</b>
Total Ending TIF Fund Balance	<b>8,571,741.23</b>
Reserve	500,000.00
Total Ending TIF Fund Balance Net of Reserve	<b>8,071,741.23</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 2007-2011 and \$237,084 in tax years 2012-2014

-Tax year 2007 reimbursement to Eastside Sport Complex for \$249,148 includes: \$218,148 plus \$31,000 processing fee which is charged to the project



**Projected Reimbursement for Eastside Sports Complex**

Tax Year	Tax Increment Collected	Combined TIF Collections	Annual Admin Fees	Reserve	Annual less Admin & Reserve	Eastside Sport Complex Pymts	Annual Difference	Fiscal Year Ending
2000								2001
2001	65,179.69	65,180	10,000.00		55,179.69	-	55,180	2002
2002	100,078.22	165,258	10,000.00		90,078.22	-	90,078	2003
2003	150,219.97	315,478	10,000.00		140,219.97	-	140,220	2004
2004	373,473.88	688,952	10,000.00	500,000.00	(136,526.12)	-	(136,526)	2005
2005	444,076.01	1,133,028	10,000.00	-	434,076.01	-	434,076	2006
2006	513,819.32	1,646,847	10,000.00	-	503,819.32	-	503,819	2007
2007	855,365.49	2,502,213	10,000.00	-	845,365.49	249,148	596,217	2008
2008	896,136.18	3,398,349	10,000.00	-	886,136.18	218,148	667,988	2009
2009	1,078,537.54	4,476,886	10,000.00	-	1,068,537.54	218,148	850,390	2010
2010	1,122,655.81	5,599,542	10,000.00	-	1,112,655.81	218,148	894,508	2011
2011	1,167,435.84	6,766,978	10,000.00	-	1,157,435.84	218,148	939,288	2012
2012	1,212,887.58	7,979,866	10,000.00	-	1,202,887.58	237,084	965,804	2013
2013	1,259,021.09	9,238,887	10,000.00	-	1,249,021.09	237,084	1,011,937	2014
2014	1,305,846.61	10,544,733	10,000.00	-	1,295,846.61	237,084	1,058,763	2015
	<b>10,544,733</b>		<b>140,000</b>	<b>500,000</b>	<b>9,904,733</b>	<b>1,832,992</b>	<b>8,071,741</b>	

## 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>	<u>TIF Expenses</u>
San Antonio	0.5785400	100%	100.00%	\$ 10,544,733	\$ 1,972,992
	0.5785400		100.00%	\$ 10,544,733	\$ 1,972,992

**Projected Property Improvement Value**  
(Property Values Added to Tax Roles)

Fiscal Year	Embassy Suites Hotel	Holiday Inn Express	Best Western Hotel	Ruth's Chris Steakhouse	Enron	MCI/Worldcom	Victoria Courts Project	Historic Gardens Phase	Paragon	McDonald's	Springview Hope I Project	Springview Hope II Project	Springview Hope III Project	New Light Village Homes Phase I	New Light Village Homes Phase 2	New Light Village Homes Phase 3	La Quinta Convention Center Inn	Annual Total	Fiscal Year
1999																		-	1999
2000																		-	2000
2001				721,300	715,300	0			26,500	70,200								1,533,300	2001
2002			0						6,200	310,500								316,700	2002
2003			0					1,391,775						855,000				2,246,775	2003
2004								507,500			4,200,000	4,800,000			3,420,000			12,927,500	2004
2005													4,650,000			1,920,000		6,570,000	2005
2006		1,800,000					4,430,000											6,230,000	2006
2007	23,000,000	1,800,000					4,430,000										25,000,000	54,230,000	2007
2008																		-	2008
2009																	25,000,000	25,000,000	2009
	23,000,000	3,600,000	-	721,300	715,300	-	8,860,000	1,899,275	32,700	380,700	4,200,000	4,800,000	4,650,000	855,000	3,420,000	1,920,000	50,000,000	109,054,275	

**Notes:**

- Embassy Suites Hotel project is tentatively projected to be added to the tax roles in FY 2007.
- Holiday Inn property value is projected to come online FY 2006 and FY 2007. Developer is securing financing for the project.
- Best Western project is designated as Historic and is 100% non-taxable for the next 4 years. Revenues Division is verifying the 100% non taxable designation with Planning Department/Historic Preservation.
- Ruth Chris Steakhouse 2001 value assessed significantly lower than projected value. Property value for 2002 decreased by \$262,300.
- MCI assess no value increase as a result of improvements in FY 2001. Property value for 2002 decreased by \$218,000.
- Victoria Courts property values are projected to come on the tax roles in FY 2006 and FY 2007.
- Historic Gardens completed 17 of the 24 homes with the property value coming online in FY 2003; the property value of the remaining homes to be built are projected to be added to the tax roles in FY 2004.
- Springview Hope Phases I and II property values are projected to be added to the tax roles in FY 2004. Phase III in FY 2005. Phase IV is dissolved. The total number homes in the project increased from 154 to 182 homes. Phase I, 56 homes; Phase II, 64 homes and Phase III, 62 homes per SAHA.
- 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).

# Inner City Tax Increment Financing Zone

## Projected Improvements

Tax Year	Scheduled Improvements	Other Improvements	Abatement Phase-Ins	Total New Improvements Base Model
1999			0	0
2000	1,533,300		0	1,533,300
2001	316,700		0	316,700
2002	2,246,775		0	2,246,775
2003	12,927,500		0	12,927,500
2004	6,570,000		0	6,570,000
2005	6,230,000			6,230,000
2006	54,230,000			54,230,000
2007	0			0
2008	25,000,000			25,000,000
2009				
2010				
2011				
2012				
2013				
2014				
2015				
2016				
2017				
2018				
2019				
2020				
	109,054,275	0	0	109,054,275