



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

February 25, 2019

ATTN: Frank E. Alvarez, Senior Analyst, CPM
Comptroller of Public Accounts
Economic Development Data Analysis & Transparency Division
Post Office Box 13528
Austin, Texas 78711-3528

RE: Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2018

Dear Mr. Alvarez,

Texas State Statute, (Tax Code, Title 3. Local Taxation, Subtitle B. Special Property Tax Provisions, Chapter 311. Tax Increment Financing Act, Section 311.016) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. This is concurrent to submitting Form 50-806 to the Comptroller's office. Please find Form 50-806 and the TIRZ status reports attached to this letter.

If you have any questions please contact Jim Shale, Tax Incremental Financing (TIF) Division Program at 210-207-8526.

Sincerely,

F. Mike Etienne, PhD
Assistant Director, Neighborhood & Housing Services Department

Enclosure

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD Asst. Director, Neighborhood & Housing Services Dept.

Contact Person Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio Bexar 78283-3966

City County ZIP Code

210-207-7114 Mike.Etienne@sanantonio.gov

Phone (area code and number) Fax Number Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #02 Rosedale

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 30.396

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 7,956.22

9. List of fund revenues:

Total tax increments received \$ 37,693.51

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 102.67

TOTAL ANNUAL REVENUES \$ 37,796.18

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	1,000.00
Property purchased	\$	
Public improvements	\$	31,602.54
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 32,602.54

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	453,300.00
Current captured appraised value	\$	7,253,650.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	7,706,950.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

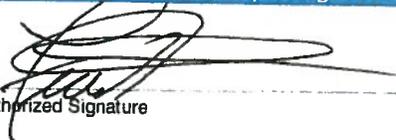
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	7,706,950.00
Total tax increment base of all subdivisions combined	\$	453,300.00
Total current captured appraised value of all subdivisions combined	\$	7,253,650.00

STEP 3: Signature of Person Completing Form

sign
here ▶


Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

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Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information

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Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 02 Rosedale

TIRZ OVERVIEW

This TIRZ was the first CoSA designated TIRZ. It was designated December 17, 1998 and has a termination date of September 30, 2019. The intent for this TIRZ was to facilitate the building of affordable housing to meet the goals of the City Master Plan and the CRAG Report. Initial participating taxing entities included the CoSA (100%), Bexar County (100%), UHS (100%), Edgewood ISD (90.2%), and ACCD (100%). Currently, CoSA is the only participating taxing entity and the developer is San Antonio Alternative Housing Corp. There were 67 single-family residences, 92 multi-family residences, and a linear park proposed for this development.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements. The finished project included residential units, 1 acre of commercial use, a linear park, lighting poles, installation of exercise equipment, benches, bridges, a walking trail, and 200 trees were planted. The linear park was completed as a joint project between the CoSA, SARA, and the Developer. The project achieved CoSA’s goal of providing affordable housing.

TIRZ FINANCIALS

Opening Balance	\$	2,762.58
Revenue – Tax Increments Receipt	\$	37,693.51
Revenue – Interest Pooled Investment	\$	102.67
Total Revenue	\$	37,796.18
Expenditure – Administrative	\$	1,000.00
Expenditure – Public Improvement	\$	31,602.54
Total Expenditure	\$	32,602.54
Closing Balance	\$	7,956.22
Tax Increment Base	\$	453,300
Current Captured Appraised Value	\$	7,253,650

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

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Designating City or County

F. Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #06 Mission del Lago

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 812.132

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

- Public Buildings and Facilities Roadwork
- Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

- Facade Renovation Parking Historical Preservation
- Transit Affordable Housing Economic Development Other: School

8. TIF fund balance: \$ 183,737.58

9. List of fund revenues:

Total tax increments received \$ 3,105,842.37

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 10,534.46

TOTAL ANNUAL REVENUES \$ 3,116,376.83

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	17,000.00
Property purchased	\$	
Public improvements	\$	3,385,050.92
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	216,430.00

TOTAL ANNUAL EXPENDITURES \$ 3,618,480.92

11. Bonded indebtedness:

Principal due	\$	635,000.00
Interest due	\$	17,415.00

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	259,763.00
Current captured appraised value	\$	175,344,915.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	175,604,678.00

Name of the subdivision 1 (if applicable)

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00

Name of the subdivision 2 (if applicable)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00

Name of the subdivision 3 (if applicable)

Texas Comptroller of Public Accounts

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Tax increment base	\$
Current captured appraised value	\$
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)
TOTAL TIRZ values of all subdivisions combined	\$	175,604,678.00
Total tax increment base of all subdivisions combined	\$	259,763.00
Total current captured appraised value of all subdivisions combined	\$	175,344,915.00

STEP 3: Signature of Person Completing Form

sign
here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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Economic Development & Analysis Division
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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 06 Mission del Lago

TIRZ OVERVIEW

This TIRZ was designated on August 19, 1999 and has a termination date of September 30, 2025. In May 2014, the City portion was extended to September 30, 2027. The intent for this TIRZ was to facilitate housing to meet the goals of the City Master Plan and the CRAG Report on approximately 812.132 acres. Participating taxing entities included the CoSA (100%), Bexar County (100%), UHS (75%), Alamo Colleges (50%) (expired), and Southside ISD (65%). The initial Developer was Mission Del Lago, Ltd., and 2,510 single-family residences, 520 multi-family residences, and 287,600 sq. ft. of retail/office/commercial space were projected for the finished project.

TIRZ STATUS UPDATE

In January 2018, SouthStar was designated the developer of record for the TIRZ. Since the project’s inception, the development has over 900 developed lots and on track to grow between 120 – 150 homes in the upcoming year. Current multifamily units total approximately 520 units and current single-family unit’s total 866 homes with an average price of \$180,000 and 288,600 sq. ft. commercial space. The Homeowners Association (HOA) was established and strengthened by the new developer and a multitude of community events were organized throughout the year.

TIRZ FINANCIALS

Opening Balance	\$	685,841.67
Revenue – Tax Increments Receipt	\$	3,105,842.37
Revenue – Interest on Pooled Investment	\$	10,534.46
Total Revenue	\$	3,116,376.83
Expenditure – Administrative	\$	15,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	3,385,050.92
Expenditure – Debt Service	\$	216,430.00
Total Expenditure	\$	3,618,480.92
Closing Balance	\$	183,737.58
Tax Increment Base	\$	259,763
Current Captured Appraised Value	\$	175,344,915

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

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Log year

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Designating City or County

Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #09 Houston St.

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 179.74

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

- Public Buildings and Facilities Roadwork
- Water/Sewer and Drainage Parks Other Infrastructure: Bridge

Other Projects

- Facade Renovation Parking Historical Preservation
- Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 6,518,480.88

9. List of fund revenues: \$ 3,891,881.74

Total tax increments received

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 89,050.83

TOTAL ANNUAL REVENUES \$ 3,980,932.57

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	126,000.00
Property purchased	\$	
Public improvements	\$	1,138,983.87
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	134,017.74
TOTAL ANNUAL EXPENDITURES		\$ 1,399,001.61

11. Bonded indebtedness:

Principal due	\$	8,600,000.00
Interest due	\$	3,899,209.49

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	786,497,415.00
Current captured appraised value	\$	536,260,023.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	1,322,757,438
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

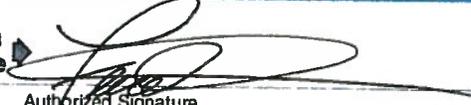
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

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Form 50-806

Tax increment base	\$	_____
Current captured appraised value	\$	_____
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		_____
TOTAL TIRZ values of all subdivisions combined	\$	1,322,757,438
Total tax increment base of all subdivisions combined	\$	786,497,415.00
Total current captured appraised value of all subdivisions combined	\$	536,260,023.00

STEP 3: Signature of Person Completing Form

<p>sign here </p> <p>Authorized Signature</p>	<p>Assistant Director</p> <p>Title</p>	<p>02-20-2019</p> <p>Date</p>
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Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 09 Houston St

TIRZ OVERVIEW

The TIRZ was designated on December 9, 1999 and the intent for this TIRZ was to facilitate public improvement and infill economic development projects. In 2019, the TIRZ was extended to September 30, 2034. Street Retail San Antonio, L.P., the TIRZ primary developer and Federal Realty Investment Trust, completed numerous public improvement projects: Houston and Crockett Streets, the Historic Civic Center Linkage, the Houston Street Bridge, Majestic Courtyard, and the renovation of the Walgreens/Stuart buildings. After completion of all obligations, City Council approved the closeout agreement concluding Street Retail’s participation in the TIRZ on May 21, 2015 through Ordinance 2015-05-21-0441.

In June 2015, the City amended the TIRZ boundary adding 260 parcels or roughly 138.54 parcel acres. These changes required amendments to the Project and Finance Plans and a new Inter-local Agreement with Bexar County.

TIRZ STATUS UPDATE

New projects added to the TIRZ project plan include the San Pedro Creek redevelopment, the Alameda Theater Revitalization project, and the development of the Frost Bank Tower. The Frost Bank Tower project was a public private partnership (P3) and will help to facilitate the consolidation of city offices and the adaptive reuse of current offices into 265 units of housing in the central business district. Recent projects include the Maverick Building, Maverick Dog Park, San Pedro Creek, Witte and Fish Buildings, Burns Building, Sam’s Maverick Spirits, Main Plaza SAGA Light Show, Travis Garage, and the rehab of the Grant and Kress Buildings. Houston Street Lighting Project was completed and closed. The TIRZ included one tax abatement and the following 380 agreements: ARGO, Encore Riverwalk (CCHIP), Floodgate (CCHIP), Heritage Plaza (CCHIP), and HVHC.

TIRZ FINANCIALS

Opening Balance	\$	3,936,549.92
Revenue – Tax Increments Receipt	\$	3,891,881.74
Revenue – Interest on Pooled Investment	\$	89,050.83
Total Revenue	\$	3,980,932.57
Expenditure – Administrative	\$	126,000.00
Expenditure – Public Improvement	\$	1,138,983.87
Expenditure – Debt Service	\$	134,017.74
Total Expenditure	\$	1,399,001.61
Closing Balance	\$	6,518,480.88
Tax Increment Base	\$	796,107,115

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

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City of San Antonio

Designating City or County

F. Mike Etienne, PhD Asst. Director, Neighborhood & Housing Services Dept.

Contact Person Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio Bexar 78283-3966

City County ZIP Code

210-207-7114 Mike.Etienne@sanantonio.gov

Phone (area code and number) Fax Number Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #10 Stablewood Farms

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 172.9

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Sidewalks, Utilities, & Greenways

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 17,769.98

9. List of fund revenues:

Total tax increments received \$ 487,872.18

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 2,425.56

TOTAL ANNUAL REVENUES \$ 490,297.74

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	10,000.00
Property purchased	\$	
Public improvements	\$	507,049.72
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 517,049.72

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	1,000,000.00
Current captured appraised value	\$	49,633,078.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	50,633,078.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
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Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	50,633,078.00
Total tax increment base of all subdivisions combined	\$	1,000,000.00
Total current captured appraised value of all subdivisions combined	\$	49,633,078.00

STEP 3: Signature of Person Completing Form

sign here 
Authorized Signature

Assistant Director
Title

02-20-2019
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact Information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.

City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 10 Stablewood Farms

TIRZ OVERVIEW

This TIRZ was designated on December 14, 2000 and has a termination date of September 30, 2025. The TIRZ is located in the SW quadrant of the City of San Antonio on approximately 173 acres. The intent for this TIRZ was to provide mixed income housing and mixed use development in areas south of Highway 90. Participating taxing entities included the CoSA (100%), Bexar County (100%), and ACCD (100%). The developer of the property is Westside Land Partners, Ltd. and projected improvements were 324 single-family residences, 452 multi-family residences, and 64.3 acres of commercial space. The number of proposed homes outlined in the Finance Plan was reduced by 10 (from 324 to 314) because a detention facility was constructed.

TIRZ STATUS UPDATE

To date, 314 single-family residences and 252 multi-family residences have been constructed. A 7.2 acre park was also completed in December, 2003 and turned over to the City of San Antonio in early 2006. The Commercial and the Phase II Apartment sites were sold in July 2006, approximately 2 years ahead of schedule. A 196 unit apartment complex construction was scheduled for June 2006; however, it was terminated due to political opposition. No additional multi-family units are planned.

TIRZ FINANCIALS

Opening Balance	\$ 44,521.96
Revenue – Tax Increments Receipt	\$ 487,872.18
Revenue – Interest on Pooled Investment	\$ 2,425.56
Total Revenue	\$ 490,297.74
Expenditure – Administrative	\$ 10,000.00
Expenditure – Public Improvement	\$ 507,049.72
Total Expenditure	\$ 517,049.72
Closing Balance	\$ 17,769.98
Tax Increment Base	\$ 1,000,000
Current Captured Appraised Value	\$ 49,633,078

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete
 No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #11 Inner City

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 2,734

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities

Roadwork

Water/Sewer and Drainage

Parks

Other Infrastructure: Bridge, Street Lights

Other Projects

Facade Renovation

Parking

Historical Preservation

Transit

Affordable Housing

Economic Development

Other: Public Use

8. TIF fund balance: \$ 19,006,539.60

9. List of fund revenues: \$

Total tax increments received \$ 5,211,136.85

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 240,750.85

TOTAL ANNUAL REVENUES \$ 5,451,887.70

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	120,000.00
Property purchased	\$	
Public improvements	\$	423,001.48
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	80,604.24
TOTAL ANNUAL EXPENDITURES		\$ 623,605.72

11. Bonded indebtedness:

Principal due	\$	3,950,000.00
Interest due	\$	2,295,874.36

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	417,080,349.00
Current captured appraised value	\$	1,043,082,579
Tax increment reinvestment zone total (add above 2 lines together)	\$	1,460,162,928
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

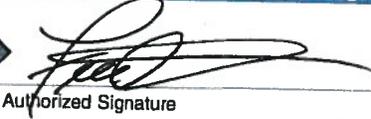
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	1,460,162,928
Total tax increment base of all subdivisions combined	\$	417,080,349.00
Total current captured appraised value of all subdivisions combined	\$	1,043,082,579

STEP 3: Signature of Person Completing Form

sign
here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 11 Inner City

TIRZ Overview

The TIRZ was designated in December 2000 and has a termination date of September 30, 2025. In December, 2013, the term was extended by ten years. On March 9, 2017 the project plan was amended to increase the size of TIRZ to approximately 2,734 acres located on the City’s near eastside. The area encompassed by the TIRZ has been historically underserved which is evidenced by significant pockets of deterioration and blight. The City of San Antonio (100%) is the only participating taxing entity. The TIRZ has completed numerous projects to improve sub-standard infrastructure conditions. Projects completed include streetscape enhancements, facility construction, historic renovation, residential development, economic development, public parking, and park improvements.

TIRZ Status Update

Numerous projects currently under development include: Red Berry Estates, Echo East multi-family, Alamo Street Lighting, ChildSafe Salado Creek Campus, St. Philips College Student Housing Development, the Arena Vista rehabilitation, Sam’s Barber Shop Building renovation, La Villita Culinary Concept Project to build three new restaurants, Maverick Plaza, Brooklyn StrEat Mobile Food Truck Park, and Friedrich Lofts. The TIRZ has several 380 Economic Development Grant Agreements for housing including Agave/Elan Riverwalk, City Center Lofts, Alamo Brewery, 1130 Broadway, Cedar Street Townhomes, Southtown One, Bridge Apartments, and Pearl District homes. Completed TIRZ projects were the Sterling Building, MLK Garden Homes, Collaborative Homes Townhomes.

TIRZ Financials

Opening Balance	\$	14,178,257.62
Revenue – Tax Increments Receipt	\$	5,211,136.85
Revenue – Interest Pooled Investment	\$	240,750.85
Total Revenue	\$	5,451,887.70
Expenditure – Administrative	\$	120,000.00
Expenditure – Public Improvement	\$	423,001.48
Expenditure – Debt Service	\$	80,604.24
Total Expenditure	\$	623,605.72
Closing Balance	\$	19,006,539.60
Tax Increment Base	\$	417,080,349
Current Captured Appraised Value	\$	1,043,082,579

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #12 Plaza Fortuna

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 9.82

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6 Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities

Roadwork

Water/Sewer and Drainage

Parks

Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation

Parking

Historical Preservation

Transit

Affordable Housing

Economic Development

Other: _____

8. TIF fund balance: \$ 2,800.40

9 List of fund revenues: \$ 42,463.26

Total tax increments received \$

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 104.59

TOTAL ANNUAL REVENUES \$ 42,567.85

Texas Comptroller of Public Accounts

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Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	12,000.00
Property purchased	\$	
Public improvements	\$	31,540.45
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 43,540.45

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	76,700.00
Current captured appraised value	\$	5,508,372.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	5,585,072.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

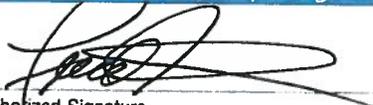
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	5,585,072.00
Total tax increment base of all subdivisions combined	\$	76,700.00
Total current captured appraised value of all subdivisions combined	\$	5,508,372.00

STEP 3: Signature of Person Completing Form

sign here 
Authorized Signature

Assistant Director
Title

02-20-2019
Date

Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 12 Plaza Fortuna

TIRZ OVERVIEW

This TIRZ was designated on December 13, 2001 and has a termination date of September 30, 2025. The intent for this TIRZ was to facilitate infill affordable housing on approximately 10 acres. Participating taxing entities included CoSA (100%), Bexar County (100%), and Alamo Community Colleges (50%). Hausman Holdings Ltd is the developer of the property and 76 single-family residences were projected for the finished project.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements and the finished project included the construction of 76 single-family residences.

TIRZ FINANCIALS

Opening Balance	\$	3,773.00
Revenue – Tax Increments Receipt	\$	42,463.26
Revenue – Interest on Pooled Investment	\$	104.59
Total Revenue	\$	42,567.85
Expenditure – Administrative	\$	10,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	31,540.45
Total Expenditure	\$	43,540.45
Closing Balance	\$	2,800.40
Tax Increment Base	\$	76,700
Current Captured Appraised Value	\$	5,508,372

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

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No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD Asst. Director, Neighborhood & Housing Services Dept.

Contact Person Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio Bexar 78283-3966

City County ZIP Code

210-207-7114 Mike.Etienne@sanantonio.gov

Phone (area code and number) Fax Number Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #13 Lackland Hills

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 39

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 5,658.95

9. List of fund revenues:

Total tax increments received \$ 139,895.21

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 268.56

TOTAL ANNUAL REVENUES \$ 140,163.77

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	127,846.06
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 142,846.06

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	120,000.00
Current captured appraised value	\$	17,996,455.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	18,116,455.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	18,116,455.00
Total tax increment base of all subdivisions combined	\$	120,000.00
Total current captured appraised value of all subdivisions combined	\$	17,996,455.00

STEP 3: Signature of Person Completing Form

sign
here ▶



Authorized Signature

Assistant Director

Title

02-20-2019

Date

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 13 Lackland Hills

TIRZ OVERVIEW

This TIRZ was designated on December 13, 2001 and has a termination date of September 30, 2026. The intent for this TIRZ was to provide 184 single-family affordable residences on approximately 39 acres. Participating taxing entities included the CoSA (100%) and Bexar County (100%). The developer of the property is Lackland Hills Joint Venture.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements and constructed 184 single-family homes.

TIRZ FINANCIALS

Opening Balance	\$	8,341.24
Revenue – Tax Increments Receipt	\$	139,895.21
Revenue – Interest on Pooled Investment	\$	268.56
Total Revenue	\$	140,163.77
Expenditure – Administrative	\$	13,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	127,846.06
Total Expenditure	\$	142,846.06
Closing Balance	\$	5,658.95
Tax Increment Base	\$	120,000
Current Captured Appraised Value	\$	17,996,455

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

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Designating City or County

F. Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #15 North East Crossing

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 443.9

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6 Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

- Public Buildings and Facilities Roadwork
- Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

- Facade Renovation Parking Historical Preservation
- Transit Affordable Housing Economic Development Other: School

8. TIF fund balance: \$ 17,872.92

9 List of fund revenues: \$ 1,230,869.01

Total tax increments received \$

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 6,176.38

TOTAL ANNUAL REVENUES \$ 1,237,045.39

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	10,000.00
Property purchased	\$	
Public improvements	\$	1,310,909.43
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 1,320,909.43

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	1,488,700.00
Current captured appraised value	\$	137,240,094.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	138,728,794.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	138,728,794.00
Total tax increment base of all subdivisions combined	\$	1,488,700.00
Total current captured appraised value of all subdivisions combined	\$	137,240,094.00

STEP 3: Signature of Person Completing Form

sign here 
Authorized Signature

Assistant Director
Title

02-20-2019
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact Information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.

City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 15 North East Crossing

TIRZ OVERVIEW

This TIRZ was designated on June 13, 2002 and has a termination date of September 30, 2028. The TIRZ is located in the NE quadrant of the City of San Antonio on approximately 444 acres. The intent for this TIRZ was to provide affordable housing. Participating taxing entities included CoSA (100%), Bexar County (100%), and Alamo Community Colleges (100%). The developer of the property is Neighborhood Revitalization Initiative, Ltd. and 1,364 single-family residences and 250 multi-family units were projected for the finished project.

TIRZ STATUS UPDATE

A total of 1,314 single-family residences have been constructed. 1672 single-family residences are projected to be completed through 2024. No multi-family units have been constructed to date and none are planned at this time.

TIRZ FINANCIALS

Opening Balance	\$	101,736.96
Revenue – Tax Increments Receipt	\$	1,230,869.01
Revenue – Interest on Pooled Investment	\$	6,176.38
Total Revenue	\$	1,237,045.39
Expenditure – Administrative	\$	10,000.00
Expenditure – Public Improvement	\$	1,310,909.43
Total Expenditure	\$	1,320,909.43
Closing Balance	\$	17,872.92
Tax Increment Base	\$	1,488,700
Current Captured Appraised Value	\$	137,240,094

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

- TIF Reinvestment zone name: TIRZ #16 Brooks City Base
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME
 - Report for fiscal year beginning 10-01-2017 and ending 09-30-2018
 - Size of the TIF reinvestment zone in acres: 2,522
 - Has the size of the zone increased or decreased since creation?: Yes No
 - If you answered "Yes" in question #4, please indicate which? Increased Decreased
 - Property types: Residential Commercial/Industrial
 - Types of improvement projects (check all that are in progress or have been completed):
 - Public Projects
 - Public Buildings and Facilities Roadwork
 - Water/Sewer and Drainage Parks Other Infrastructure: Electric & Gas Utilities
 - Other Projects
 - Facade Renovation Parking Historical Preservation
 - Transit Affordable Housing Economic Development Other: _____
 - TIF fund balance: \$ 1,493,192.02
 - List of fund revenues:
 - Total tax increments received \$ 2,166,843.97
 - Sales tax increments \$ _____
 - Loans \$ _____
 - Sale of bonds \$ _____
 - Sale of property \$ _____
 - Other \$ 18,822.34
- TOTAL ANNUAL REVENUES** \$ 2,185,666.31

Texas Comptroller of Public Accounts

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Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	75,000.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1,100,834.49
TOTAL ANNUAL EXPENDITURES		\$ 1,175,834.49

11. Bonded indebtedness:

Principal due	\$	13,757,000.00
Interest due	\$	3,735,961.54

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	36,474,508.00
Current captured appraised value	\$	473,619,744.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	510,094,252.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	510,094,252.00
Total tax increment base of all subdivisions combined	\$	36,474,508.00
Total current captured appraised value of all subdivisions combined	\$	473,619,744.00

STEP 3: Signature of Person Completing Form

<p>sign here </p> <p>Authorized Signature</p>	<p>Assistant Director</p> <p>Title</p>	<p>02-20-2019</p> <p>Date</p>
---	--	-------------------------------

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

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Economic Development & Analysis Division
Post Office Box 13528
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Step 1: Contact Information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 16 Brooks City Base

TIRZ Overview

This TIRZ was designated on December 9, 2004 with a termination date of September 30, 2029. The intent for this TIRZ was to facilitate the redevelopment of the former Brooks Air Force Base. CoSA (85% participation) is the only participating taxing entity and the developer of the property is Brooks Development Authority. The 2,522 acre project has acreage dedicated to commercial space, park development, and multi-family residences. Southeast Baptist Hospital was relocated to Brooks City Base and renamed Mission Trail Baptist Hospital.

TIRZ Status Update

The developer has completed both phases of horizontal construction required to complete the project. Marketing efforts are underway to attract viable entities to the commercial space outlined in the plan. The project provided a Super Power Center, preserved green space, Aviator Apartments, Embassy Suites Hotel, Brooks Development Building, UIW Medical School, Brooks Apartments, Vantage Apartments, Nissei Plastics, and the Animal Care Services Clinic. Projects currently under construction include: Greenline Park, Granados retail corner, Aeromedical Drive (road), Aviation Landing (road), and Greenline Park to Mission Reach Extension. The following projects are in pre-development phase: a medical clinic, single-family housing, town center, and an independent senior living facility. Czechoslovakian Company Okin BPS announced it will locate its North American Corporate Headquarters in the Brooks TIRZ. Okin is expected to create 1,465 new jobs over 5 years, including 418 new full-time jobs paying more than \$50,000 annually, and 382 high-wage full-time jobs paying more than \$70,000 annually.

TIRZ Financials

Opening Balance	\$ 483,360.20
Revenue – Tax Increments Receipt	\$ 2,166,843.97
Revenue – Interest on Pooled Investment	\$ 18,822.34
Total Revenue	\$ 2,185,666.31
Expenditure – Administrative	\$ 75,000.00
Expenditure – Debt Service	\$ 1,100,834.49
Total Expenditure	\$ 1,175,834.49
Closing Balance	\$ 1,493,192.02
Tax Increment Base	\$ 36,474,508
Current Captured Appraised Value	\$ 473,619,744

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio

Designating City or County

F. Mike Etienne, PhD Asst. Director, Neighborhood & Housing Services Dept.

Contact Person Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio Bexar 78283-3966

City County ZIP Code

210-207-7114 Mike.Etienne@sanantonio.gov

Phone (area code and number) Fax Number Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #17 Mission Creek

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 101

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 3,695.54

9. List of fund revenues:

Total tax increments received \$ 334,865.88

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 1,046.39

TOTAL ANNUAL REVENUES \$ **335,912.27**

Texas Comptroller of Public Accounts

Data Analysis and
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Form 50-806

10. List of fund expenditures:

Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	336,826.04
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 351,826.04

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	4,081,435.00
Current captured appraised value	\$	50,823,726.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	54,905,161.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
 TOTAL TIRZ values of all subdivisions combined	 \$	 54,905,161.00
Total tax increment base of all subdivisions combined	\$	4,081,435.00
Total current captured appraised value of all subdivisions combined	\$	50,823,726.00

STEP 3: Signature of Person Completing Form

sign here ▶



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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Economic Development & Analysis Division
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Step 1: Contact Information

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Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 17 Mission Creek

TIRZ OVERVIEW

This TIRZ was designated on December 9, 2004 and has a termination date of September 30, 2029. The intent for this TIRZ was to incentivize affordable and market rate infill housing within Loop 410 on approximately 101 acres. Participating taxing entities included the CoSA (100%) and Bexar County (43.75%). The developer of the property is Hausman Holdings, Ltd and 448 single-family residences were completed on 66.93 acres. There are 19.48 acres that will be dedicated to San Antonio ISD for a new school, 12.18 acres will be dedicated to CoSA for a park, and 1.88 acres for retail purposes.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements. The finished project includes the construction of 448 facilitate affordable and market rate single-family residences.

TIRZ FINANCIALS

Opening Balance	\$	19,609.31
Revenue – Tax Increments Receipt	\$	334,865.88
Revenue – Interest on Pooled Investment	\$	1,046.39
Total Revenue	\$	335,912.27
Expenditure – Administrative	\$	13,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	336,826.04
Total Expenditure	\$	351,826.04
Closing Balance	\$	3,695.54
Tax Increment Base	\$	4,081,435
Current Captured Appraised Value	\$	50,823,726

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio

Designating City or County
Mike Etienne, PhD

Contact Person
P. O. Box 839966

Asst. Director, Neighborhood & Housing Services Dept.
Title

Current Mailing Address (number and street)
San Antonio

City Bexar County ZIP Code 78283-3966

Phone (area code and number) 210-207-7114 Fax Number Mike.Etienne@sanantonio.gov Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #19 Hallie Heights

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 35

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 5,342.43

9. List of fund revenues:

Total tax increments received \$ 114,374.14

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 337.83

TOTAL ANNUAL REVENUES \$ 114,711.97

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	100,675.90
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	

TOTAL ANNUAL EXPENDITURES \$ 115,675.90

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	955,400.00
Current captured appraised value	\$	18,504,497.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	19,459,897.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

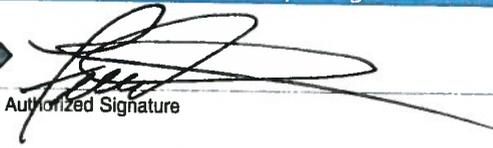
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	19,459,897.00
Total tax increment base of all subdivisions combined	\$	955,400.00
Total current captured appraised value of all subdivisions combined	\$	18,504,497.00

STEP 3: Signature of Person Completing Form

sign here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.

City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 19 Hallie Heights

TIRZ OVERVIEW

This TIRZ was designated on December 9, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to incentivize affordable housing south of Hwy 90. Participating taxing entities included CoSA (90%), Bexar County (50%), and the San Antonio River Authority (25%). The developer of the property is Hausman Holdings, Ltd and 200 single-family residences on approximately 35 acres were projected for the finished project.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements. The finished project included the construction of 198 single-family residences.

TIRZ FINANCIALS

Opening Balance	\$	6,306.36
Revenue – Tax Increments Receipt	\$	114,374.14
Revenue – Interest on Pooled Investment	\$	337.83
Total Revenue	\$	114,711.97
Expenditure – Administrative	\$	13,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	100,675.90
Total Expenditure	\$	115,675.90
Closing Balance	\$	5,342.43
Tax Increment Base	\$	955,400
Current Captured Appraised Value	\$	18,504,497

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See *Instructions on page 2.*)

STEP 1: Contact Information

City of San Antonio

Designating City or County

Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #21 Heathers Cove

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 47

4. Has the size of the zone increased or decreased since creation? Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6 Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 1,880.79

9 List of fund revenues:	\$	
Total tax increments received	\$	115,152.05
Sales tax increments	\$	
Loans	\$	
Sale of bonds	\$	
Sale of property	\$	
Other	\$	319.29
TOTAL ANNUAL REVENUES	\$	115,471.34

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	64,847.20
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	42,278.24

TOTAL ANNUAL EXPENDITURES \$ 122,125.44

11. Bonded indebtedness:

Principal due	\$	190,614.95
Interest due	\$	32,018.09

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	1,557,945.00
Current captured appraised value	\$	19,336,546.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	20,894,491.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

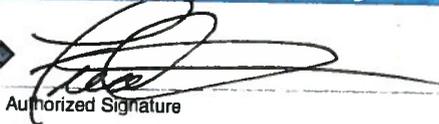
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	20,894,491.00
Total tax increment base of all subdivisions combined	\$	1,557,945.00
Total current captured appraised value of all subdivisions combined	\$	19,336,546.00

STEP 3: Signature of Person Completing Form

sign
here ▶



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.

City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 21 Heathers Cove

TIRZ Overview

This TIRZ was designated on December 16, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to incentivize housing south of Hwy 90. Participating taxing entities include CoSA (90%), Bexar County (50%), and San Antonio River Authority (25%). The developer of the property is Hausman Holdings, LTD. 173 single-family residences on approximately 47 acres and 255,219 sq. ft. of commercial space on 47 acres were projected for the finished project.

TIRZ Status Update

The developer completed all proposed infrastructure improvements. The developer is not a home builder. The finished project included the construction of 173 single-family residences and 225,219 sq. ft. of retail, commercial, and mixed use space to a commercial builder who will build out the project at a future date.

TIRZ Financials

Opening Balance	\$	8,534.89
Revenue – Tax Increments Receipt	\$	115,152.05
Revenue – Interest on Pooled Investment	\$	319.29
Total Revenue	\$	115,471.34
Expenditure – Administrative	\$	13,000.00
Expenditure – Other Administrative	\$	2,000.00
Expenditure – Public Improvement	\$	64,847.20
Expenditure – Debt Service	\$	42,278.24
Total Expenditure	\$	122,125.44
Closing Balance	\$	1,880.79
Tax Increment Base	\$	1,557,945.00
Current Captured Appraised Value	\$	19,336,546

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

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STEP 1: Contact Information

City of San Antonio
 Designating City or County
 Mike Etienne, PhD
 Contact Person
 P. O. Box 839966
 Current Mailing Address (number and street)
 San Antonio
 City
 210-207-7114
 Phone (area code and number)

Bexar
 County
 78283-3966
 ZIP Code
 Mike.Etienne@sanantonio.gov
 Email Address

Asst. Director, Neighborhood & Housing Services Dept.
 Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #25 Hunters Pond
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 88

4. Has the size of the zone increased or decreased since creation? Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 3,051.37

9. List of fund revenues:

Total tax increments received \$ 234,358.55

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 464.98

TOTAL ANNUAL REVENUES \$ 234,823.53

Texas Comptroller of Public Accounts

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10. List of fund expenditures:

Administrative	\$	30,915.00
Property purchased	\$	
Public improvements	\$	205,825.15
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 236,740.15

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	4,682,900.00
Current captured appraised value	\$	33,020,190.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	37,703,090.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	37,703,090.00
Total tax increment base of all subdivisions combined	\$	4,682,900.00
Total current captured appraised value of all subdivisions combined	\$	33,020,190.00

STEP 3: Signature of Person Completing Form

sign
here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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Step 3: Signature of Person Completing Form

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 25 Hunters Pond

TIRZ Overview

This TIRZ was designated on June 1, 2006 and has a termination date of September 30, 2031. The intent for this TIRZ was to encourage affordable housing in the southern part of the city on approximately 88 acres. Participating taxing entities included CoSA (100%, less cost of services) and Bexar County (70%). The developer of the property is Hunters Pond, LLP and the project includes 352 detached single-family residences, 24 duplexes, 39 garden homes, 34 town homes, a village green, and parks were projected for the finished project.

TIRZ Status Update

The developer completed all proposed infrastructure improvements. The developer is actively building and currently completed construction of 277 single-family residences and scheduled to complete 111 homes by 2022. Several multi-family duplexes were built and park space was donated to CoSA. The developer sold a number of open lots to other builders who built an additional 97 single-family homes in 2016.

TIRZ Financials	
Opening Balance	\$ 4,967.99
Revenue – Tax Increments Receipt	\$ 234,358.55
Revenue – Interest on Pooled Investment	\$ 464.98
Total Revenue	\$ 234,823.53
Expenditure – Administrative	\$ 25,527.00
Expenditure – Other Administrative	\$ 5,388.00
Expenditure – Public Improvement	\$ 205,825.15
Total Expenditure	\$ 236,740.15
Closing Balance	\$ 3,051.37
Tax Increment Base	\$ 4,682,900
Current Captured Appraised Value	\$ 33,020,190

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio
 Designating City or County
 Mike Etienne, PhD
 Contact Person
 P. O. Box 839966
 Current Mailing Address (number and street)
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 City
 210-207-7114
 Phone (area code and number)

Bexar
 County
 78283-3966
 ZIP Code
 Mike.Etienne@sanantonio.gov
 Email Address

Asst. Director, Neighborhood & Housing Services Dept.
 Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #28 Verano
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 3,100

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 29.85

9. List of fund revenues:

Total tax increments received \$

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$

TOTAL ANNUAL REVENUES \$ 0.00

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	_____
Property purchased	\$	_____
Public improvements	\$	_____
Facade renovations	\$	_____
Parking	\$	_____
Historic preservation	\$	_____
Transit	\$	_____
Affordable housing	\$	_____
Economic development programs	\$	_____
Other	\$	_____
TOTAL ANNUAL EXPENDITURES	\$	0.00

11. Bonded indebtedness:

Principal due	\$	_____
Interest due	\$	_____

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	12,891,602.00
Current captured appraised value	\$	-4,602,802.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	8,288,800.00
Name of the subdivision 1 (if applicable)		_____

(Fill out section below only if TIRZ is divided into multiple subdivisions)

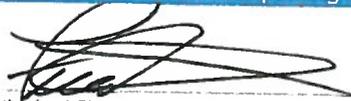
Tax increment base	\$	_____
Current captured appraised value	\$	_____
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		_____
Tax increment base	\$	_____
Current captured appraised value	\$	_____
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		_____

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	8,288,800.00
Total tax increment base of all subdivisions combined	\$	12,891,602.00
Total current captured appraised value of all subdivisions combined	\$	-4,602,802.00

STEP 3: Signature of Person Completing Form

sign here 
Assistant Director
02-20-2019
 Authorized Signature Title Date

Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 28 Verano

TIRZ Overview

This TIRZ was designated on December 6, 2007 with a termination date of September 30, 2037. In 2016 the length of the TIRZ was extended to September 30, 2045. The intent for this TIRZ is to facilitate a master plan community surrounding the Texas A&M University Campus and to meet the goals of balanced growth for the Southside. Participating taxing entities include CoSA (75%), Bexar County (70%), Alamo Community Colleges (50%), and San Antonio River Authority (60%). The developer of the property is Verano Land Group. The 3,100 acre finished project will include 2,461 single-family residences, 2500 multi-family residences, 750 Condos/Townhomes, and 3,015,000 Sq. Ft. of Office/Retail/Industrial facilities.

TIRZ Status Update

On March 21, 2018, Governor Abbott designated 628 census tracts in Texas as Opportunity Zones. The Verano TIRZ is part of 1 tract. The developer, Verano Land Group (VLG), is seeking a buyer for the development and land. CoSA is meeting with VLG at least monthly to monitor VLG’s progress towards locating and vetting an appropriate buyer qualified to assume the responsibilities of development and the TIRZ. During the most recent meeting, VLG reported they are negotiating with 3 potential buyers and expect to have a purchase agreement in the near future.

TIRZ Financials

Opening Balance	\$	29.85
Revenue – Tax Increments Receipt	\$	0.00
Revenue – Interest on Pooled Investment	\$	0.00
Total Revenue	\$	0.00
Expenditure – Administrative	\$	0.00
Expenditure – Public Improvement	\$	0.00
Total Expenditure	\$	0.00
Closing Balance	\$	29.85
Tax Increment Base	\$	12,891,602
Current Captured Appraised Value	\$	(4,602,802)

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio

Designating City or County

Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #30 Westside

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 1,043.79

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities

Roadwork

Water/Sewer and Drainage

Parks

Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation

Parking

Historical Preservation

Transit

Affordable Housing

Economic Development

Other:

8. TIF fund balance: \$ 2,190,121.91

9. List of fund revenues: \$ 1,218,032.75

Total tax increments received

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 21,830.40

TOTAL ANNUAL REVENUES \$ 1,239,863.15

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	120,000.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 120,000.00

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	391,365,478.00
Current captured appraised value	\$	270,304,757.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	661,670,235.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

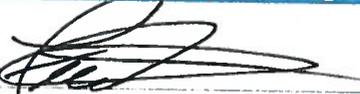
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	661,670,235.00
Total tax increment base of all subdivisions combined	\$	391,365,478.00
Total current captured appraised value of all subdivisions combined	\$	270,304,757.00

STEP 3: Signature of Person Completing Form

sign
here ▶



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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Step 2: Tax Increment Reinvestment Zone Information

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 30 Westside

TIRZ OVERVIEW

The Westside TIRZ was designated as a City initiated TIRZ on December 11, 2008 and has a termination date of September 30, 2032. The TIRZ was designated to facilitate the redevelopment of the Westside of San Antonio which has been historically underserved as evidenced by significant deterioration and blight. CoSA (90%) is the only participating taxing entity. The TIRZ Boundary was amended through ordinance 2015-06-04-0489 in June of 2015, reducing the size of the TIRZ by 10.12 parcel acres from 1053.91 parcel acres to 1043.79 parcel acres.

TIRZ STATUS UPDATE

There are currently nine active projects in the Westside TIRZ, which are primarily residential developments. The Iron and Steel Lofts, the Peanut Factory, Southtown Flats, Loan Star Urban, Clay Street Homes, and in 2018, a tax abatement was granted for the Schuepbach Properties. The Board of Directors also support the Legacy at Buena Vista, Alazan Lofts, Cevallos Urban Homes, and the Southtown Flats housing projects.

TIRZ FINANCIALS

Opening Balance	\$ 1,070,258.76
Revenue – Tax Increments Receipt	\$ 1,218,032.75
Revenue – Interest on Pooled Investment	\$ 21,830.40
Total Revenue	\$ 1,239,863.15
Expenditure – Administrative	\$ 120,000.00
Expenditure – Other Administrative	\$ 0.00
Expenditure – Public Improvement	\$ 0.00
Total Expenditure	\$ 120,000.00
Closing Balance	\$ 2,190,121.91
Tax Increment Base	\$ 391,365,478
Current Captured Appraised Value	\$ 270,304,757

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio

Designating City or County

Mike Etienne, PhD

Asst. Director, Neighborhood & Housing Services Dept.

Contact Person

Title

P. O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7114

Mike.Etienne@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #31 Midtown

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 542.41

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: Electric & Gas Utilities

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 5,959,719.63

9. List of fund revenues:

Total tax increments received \$ 3,942,325.61

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 74,627.09

TOTAL ANNUAL REVENUES \$ 4,016,952.70

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	120,000.00
Property purchased	\$	
Public improvements	\$	1,450,092.26
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	197,050.00

TOTAL ANNUAL EXPENDITURES \$ 1,767,142.26

11. Bonded indebtedness:

Principal due	\$	905,000.00
Interest due	\$	246,625.00

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	533,261,462.00
Current captured appraised value	\$	758,627,601.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	1,291,889,063

Name of the subdivision 1 (if applicable)

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00

Name of the subdivision 2 (if applicable)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00

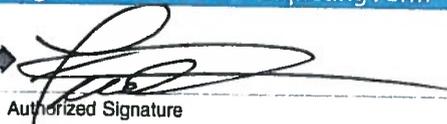
Name of the subdivision 3 (if applicable)

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	1,291,889,063
Total tax increment base of all subdivisions combined	\$	533,261,462.00
Total current captured appraised value of all subdivisions combined	\$	758,627,601.00

STEP 3: Signature of Person Completing Form

sign here 
Authorized Signature

Assistant Director
Title

02-20-2019
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information
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Step 2: Tax Increment Reinvestment Zone Information
Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form
The person signing the report should be the same person listed in Step 1 as the contact person.

City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 31 Midtown

TIRZ Overview

CoSA’s Midtown TIRZ was designated on December 11, 2008 and on December 13, 2012 the City Council authorized the merger of the River North TIRZ into the Midtown TIRZ. City Council amended the Midtown TIRZ designating ordinance extending the term of the TIRZ by three additional years to September 30, 2031 and the City participation rate increased from 90% to 100%.

TIRZ Status Update

The Midtown TIRZ has 30 projects that are either under construction or are completed but still receiving reimbursements from the TIRZ fund. TIRZ specific projects approved in 2017 include the Broadway Underpass, and Credit Human. In 2018, tax abatement for the CPR/Bodner 120 Ninth Street Project, the Museum Reach Lofts Project, and the Broadway Jones Apartments offering affordable housing units were approved. In addition, Credit Human Federal Credit Union Headquarters project on 1803 Broadway was approved along with the reconstruction of the San Antonio Light and Print Buildings.

TIRZ Financials

Opening Balance	\$	3,709,909.19
Revenue – Tax Increments Receipt	\$	3,942,325.61
Revenue – Interest on Pooled Investment	\$	74,627.09
Total Revenue	\$	4,016,952.70
Expenditure – Administrative	\$	120,000.00
Expenditure – Public Improvement	\$	1,450,092.26
Expenditure – Debt Service	\$	197,050.00
Total Expenditure	\$	1,767,142.26
Closing Balance	\$	5,959,719.63
Tax Increment Base	\$	533,261,462
Current Captured Appraised Value	\$	758,627,601

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of San Antonio
 Designating City or County
 Mike Etienne, PhD
 Contact Person
 P. O. Box 839966
 Current Mailing Address (number and street)
 San Antonio Bexar 78283-3966
 City County ZIP Code
 210-207-7114
 Phone (area code and number) Fax Number Email Address
 Mike.Etienne@sanantonio.gov
 Asst. Director, Neighborhood & Housing Services Dept.
 Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #32 Mission Drive-In
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 2,113

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure:

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 621,105.38

9. List of fund revenues:

Total tax increments received \$ 382,916.69

Sales tax increments \$

Loans \$

Sale of bonds \$

Sale of property \$

Other \$ 6,558.55

TOTAL ANNUAL REVENUES \$ 389,475.24

Texas Comptroller of Public Accounts

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10. List of fund expenditures:

Administrative	\$	170,000.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 170,000.00

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	149,293,997.00
Current captured appraised value	\$	77,570,384.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	226,864,381.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	226,864,381.00
Total tax increment base of all subdivisions combined	\$	149,293,997.00
Total current captured appraised value of all subdivisions combined	\$	77,570,384.00

STEP 3: Signature of Person Completing Form

sign here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 32 Mission Drive-In

TIRZ Overview

The Mission Drive-In TIRZ was designated on December 11, 2008 and has a termination date of September 30, 2027. The intent of this TIRZ is to incentivize development and take advantage of the redevelopment of the Mission Drive-In and improvements to the San Antonio River. The City of San Antonio (90%) is the only participating taxing entity. The TIRZ boundary encompasses 2,113 parcel acres (amended December 10, 2009) and includes the Mission Public Library on Roosevelt, Stinson Airbase, Riverside Golf Course, and the historic Mission San José. Mission San José, along with four other nearby Missions represents the largest concentration of Spanish colonial missions in North America and has been named a World Heritage Site by (UNESCO). The Missions now represent the only World Heritage site in Texas and one of just 23 in the United States.

TIRZ Status Update

Projects underway include the Loma Mesa Project, a 380 Economic Development Agreement for the construction of 139 single family homes, and the World Heritage River-To-Mission connection project located in the newly designated World Heritage Site. The TIRZ Board approved funding for the Village at Roosevelt, a 9% Low Income Housing Tax Credits multi-family project which is expected to begin construction June 1, 2019.

TIRZ Financials

Opening Balance	\$	401,630.14
Revenue – Tax Increments Receipt	\$	382,916.69
Revenue – Interest on Pooled Investment	\$	6,558.55
Total Revenue	\$	389,475.24
Expenditure – Administrative	\$	170,000.00
Expenditure – Public Improvement	\$	0.00
Total Expenditure	\$	170,000.00
Closing Balance	\$	621,105.38
Tax Increment Base	\$	149,293,997
Current Captured Appraised Value	\$	77,570,384

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete
 No Back-up No Form Submitted

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Please fill out the complete form and attach other documentation (See *Instructions on page 2.*)

STEP 1: Contact Information

City of San Antonio
 Designating City or County
 Mike Etienne, PhD
 Contact Person
 P. O. Box 839966
 Current Mailing Address (number and street)
 San Antonio
 City
 210-207-7114
 Phone (area code and number)

Bexar
 County

Asst. Director, Neighborhood & Housing Services Dept.
 Title
 78283-3966
 ZIP Code
 Mike.Etienne@sanantonio.gov
 Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #33 Northeast Corridor
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 1,828

4. Has the size of the zone increased or decreased since creation?: Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork
 Water/Sewer and Drainage Parks Other Infrastructure: _____

Other Projects

Facade Renovation Parking Historical Preservation
 Transit Affordable Housing Economic Development Other: _____

8. TIF fund balance: \$ 699,057.94

9. List of fund revenues:

Total tax increments received \$ 521,568.01

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 9,905.52

TOTAL ANNUAL REVENUES \$ 531,473.53

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	104,449.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	232,000.00

TOTAL ANNUAL EXPENDITURES \$ 336,449.00

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	319,298,386.00
Current captured appraised value	\$	108,204,953.00
Tax increment reinvestment zone total (add above 2 lines together)	\$	427,503,339.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

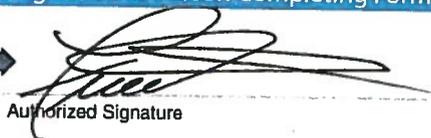
Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	427,503,339.00
Total tax increment base of all subdivisions combined	\$	319,298,386.00
Total current captured appraised value of all subdivisions combined	\$	108,204,953.00

STEP 3: Signature of Person Completing Form

sign
here



Authorized Signature

Assistant Director

Title

02-20-2019

Date

Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 33 Northeast Corridor

TIRZ OVERVIEW

The Northeast Corridor TIRZ was designated on December 4, 2014 and has a termination date of September 30, 2034. The intent for this TIRZ was to facilitate public improvement and public infrastructure projects as well as economic development activity on the approximately 1,233 parcel acres. A Boundary Amendment approved on December 8, 2016 added approximately 595 parcel acres for a total of approximately 1,828 parcel acres.

TIRZ STATUS UPDATE

The R. Grant commercial project was approved January 18, 2018. The project supports the Northeast Corridor (NEC) Revitalization Plan. The project also meets the NEC Design Guidelines mandated minimum design standards relating to exterior building finishes, landscaping, and signage. The total development cost is approximately \$1.6 million which consists of public infrastructure and public improvements including, but not limited to, drainage, demolition, construction, environmental remediation, and landscaping. The Project was completed July 19, 2018.

TIRZ FINANCIALS

Opening Balance	\$	504,034.31
Revenue – Tax Increments Receipt	\$	521,568.01
Revenue – Interest on Pooled Investment	\$	9,905.52
Total Revenue	\$	531,473.53
Expenditure – Administrative	\$	104,449.90
Expenditure – Public Improvement	\$	232,000.00
Total Expenditure	\$	336,449.90
Closing Balance	\$	699,057.94
Tax Increment Base	\$	319,298,386.00
Current Captured Appraised Value	\$	108,204,953.00

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

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STEP 1: Contact Information

City of San Antonio
 Designating City or County
 Mike Etienne, PhD
 Contact Person
 P. O. Box 839966
 Current Mailing Address (number and street)
 San Antonio Bexar 78283-3966
 City County ZIP Code
 210-207-7114
 Phone (area code and number) Fax Number Email Address
 Mike.Etienne@sanantonio.gov
 Asst. Director, Neighborhood & Housing Services Dept.
 Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: TIRZ #34 Hemisfair Park
DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 10-01-2017 and ending 09-30-2018

3. Size of the TIF reinvestment zone in acres: 121.63

4. Has the size of the zone increased or decreased since creation? Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities Roadwork

Water/Sewer and Drainage Parks Other Infrastructure: _____

Other Projects

Facade Renovation Parking Historical Preservation

Transit Affordable Housing Economic Development Other: HPARC Eligible Costs

8. TIF fund balance: \$ _____

9. List of fund revenues:

Total tax increments received \$ _____

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ _____

TOTAL ANNUAL REVENUES \$ 0.00

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

10. List of fund expenditures:

Administrative	\$	
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES		\$ 0.00

11. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

Fill out the three lines below if the TIRZ **IS NOT** divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	43,102,591.00
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	43,102,591.00
Name of the subdivision 1 (if applicable)		

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 2 (if applicable)		

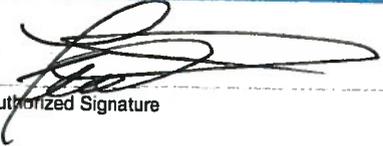
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 3 (if applicable)		

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-806

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	0.00
Name of the subdivision 4 (if applicable)		
TOTAL TIRZ values of all subdivisions combined	\$	43,102,591.00
Total tax increment base of all subdivisions combined	\$	43,102,591.00
Total current captured appraised value of all subdivisions combined	\$	0.00

STEP 3: Signature of Person Completing Form

<p>sign here ▶ </p> <p>Authorized Signature</p>	<p>Assistant Director</p> <p>Title</p>	<p>02-20-2019</p> <p>Date</p>
---	--	-------------------------------

Instructions

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City of San Antonio

TIF Summary – FY18 Texas Comptroller’s Registry

TIRZ 34 Hemisfair Park

TIRZ Overview

The Hemisfair TIRZ was designated on February 2nd, 2017 and has a termination date of September 30, 2037. The intent of this TIRZ is to address connectivity, development/green space balance, historic preservation, and sustainability. The City of San Antonio (100%) is the only participating taxing entity. The TIRZ boundary is approximately 121.63 parcel acres.

TIRZ Status Update

The Hemisfair Board of Directors met on January 31, 2018. Two 380 Economic Development Grants have been awarded to developers, one for the Durango Project which consists of approximately 70 rental housing units and a structured parking garage. The other project is St. Johns Square that will consist of approximately 200 rental housing units and a structured parking garage. Developer Silver Ventures purchased four tracts of land at 620 Matagorda from the San Antonio ISD. Development of the Matagorda project is expected to begin 2024-2026. The precise nature of the development has yet to be determined. No other projects have been approved to date.

TIRZ Financials

Opening Balance	\$	0.00
Revenue – Tax Increments Receipt	\$	-----
Revenue – Interest on Pooled Investment	\$	-----
Total Revenue	\$	0.00
Expenditure – Administrative	\$	-----
Expenditure – Public Improvement	\$	-----
Total Expenditure	\$	0.00
Closing Balance	\$	0.00
Tax Increment Base	\$	
Current Captured Appraised Value	\$	