

TIF Registry for the City of San Antonio

Annual TIRZ Status Report for TX Comptroller

FY15

<u>TIRZ #</u>	<u>TIRZ Name</u>
2	Rosedale
4	Highland Heights
6	Mission del Lago
7	Brookside
9	Houston St.
10	Stablewood Farms
11	Inner City
12	Plaza Fortuna
13	Lackland Hills
15	Northeast Crossing
16	Brooks City-Base
17	Mission Creek
19	Hallie Heights
21	Heathers Cove
22	Ridgestone
25	Hunters Pond
28	Verano
30	Westside
31	Midtown
32	Mission Drive-In

Comptroller Annual Report Distribution List - FY15

TIRZ #	TIRZ Name	Comptroller's Office	Alamo Community College District	Bexar County	East Central ISD	Edgewood ISD	Harlandale ISD	Judson ISD	North East ISD	Northside ISD	San Antonio ISD	San Antonio River Authority	Southside ISD	South San Antonio ISD	Southwest ISD	University Health System	Copies
2	Rosedale	X	X	X		X						X				X	6
4	Highland Heights	X	X	X	X						X	X				X	7
6	Mission del Lago	X	X	X								X	X			X	6
7	Brookside	X	X	X								X				X	5
9	Houston St.	X	X	X							X	X				X	6
10	Stablewood Farms	X	X	X					X			X				X	6
11	Inner City	X	X	X							X	X				X	6
12	Plaza Fortuna	X	X	X		X						X				X	6
13	Lackland Hills	X	X	X								X				X	6
15	Northeast Crossing	X	X	X				X	X			X			X	X	7
16	Brooks City-Base	X	X	X	X						X	X				X	7
17	Mission Creek	X	X	X							X	X				X	6
19	Hallie Heights	X	X	X								X			X	X	6
21	Heathers Cove	X	X	X						X		X			X	X	7
22	Ridgestone	X	X	X								X			X	X	6
25	Hunters Pond	X	X	X								X			X	X	6
28	Verano	X	X	X			X					X		X	X	X	9
30	Westside	X	X	X							X	X				X	6
31	Midtown	X	X	X							X	X				X	6
32	Mission Drive-in	X	X	X			X				X	X	X			X	8
Copies																	20
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Copies																	20



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

February 11, 2016

Glenn Hegar, 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 Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Mr. Hegar,

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

If you have any questions please contact Nancy Sheppard, Economic Development Manager of the Tax Incremental Financing (TIF) Program at 210-207-7805.

Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Bruce H. Leslie
Chancellor
Alamo Colleges
201 W. Sheridan, Bldg. B
San Antonio, TX 78204-1429

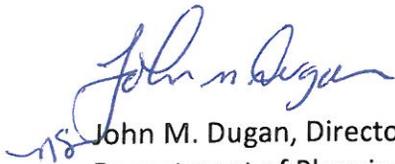
**RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal
Year 2015**

Dear Dr. Leslie,

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

If you have any questions please contact Nancy Sheppard, Economic Development Manager of the Tax Incremental Financing (TIF) Program at 210-207-7805.

Sincerely,



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

JMD/jhs

Enclosure



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

February 11, 2016

The Honorable Nelson W. Wolff
c/o Manuel Leal
Bexar County
Paul Elizondo Tower
101 W. Nueva, 10th Floor
San Antonio, TX 78205

**RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal
Year 2015**

Dear Judge Wolff,

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

If you have any questions please contact Nancy Sheppard, Economic Development Manager of the Tax Incremental Financing (TIF) Program at 210-207-7805.

Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Mr. Roland Toscano
Superintendent
East Central ISD
6634 New Sulphur Springs Rd.
San Antonio, TX 78263-9701

**RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal
Year 2015**

Dear Mr. Toscano,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Jose A. Cervantes
Superintendent
Edgewood ISD
5358 W. Commerce
San Antonio, TX 78237

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Cervantes,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Mr. Rey Madrigal
Superintendent
Harlandale ISD
102 Genevieve
San Antonio, TX 78214

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Mr. Madrigal,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Willis Mackey
Superintendent
Judson ISD
8012 Shin Oak Dr.
San Antonio, TX 78233

**RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal
Year 2015**

Dear Dr. Mackey,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr, Brian G. Gottardy, Ed. D.
Superintendent
North East ISD
8961 Tesoro Dr.
San Antonio, TX 78217

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Gottardy,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Brian T. Woods
Superintendent
Northside ISD
5900 Evers Rd.
San Antonio, TX 78238

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Woods,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Sylvester Perez
Superintendent
San Antonio ISD
141 Lavaca St.
San Antonio, TX 78210-1095

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Perez,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Ms. Suzanne B. Scott
General Manager
San Antonio River Authority
P. O. Box 839980
San Antonio, TX 78283-9980

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Ms. Scott,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Abelardo Saavedra
Superintendent
South San Antonio ISD
5622 Ray Ellison Dr.
San Antonio, TX 78242

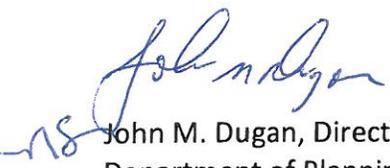
RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Saavedra,

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

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Sincerely,


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

JMD/jhs

Enclosure



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

February 11, 2016

Mr. Ricardo Vela
Superintendent
Southside ISD
1460 Martinez-Losoya Rd.
San Antonio, TX 78221

**RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal
Year 2015**

Dear Mr. Vela,

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

If you have any questions please contact Nancy Sheppard, Economic Development Manager of the Tax Incremental Financing (TIF) Program at 210-207-7805.

Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Dr. Lloyd Verstuyft Ed. D.
Superintendent
Southwest ISD
11914 Dragon Lane
San Antonio, TX 78252

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Dr. Verstuyft,

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

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Sincerely,

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

JMD/jhs

Enclosure



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

February 11, 2016

Mr. George B. Hernandez, Jr.
President/CEO
University Health System
4502 Medical Drive, MS 113
San Antonio, TX78229-4493

RE: City of San Antonio Tax Increment Reinvestment Zone (TIRZ) Status Report for Fiscal Year 2015

Dear Mr. Hernandez,

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

If you have any questions please contact Nancy Sheppard, Economic Development Manager of the Tax Incremental Financing (TIF) Program at 210-207-7805.

Sincerely,

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

JMD/NS/jhs

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

Designating City or County
John M. Dugan

Contact Person
P.O. Box 839966

Director, Dept. of Planning & Community Development

Title

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: Rosedale

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 3,748.87

8. List of fund revenues:

Total tax increments received \$ 35,540.26

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 18.57

TOTAL ANNUAL REVENUES \$ 35,558.83

9. List of fund expenditures:

Administrative	\$	18,000.00
Property purchased	\$	
Public improvements	\$	17,631.65
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1.26
TOTAL ANNUAL EXPENDITURES		\$ 35,632.91

10. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	453,300.00
Current captured appraised value	\$	7,416,125.00

STEP 3: Signature of Person Completing Form

sign here →

John S. Deegan
Authorized Signature

Director, DPCD

Title

2/15/16
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. 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.

**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Rosedale TIRZ 02**

TIRZ OVERVIEW

This was the first CoSA designated TIRZ. It was designated December 17, 1998 and has a termination date of September 30, 2019. The intent for this TIRZ was to facilitate the building of affordable housing to meet the goals of the City Master Plan and the CRAG Report. Initial participating taxing entities included the CoSA (100%), Bexar County (100%), UHS (100%), Edgewood ISD (90%), 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

Revenue – Tax Increments Receipts	\$	35,540.26
Revenue – Interest on Pooled Investments	\$	18.57
Total Revenue	\$	35,558.83
Expenditures – Administrative	\$	18,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	17,631.65
Expenditures – Operating agent fees	\$	1.26
Total Expenditures	\$	35,632.91
Closing Fund Balance	\$	3,748.87
Tax Increment Base	\$	453,300
Current Captured Appraised Value	\$	7,416,125



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

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STEP 1: Contact Information

City of San Antonio

Designating City or County
John M. Dugan

Contact Person
P.O. Box 839966

Director, Department of Planning and Community Dev.

Title

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: Highland Heights

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 9,566.30

8. List of fund revenues:

Total tax increments received \$ 338,911.83

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 87.46

TOTAL ANNUAL REVENUES \$ 338,999.29

9. List of fund expenditures:		
Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	318,380.63
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1.10
TOTAL ANNUAL EXPENDITURES		\$ 333,381.73
10. Bonded indebtedness:		
Principal due	\$	
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	449,000.00
Current captured appraised value	\$	34,028,078.00

STEP 3: Signature of Person Completing Form

sign here ➔

John M. Dugan
Authorized Signature

Director, DPCD

Title

2/15/14
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. 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.

**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015**

Highland Heights TIRZ 04

TIRZ OVERVIEW

This TIRZ 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, who entered into a development agreement with the CoSA in 2011, making it the 3rd developer on this project (original developer – 1999; 2nd 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. 224 have been sold. The Developer is marketing the remaining 29 lots. As stated earlier, the Developer is not a home builder. Since the projects inception, 204 MFRs and approximately 80% of the remaining lots have SFR construction complete.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	338,911.83
Revenue – Interest on Pooled Investments	\$	87.46
Total Revenue	\$	338,999.29
Expenditures – Administrative	\$	15,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	318,380.63
Expenditures – Operating agent fees	\$	1.10
Total Expenditures	\$	333,381.73
Closing Fund Balance	\$	9,566.30
Tax Increment Base	\$	449,000
Current Captured Appraised Value	\$	34,028,078



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

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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 & 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 Del Lago

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 22,077.49

8. List of fund revenues:

Total tax increments received \$ 2,029,140.69

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 1,340.36

TOTAL ANNUAL REVENUES \$ 2,030,481.05

9. List of fund expenditures:		
Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	2,272,179.10
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	76.27
TOTAL ANNUAL EXPENDITURES		\$ 2,287,255.37
10. Bonded indebtedness:		
Principal due	\$	1,220,000.00
Interest due	\$	67,680.00
11. Reinvestment zone values:		
Tax increment base	\$	259,763.00
Current captured appraised value	\$	87,539,899.00

STEP 3: Signature of Person Completing Form

sign here

John M. Duggan
Authorized Signature

Director, DPCD

Title

2/15/16
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
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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Mission del Lago TIRZ 06

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 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 project's inception, the development has over 700 developed lots and approximately 580 home owners currently and is on track to grow between 100 – 120 homes in the upcoming year. The year to date total is 47 completed homes. The developer will unlikely achieve the maximum allowable TIRZ reimbursement identified in the development agreement.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	2,029,140.69
Revenue – Interest on Pooled Investments	\$	1,340.36
Total Revenue	\$	2,030,481.05
Expenditures – Administrative	\$	15,000
Expenditures – Public Improvements (Developer reimbursement)	\$	2,272,179.1
Expenditures – Operating agent fees	\$	76.27
Total Expenditures	\$	2,287,255.37
Closing Fund Balance	\$	22,077.49
Tax Increment Base	\$	259,763
Current Captured Appraised Value	\$	87,539,899



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

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

STEP 1: Contact Information

City of San Antonio

Designating City or County
John M. Dugan

Contact Person
P.O. Box 839966

Director, Dept. of Planning and Community Development

Title

Current Mailing Address (number and street)
San Antonio

Bexar

78283-3966

City
210-207-7833

County
Bexar

ZIP Code
78283-3966

Phone (area code and number)
210-207-7833

Fax Number

Email Address
John.Dugan@sanantonio.gov

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Brookside

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 0.00

8. List of fund revenues:

Total tax increments received \$ _____

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 83.69

TOTAL ANNUAL REVENUES \$ 83.69

List of fund expenditures:

Administrative	\$	82,202.55
Property purchased	\$	
Public improvements	\$	27.28
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	
TOTAL ANNUAL EXPENDITURES	\$	82,229.83

10. Bonded indebtedness:

Principal due	\$	0.00
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	1,932,200.00
Current captured appraised value	\$	32,193,067.00

STEP 3: Signature of Person Completing Form

sign here

John M. Degan
Authorized Signature

Director, DPCD

Title

2/15/16
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

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Step 2: Tax Increment Reinvestment Zone Information

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Brookside TIRZ 07

TIRZ OVERVIEW

This TIRZ was designated on December 9, 1999 and was terminated on 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

Revenue – Tax Increments Receipts	\$	0.00
Revenue – Interest on Pooled Investments	\$	83.69
Total Revenue	\$	83.69
Expenditures – Administrative	\$	82,202.55
Expenditures – Public Improvements (Developer reimbursement)	\$	27.28
Expenditures – Operating agent fees	\$	0.00
Total Expenditures	\$	82,229.83
Closing Fund Balance	\$	0.00
Tax Increment Base	\$	1,932,200
Current Captured Appraised Value	\$	32,193,067



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis
Form 50-806

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Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

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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 John M. Dugan Title

P.O. Box 839966

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

City San Antonio County Bexar ZIP Code 78283-3966

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: Houston Street

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015 .

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: \$ 1,598,146.96

8. List of fund revenues:

Total tax increments received \$ 1,609,643.33

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 3,922.21

TOTAL ANNUAL REVENUES \$ 1,613,565.54

9. List of fund expenditures:		
Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	1,299,777.22
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	418.58
	TOTAL ANNUAL EXPENDITURES	\$ 1,315,195.80
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	199,987,190.00
Current captured appraised value	\$	284,893,039.00

STEP 3: Signature of Person Completing Form

sign here

John M. Deza
Authorized Signature

Director, DPCD
Title

2/15/16
Date

Instructions

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Tax Increment Finance (TIF) Registry
Texas Comptroller's Office

City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Houston Street TIRZ 09

TIRZ OVERVIEW

The Houston Street TIRZ was designated by City Council on December 9, 1999. The TIRZ included four participating taxing entities including the City of San Antonio, Bexar County, University Health Systems (UHS), and Alamo Colleges. Street Retail San Antonio, L.P., the TIRZ' primary developer, completed numerous projects including; improvements to both Houston and Crockett Streets, the Historic Civic Center Linkage, the Houston Street Bridge Linkage, improvements to the Majestic Courtyard and the renovation of the Walgreens/Stuart and Kress buildings. After completion of all obligations, the City and Street Retail executed a closeout agreement on May 21, 2015 concluding Street Retail's participation in the TIRZ.

TIRZ STATUS UPDATE

In September of 2014, the City amended the TIRZ extending the term by 20 years until September 30, 2034 and modifying the composition of the Board ending the participation of UHS and Alamo Community Colleges. In June of 2015 the City amended the TIRZ boundary adding 260 parcels or roughly 138 parcel acres. These changes culminated in amendments to the Project and Finance Plans and a new Interlocal Agreement with Bexar County. New projects added to the TIRZ project plan include; the San Pedro Creek redevelopment, the Alameda Theater Revitalization project and the development of the Frost Bank Tower which, though a public private partnership (P3), will help to facilitate the consolidation of city offices and the adaptive reuse of current offices into 265 units of housing in the central business district.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	1,609,643.33
Revenue – Interest on Pooled Investments	\$	3,922.21
Total Revenue	\$	1,613,565.54
Expenditures – Administrative	\$	15,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	1,299,777.22
Expenditures – Operating agent fees	\$	418.58
Total Expenditures	\$	1,315,195.80
Closing Fund Balance	\$	1,598,146.96
Tax Increment Base	\$	199,987,190
Current Captured Appraised Value	\$	284,893,039



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

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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: Stablewood Farms

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 14,589.77

8. List of fund revenues:

Total tax increments received \$ 375,109.41

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 105.56

TOTAL ANNUAL REVENUES \$ 375,214.97

9. List of fund expenditures:

Administrative	\$	10,000.00
Property purchased	\$	
Public improvements	\$	363,179.72
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	2.87
TOTAL ANNUAL EXPENDITURES		\$ 373,182.59

10. Bonded indebtedness:

Principal due	\$	0.00
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	1,000,000.00
Current captured appraised value	\$	39,448,229.00

STEP 3: Signature of Person Completing Form

sign here ▶

John M. Ryan
Authorized Signature

Director, DPCD

Title

2/15/16
Date

Instructions

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Stablewood Farms TIRZ 10**

TIRZ OVERVIEW

This TIRZ 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

Revenue – Tax Increments Receipts	\$	375,109.41
Revenue – Interest on Pooled Investments	\$	105.56
Total Revenue	\$	375,214.97
Expenditures – Administrative	\$	10,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	363,179.72
Expenditures – Operating agent fees	\$	2.87
Total Expenditures	\$	373,182.59
Closing Fund Balance	\$	14,589.77
Tax Increment Base	\$	1,000,000
Current Captured Appraised Value	\$	39,448,229



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis
Form 50-806

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Log year

TIF ID#

Date rec'd

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

P.O. Box 839966

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

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

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

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Inner City

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 7,834,316.50

8. List of fund revenues:

Total tax increments received \$ 3,421,843.81

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 57,671.60

TOTAL ANNUAL REVENUES \$ 3,479,515.41

9. List of fund expenditures:		
Administrative	\$	10,000.00
Property purchased	\$	
Public improvements	\$	1,251,041.92
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1,875.04
TOTAL ANNUAL EXPENDITURES		\$ 1,262,916.96
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	337,245,323.00
Current captured appraised value	\$	611,453,166.00

STEP 3: Signature of Person Completing Form

sign here

John M. Ryan
Authorized Signature

Director, DPCD

Title

2/15/14
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. 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.

**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Inner City TIRZ 11**

TIRZ OVERVIEW

The Inner City TIRZ is made up of approximately 2,881 acres located on the City's near eastside. The area encompassed by the TIRZ has been historically underserved which is evidenced by significant pockets of deterioration and blight. The TIRZ was designated in December of 2000 and was scheduled for termination in September of 2015. In December of 2013, the term was extended by ten years to September 30, 2025. The City of San Antonio (100%) is the only participating taxing entity. The TIRZ has completed numerous projects primarily with the intent of improving economic conditions and removing slum and blight. Projects completed include streetscape enhancements, land acquisition, facility construction, historic renovation, residential development, economic development, public parking, and park improvements.

TIRZ STATUS UPDATE

Over 30 different projects have been reviewed and approved by the TIRZ Board throughout the life of the TIRZ. There are numerous ongoing projects currently under development within the TIRZ. In 2015 the following projects were added to the TIRZ Project and Finance Plans: pre-development funding for due diligence of the Echo East mixed use development project; the historic renovation of the Good Samaritan Hospital - Veterans Outreach and Transition Center and the IH35/281 underpass improvement project.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	3,421,843.81
Revenue – Interest on Pooled Investments	\$	17,171.60
Revenue – TIF Application Fee	\$	40,500.00
Total Revenue	\$	3,479,515.41
Expenditures – Administrative	\$	10,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	1,251,041.92
Expenditures – Operating agent fees	\$	1,875.04
Total Expenditures	\$	1,262,916.96
Closing Fund Balance	\$	7,834,316.50
Tax Increment Base	\$	337,245,323
Current Captured Appraised Value	\$	611,453,166



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

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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 & 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

- TIF Reinvestment zone name: Plaza Fortuna
 - Report for fiscal year beginning 10-1-2014 and ending 9-30-2015
 - Size of the reinvestment zone in acres: 9.82 ac
 - Has the size of the zone increased or decreased since creation?: Yes No
 - Property types: Residential Commercial/Industrial
 - Types of improvement projects (check all that are in progress or have been completed):
 - Public Projects
 - Public Buildings and Facilities Roadwork
 - Water/Sewer and Drainage Parks Other Infrastructure: Residential Development
 - Other Projects
 - Facade Renovation Parking Historical Preservation
 - Transit Affordable Housing Economic Development Other: _____
 - TIF fund balance: \$ 4,338.70
 - List of fund revenues:
 - Total tax increments received \$ 37,680.70
 - Sales tax increments \$ _____
 - Loans \$ _____
 - Sale of bonds \$ _____
 - Sale of property \$ _____
 - Other \$ 9.57
- TOTAL ANNUAL REVENUES** \$ 37,690.27

9. List of fund expenditures:

Administrative	\$	12,000.00
Property purchased	\$	
Public improvements	\$	23,804.71
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	0.58
TOTAL ANNUAL EXPENDITURES		\$ 35,805.29

10. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	76,700.00
Current captured appraised value	\$	4,067,000.00

STEP 3: Signature of Person Completing Form

sign
here

John A. DeGuz
Authorized Signature

Director, DPCD

Title

2/15/16
Date

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

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Plaza Fortuna TIRZ 12

TIRZ OVERVIEW

This TIRZ was designated on December 13, 2001 and has a termination date of September 30, 2025. The intent for this TIRZ was to facilitate infill affordable housing. Participating taxing entities included the CoSA (100%), Bexar County (100%), and ACCD (100%). The developer of the property is Hausman Holdings, LTD. 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

Revenue – Tax Increments Receipts	\$	37,680.70
Revenue – Interest on Pooled Investments	\$	9.57
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	37,690.27
Expenditures – Administrative	\$	12,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	23,804.71
Expenditures – Operating agent fees	\$	0.58
Total Expenditures	\$	35,805.29
Closing Fund Balance	\$	4,338.70
Tax Increment Base	\$	76,700
Current Captured Appraised Value	\$	4,067,000



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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STEP 1: Contact Information

City of San Antonio

Designating City or County
John M. Dugan

Contact Person
P.O. Box 839966

Director, Dept. Planning and Community Development

Title

Current Mailing Address (number and street)
San Antonio

City
210-207-7833

County
Bexar

ZIP Code
78283-3966

Phone (area code and number)

Fax Number

Email Address
John.Dugan@sanantonio.gov

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Lackland Hills

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 4,333.93

8. List of fund revenues:

Total tax increments received \$ 91,974.16

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 25.75

TOTAL ANNUAL REVENUES \$ 91,999.91

9. List of fund expenditures:		
Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	76,952.00
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	0.92
	TOTAL ANNUAL EXPENDITURES	\$ 91,952.92
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	120,000.00
Current captured appraised value	\$	11,464,762.00

STEP 3: Signature of Person Completing Form

sign here →

John M. DeLeon
Authorized Signature

Director, DPCD
Title

2/15/16
Date

Instructions

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Step 1: Contact information

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Step 2: Tax Increment Reinvestment Zone Information

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Lackland Hills TIRZ 13**

TIRZ OVERVIEW

This TIRZ was designated on December 13, 2001 and has a termination date of September 30, 2026. The intent for this TIRZ was to provide 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

Revenue – Tax Increments Receipts	\$	91,974.16
Revenue – Interest on Pooled Investments	\$	25.75
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	91,999.91
Expenditures – Administrative	\$	15,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	76,952.00
Expenditures – Operating agent fees	\$	0.92
Total Expenditures	\$	91,952.92
Closing Fund Balance	\$	4,333.93
Tax Increment Base	\$	120,000
Current Captured Appraised Value	\$	11,464,762



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

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

P.O. Box 839966

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

City San Antonio County Bexar ZIP Code 78283-3966

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

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Northeast Crossing

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 13,119.85

8. List of fund revenues:

Total tax increments received \$ 718,000.37

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 245.59

TOTAL ANNUAL REVENUES \$ 718,245.96

9. List of fund expenditures:		
Administrative	\$	10,000.00
Property purchased	\$	
Public improvements	\$	726,090.49
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	9.96
TOTAL ANNUAL EXPENDITURES		\$ 736,100.45
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	1,488,700.00
Current captured appraised value	\$	71,126,649.00

STEP 3: Signature of Person Completing Form

sign here

John A. Ortega
Authorized Signature

Director, DPCD

Title

2/15/16
Date

Instructions

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Tax Increment Finance (TIF) Registry
Texas Comptroller Office

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

North East Crossing TIRZ 15

TIRZ OVERVIEW

This TIRZ was designated on June 13, 2002 and has a termination date of September 30, 2026. The intent for this TIRZ was to provide infill and market-rate housing. Participating taxing entities included 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

Originally, the development was planned to have 1,338 lots. The Developer planned to increase the number of lots by 202, which would result in a total of 1,505 lots. 711 SFR have been constructed to date with a projected build out through 2026, to include 250 MFRs.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	718,000.37
Revenue – Interest on Pooled Investments	\$	245.59
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	718,245.96
Expenditures – Administrative	\$	10,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	726,090.49
Expenditures – Operating agent fees	\$	9.96
Total Expenditures	\$	736,100.45
Closing Fund Balance	\$	13,119.85
Tax Increment Base	\$	1,488,700
Current Captured Appraised Value	\$	71,126,649



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis
Form 50-806

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Log year

TIF ID#

Date rec'd

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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. of Planning and Community Development

Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Brooks City Base

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 238,281.70

8. List of fund revenues:

Total tax increments received \$ 1,351,248.18

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 688.27

TOTAL ANNUAL REVENUES \$ 1,351,936.45

9. List of fund expenditures:		0.00
Administrative	\$	_____
Property purchased	\$	_____
Public improvements	\$	1,427,990.05
Facade renovations	\$	_____
Parking	\$	_____
Historic preservation	\$	_____
Transit	\$	_____
Affordable housing	\$	_____
Economic development programs	\$	_____
Other	\$	69.92
	TOTAL ANNUAL EXPENDITURES	\$ 1,428,059.97
10. Bonded indebtedness:		16,740,000.00
Principal due	\$	_____
Interest due	\$	6,348,172.87
11. Reinvestment zone values:		36,474,508.00
Tax increment base	\$	_____
Current captured appraised value	\$	281,203,527.00

STEP 3: Signature of Person Completing Form

sign here 
Director, DPCD
2/15/16
Authorized Signature
Title
Date

Instructions

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Brooks City Base TIRZ 16

TIRZ OVERVIEW

This TIRZ was designated on December 9, 2004 and has a termination date of September 30, 2029. The intent for this TIRZ was to 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. UIW has committed to building a medical school on the campus.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	1,351,248.18
Revenue – Interest on Pooled Investments	\$	688.27
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	1,351,936.45
Expenditures – Administrative	\$	0.00
Expenditures – Public Improvements (Developer reimbursement)	\$	1,427,990.05
Expenditures – Operating agent fees	\$	69.92
Total Expenditures	\$	1,428,059.97
Closing Fund Balance	\$	238,281.70
Tax Increment Base	\$	36,474,508
Current Captured Appraised Value	\$	281,203,527



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis
Form 50-806

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Log year

TIF ID#

Date rec'd

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STEP 1: Contact Information

City of San Antonio

Designating City or County
John M. Dugan

Contact Person

P.O. Box 839966

Director, Dept. of Planning and Community Development

Title

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: Mission Creek

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 6,020.87

8. List of fund revenues:

Total tax increments received \$ 253,069.27

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 57.80

TOTAL ANNUAL REVENUES \$ 253,127.07

9. List of fund expenditures:		
Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	239,233.75
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1.90
	TOTAL ANNUAL EXPENDITURES	\$ 254,235.65
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	4,081,435.00
Current captured appraised value	\$	37,849,702.00

STEP 3: Signature of Person Completing Form

sign here  _____
 Authorized Signature

Director, DPCD _____
 Title

2/15/16 _____
 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. 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.

**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Mission Creek TIRZ 17

TIRZ OVERVIEW

This TIRZ was designated on December 9, 2004 and has a termination date of September 30, 2029. The intent for this TIRZ was to 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 Hausman Holdings, LTD. 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

Revenue – Tax Increments Receipts	\$	253,069.27
Revenue – Interest on Pooled Investments	\$	57.80
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	253,127.07
Expenditures – Administrative	\$	15,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	239,233.75
Expenditures – Operating agent fees	\$	1.90
Total Expenditures	\$	254,235.65
Closing Fund Balance	\$	6,020.87
Tax Increment Base	\$	4,081,435
Current Captured Appraised Value	\$	37,849,702



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

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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

- TIF Reinvestment zone name: Hallie Heights
- Report for fiscal year beginning 10-1-2014 and ending 9-30-2015
- Size of the reinvestment zone in acres: 35 ac.
- Has the size of the zone increased or decreased since creation?: Yes No
- Property types: Residential Commercial/Industrial
- Types of improvement projects (check all that are in progress or have been completed):
 - Public Projects
 - Public Buildings and Facilities Roadwork
 - Water/Sewer and Drainage Parks Other Infrastructure: _____
 - Other Projects
 - Facade Renovation Parking Historical Preservation
 - Transit Affordable Housing Economic Development Other: _____
- TIF fund balance: \$ 4,617.98
- List of fund revenues:
 - Total tax increments received \$ 82,996.59
 - Sales tax increments \$ _____
 - Loans \$ _____
 - Sale of bonds \$ _____
 - Sale of property \$ _____
 - Other \$ 29.85

TOTAL ANNUAL REVENUES \$ 83,026.44

9. List of fund expenditures:

Administrative	\$	15,000.00
Property purchased	\$	
Public improvements	\$	68,315.92
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	1.58
TOTAL ANNUAL EXPENDITURES		\$ 83,317.50

10. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	955,400.00
Current captured appraised value	\$	17,680,470.00

STEP 3: Signature of Person Completing Form

sign here

John M. Duggan
Authorized Signature

Director, DPCD
Title

2/15/14
Date

Instructions

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Hallie Heights TIRZ 19

TIRZ OVERVIEW

This TIRZ was designated on December 9, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to facilitate infill market rate housing south of Hwy 90. Participating taxing entities included CoSA (90%), Bexar County (50%), and the San Antonio River Authority (25%). The developer of the property is Hausman Holdings, LTD. 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

Revenue – Tax Increments Receipts	\$	82,996.59
Revenue – Interest on Pooled Investments	\$	29.85
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	83,026.44
Expenditures – Administrative	\$	15,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	68,315.92
Expenditures – Operating agent fees	\$	1.58
Total Expenditures	\$	83,317.50
Closing Fund Balance	\$	4,617.98
Tax Increment Base	\$	955,400
Current Captured Appraised Value	\$	17,680,470



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis

Form 50-806

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Log year

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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: Heathers Cove

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 36.52

8. List of fund revenues:

Total tax increments received \$ 82,456.50

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 14.97

TOTAL ANNUAL REVENUES \$ 82,471.47

9. List of fund expenditures:		
Administrative	\$	83,107.61
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	0.17
TOTAL ANNUAL EXPENDITURES		\$ 83,107.78
10. Bonded indebtedness:		
Principal due	\$	267,511.93
Interest due	\$	68,424.69
11. Reinvestment zone values:		
Tax increment base	\$	1,557,945.00
Current captured appraised value	\$	12,945,765.00

STEP 3: Signature of Person Completing Form

sign here 
Director, DPCD
2/15/14
Authorized Signature
Title
Date

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Heather's Cove TIRZ 21

TIRZ OVERVIEW

This TIRZ was designated on December 16, 2004 and has a termination date of September 30, 2024. The intent for this TIRZ was to facilitate infill market rate housing south of Hwy 90. Participating taxing entities include CoSA (90%), Bexar County (50%), and San Antonio River Authority (25%). The developer of the property is Hausman Holdings, LTD. 174 SFR and 255,219 sq. ft. of commercial space on 47 acres were projected for the finished project.

TIRZ STATUS UPDATE

The developer completed all proposed infrastructure improvements. The developer is not a home builder. The finished project included the construction of 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

Revenue – Tax Increments Receipts	\$	82,456.50
Revenue – Interest on Pooled Investments	\$	14.97
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	82,471.47
Expenditures – Administrative	\$	83,107.61
Expenditures – Public Improvements (Developer reimbursement)	\$	0.00
Expenditures – Operating agent fees	\$	0.17
Total Expenditures	\$	83,107.78
Closing Fund Balance	\$	36.52
Tax Increment Base	\$	1,557,945
Current Captured Appraised Value	\$	12,945,765



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis

Form 50-806

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Log year

TIF ID#

Date rec'd

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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: Ridge Stone

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 253,687.09

8. List of fund revenues:

Total tax increments received \$ 131,479.96

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 352.10

TOTAL ANNUAL REVENUES \$ 131,832.06

9. List of fund expenditures:		
Administrative	\$	0.00
Property purchased	\$	
Public improvements	\$	57,147.94
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	59.43
	TOTAL ANNUAL EXPENDITURES	\$ 57,207.37
10. Bonded indebtedness:		
Principal due	\$	311,888.07
Interest due	\$	80,047.79
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. Dugan
Authorized Signature

Director, DPCD
Title

2/15/16
Date

Instructions

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Ridge Stone TIRZ 22

TIRZ OVERVIEW

The Ridgestone TIRZ was designated on December 16, 2004 and is scheduled for termination in 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 Community Revitalization Action Group Report. Participating taxing entities included the City of San Antonio (90%) and Bexar County (50%). The developer was Big Fish on Five Development, LP. 232 single family homes were projected for the finished project.

TIRZ STATUS UPDATE

The developer has completed all proposed infrastructure improvements. 227 of the proposed 232 single family homes have been completed. Ownership of the project was assumed by City Bank after the bankruptcy of Big Fish on Five Development, LP, the original developer.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	131,479.96
Revenue – Interest on Pooled Investments	\$	352.10
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	131,832.06
Expenditures – Administrative	\$	0.00
Expenditures – Public Improvements (Developer reimbursement)	\$	57,147.94
Expenditures – Operating agent fees	\$	59.43
Total Expenditures	\$	57,207.37
Closing Fund Balance	\$	253,687.09
Tax Increment Base	\$	1,399,600
Current Captured Appraised Value	\$	17,910,679



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

Economic Development
and Analysis

Form 50-806

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Log year

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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. Planning and Community Development

Title

John.Dugan@sanantonio.gov

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Hunters Pond

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

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: \$ 4,322.11

8. List of fund revenues:

Total tax increments received \$ 94,773.13

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 19.49

TOTAL ANNUAL REVENUES \$ 94,792.62

9. List of fund expenditures:

Administrative	\$	28,437.85
Property purchased	\$	
Public improvements	\$	62,708.20
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	0.15
TOTAL ANNUAL EXPENDITURES		\$ 91,146.20

10. Bonded indebtedness:

Principal due	\$	
Interest due	\$	

11. Reinvestment zone values:

Tax increment base	\$	4,682,900.00
Current captured appraised value	\$	12,712,722.00

STEP 3: Signature of Person Completing Form

sign here ▶

John A. Ryan
Authorized Signature

Director, DPCD
Title

2/15/14
Date

Instructions

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

City of San Antonio

Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015

Hunters Pond TIRZ 25

TIRZ OVERVIEW

The intent for this TIRZ was to facilitate market rate housing in the City South area. Participating taxing entities included 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

Revenue – Tax Increments Receipts	\$	94,773.13
Revenue – Interest on Pooled Investments	\$	19.49
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	94,792.62
Expenditures – Administrative	\$	28,437.85
Expenditures – Public Improvements (Developer reimbursement)	\$	62,708.20
Expenditures – Operating agent fees	\$	0.15
Total Expenditures	\$	91,146.20
Closing Fund Balance	\$	4,322.11
Tax Increment Base	\$	4,682,900
Current Captured Appraised Value	\$	12,712,722



Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

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Form 50-806

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John M. Dugan

Contact Person

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San Antonio

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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 10-1-2014 and ending 9-30-2015

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 \$ 1.04

TOTAL ANNUAL REVENUES \$ 1.04

9. List of fund expenditures:

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

10. Bonded indebtedness:

Principal due	\$	_____
Interest due	\$	_____

11. Reinvestment zone values:

Tax increment base	\$	12,891,602.00
Current captured appraised value	\$	-5,399,008.00

STEP 3: Signature of Person Completing Form

sign here →

John M. Deegan
Authorized Signature

Director, DPCD

Title

2/15/16
Date

Instructions

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Post Office Box 13528
Austin, Texas 78711-3528

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Step 1: Contact information

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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.

Tax Increment Finance (TIF) Registry
Texas Comptroller Office

City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Verano TIRZ 28

TIRZ OVERVIEW

This TIRZ 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 CoSA (75%), Bexar County (70%), ACCD (50%), and San Antonio River Authority (60%). The developer of the property is Verano Land Group. The 3,100 acre finished project will include 2,542 SFR, 3,375 MFR, 1,021 Condos/Townhomes, and 5,977,200 Sq. Ft. of Office/Retail/Industrial facilities.

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

Revenue – Tax Increments Receipts	\$	0.00
Revenue – Interest on Pooled Investments	\$	1.04
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	1.04
Expenditures – Administrative	\$	0.00
Expenditures – Public Improvements (Developer reimbursement)	\$	0.00
Expenditures – Operating agent fees	\$	0.00
Total Expenditures	\$	0.00
Closing Fund Balance	\$	29.79
Tax Increment Base	\$	12,891,602
Current Captured Appraised Value	\$	-5,399,008



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

- TIF Reinvestment zone name: Westside
 - Report for fiscal year beginning 10-1-2014 and ending 9-30-2015
 - Size of the reinvestment zone in acres: 1,043.79
 - Has the size of the zone increased or decreased since creation?: Yes No
 - Property types: Residential Commercial/Industrial
 - Types of improvement projects (check all that are in progress or have been completed):
 - Public Projects
 - Public Buildings and Facilities Roadwork
 - Water/Sewer and Drainage Parks Other Infrastructure: _____
 - Other Projects
 - Facade Renovation Parking Historical Preservation
 - Transit Affordable Housing Economic Development Other: _____
 - TIF fund balance: \$ 60,749.94
 - List of fund revenues:
 - Total tax increments received \$ 132,880.57
 - Sales tax increments \$ _____
 - Loans \$ _____
 - Sale of bonds \$ _____
 - Sale of property \$ _____
 - Other \$ 77.85
- TOTAL ANNUAL REVENUES** \$ 132,958.42

9. List of fund expenditures:		
Administrative	\$	92,000.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	6.57
TOTAL ANNUAL EXPENDITURES		\$ 92,006.57
10. Bonded indebtedness:		
Principal due	\$	
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	405,375,329.00
Current captured appraised value	\$	23,957,271.00

STEP 3: Signature of Person Completing Form

sign here 
Director, DPCD
2/15/16
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

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Westside TIRZ 30**

TIRZ OVERVIEW

The Westside TIRZ was designated as a City Initiated TIRZ on December 11, 2008 and has a termination date of September 30, 2031. The TIRZ was designated to facilitate the redevelopment of the Westside of San Antonio which has been historically underserved as evidenced by significant deterioration and blight. The City of San Antonio is the only participating taxing entity. The City contributes 90% of its tax increment to the Westside TIRZ fund. The TIRZ Boundary was amended in June of 2015, reducing the size of the TIRZ from 1053.91 parcel acres to 1043.79 parcel acres. There are currently eight active projects in the Westside TIRZ which are primarily residential developments.

TIRZ STATUS UPDATE

In addition to the TIRZ boundary amendment, the following residential projects were started in fiscal year 2015: the Vitre, a 242 unit mixed use development; Southtown Flats, a 224 unit multifamily development; Cevallos Urban, eight detached single family homes; Clay Street Homes, a 32 unit multifamily project; Lone Star Urban, 15 detached single family homes; 1334 S. Flores, an 89 unit multifamily development project.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	132,880.57
Revenue – Interest on Pooled Investments	\$	77.85
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	132,958.42
Expenditures – Administrative	\$	92,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	0.00
Expenditures – Operating agent fees	\$	6.57
Total Expenditures	\$	92,006.57
Closing Fund Balance	\$	60,749.94
Tax Increment Base	\$	405,375,329
Current Captured Appraised Value	\$	23,957,271



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 John M. Dugan Title

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

City San Antonio County Bexar ZIP Code 78283-3966

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

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Midtown

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

3. Size of the reinvestment zone in acres: 541.96

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: \$ 855,597.27

8. List of fund revenues:

Total tax increments received \$ 1,378,549.46

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 1,707.86

TOTAL ANNUAL REVENUES \$ 1,380,257.32

9. List of fund expenditures:		
Administrative	\$	218,564.98
Property purchased	\$	
Public improvements	\$	722,964.99
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	142.15
	TOTAL ANNUAL EXPENDITURES	\$ 941,672.12
10. Bonded indebtedness:		
Principal due	\$	1,460,000.00
Interest due	\$	730,703.19
11. Reinvestment zone values:		
Tax increment base	\$	533,261,462.00
Current captured appraised value	\$	261,455,961.00

STEP 3: Signature of Person Completing Form

sign here 
Director, DPCD
2/15/16
Authorized Signature
Title
Date

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015
Midtown TIRZ 31**

TIRZ OVERVIEW

The City of San Antonio's Midtown Tax Increment Reinvestment Zone Thirty-One was designated on December 11, 2008 through City Council Ordinance 2008-12-11-1134. On December 13, 2012, City Council authorized the merger of the River North Tax Increment Reinvestment Zone (River North TIRZ #27) into the Midtown TIRZ. The Midtown boundary prior to the merger equaled 309.71 parcel acres. The new boundary as approved by City Council is 541.96 parcel acres. In addition to this action, City Council amended the Midtown designating ordinance extending the term of the TIRZ by three additional years until September 30, 2031. The Midtown TIRZ has 22 projects that are either under construction or are completed but still receiving reimbursements from the TIRZ fund.

TIRZ STATUS UPDATE

In 2015 the following four projects were added to the TIRZ: Alamo Manhattan, a 192 unit multifamily development; 120 9th Street, a 220 multifamily development project; the Maverick dog park, a world class dog park developed on an underutilized city park and the IH35/281 underpass project, an adaptive reuse of vacant property under a highway overpass.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	1,378,549.46
Revenue – Interest on Pooled Investments	\$	1,707.86
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	1,380,257.32
Expenditures – Administrative	\$	218,564.98
Expenditures – Public Improvements (Developer reimbursement)	\$	722,964.99
Expenditures – Operating agent fees	\$	142.15
Total Expenditures	\$	941,672.12
Closing Fund Balance	\$	855,597.27
Tax Increment Base	\$	533,261,462
Current Captured Appraised Value	\$	261,455,961



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

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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. of Planning and Community Development

Title

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Mission Drive-In

2. Report for fiscal year beginning 10-1-2014 and ending 9-30-2015

3. Size of the reinvestment zone in acres: 2,103.88

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: \$ 88,050.22

8. List of fund revenues:

Total tax increments received \$ 120,166.24

Sales tax increments \$ _____

Loans \$ _____

Sale of bonds \$ _____

Sale of property \$ _____

Other \$ 156.74

TOTAL ANNUAL REVENUES \$ 120,322.98

9. List of fund expenditures:		
Administrative	\$	82,000.00
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	16.54
	TOTAL ANNUAL EXPENDITURES	\$ 82,016.54
10. Bonded indebtedness:		
Principal due	\$	0.00
Interest due	\$	
11. Reinvestment zone values:		
Tax increment base	\$	149,293,997.00
Current captured appraised value	\$	23,781,455.00

STEP 3: Signature of Person Completing Form

sign here

John M. Duggan
Authorized Signature

Director, DPCD

Title

2/15/16
Date

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**Tax Increment Finance (TIF) Registry
Texas Comptroller Office**

**City of San Antonio
Tax Increment Reinvestment Zone Status Report for Fiscal Year 2015**

Mission Drive-In TIRZ 32

TIRZ OVERVIEW

The Mission Drive-In TIRZ was designated on December 11, 2008 and has a termination date of September 30, 2029. The intent of this TIRZ is to facilitate development and take advantage of the redevelopment of the Mission Drive-In and improvements to the San Antonio River. The City of San Antonio (90%) is the only participating taxing entity. The TIRZ boundary is 2,103.88 parcel acres and includes the Mission Public Library on Roosevelt, Stinson Airbase, Riverside Golf Course, and the historic Mission San Jose.

TIRZ STATUS UPDATE

No improvements have been made to date on this project.

TIRZ FINANCIALS

Revenue – Tax Increments Receipts	\$	120,166.24
Revenue – Interest on Pooled Investments	\$	156.74
Revenue – TIF Application Fee	\$	0.00
Total Revenue	\$	120,322.98
Expenditures – Administrative	\$	82,000.00
Expenditures – Public Improvements (Developer reimbursement)	\$	0.00
Expenditures – Operating agent fees	\$	16.54
Total Expenditures	\$	82,016.54
Closing Fund Balance	\$	88,050.22
Tax Increment Base	\$	149,293,997
Current Captured Appraised Value	\$	23,781,455

