



**CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

February 23, 2015

Ms. Sharon Hersh, C.P.A.  
Texas Comptroller's Office  
Comptroller's Property Tax Division  
P.O. Box 13528, Capitol Station  
Austin, Texas 78711-3528

RE: City of San Antonio Tax Increment Reinvestment Zones Annual Status Report for  
Fiscal Year 2014

Dear Ms. Hersh:

In accordance with Chapter 311 Section 311.016 of the Texas State Property Tax Code, the City of San Antonio is reporting on the status of Tax Increment Reinvestment Zones (TIRZs) designated by the City of San Antonio. Please see the attached document. In year 2014, there were 20 TIRZs in operation with the designation of the Northeast Corridor TIRZ Number 33.

If you have any questions regarding this report, please contact Nancy Sheppard, Economic Development Manager with the Tax Increment Financing (TIF) Program at (210) 207-7805.

Sincerely,

John M. Dugan, Director  
Department of Planning and Community Development

JMD/NS/dar

Enclosure



# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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

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Designating City or County **John M. Dugan** Director

---

Contact Person **John M. Dugan** Title

---

Current Mailing Address (number and street) **P.O. Box 839966**

---

**San Antonio** **Bexar** **78283-3966**

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City **San Antonio** County **Bexar** ZIP Code **78283-3966**

---

**210-207-7833** **John.Dugan@sanantonio.gov**

---

Phone (area code and number) **210-207-7833** Fax Number **John.Dugan@sanantonio.gov** Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Rosedale

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: Gas & Electricity

Other Projects

Facade Renovation  Parking  Historical Preservation

Transit  Affordable Housing  Economic Development  Other: \_\_\_\_\_

7. TIF fund balance: ..... \$ 3,822.95

8. List of fund revenues:

Total tax increments received ..... \$ 37,911.79

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 16.81

**TOTAL ANNUAL REVENUES** \$ 37,928.60

9. List of fund expenditures:	
Administrative .....	\$ 1,000.00
Property purchased .....	\$
Public improvements .....	\$ 34,631.09
Facade renovations .....	\$
Parking .....	\$
Historic preservation .....	\$
Transit .....	\$
Affordable housing .....	\$
Economic development programs .....	\$
Other .....	\$
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$ 35,631.09</b>
10. Bonded indebtedness:	
Principal due .....	\$
Interest due .....	\$
11. Reinvestment zone values:	
Tax increment base .....	\$ 453,300.00
Current captured appraised value .....	\$ 6,494,790.00

**STEP 3: Signature of Person Completing Form**

sign here  \_\_\_\_\_ Director, DPCD \_\_\_\_\_  
 Authorized Signature Title Date 2/19/2015

## 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 on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). 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.)

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**City of San Antonio**  
 Tax Increment Reinvestment Zone Number Two - Rosedale  
 Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was the first designated TIRZ made by the CoSA. 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%) and ACCD (100%). Currently, the CoSA is the only participating taxing entity. The developer is San Antonio Alternative Housing Corp. 64 SFR, 120 MFR, 1 acre of commercial use and a linear park were proposed for this development.

**TIRZ STATUS UPDATE**

The developer completed all proposed infrastructure improvements. The finished project included the construction of 67 SFRs and 102 MFRs. Linear Park was completed as a joint project between the CoSA, SARA, and the Developer. The project achieved the CoSA's goal of providing affordable housing.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax Increment collected:</b>		
City of San Antonio		\$ 37,912
<b>FY 2014 Fund administration expenses incurred:</b>		
City of San Antonio		\$ 1,000
<b>FY 2014 Payments to developers</b>		<b>\$ 34,631</b>
<b>End of FY 2014 Fund Balance</b>		<b>\$ 3,823</b>





# Tax Increment Finance (TIF) Registry

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Designating City or County  
John M. Dugan

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Contact Person  
P.O. Box 839966

---

Director, Department of Planning and Community Dev.

---

Title

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Current Mailing Address (number and street)  
San Antonio

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City County ZIP Code  
210-207-7833 Bexar 78283-3966

---

Phone (area code and number) Fax Number Email Address  
210-207-7833 John.Dugan@sanantonio.gov

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Highland Heights

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 135.55

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 3,948.74

8. List of fund revenues:

Total tax increments received ..... \$ 276,955.89

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 185.91

**TOTAL ANNUAL REVENUES** \$ 277,141.80

9. List of fund expenditures:		
Administrative .....	\$	15,000.00
Property purchased .....	\$	
Public improvements .....	\$	297,336.45
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>		\$ 312,336.45
10. Bonded indebtedness:		
Principal due .....	\$	
Interest due .....	\$	
11. Reinvestment zone values:		
Tax increment base .....	\$	449,000.00
Current captured appraised value .....	\$	27,549,751.00

**STEP 3: Signature of Person Completing Form**

sign here  \_\_\_\_\_ Director, DPCD \_\_\_\_\_ 2/19/2015  
Authorized Signature Title Date

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**City of San Antonio**  
 Tax Increment Reinvestment Zone Number Four - Highland Heights  
 Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was designated on December 17, 1998 and has a termination date of September 30, 2017. 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. Participating taxing entities included the CoSA (100%), Bexar County (100%), and UHS (50%). The current developer of the property is San Antonio Highland Heights Development, LLC, entered into a development agreement with the CoSA in 2011, making it the 3<sup>rd</sup> developer on this project (original developer – 1999; 2<sup>nd</sup> developer – 2006). 204 MFR and 253 SFR affordable homes were projected for the finished project. The developer is not a home builder and plans to sell finished lots to the other organizations that will build the finished product(s).

**TIRZ STATUS UPDATE**

The developer completed all proposed infrastructure improvements to complete 253 lots. All lots have been sold as the developer entered into a contract with a major homebuilder to sell the remaining 99 lots over a variable period of time. To date, 69 of those lots have closed, leaving 30 lots remaining on contract. The developer is not a home builder. Since the project's inception, 204 MFRs and approximately 80% of the remaining lots have SFR construction complete. The developer requested an extension of the TIRZ in an effort to claim future increment payments, as the project was significantly delayed in the beginning due to multiple major issues. The extension request was denied by the CoSA. The developer will unlikely achieve the maximum allowable TIRZ reimbursement identified in the development agreement.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
City of San Antonio	\$	155,012
Bexar County	\$	81,586
University Health System	\$	40,358
<b>Total increment collected:</b>	<b>\$</b>	<b>276,956</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
City of San Antonio	\$	15,000
<b>FY 2014 Payments to developers</b>	<b>\$</b>	<b>297,336</b>
<b>End of FY 2014 Fund Balance</b>	<b>\$</b>	<b>3,949</b>





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City of San Antonio

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Designating City or County  
John M. Dugan Director

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Mission Del Lago

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 812.131

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 278,851.81

8. List of fund revenues:

Total tax increments received ..... \$ 1,856,856.24

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 7,394.04

**TOTAL ANNUAL REVENUES** \$ 1,864,250.28

9. List of fund expenditures:

Administrative .....	\$	24,466.33
Property purchased .....	\$	
Public improvements .....	\$	4,073,226.55
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>	\$	<b>4,097,692.88</b>

10. Bonded indebtedness:

Principal due .....	\$	14,000,000.00
Interest due .....	\$	92,800.00

11. Reinvestment zone values:

Tax increment base .....	\$	259,763.00
Current captured appraised value .....	\$	77,065,976.00

**STEP 3: Signature of Person Completing Form**

sign here  \_\_\_\_\_ Director, DPCD \_\_\_\_\_ 2/19/2015  
 Authorized Signature Title Date

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**Step 3: Signature of Person Completing Form**  
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**City of San Antonio**  
**Tax Increment Reinvestment Zone Number Six – Mission del Lago**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on August 19, 1999 and has a termination date of September 30, 2025. The intent for this TIRZ was to facilitate market rate housing to meet the goals of the City Master Plan and the CRAG Report. Participating taxing entities included the CoSA (100%), Bexar County (100%), UHS (75%), Southside ISD (100%) and ACCD (50%). The developer of the property is Mission del Lago, Ltd. 2,734 SFR, 280 MFR, and 287,600 sq. ft. of retail/office/commercial space were projected for the finished project.

**TIRZ STATUS UPDATE**

The project was delayed several years due to litigation initiated by the developer against the CoSA. These matters have been resolved and the project is back online; however it lags behind the timeline agreed to in the Project and Finance Plans. Since the projects inception, 578 SFRs and 280 MFRs are complete. The developer will unlikely achieve the maximum allowable TIRZ reimbursement identified in the development agreement.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
	City of San Antonio	\$ 433,247
	Bexar County	\$ 193,407
	University Health System	\$ 162,089
	Alamo Community College District	\$ 57,436
	Southside ISD	\$ 1,010,677
	<b>Total Increment Collected:</b>	<b>\$ 1,856,856</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
	City of San Antonio	\$ 15,000
	Bexar County	\$ 2,000
	Past due admin fees	\$ 7,466
	<b>Total Administration expenses</b>	<b>\$ 24,466</b>
	<b>FY 2014 Payments to developers</b>	<b>\$ 4,073,227</b>
	<b>End of FY 2014 Fund Balance</b>	<b>\$ 278,852</b>





# Tax Increment Finance (TIF) Registry

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**STEP 1: Contact Information**

City of San Antonio

Designating City or County

John M. Dugan

Director, Dept. of Planning and Community Development

Contact Person

Title

P.O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7833

John.Dugan@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Brookside

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 86.80

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 82,146.14

8. List of fund revenues:

Total tax increments received ..... \$ \_\_\_\_\_

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 41.40

**TOTAL ANNUAL REVENUES** \$ 41.40

9. List of fund expenditures:

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

10. Bonded indebtedness:

Principal due .....	\$ <u>0.00</u>
Interest due .....	\$ _____

11. Reinvestment zone values:

Tax increment base .....	\$ <u>2,571,400.00</u>
Current captured appraised value .....	\$ _____

**STEP 3: Signature of Person Completing Form**

sign here →

*John M. Deegan*  
Authorized Signature

Director, DPCD  
Title

*2/19/2015*  
Date

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**Step 3: Signature of Person Completing Form**

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**City of San Antonio**

**Tax Increment Reinvestment Zone Number Seven - Brookside  
Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 9, 1999 and achieved its termination date of September 30, 2013. 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. Participating taxing entities included the CoSA (100%), Bexar County (100%), and ACCD (100%). The property developer was Bridle Bit Corporation. 371 single-family homes and a park were projected for the finished project.

**TIRZ STATUS UPDATE**

The developer completed all proposed infrastructure improvements. The finished project included the construction of 371 single-family homes. The developer was unable to complete the building of the park due to financial problems that ultimately led to bankruptcy. The CoSA Parks Department took over the building of the park project utilizing available TIRZ funds to offset construction costs. The park was completed. The project achieved the CoSA's goal of providing affordable housing.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax Increment collected for 2014:</b>		
City of San Antonio	\$	-
<b>FY 2014 Fund Administration expenses incurred:</b>		
City of San Antonio	\$	-
<b>FY 2014 Payments to developers</b>		\$ -
<b>End of FY 2014 Fund Balance</b>		\$ 82,146.14





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City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

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Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Houston Street

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 56.04

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 260,570.03

8. List of fund revenues:

Total tax increments received ..... \$ 1,067,718.39

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 2,195.46

**TOTAL ANNUAL REVENUES** \$ 1,069,913.85

9. List of fund expenditures:

Administrative .....	\$	30,706.66
Property purchased .....	\$	
Public improvements .....	\$	
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$</b>	<b>30,706.66</b>

10. Bonded indebtedness:

Principal due .....	\$	0.00
Interest due .....	\$	

11. Reinvestment zone values:

Tax increment base .....	\$	199,987,190.00
Current captured appraised value .....	\$	275,997,138.00

**STEP 3: Signature of Person Completing Form**

sign here →

*John M. Deegan*  
Authorized Signature

Director, DPCD

Title

*2/19/2015*  
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 on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). 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**

**Tax Increment Reinvestment Zone Number Nine – Houston Street  
Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 9, 1999 and had an initial termination date of September 30, 2014. The termination date was extended by the CoSA by 20 years, making the current termination date September 30, 2034. The intent for this TIRZ was to facilitate the redevelopment a section of Houston Street along the River that had ceased to be San Antonio’s preeminent retail street 30 years earlier. Participating taxing entities included the CoSA (100%), Bexar County (100%), UHS (60%), and ACCD (100%). The initial developer of the property was Federal Realty Investment Trust. In 2014, CoSA negotiated with Federal Realty Investment Trust to remove them as the developer and took over development responsibility. The original 629.248 acre project included Houston Street and Crockett Street improvements, pedestrian and bridge linkages, façade preservation, and courtyard improvements.

**TIRZ STATUS UPDATE**

The developer has completed all projects identified in the Project and Finance Plans. CoSA is currently performing planning future projects in the zone that will include Other Housing/Mixed Use Projects, Parking for the Performing Arts Center, and Developments surrounding VIAs infrastructure. Staff is completing legal requirements regarding to create an easement for the Houston Street Bridge Linkage (site of the elevator) and to accept the transfer of that real property to CoSA, which are a part of the settlement agreement made between Federal Realty Investment Trust and CoSA.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

FY 2014 Tax Increment collected for 2014:	
City of San Antonio	\$ 951,246.27
University Health System	\$ 62,428.52
Alamo Community College District	\$ 54,043.60
Total Increment Collected	\$ 1,067,718.39
FY 2014 Fund Administration expenses incurred:	
City of San Antonio	\$ 15,000.00
Startup Fees - UHS, ACCD	\$ 15,706.66
Total Administration expenses	\$ 30,706.66
FY 2014 Payments to developers	\$ -
End of FY 2014 Fund Balance	\$ 1,299,777.22





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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

John M. Dugan

Director, Dept. of Planning and Community Development

Contact Person

Title

P.O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7833

John.Dugan@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Stablewood Farms

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 12,557.39

8. List of fund revenues:

Total tax increments received ..... \$ 358,670.36

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 206.64

**TOTAL ANNUAL REVENUES** \$ 358,877.00

9. List of fund expenditures:	
Administrative .....	\$ 10,000.00
Property purchased .....	\$ _____
Public improvements .....	\$ 348,021.04
Facade renovations .....	\$ _____
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ _____
Economic development programs .....	\$ _____
Other .....	\$ _____
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$ 358,021.04</b>
10. Bonded indebtedness:	
Principal due .....	\$ 0.00
Interest due .....	\$ _____
11. Reinvestment zone values:	
Tax increment base .....	\$ 1,000,000.00
Current captured appraised value .....	\$ 35,522,280.00

**STEP 3: Signature of Person Completing Form**

sign here  Director, DPCD  
 \_\_\_\_\_ Title \_\_\_\_\_ Date 2/19/2015

## Instructions

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

**City of San Antonio**  
**Tax Increment Reinvestment Zone Number Ten – Stablewood Farms**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 14, 2000 and has a termination date of September 30, 2025. 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 Regent Asset Management Co. 324 SFR, 452 MFR, and 64.3 acres of commercial space were projected for the finished project.

**TIRZ STATUS UPDATE**

314 Single-Family and 252 Multi-Family 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.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
City of San Antonio	\$	199,638
Bexar County	\$	105,570
Alamo Community College District	\$	53,462
<b>Total Increment Collected:</b>	<b>\$</b>	<b>358,670</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
City of San Antonio	\$	10,000
<b>FY 2014 Payments to developers</b>	<b>\$</b>	<b>348,021</b>
<b>End of FY 2014 Fund Balance</b>	<b>\$</b>	<b>12,557</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. of Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street) City County ZIP Code  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Inner City

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 2903.01

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

5. Property types:  Residential  Commercial/Industrial

6. 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: Public Use

7. TIF fund balance: ..... \$ 5,513,743.43

8. List of fund revenues:

Total tax increments received ..... \$ 2,202,770.24

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 16,085.23

**TOTAL ANNUAL REVENUES** \$ 2,218,855.47

9. List of fund expenditures:	
Administrative .....	\$ 10,000.00
Property purchased .....	\$ 7,649.40
Public improvements .....	\$ _____
Facade renovations .....	\$ _____
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ 448,297.62
Economic development programs .....	\$ 215,009.10
Other .....	\$ 756,957.10
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$ 1,437,913.22</b>
10. Bonded indebtedness:	
Principal due .....	\$ 0.00
Interest due .....	\$ _____
11. Reinvestment zone values:	
Tax increment base .....	\$ 292,768,333.00
Current captured appraised value .....	\$ 373,742,549.00

**STEP 3: Signature of Person Completing Form**

sign here →  Director, DPCD 2/19/2015  
 Authorized Signature Title Date

## Instructions

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**Step 2: Tax Increment Reinvestment Zone Information**  
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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**  
 Tax Increment Reinvestment Zone Number Eleven – Inner City  
 Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This TIRZ was designated on December 14, 2000 and had an original termination date of September 30, 2015. In December of 2013, the term of the TIRZ was extended by ten years to September 30, 2025. The intent for this TIRZ was to capture future tax increment to fund projects largely on the eastside in CoSA District 2. CoSA (100%) is the only participating taxing entity. The developer of the property is CoSA as this is a City Initiated TIRZ. The 2333 acre project has land acquisition, facility construction, historic renovation, streets and drainage, utilities, cemetery and park improvements, sidewalks and other amenities projected for the finished project.

**TIRZ STATUS UPDATE**

30 different projects have been reviewed and approved by the TIRZ Board throughout the life of the TIRZ. There 10 various ongoing projects currently operating within the TIRZ. In 2014 the Inner City TIRZ Board authorized funding of approximately \$1.7 million for five projects through a request for applications and set aside funding of \$300,000 to support the Wheatley Choice Neighborhood Improvement project being managed by SAHA. The RFA projects include three Social Capital projects including façade improvements to the Blue Star Contemporary Arts Museum; a two year project, through Gemini Ink, to improve reading skills for disadvantaged youth; and a Community Education Center being developed by ACTN. In addition two Economic Development projects were approved; a 10 unit market rate townhome project by Collaborative Homes, LLC and a mixed use 100 units extended stay hotel project by La Villita Del Rio Ltd.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax Increment collected for 2014:</b>	
City of San Antonio	\$ 2,202,770
<b>FY 2014 Fund Administration expenses incurred:</b>	
City of San Antonio	\$ 10,000
<b>FY 2014 Payments to developers</b>	<b>\$ 1,427,913</b>
<b>End of FY 2014 Fund Balance</b>	<b>\$ 5,513,743</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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

John M. Dugan

Director

Contact Person

Title

P.O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7833

John.Dugan@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Plaza Fortuna

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: Residential Development

Other Projects

Facade Renovation  Parking  Historical Preservation

Transit  Affordable Housing  Economic Development  Other: \_\_\_\_\_

7. TIF fund balance: ..... \$ 2,453.72

8. List of fund revenues:

Total tax increments received ..... \$ 35,967.47

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 18.95

**TOTAL ANNUAL REVENUES** \$ 35,986.42

9. List of fund expenditures:

Administrative .....	\$	12,000.00
Property purchased .....	\$	
Public improvements .....	\$	24,892.22
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$</b>	<b>36,892.22</b>

10. Bonded indebtedness:

Principal due .....	\$	
Interest due .....	\$	

11. Reinvestment zone values:

Tax increment base .....	\$	76,700.00
Current captured appraised value .....	\$	4,100,250.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*John M. ...*  
Authorized Signature

Director, DPCD  
Title

2/19/2015  
Date

## Instructions

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Austin, Texas 78711-3528

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**Step 2: Tax Increment Reinvestment Zone Information**

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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**  
**Tax Increment Reinvestment Zone Number Twelve – Plaza Fortuna**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This 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. Participating taxing entities included the CoSA (100%), Bexar County (100%), and ACCD (100%). The developer of the property is HLH Development LP. 76 SFR 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 76 SFRs.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax Increment collected for 2014:</b>		
City of San Antonio		\$ 22,665
Bexar County		\$ 10,209
Alamo Community College District		\$ 3,094
<b>Total Increment Collected:</b>		<b>\$ 35,967</b>
<b>FY 2014 Fund Administration expenses incurred:</b>		
City of San Antonio		\$ 10,000
Bexar County		\$ 2,000
<b>Total Administration expenses</b>		<b>\$ 12,000</b>
<b>FY 2014 Payments to developers</b>		<b>\$ 24,892</b>
<b>End of FY 2014 Fund Balance</b>		<b>\$ 2,454</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street) City County ZIP Code  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Lackland Hills

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 4,286.94

8. List of fund revenues:

Total tax increments received ..... \$ 96,493.61

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 56.81

**TOTAL ANNUAL REVENUES** \$ 96,550.42

9. List of fund expenditures:		
Administrative .....	\$	15,000.00
Property purchased .....	\$	
Public improvements .....	\$	79,196.93
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
	<b>TOTAL ANNUAL EXPENDITURES</b>	\$ 94,196.93
10. Bonded indebtedness:		
Principal due .....	\$	0.00
Interest due .....	\$	
11. Reinvestment zone values:		
Tax increment base .....	\$	120,000.00
Current captured appraised value .....	\$	11,815,482.00

**STEP 3: Signature of Person Completing Form**

sign here  Director, DPCD 2/19/2015  
 Authorized Signature Title Date

## Instructions

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**Step 2: Tax Increment Reinvestment Zone Information**

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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

### Tax Increment Reinvestment Zone Number Thirteen – Lackland Hills

#### Status Report for Fiscal Year 2014

#### TIRZ OVERVIEW

This was designated on December 13, 2001 and has a termination date of September 30, 2026. The intent for this TIRZ was to provide infill, market-rate. Participating taxing entities included the CoSA (100%) and Bexar County (100%). The developer of the property is Lackland Hills Joint Venture. 184 SFR 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 171 SFRs.

#### TIRZ FINANCIALS

Fiscal Year 2014 10/1/2013-9/30/2014

FY 2014 Tax increment collected:	
City of San Antonio	\$ 66,669
Bexar County	\$ 29,824
Total Increment Collected:	\$ 96,494
FY 2014 Fund administration expenses incurred:	
City of San Antonio	\$ 13,000
Bexar County	\$ 2,000
Total Administration expenses	\$ 15,000
FY 2014 Payments to developers	\$ 79,197
End of FY 2014 Fund Balance	\$ 4,287





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. of Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Northeast Crossing

---

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

---

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

---

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

---

5. Property types:  Residential  Commercial/Industrial

---

6. 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: \_\_\_\_\_

---

7. TIF fund balance: ..... \$ 30,974.34

---

8. List of fund revenues:

Total tax increments received ..... \$ 613,561.09

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 412.98

**TOTAL ANNUAL REVENUES** \$ 613,974.07

9. List of fund expenditures:

Administrative .....	\$	10,000.00
Property purchased .....	\$	
Public improvements .....	\$	584,091.24
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>		\$ 594,091.24

10. Bonded indebtedness:

Principal due .....	\$	0.00
Interest due .....	\$	

11. Reinvestment zone values:

Tax increment base .....	\$	1,488,700.00
Current captured appraised value .....	\$	57,891,174.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*[Handwritten Signature]*  
Authorized Signature

Director, DPCD  
Title

2/19/2015  
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 on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). 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**  
Tax Increment Reinvestment Zone Number Fifteen – Northeast Crossing  
Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was designated on June 13, 2002 and has a termination date of September 30, 2026. The intent for this TIRZ was to provide infill, market-rate. Participating taxing entities included the CoSA (100%), Bexar County (100%), and ACCD (100%). The developer of the property is Neighborhood Revitalization Initiative, Ltd. 1,364 SFR were projected for the finished project.

**TIRZ STATUS UPDATE**

311 SFR have been constructed to date with a projected build out through 2024, to include 250 MFRs. Project was delayed due to economic impacts and street repairs that the developer remedied with CoSA approval. Developer is working with CoSA to provide land for a public park

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>	
City of San Antonio	\$ 341,931
Bexar County	\$ 180,405
Alamo Community College District	\$ 91,225
<b>Total Increment Collected:</b>	<b>\$ 613,561</b>
<b>FY 2014 Fund administration expenses incurred:</b>	
City of San Antonio	\$ 10,000
<b>FY 2014 Payments to developers</b>	<b>\$ 584,091</b>
<b>End of FY 2014 Fund Balance</b>	<b>\$ 30,974</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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: **John M. Dugan**      Director, Dept. of Planning and Community Development

---

Contact Person: **P.O. Box 839966**      Title

---

Current Mailing Address (number and street): **San Antonio**      **Bexar**      **78283-3966**

---

City: **210-207-7833**      County:      ZIP Code: **John.Dugan@sanantonio.gov**

---

Phone (area code and number):      Fax Number:      Email Address:

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Brooks City Base

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 2522 ac.

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 314,405.22

8. List of fund revenues:

Total tax increments received ..... \$ 1,399,850.47

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

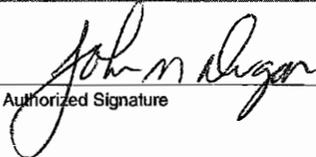
Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 1,197.63

**TOTAL ANNUAL REVENUES** \$ 1,401,048.10

9. List of fund expenditures:		
Administrative .....	\$	15,000.00
Property purchased .....	\$	
Public improvements .....	\$	1,268,327.96
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>		\$ 1,283,327.96
10. Bonded indebtedness:		
Principal due .....	\$	17,345,000.00
Interest due .....	\$	7,102,898.97
11. Reinvestment zone values:		
Tax increment base .....	\$	36,815,100.00
Current captured appraised value .....	\$	261,051,554.00

**STEP 3: Signature of Person Completing Form**

sign here  Director, DPCD  
 Authorized Signature Title Date 2/19/2013

## 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

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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**

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

**City of San Antonio**  
 Tax Increment Reinvestment Zone Number Sixteen – Brooks City-Base  
 Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was designated on December 9, 2004 and has 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 (100%) is the only participating taxing entity. The developer of the property is Brooks Development Authority. The 2,522 acre project has 225.5 acres of commercial, including relocation of SE Baptist Hospital to Brooks City-Base, 140 acres of park development, and an undetermined amount of MFR were projected for the finished project.

**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 will provide for a Super Power Center. More than 300 acres of green space has been preserved. UIC has committed to building a medical school on the campus.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
	City of San Antonio	\$ 1,399,850
<b>FY 2014 Fund administration expenses incurred:</b>		
	City of San Antonio	\$ 15,000
<b>FY 2014 Payments to developers</b>		<b>\$ 1,268,328</b>
<b>End of FY 2014 Fund Balance</b>		<b>\$ 314,405</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan

---

Contact Person  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio

---

City  
210-207-7833

---

Phone (area code and number)

Bexar

---

County

78283-3966

---

ZIP Code

Director, Dept. of Planning and Community Development

---

Title

John.Dugan@sanantonio.gov

---

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Mission Creek

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 7,129.45

8. List of fund revenues:

Total tax increments received ..... \$ 247,935.78

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 122.92

**TOTAL ANNUAL REVENUES** \$ 248,058.70



Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County

9. List of fund expenditures:

Administrative .....	\$	15,000.00
Property purchased .....	\$	
Public improvements .....	\$	232,352.00
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>		\$ 247,352.00

10. Bonded indebtedness:

Principal due .....	\$	0.00
Interest due .....	\$	

11. Reinvestment zone values:

Tax increment base .....	\$	4,081,435.00
Current captured appraised value .....	\$	36,939,015.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*[Handwritten Signature]*  
Authorized Signature

Director, DPCD  
Title

2/19/2015  
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

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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**

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

**City of San Antonio**  
Tax Increment Reinvestment Zone Number Seventeen – Mission Creek  
Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was designated on December 9, 2004 and has a termination date of September 30, 2029. The intent for this TIRZ was to facilitate affordable and market rate infill housing within Loop 410. Participating taxing entities included the CoSA (100% and Bexar County (43.75%). The developer of the property is HLH Development LP. 448 SFR on 66.93 acres, 19.48 acres to be dedicated to SAISD for a school, 12.18 acres to be dedicated to the CoSA for a park, and 1.88 acres to be dedicated to the CoSA for other purposes 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 448 SFRs. The developer dedicated 33.54 acres to the Cosa and the SAISD for other municipal projects.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>	
City of San Antonio	\$ 207,499
Bexar County	\$ 40,436
<b>Total Increment Collected:</b>	<b>\$ 247,936</b>
<b>FY 2014 Fund administration expenses incurred:</b>	
City of San Antonio	\$ 13,000
Bexar County	\$ 2,000
<b>Total Administration expenses</b>	<b>\$ 15,000</b>
<b>FY 2014 Payments to developers</b>	<b>\$ 232,352</b>
<b>End of FY 2014 Fund Balance</b>	<b>\$ 7,129</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. Planning and Community Development

---

Contact Person Title

---

P.O. Box 839966

---

Current Mailing Address (number and street) City County ZIP Code

San Antonio Bexar 78283-3966

---

210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Hallie Heights

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 4,909.04

8. List of fund revenues:

Total tax increments received ..... \$ 79,633.73

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 40.28

**TOTAL ANNUAL REVENUES** \$ 79,674.01



Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County

9. List of fund expenditures:

Table with 2 columns: Expenditure Category and Amount. Categories include Administrative, Property purchased, Public improvements, Facade renovations, Parking, Historic preservation, Transit, Affordable housing, Economic development programs, Other, and TOTAL ANNUAL EXPENDITURES.

10. Bonded indebtedness:

Table with 2 columns: Category and Amount. Categories include Principal due and Interest due.

11. Reinvestment zone values:

Table with 2 columns: Category and Amount. Categories include Tax increment base and Current captured appraised value.

STEP 3: Signature of Person Completing Form

sign here

Handwritten signature of John Malaga

Authorized Signature

Director, DPCD

Title

2/19/2015

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.

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

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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.

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**

**Tax Increment Reinvestment Zone Number Nineteen – Hallie Heights  
Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 9, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to facilitate infill market rate housing south of Hwy 90. Participating taxing entities included the CoSA (90%), Bexar County (50%), and SARA (25%). The developer of the property is HLH Development LP. 184 SFR on 35.01 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 187 SFRs.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

FY 2014 Tax increment collected:	
City of San Antonio	\$ 63,865
Bexar County	\$ 15,213
San Antonio River Authority	\$ 556
Total increment collected:	\$ 79,634
FY 2014 Fund administration expenses incurred:	
City of San Antonio	\$ 13,000
Bexar County	\$ 2,000
Total administration expenses:	\$ 15,000
FY 2014 Payments to developers	\$ 65,769
End of FY 2014 Fund Balance	\$ 4,909





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. of Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Heathers Cove

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 672.83

8. List of fund revenues:

Total tax increments received ..... \$ 70,790.76

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 36.73

**TOTAL ANNUAL REVENUES \$ 70,827.49**

9. List of fund expenditures:

Administrative .....	\$	15,000.00
Property purchased .....	\$	
Public improvements .....	\$	56,135.25
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>	\$	<b>71,135.25</b>

10. Bonded indebtedness:

Principal due .....	\$	292,363.00
Interest due .....	\$	101,925.00

11. Reinvestment zone values:

Tax increment base .....	\$	1,557,945.00
Current captured appraised value .....	\$	11,095,715.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*John M. Dwyer*  
Authorized Signature

Director, DPCD  
Title

2/19/2015  
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 on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). 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**

**Tax Increment Reinvestment Zone Number Twenty-One – Heather’s Cove**

**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 16, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to facilitate infill market rate housing south of Hwy 90. The intent for this TIRZ was to facilitate infill market rate housing south of Hwy 90. Participating taxing entities included the CoSA (90%), Bexar County (50%), and SARA (25%). The developer of the property is HLH Development LP. 174 SFR and 255,219 sq. ft. of commercial 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 171 SFRs. There are two remaining buildable lots that a home builder is holding for a future build. The developer sold the 225,219 sq. ft. of commercial space to a commercial builder who will build out the project at a future date.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

FY 2014 Tax increment collected:	
City of San Antonio	\$ 56,357
Bexar County	\$ 13,950
San Antonio River Authority	\$ 484
Total increment collected:	\$ 70,791
FY 2014 Fund administration expenses incurred:	
City of San Antonio	\$ 13,000
Bexar County	\$ 2,000
Total administration expenses:	\$ 15,000
FY 2014 Payments to developers:	\$ 56,135
End of FY 2014 Fund Balance:	\$ 673





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. of Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Ridge Stone

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 179,062.40

8. List of fund revenues:

Total tax increments received ..... \$ 113,549.87

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 179.51

**TOTAL ANNUAL REVENUES** \$ 113,729.38

9. List of fund expenditures:	
Administrative .....	\$ 17,000.00
Property purchased .....	\$ _____
Public improvements .....	\$ 44,147.94
Facade renovations .....	\$ _____
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ _____
Economic development programs .....	\$ _____
Other .....	\$ _____
<b>TOTAL ANNUAL EXPENDITURES</b>	\$ 61,147.94
10. Bonded indebtedness:	
Principal due .....	\$ 340,687.00
Interest due .....	\$ 100,793.00
11. Reinvestment zone values:	
Tax increment base .....	\$ 1,399,600.00
Current captured appraised value .....	\$ 17,910,679.00

**STEP 3: Signature of Person Completing Form**

sign here ▶

*John M. Deegan*  
Authorized Signature

Director, DPCD  
Title

2/19/2015  
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

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**Step 3: Signature of Person Completing Form**

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**City of San Antonio**

**Tax Increment Reinvestment Zone Number Twenty-Two – Ridge Stone  
Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 16, 2004 and achieved its termination date of September 30, 2024. 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. Participating taxing entities included the CoSA (90%) and Bexar County (50%). The property developer is Big Fish Development of Five, LP. 234 SFR homes were projected for the finished project.

**TIRZ STATUS UPDATE**

The developer completed all proposed infrastructure improvements. The finished project included the construction of 187 SFRs. City Bank replaced the developer as the owner of the project. The Bank reviewed options to request TIRZ reimbursements due to the Developer, but opted out. Staff is preparing for the termination of this TIRZ.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
City of San Antonio		\$ 90,887
Bexar County		\$ 22,663
<b>Total increment collected:</b>		<b>\$ 113,550</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
City of San Antonio		\$ 13,000
Bexar County		\$ 4,000
<b>Total administration expenses:</b>		<b>\$ 17,000</b>
<b>FY 2014 Payments to developers:</b>		<b>\$ 44,148</b>
<b>End of FY 2014 Fund Balance:</b>		<b>\$ 179,062</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Hunters Pond

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

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

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 675.69

8. List of fund revenues:

Total tax increments received ..... \$ 85,228.45

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 49.80

**TOTAL ANNUAL REVENUES** \$ 85,278.25



Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County

9. List of fund expenditures:

Table with 2 columns: Expenditure Category and Amount. Categories include Administrative, Property purchased, Public improvements, Facade renovations, Parking, Historic preservation, Transit, Affordable housing, Economic development programs, Other, and TOTAL ANNUAL EXPENDITURES.

10. Bonded indebtedness:

Table with 2 columns: Bonded indebtedness Category and Amount. Categories include Principal due and Interest due.

11. Reinvestment zone values:

Table with 2 columns: Reinvestment zone values Category and Amount. Categories include Tax increment base and Current captured appraised value.

STEP 3: Signature of Person Completing Form

sign here

Handwritten signature of John M. DeGa

Authorized Signature

Director, DPCD

Title

2/19/2015

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.

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

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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.

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**  
**Tax Increment Reinvestment Zone Number Twenty-Five – Hunters Pond**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

The intent for this TIRZ was to facilitate market rate housing in the City South area. Participating taxing entities included the CoSA (100%) and Bexar County (70%). The developer of the property is Hunters Pond LLP. 262 Detached SFR, 24 Duplex, 39 Garden , 34 Townhomes and village green and parks on 88 acres were projected for the finished project.

**TIRZ STATUS UPDATE**

The developer completed all proposed infrastructure improvements. The developer is not a home builder. There was a 4 year lull from 2010 – 2014 where no vertical building occurred on the project. The in-process project has completed the construction of 204 SFRs.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
City of San Antonio	\$	64,900
Bexar County	\$	20,329
<b>Total increment collected:</b>	<b>\$</b>	<b>85,228</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
City of San Antonio	\$	18,752
Bexar County	\$	5,388
<b>Total administration expenses:</b>	<b>\$</b>	<b>24,140</b>
<b>FY 2014 Payments to developers:</b>	<b>\$</b>	<b>56,928</b>
<b>End of FY 2014 Fund Balance:</b>	<b>\$</b>	<b>676</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan

---

Contact Person

P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio

---

City

210-207-7833

---

Phone (area code and number)

Bexar

---

County

78283-3966

---

ZIP Code

John.Dugan@sanantonio.gov

---

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: River North

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 213.63

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 0.00

8. List of fund revenues:

Total tax increments received ..... \$ \_\_\_\_\_

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 379.21

**TOTAL ANNUAL REVENUES** \$ 379.21

9. List of fund expenditures:

Administrative .....	\$ _____
Property purchased .....	\$ _____
Public improvements .....	\$ _____
Facade renovations .....	\$ _____
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ _____
Economic development programs .....	\$ _____
Other .....	\$ <u>172.47</u>
<b>TOTAL ANNUAL EXPENDITURES</b>	\$ <u>172.47</u>

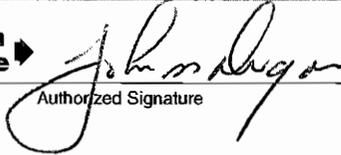
10. Bonded indebtedness:

Principal due .....	\$ <u>0.00</u>
Interest due .....	\$ _____

11. Reinvestment zone values:

Tax increment base .....	\$ <u>124,497,622.00</u>
Current captured appraised value .....	\$ <u>27,079,017.00</u>

**STEP 3: Signature of Person Completing Form**

sign here ▶  Director, DPCD 2/20/2015  
 Authorized Signature Title 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

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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**

**Tax Increment Reinvestment Zone Number Twenty-Seven – River North  
Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

The River North TIRZ was merged with the Midtown TIRZ in 2012.

**TIRZ STATUS UPDATE**

The River North TIRZ was closed out fiscally in 2014. The fund received no tax increment revenue in FY 2014 and the final liability on the account, consisting of accrued brokerage fees, was balanced with a cash transfer into the account.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>	
City of San Antonio	\$0.00
<b>FY 2014 Fund administration expenses incurred:</b>	
City of San Antonio	\$0.00
<b>FY 2014 Payments to developers</b>	
	\$0.00
<b>End of FY 2014 Fund Balance</b>	
	\$0.00





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan

Contact Person

P.O. Box 839966

Current Mailing Address (number and street)  
San Antonio

City

210-207-7833

Phone (area code and number)

Bexar

County

78283-3966

ZIP Code

John.Dugan@sanantonio.gov

Email Address

Director, Dept. Planning and Community Development

Title

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Verano

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 3097

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 28.75

8. List of fund revenues:

Total tax increments received ..... \$ 0.00

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 21.75

**TOTAL ANNUAL REVENUES** \$ 21.75

9. List of fund expenditures:

Administrative .....	\$	8,716.00
Property purchased .....	\$	
Public improvements .....	\$	
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$</b>	<b>8,716.00</b>

10. Bonded indebtedness:

Principal due .....	\$	
Interest due .....	\$	

11. Reinvestment zone values:

Tax increment base .....	\$	8,976,102.00
Current captured appraised value .....	\$	-4,268,108.00

**STEP 3: Signature of Person Completing Form**

sign here  \_\_\_\_\_ Director, DPCD \_\_\_\_\_ 2/20/2015  
 Authorized Signature Title Date

## Instructions

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**Step 3: Signature of Person Completing Form**

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**City of San Antonio**  
**Tax Increment Reinvestment Zone Number Twenty-Eight - Verano**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 6, 2007 and has a termination date of September 30, 2037. The intent for this TIRZ was 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 included the CoSA (75%), Bexar County (70%), ACCD (50%), and SARA (60%). The developer of the property is Verano Land Group. The 3,100 acre project has 2,542 SFR, 3,375 MFR, 1,021 Condos/Townhomes, 5,977,200 Sq. Ft. of Office/Retail/Industrial/Institutional facilities projected for the finished project.

**TIRZ STATUS UPDATE**

The development made no significant progress due to ongoing internal legal matters, which appear to be coming to a conclusion in early 2015.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>	
City of San Antonio	\$ -
<b>FY 2014 Fund administration expenses incurred:</b>	
City of San Antonio	\$8,716.00
<b>FY 2014 Payments to developers:</b>	
	\$ -
<b>End of FY 2014 Fund Balance:</b>	<b>\$ 28.75</b>





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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  
John M. Dugan Director, Dept. of Planning and Community Development

---

Contact Person Title  
P.O. Box 839966

---

Current Mailing Address (number and street)  
San Antonio Bexar 78283-3966

---

City County ZIP Code  
210-207-7833 John.Dugan@sanantonio.gov

---

Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Westside

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 1527.85

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 19,798.09

8. List of fund revenues:

Total tax increments received ..... \$ 91,115.80

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 151.23

**TOTAL ANNUAL REVENUES** \$ 91,267.03



Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County

9. List of fund expenditures:

Table with 2 columns: Expenditure Category and Amount. Categories include Administrative, Property purchased, Public improvements, Facade renovations, Parking, Historic preservation, Transit, Affordable housing, Economic development programs, Other, and TOTAL ANNUAL EXPENDITURES.

10. Bonded indebtedness:

Table with 2 columns: Category and Amount. Categories include Principal due and Interest due.

11. Reinvestment zone values:

Table with 2 columns: Category and Amount. Categories include Tax increment base and Current captured appraised value.

STEP 3: Signature of Person Completing Form

sign here [Signature] Director, DPCD Date 2/19/2015

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.

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 on the Texas Ahead webpage at www.TexasAhead.org/tax\_programs/increment\_finance.

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.

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**  
 Tax Increment Reinvestment Zone Number Thirty - Westside  
 Status Report for Fiscal Year 2014

**TIRZ OVERVIEW**

This was designated on December 11, 2008 and has a termination date of September 30, 2031. The intent for this TIRZ was to facilitate the redevelopment of the Westside of San Antonio. CoSA (90%) is the only participating taxing entity. The developer of the property is CoSA as this is a City Initiated TIRZ. The 1,531 acre project has 289,837 sq. ft. of Commercial Space, 152,532 sq. ft. of Student Housing, 68,400 sq. ft. of Loft Space, 225,000 sq. ft. of Apartments, 225 Affordable MFRs, and 25 Affordable SFRs projected for the finished project.

**TIRZ STATUS UPDATE**

Construction on the Peanut Factory, designated to provide student housing for UTSA, is ongoing. This project is spearheaded by CCDO and is anticipated to complete in 2015.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax increment collected:</b>		
	City of San Antonio	\$ 91,116
<b>FY 2014 Fund administration expenses incurred:</b>		
	City of San Antonio - Past Due	\$ 122,616
<b>FY 2014 Payments to developers:</b>		\$ -
<b>End of FY 2014 Fund Balance:</b>		\$ 19,798





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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

John M. Dugan Director, Dept. Planning and Community Development  
Contact Person Title

P.O. Box 839966  
Current Mailing Address (number and street)

San Antonio Bexar 78283-3966  
City County ZIP Code

210-207-7833 John.Dugan@sanantonio.gov  
Phone (area code and number) Fax Number Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Midtown

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 746.75

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

5. Property types:  Residential  Commercial/Industrial

6. 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: \_\_\_\_\_

7. TIF fund balance: ..... \$ 417,012.07

8. List of fund revenues:

Total tax increments received ..... \$ 286,869.62

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 2,922.05

**TOTAL ANNUAL REVENUES** \$ 289,791.67



**Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County**

9. List of fund expenditures:

Administrative .....	\$	139,990.00
Property purchased .....	\$	
Public improvements .....	\$	
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	513,482.13
Other .....	\$	207,063.87
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$</b>	<b>860,536.00</b>

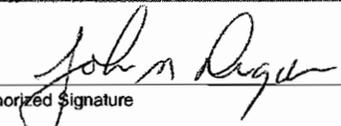
10. Bonded indebtedness:

Principal due .....	\$	1,458,245.86
Interest due .....	\$	855,093.04

11. Reinvestment zone values:

Tax increment base .....	\$	240,748,586.00
Current captured appraised value .....	\$	100,920,732.00

**STEP 3: Signature of Person Completing Form**

**sign here** 
Director, DPCD
2/19/15  
 \_\_\_\_\_  
 Authorized Signature Title 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 on the Texas Ahead webpage at [www.TexasAhead.org/tax\\_programs/increment\\_finance](http://www.TexasAhead.org/tax_programs/increment_finance). 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**  
**Tax Increment Reinvestment Zone Number Thirty-One - Midtown**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 11, 2008 and has a termination date of September 30, 2028. The intent for this TIRZ was to facilitate development and take advantage of the redevelopment of the Pearl and the River Improvements. CoSA (90%) is the only participating taxing entity. The developer of the property is CoSA as this is a City Initiated TIRZ. The 458 acre project has 1500 Rental Apartment Units, 750 For Sale Units, 244,447 sq. ft. of Restaurant/Retail space, 305,010 sq. ft. of Office Space, 43,614 sq. ft. of Educational/Entertainment space, and 1500 Parking Spaces projected for the finished project.

**TIRZ STATUS UPDATE**

There are currently 14 projects in the Midtown TIRZ that are currently under construction or have recently been completed. These projects are primarily market rate multi-family developments but also include a parking garage, a hotel, law offices and adaptive reuse project currently housing an architectural firm. Centered on the Pearl Brewery, the Midtown TIRZ has become the focal point of the downtown renaissance.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

FY 2014 Tax increment collected:		
	City of San Antonio	\$ 286,870
FY 2014 Fund administration expenses incurred:		
	City of San Antonio - past due	\$ 49,990
	DPCD labor reimbursement	\$ 40,000
	Boundary amendment	\$ 50,000
	Total administration expenses:	\$ 139,990
FY 2014 Payments to developers:		\$ 720,546
End of FY 2014 Fund Balance:		\$ 417,012





# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

Economic Development  
and Analysis  
**Form 50-806**

**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

John M. Dugan

Director, Dept. of Planning and Community Development

Contact Person

Title

P.O. Box 839966

Current Mailing Address (number and street)

San Antonio

Bexar

78283-3966

City

County

ZIP Code

210-207-7833

John.Dugan@sanantonio.gov

Phone (area code and number)

Fax Number

Email Address

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: Mission Drive-In

2. Report for fiscal year beginning 10/1/2013 and ending 9/30/2014

3. Size of the reinvestment zone in acres: ..... 2164 ac.

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

5. Property types:  Residential  Commercial/Industrial

6. 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: TBD. Project Plan in progress.

Other Projects

Facade Renovation  Parking  Historical Preservation

Transit  Affordable Housing  Economic Development  Other: \_\_\_\_\_

7. TIF fund balance: ..... \$ 49,743.78

8. List of fund revenues:

Total tax increments received ..... \$ 81,524.90

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 168.76

**TOTAL ANNUAL REVENUES** \$ 81,693.66



# Tax Increment Finance (TIF) Registry, Annual Report by Municipality or County

## 9. List of fund expenditures:

Administrative .....	\$	88,287.88
Property purchased .....	\$	
Public improvements .....	\$	
Facade renovations .....	\$	
Parking .....	\$	
Historic preservation .....	\$	
Transit .....	\$	
Affordable housing .....	\$	
Economic development programs .....	\$	
Other .....	\$	
<b>TOTAL ANNUAL EXPENDITURES</b>		\$ 88,287.88

## 10. Bonded indebtedness:

Principal due .....	\$	0.00
Interest due .....	\$	

## 11. Reinvestment zone values:

Tax increment base .....	\$	82,271,797.00
Current captured appraised value .....	\$	14,223,823.00

### STEP 3: Signature of Person Completing Form

**sign here**
Director, DPCD
2/19/2015  
 \_\_\_\_\_
 Title
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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**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**  
**Tax Increment Reinvestment Zone Number Thirty-Two – Mission Drive-In**  
**Status Report for Fiscal Year 2014**

**TIRZ OVERVIEW**

This was designated on December 11, 2008 and has a termination date of September 30, 2029. The intent for this TIRZ was to facilitate development and take advantage of the redevelopment of the Mission Drive In and the River Improvements. CoSA (90%) is the only participating taxing entity. This is a city initiated TIRZ and a primary developer has not been identified/selected. The 2,164 acre project includes the development of a Public Library on Roosevelt, the leverage of River Improvements, 1M sq. ft. of Commercial, Office, and Retail, 366 SFR, 600 Apartment, 30,000 sq. ft. of Loft Space, and 20 Townhomes were projected for the finished project.

**TIRZ STATUS UPDATE**

No improvements have been made to date on this project. Project is still in the staffing phase regarding Project and Finance Plans.

**TIRZ FINANCIALS**

Fiscal Year 2014 10/1/2013-9/30/2014

<b>FY 2014 Tax Increment collected:</b>		
	City of San Antonio	<b>81,524.90</b>
<b>FY 2014 Fund administration expenses incurred:</b>		
	City of San Antonio - past due	<b>\$ 88,288</b>
<b>FY 2014 Payments to developers</b>		<b>\$ -</b>
<b>End of FY 2014 Fund Balance</b>		<b>\$ 49,744</b>

