

AN ORDINANCE **2017-01-19-0031**

APPROVING THE FINAL PROJECT AND FINANCE PLANS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY, CITY OF SAN ANTONIO, TEXAS, KNOWN AS THE WESTSIDE TAX INCREMENT ZONE THIRTY, IN CITY COUNCIL DISTRICTS 1 AND 5.

* * * * *

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311, ("the Act"), City Council, through Ordinance No. 2008-12-11-1173, designated the Westside Tax Increment Reinvestment Zone ("TIRZ") located in Council Districts 1 and 5; and

WHEREAS, on December 12, 2016, the TIRZ Board of Directors ("Board") passed a Resolution approving the Final Project and Finance Plans for TIRZ #30; and

WHEREAS, in accordance with Section 311.011 (d) of the Act, the governing body of the municipality that designated the zone must approve a project plan or reinvestment zone financing plan after their adoption by the Board and approval must be by ordinance, in the case of a municipality, that finds that the plan is feasible; NOW THEREFORE:


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

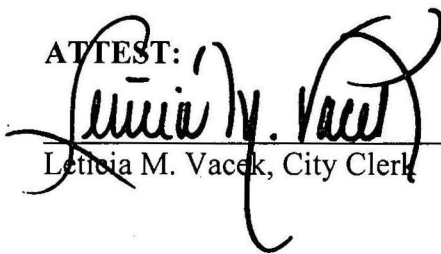
SECTION 1. The Final Project Plan and Finance Plan for the Westside TIRZ #30, attached hereto as **Exhibits 1 and 2**, are hereby approved.

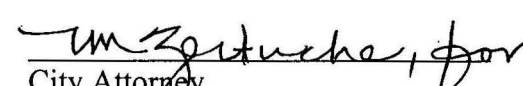
SECTION 2. The City hereby finds the Final Project and Finance Plans feasible and in compliance with the TIF Act.

SECTION 3. This Ordinance shall be effective immediate upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 19th day of January, 2017.


M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

City Attorney

Agenda Item:	25 (in consent vote: 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27)						
Date:	01/19/2017						
Time:	09:28:18 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance approving the Westside Tax Increment Reinvestment Zone #30 Final Project and Finance Plans. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning & Community Development]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				x
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit 1

CITY OF SAN ANTONIO, TEXAS
Department of Planning & Community Development



Westside

**Tax Increment Reinvestment Zone
Thirty**

Project Plan

January 19, 2017

Executive Summary

This project Plan describes, pursuant to Section 311.011 of the Texas Tax Code:

1. An overview of the TIRZ project,
2. Existing uses and condition of real property in the TIRZ,
3. Proposed improvements and property uses in the TIRZ,
4. Proposed changes to municipal ordinances,
5. Estimated non-project costs, and
6. Relocation of persons to be displaced as a result of plan implementation.

The City of San Antonio's Westside Tax Increment Reinvestment Zone (TIRZ) 30 was Designated on December 11, 2008 through Ordinance No. 2008-12-11-1173 and subsequently amended to change the boundary on December 10, 2009 through Ordinance No. 2009-12-10-0998 and again on June 4, 2015 through Ordinance 2015-06-04-0489. The area of the Westside boundary encompasses approximately 1043.79 Acres and approximately 1897 parcels. The life of the Tax Increment Reinvestment Zone (TIRZ) is 23.82 years through September 30, 2032.

The Westside TIRZ is located within the boundaries of Council Districts 1 and 5. Each Councilperson maintains an ex officio seat on the 7 member TIRZ Board of Directors. The TIRZ boundary is shown in the map below:

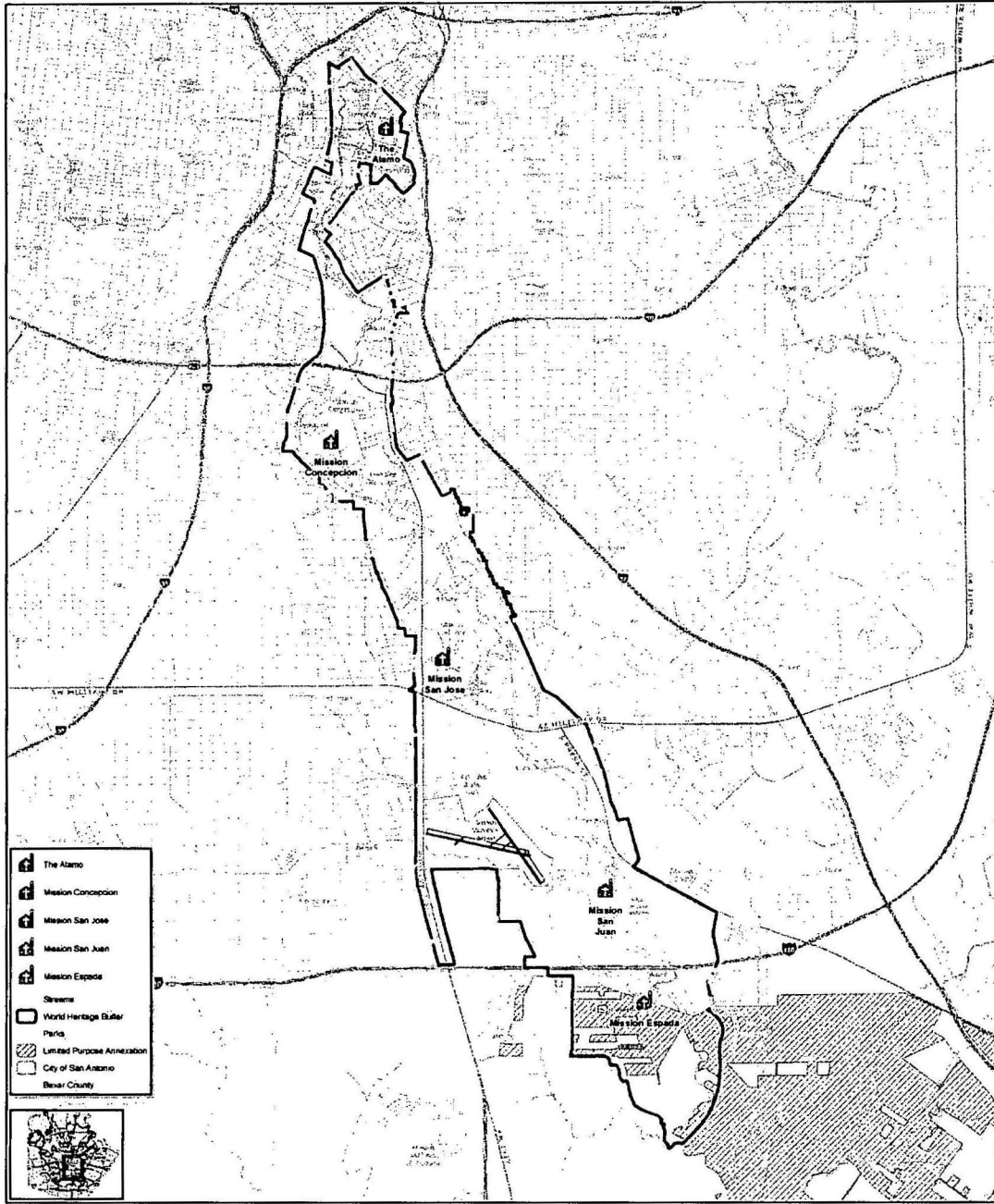


The zone presents an interesting contrast as it is bisected by IH-35 with approximately two thirds of the boundary area to west of IH-35 acting as buffer to the highly dense and historically economically depressed Westside of San Antonio and downtown. The remaining third of the boundary mass extends into the Central Business District (CBD) and traverses south on S. Flores St. capturing a variety of new housing developments that represent a renaissance of the CBD and the South Flores St. artery through downtown.

The City of San Antonio is the only Participating Taxing Entity contributing tax increment to the Westside TIRZ. Financial information regarding the TIRZ can be found in the Westside TIRZ Finance Plan.

The Westside TIRZ is eligible for the Tax Increment Financing as defined in the City's 2008 TIF Guidelines.

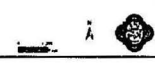
On July 5, 2015, San Antonio's five Spanish colonial missions – Missions San Jose, San Juan, Concepcion, Espada and the world renowned Alamo – were declared by United Nations Educational, Scientific and Cultural Organization (UNESCO) as a World Heritage Site. The Missions now represent the only World Heritage site in Texas and one of just 23 in the United States. The UNESCO World Heritage Designation is a catalyst for socio-economic change, with increased visitation and tourist spending. The southeaster portion of the Westside TIRZ overlaps the World Heritage boundary (please see map on next page.)



The map information shown on this map is derived from the City of San Antonio's GIS system. It is not intended to be used for any purpose other than the general information provided. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages or losses resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities resulting from the use of this map. The City of San Antonio is not responsible for any claims or liabilities resulting from the use of this map.

City of San Antonio
World Heritage Site Base Map

EXHIBIT #1



Policy and Program

Policy

The City of San Antonio is dedicated to the revitalization of inner-city neighborhoods and commercial districts by using a tiered system of incentive tools, one of which is Tax Increment Financing (TIF). Development projects supported by a Tax Increment Reinvestment Zone (TIRZ) should act as economic stimulus to surrounding areas. By leveraging private investment for certain types of development within a targeted area, TIF can be a tool used to assist in financing needed public improvements and enhancing infrastructure.

Program

The TIF Program has evolved since 1998 to ensure that the incentive is used to support the City's Economic Development, Community Development and Urban Design goals. TIF seeks to directly promote recommendations made in the City's Comprehensive Plan, Neighborhood Plans, Sector Plans, Community Plans, Corridor and Regional Center Plans, and the Housing Master Plan.

TIF Guidelines

The designation date of a TIRZ determines the applicable Guidelines for that TIRZ. Because the Westside TIRZ was designated on December 11, 2008 it falls under the guidelines adopted on October 16, 2008 through Ordinance No. 2008-10-16-0942. The Guidelines serve as policy direction to City staff and interested parties regarding the

Application for Redevelopment specifically related to Tax Increment Financing, which supports certain types of development in targeted areas of the city. Reinvestment Zones may be designated either through (1) a City-initiated project or (2) by Petition. The Westside TIRZ is a City-initiated project.

City-initiated TIRZ are designed to assist ongoing revitalization and reinvestment initiatives by implementing the goals of existing City programs and City-adopted plans. City-initiated TIRZ maximize the benefits of public-private collaboration by focusing exclusively on areas of the City that have been predetermined to be eligible for TIF; by using a comprehensive Reinvestment Plan to coordinate development incentives and set development standards that encourage long-term, high-quality investment.

Tax Increment Reinvestment Zones Highlights:

- TIF is an incentive tool that local governments can use to finance public improvements and enhance infrastructure within a defined area, called a Tax Increment Reinvestment Zone (TIRZ)
- Tax Increment Financing is governed by the TIF Act found in Chapter 311 of the Texas Tax Code
- The Texas Constitution and the TIF Act specifies that areas to be designated as a TIRZ must be economically distressed, unproductive, underdeveloped, or blighted, and impair the City's growth because of these factors
- Each taxing entity that collects taxes against the property within a TIRZ has an opportunity to contribute future tax revenues to a TIRZ fund to reimburse developers for the cost of public infrastructure improvements in the TIRZ

Targeted Economic Development

Implementation of the TIF incentive is tailored to the strengths and needs of specific areas of the City. The City has identified target areas where projects may be eligible for TIF with varying participation levels and terms. The Westside TIRZ, a City-initiated TIRZ, will have a term of up to 23.82 years with a City participation level up to 90% of its tax increment collected.

The City may not designate any area as a Reinvestment Zone solely for the purpose of encouraging future development in that area, but may do so if development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. All proposed Zones require a market feasibility study in order to demonstrate the demand, viability, and capacity for the project. This study should validate estimated values, adjacent property lease space and reference established and on-going neighborhood plans.

Community Investment

The planned investment must contribute to revitalization activities in the community of which the TIRZ is a part. Input of nearby neighborhood residents, businesses, and schools have been considered in the project planning process as have the objectives of numerous plans that have been produced.

Design Quality

Projects supported by TIF should add long-term value to the public realm. Thus, projects must be built according to design principles that prioritize the safety and comfort of all public infrastructure users – whether they are walking, jogging, riding or driving. The City's Unified Development Code (UDC) sets out a menu of approaches to help designers and developers meet the program's urban design goals. Projects must also consider the long-term value of the private improvements supported by TIF. Specifically, the City's Comprehensive Plan calls for efforts to facilitate the provisions of choice in housing for special needs populations. Efforts to meet this policy may include ensuring homes are visitable or easily adaptable to disabled persons.

The City of San Antonio adopted a Universal Design Policy (Ord. No. 95641) on April 18, 2002, requiring that any person receiving financial assistance from city, state, or federal funds administered by the City of San Antonio for the construction of new single family homes, duplexes, or triplexes, shall construct the units in accordance with specific features including an entrance with no steps, wider doorways (2' 8"), lever door handles, lever controls on kitchen and lavatory faucets, and light switches and electrical receptacles within reachable height.

Development within the Westside TIRZ will be required to comply with the City's Universal Design requirements (UD), located in the City Code, Chapter 6, Article XII. All single family residential, duplex and triplex residential units shall comply with the Universal Design requirements.

Environmental Protection

Projects receiving funding from the Westside TIRZ fund will be required to complete a Phase 1 Environmental Site Assessment.

No applications will be accepted for a TIF where all or part of the proposed project falls over the Edwards Aquifer Recharge Zone. The Westside TIRZ is not located over the Edwards Aquifer Recharge Zone.

San Antonio River Authority

The San Antonio River Authority (SARA) was created by the 45th Texas Legislature on May 5, 1937, and then reorganized in 1961 to plan, manage and implement water-related programs and projects within the San Antonio River Basin. The State of Texas empowered SARA to preserve, protect and manage the resources and the ecology of the San Antonio River and its tributaries. SARA has been a key partner in the Westside TIRZ area with the Westside Creeks Restoration Projects. Its mission is to 1) develop concepts for restoring the environmental condition of the Alazán, Apache, Martínez, and San Pedro Creeks, 2) maintain the current flood control components of these creeks, and 3) provide increased opportunities for people to enjoy these urban creeks

Developer

City-Initiated TIRZs, like Westside, are unique in that there is typically not a single developer to manage the project. It is likely that Westside will have numerous private developers working on different projects throughout the zone which could be reimbursed for the public improvements related to those projects. In such cases, TIF staff would evaluate the projects and associated funding application to identify eligible expenses, coordinate the preparation and negotiation of legal documents, coordinate for TIRZ Board and City Council approvals, monitor construction, process reimbursement requests from the developer and monitor statutory compliance.

Existing Conditions

(Note: Items in the Existing Conditions section were current at the time of designation and are not updated to reflect the and preserve the original condition of the TIRZ.)

Schools, School District and Universities

St. Cecilia Catholic Elementary School – 118 Lowell

SAISD:

- JT Brackenridge Academy - 1214 Guadalupe Street
- Briscoe Academy – 2015 South Flores Street
- Christus Santa Rosa Elementary School - 333 Santa Rosa
- Green Elementary School - 122 Whittier St W
- Navarro Academy - 623 S Pecos
- Tafolla Middle School - 1303 Durango St W

University of Texas at San Antonio

Parks and other facilities

Milam Park – 501 West Commerce

Smith Playground – 1301 Buena Vista

Garcia Park– 1200 N. Frio

Martinez, Patrolman Guadalupe Park – 201 Merida

San Fernando Park– 319 West Travis

Emergency Services

Due to its central location to Downtown San Antonio, the Westside TIRZ is currently covered adequately by Emergency Services. There are six Fire Stations covering the Westside TIRZ; Fire Station (FS) #1, at 801 E Houston St., FS #7 at 1414 S St Mary's, FS #8 at 619 S Hamilton, FS #11 at 610 S Frio, FS #13 at 3203 S Presa and FS #16 at 2110 Nogalitos St. All Fire Stations are either in the TIRZ Boundary or within $\frac{3}{4}$ of a mile from the Service Area.

Westside is covered under the Central Patrol District of the San Antonio Police Department and has the Central Substation and Police Headquarters within the TIRZ boundaries. The Police Headquarters built at Cesar E. Chavez and Santa Rosa is also in the TIRZ Boundary.

In addition to Fire and Police, there are five hospitals in the TIRZ Boundary or within a ½ mile of Westside including; the Nix Medical Center, the Baptist Medical Center, Metropolitan Methodist Hospital, Santa Rosa Hospital and the Downtown University Health Center.

Neighborhood & Community Plans

The purpose of Neighborhood and Community Plans is to identify proposed land uses, potential housing development areas, transportation systems, economic development initiatives, urban design guidelines, as well as pedestrian and open space connections. In developing the plan, stakeholders and the general community participated in a community-based process to identify a vision for the respective communities.

The Neighborhood and Community Plans listed within this plan are a component of the City's Comprehensive Plan. The plan is a guide to development and can be used when reviewing zoning and development proposals as well as when considering policy development and public capital projects.

The Plans in the Westside TIRZ Boundary are:

- Downtown Neighborhood Plan
- Guadalupe Westside Neighborhood Plan
- Nogalitos / South Zarzamora Community Plan
- South Central San Antonio Community Plan

Westside Reinvestment Plan

The purpose of the Westside Reinvestment Plan is to assemble reinvestment strategies from the existing Neighborhood and Community Plans that fall in the TIRZ Boundary. The information was gathered utilizing public involvement.

Relocation of Displaced Persons

Implementation of the Project Plan does not require the Developer or any other agency or participating taxing entity to relocate or find housing for any current residents due to their displacement under the plan.

Historic Use

Cattleman Square Historic District

The Cattleman Square Historic District is a small collection of streets on the west side of IH-35 immediately west of downtown. The buildings within the district include a variety of late 19th and early 20th century commercial and industrial structures. The Cattleman Square Historic District is roughly bounded by Travis and Martin Streets to the north, Buena Vista and Commerce Streets to the south, Pecos La Trinidad (IH-35) to the east, and the railroad tracks to the west. Cattleman Square was designated a local historic district in 1985.

In 1881, four years after the first rail line was extended to San Antonio, the International and Great Northern Railroad (I&GN) opened its line from St. Louis to San Antonio. The

first I&GN depot was constructed shortly thereafter at West Houston Street in what is today within the historic district boundary. The expansion of the railroad to this community led to a flurry of real estate activity in the area, including a mix of new residential, industrial, and commercial buildings.

One of the most significant buildings within the district is the former **I&GN Railroad Passenger Station** at 123 N. Medina. The I&GN Railroad Passenger Station, later known as the Missouri Pacific Station, was designed in 1907 by architect Harvey L. Page. The majestic building is of steel frame construction in the plan of a Greek cross, with tan brick cladding, a central dome, bell towers, mission-style parapets, stained glass windows, and barrel vaults on the interior. The lantern over the dome features a bronze Indian figure. It is one of two remaining railroad stations in San Antonio, along with the Southern Pacific Depot or Sunset Station on the city's east side. The station was built to replace the earlier wood-frame I&GN depot constructed in the late nineteenth century on W. Houston Street. The railroad eventually linked Austin to Laredo, providing a route into Mexico. The depot closed in 1979 but has since been restored and is utilized as a banking facility by Generations Federal Credit Union.

Another building of note within Cattleman Square is the former **I&GN Hotel (Heimann Building)** at 118 N. Medina. The three-story brick building was constructed in 1909 by noted San Antonio architect Atlee B. Ayres. Located across the street from the railroad station, the building was owned by businessman Silva Heimann and housed the International and Great Northern Hotel on the second and third floors. The intersection of Medina and Houston Streets was one of the busiest in the city with commercial and transportation activity. The area deteriorated after World War II, with many buildings demolished for construction of the interstate. In the 1970s, the Heimann Building reportedly had a cameo role in the movie "The Getaway" with Steve McQueen. The building remained mostly vacant until 2000 when it was rehabilitated for the national headquarters of Avance, a non-profit organization. Cattleman Square continues to boast a variety of late 19th and early 20th century commercial and industrial structures today.¹

Main and Military Plaza Historic District

A wide variety of architectural styles are represented in the Main and Military Plaza Historic District, covering a time span of over 200 years. This variety illustrates, through the built environment, San Antonio's evolution from Spanish Presidio in the 18th century to 19th-century cow town, to solid commercial city center in the late 19th and early 20th centuries, giving the area an organic, eclectic flavor not found in many downtown areas of this size. The District has been the traditional hub of downtown San Antonio since the 18th century.

Military Plaza was first established in 1722 as a parade ground and market square for the Spanish soldiers garrisoned there. While this plaza is associated with early Spanish colonialism, due, in large part to the preservation of the 1749 Spanish Governor's Palace, it evolved over the years from a community gathering place and market place into the seat of government for the city when the Italian Renaissance Revival style City Hall was built in 1888-91.

¹ *Historic Preservation Certification Application-Part 1-Evaluation of Significance, Heimann Building/I&GN Hotel, National Park Service, Office of Historic Preservation archives.*

National Register Nomination: International & Great Northern Railroad Passenger Station, 1975. Available at: <http://atlas.thc.state.tx.us/>.

Main Plaza was the site of the first authorized Texas City when it was established as the market square for the Canary Island fundadores of San Antonio March 9, 1731. These early settlers built small, primitive jacal, palisado, or caliche block residences around the square, with their village church (now San Fernando Cathedral) and the Casas Reales (now 114 E. Main Plaza), their seat of government, as their focal points. A local government structure still shares the architectural focus of Main Plaza with the Cathedral, in the form of the 1882 Romanesque Revival style County Courthouse.

Through the 18th and 19th centuries, the two plazas have been the scene of everyday business and social events, as well as many skirmishes and battles, with the architecture changing to late 19th and early 20th century commercial and governmental structures as these functions became more important to the area. Many of these structures and facade rows remain today, with commerce, banking, government and the historic ambiance of the area combining to make the plazas popular with natives and tourists alike.²

Mission Historic District

The boundaries of the Mission Historic District were designed primarily to include the lower four missions in the San Antonio area (Listed from north to south: Concepcion, San Jose, San Juan Capistrano, and Espada), their *acequias* and fields, and secondarily the significant preserved historic and prehistoric sites in the area. These boundaries represent an area less impacted than most areas of San Antonio by urban development.

The area designated as the Mission Historic District, located along the San Antonio River in the south section of the city, originally attracted both prehistoric Indian and historic Spanish and Anglo populations because of the prevalence of unique natural resources. The abundant water, game, and other natural foods seem to have provided prehistoric Indians with an ample non-agricultural subsistence type of lifestyle based upon hunting, gathering, and fishing. The arrival of the Spanish missionaries brought primarily agricultural exploitation of this area by means of the *acequia* systems. After the establishment of the Spanish Missions, the area was similarly utilized for agricultural purposes as well as local industries; this trend continued well into the twentieth century.

The growth and expansion of the City of San Antonio, primarily since the 1930s, has transformed much of this area into an urban or suburban environment. The southern portion of this area, roughly between Mission San Juan and Mission Espada, can be characterized as an open-space, rural environment, with some agriculture still being practiced through use of the San Juan and Espada *acequias*. The remaining historic district area is interspersed with public and institutional land uses among residential, industrial, commercial, and historic areas through which the San Antonio River passes.³

River Improvement Overlay

Apart from landmarked historic resources within the Westside district, the TIRZ Boundary also falls within River Improvement Overlay (RIO) District 4 at IH 10 and Roosevelt. RIO is a zoning overlay. Its purpose is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines for properties located near the river. The San Antonio River is a unique and precious natural, cultural and historic resource that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and

² http://www.sanantonio.gov/historic/Districts/Main_Military_Plaza.aspx

³ <http://www.sanantonio.gov/historic/Districts/Mission.aspx>

destinations. The districts cover a total of six geographic areas spanning the river from its northern boundary, near Hildebrand Avenue, to a southern boundary near Mission Espada and the Southern City Limits. The RIO design objectives were developed through an intensive public input process and were adopted as part of the enabling ordinance approved by City Council on February 21, 2002.

RIO-4

Extending from West Cesar E. Chavez Boulevard south to Mission Road, RIO-4 meanders along the Arsenal, through the King William Historic District, and south through a portion of the Mission Historic District.

The design objectives for RIO-4 are:

- Encourage urban quality mixed-use development;
- Preserve and enhance the historic character as well as emphasize the street scene;
- Construct new development that complements the nearby historic King William area but does not mimic its style; and
- Encourage new development in clustered nodes.

Project Information

Other Economic Development Tools in Use

Chapter 380 of the Local Government Code

380 Economic Development Grant and Loan Agreements, are authorized under Chapter 380 of the Local Government Code. Under the statute, "the governing body of a municipality may establish and provide for the administration of one or more programs, including programs for making loans and grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality."

Statute enables the TIRZ and the City to provide incentives to many of the following economic development projects by allowing the repayment of future tax revenue generated by the projects over a set period of time, typically 10 - 15 years. By using this tool, the TIRZ Board is able to incentivize projects with the future tax increment generated by those projects.

Center City Housing Incentive Policy (CCHIP)

On June 21st, 2012, City Council adopted the Center City Housing Incentive Policy which provides greater incentives to housing projects within the targeted growth areas identified in the Downtown Strategic Framework Plan and prioritizes the urban core. The Policy established an as-of-right housing incentive system for housing in the Center City. It was re-evaluated for extension after four (4) years with changes approved by City Council on June 16, 2016. The revised policy expires June 30, 2018.

A key component of the CCHIP provides Real Property Tax Reimbursement Grants to multi-family rental or for sale projects within the area. The City's real property tax increment generated as a result of the Project is the funding source of the Grant.

The Grant will be disbursed over a 10 or 15 year period which is determined by the location of the Project or the type of project. The current version is approved by the Westside TIRZ Board on December 12, 2016.

Proposed Changes to Municipal Ordinances

There are no proposed changes identified to be made to Municipal Ordinances regarding the Westside TIRZ at the time of approval of this Project Plan. Potential future changes will likely involve zoning changes to accommodate proposed projects that favorably impact strategic goals of the Westside TIRZ.

Estimated Non-Project Costs

Annual Administrative Fees are the only estimated Non-Project Costs identified for the Westside TIRZ.

Projects Approved by the TIRZ Board for Funding

<u>Project Name</u>	<u>Funding Amount</u>	<u>Funding Type</u>	<u>Termination Date</u>
1334 S. Flores	\$3,894,053.00	Tax Reimbursement *	12-31-2031
Cevallos Urban	\$141,660.00	Tax Reimbursement *	12-31-2031
Clay Street Homes	\$583,409.00	Tax Reimbursement *	12-31-2031
Guadalupe + Flores	\$85,816.00	Tax Reimbursement *	12-31-2032
Iron and Steel Lofts	\$719,962.00	Tax Reimbursement	1-1-2031
Lone Star Urban	\$235,420.00	Tax Reimbursement *	12-31-2031
Peanut Factory	\$1,041,449.00	Tax Reimbursement *	12-31-2031
Southtown Flats	\$2,758,869.00	Tax Reimbursement *	12-31-2031
The Vitre	\$2,062,337.00	Tax Reimbursement *	12-31-2031

Note: * Denotes a CCHIP Project.

Financial Information

The City and TIRZ Board may enter into development agreements with various entities that will participate in the development of the Westside TIRZ. Developers will be required to submit an application to demonstrate experience in the construction of major projects, financial capability, and must provide performance and payment bonds in connection with public infrastructure improvements associated with the development projects.

Order or Priority of Payment

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment:

- a. Reimburse eligible startup Administrative Costs;
- b. To pay all other ongoing Administrative Costs to the Participating Taxing;
- c. To reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in any Development Agreements (if any); and
- d. To reimburse the developer(s), if any, and/or the City for public improvements, as provided in the Final Project and Finance Plans. These costs will be financed/reimbursed to the extent that funds in the Tax Increment Fund are available for these purposes.

For specific requirements for any project within the TIRZ, refer to the legal documents applicable to the project in concern. No reimbursements will be paid from the TIF Fund to any party of a Development Agreement for its financial or legal services in any dispute arising under that Development Agreement.

Exhibit 2

CITY OF SAN ANTONIO, TEXAS



**Westside
Tax Increment Reinvestment Zone
Number Thirty**

**Participation Levels:
City 90%**

Finance Plan

Preliminary: December 11, 2008

Final: January 19, 2017

Westside Tax Increment Reinvestment Zone #30 - Finance Plan

Introduction

The Westside Tax Increment Reinvestment Zone ("TIRZ") consists of approximately 1,043.79 parcel acres after the boundaries amendment authorized by the Ordinance No. 2015-06-04-0489. The zone is located in the San Antonio Independent School District. The Tax Year 2008 assessed value was \$537,037,938.00. The projected captured taxable value for Tax Year 2031 is \$657,655,497.00 net of exemptions. The total public infrastructure associated with the proposed developments will be determined by the TIRZ Board. The term of the zone is projected to be 23.82 years with the TIRZ being in existence through Fiscal Year 2032.

Chapter 380 Economic Development Grant (380) Agreement(s) and Center City Housing Incentive Policy (CCHIP) Agreement(s)

The City has entered into one (1) 380 Agreement and eight (8) CCHIP Agreements for the benefit of the TIRZ. A complete list is on the Sources and Uses sheet. The City has agreed to reimburse those developers approximately, but not limited to, \$10,744,164.40 which will be paid exclusively from the City's tax increment applicable to the TIRZ.

Public Infrastructure

The public infrastructure improvements and related capital costs include streets, drainage, utilities, parks, sidewalks, streetscape enhancements, and other public improvements that are outlined in the Project and Finance Plans approved by the TIRZ Board and City Council.

As of the time of this plan update no public infrastructure improvements projects have been determined.

Finance Plan

Captured values that would be taxed to produce revenues to pay for the obligation of 380 Agreement(s), CCHIP Agreement(s), and the capital costs of the public infrastructure improvements commence in Tax Year 2009 collections commenced in Tax Year 2009 (Fiscal Year 2010). Captured values grow from \$10,410,663.00 in Tax Year 2009 to an estimate of \$657,655,497.00 in Tax Year 2031.

The City is currently the only participating taxing entity; with the City's current tax rate per \$100 valuation is \$0.558270 at 90% participation level. This produced annual revenues of \$48,332.80 in Fiscal Year 2010 and is expected to grow to an estimate of \$3,238,257.13 in Fiscal Year 2032. A 3.25% growth factor after build out is assumed.

Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i) to reimburse eligible startup Administrative Costs; (ii) to reimburse all other ongoing Administrative Costs; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public infrastructure and associated costs as described in any Development Agreements (if any); and (iv) to reimburse the Developer(s), if any, and/or the City for public improvements, as provided in the Project and Finance Plans. These costs will be financed/reimbursed to the extent that funds in the Tax Increment Fund are available for these purposes.

TIRZ collections for this project shall not extend beyond September 30, 2032 and may be terminated earlier.

TABLE – Westside TIRZ Maximum Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio	N/A *	September 30, 2032

* Westside TIRZ is a City Initiated TIRZ, and therefore doesn't have a Maximum Dollar Contribution.

Limited Obligation of the City

The City shall have a limited obligation to impose and collect taxes, and deposit such tax receipts into the Westside TIRZ fund so long as the project is viable and capital costs incurred by the City and/or a Developer (if any) have not been fully paid. The Westside TIRZ collections for this project shall not extend beyond September 30, 2032, and may be terminated prior to September 30, 2032.

Any costs incurred by a Developer (if any) are not and shall never in any event become general obligations or debt of the City. The public improvement infrastructure costs incurred by a Developer shall be paid solely from the Westside TIRZ revenues and shall never constitute a debt, indebtedness or a pledge of the faith and credit or taxing power of the State, the City, any political corporation, subdivision, or agency of the State.

**Westside
Tax Increment Reinvestment Zone #30
Summary Fact Sheet**

	<u>Preliminary</u> <u>Finance Plan - FY 2008</u>		<u>Final</u> <u>Finance Plan - FY 2017</u>	
Plan of Finance: Site Area	1,531	Acres	1,043.79	Parcel Acres
Beginning Assessed Value (2008) In City ¹	\$ 537,037,938		\$ 537,037,938	
Assumptions: Projected Captured Value	\$ 517,057,086		\$ 657,655,497	
Assessed Value Growth Factor	2.00%		3.25%	
Participation Level	90.00%		90.00%	
Collection Rate	97.50%		98.00%	
Estimated Total Tax Increments Revenues	\$ 35,276,044		\$ 34,473,680	
Estimated TIF Life ²	24.82	Years	23.82	Years
	(12/11/2008 to 9/30/2033)		(12/11/2008 to 9/30/2032)	

¹ 2008 Preliminary Finance Plan stated the Beginning Assessed Value (\$609,671,319) as the Base Value.

After verification from City's Tax Assessor/Administrator the Beginning Assessed Value has been updated to \$537,037,938.

² Ordinance No. 2008-12-11-1173 stated TIRZ termination date as September 30, 2032.

**Westside
Tax Increment Reinvestment Zone #30
Sources and Uses**

Sources of Funds		
	Tax Increments Revenues	\$ 34,473,679.91
	Interest Earned in TIF Fund	4,179.62
	Developer(s) Contribution	0.00
Total Sources of Funds		<u>\$ 34,477,859.53</u>
Uses of Funds		
<i>Finished / Closed / Terminated / Fully Paid Projects:</i>		
	CCHIP / El Paso ¹	\$ -
<i>Ongoing / Not Fully Paid Projects:</i>		
	CH380 / Iron & Steel Lofts ²	\$ 719,962.00
	CCHIP / Cevallos Urban	\$ 141,660.00
	CCHIP / Peanut Factory	\$ 1,041,449.00
	CCHIP / Southtown Flats	\$ 2,758,869.00
	CCHIP / The Vitre	\$ 2,062,337.00
	CCHIP / Lone Star Urban	\$ 235,420.00
	CCHIP / Clay Street Homes	\$ 583,409.00
	CCHIP / 1334 S. Flores	\$ 3,894,053.00
	Less: estimated payment beyond TIRZ Term Date (FY 2033 ~ FY 2035)	\$ (778,810.60)
	CCHIP / Guadalupe + Flores	<u>\$ 85,816.00</u>
	Tax rebates sub-total	\$ 10,744,164.40
Total Infrastructure Expenses		\$ 10,744,164.40
Total Admin. Expenses		\$ 2,197,855.00
Total Amendment Fees		\$ 100,000.00
Total Other Infrastructure Project Expenses		\$ 21,435,840.13
Grand Total		<u>\$ 34,477,859.53</u>
Project Financing Surplus (Shortage)		\$ -

¹ El Paso CCHIP Agreement was terminated on May 2014.

² Iron and Steel Lofts future reimbursement is pending due to uncertainty within the Agreement.

Westside
Tax Increment Reinvestment Zone #30
Revenues

Tax Year	Tax Increment Zone					City of San Antonio							Total Tax Increments	Fiscal Year Ending	
	Beginning Assessed Value	Amended Assessed Value	New Value	Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable Value	Captured Taxable Value	Tax Rate	Actual Tax Increments	Projected Tax Increments			
2008	\$ 537,037,938.00				\$ 537,037,938.00	(144,255,661.00)	392,782,277.00			\$ 0.510426				\$ -	2009
2009	537,037,938.00	13,111,821.00	18,958,970.00	53,374,720.00	622,483,449.00	(208,104,367.00)	414,379,082.00	403,968,419.00	10,410,663.00	0.509121	48,332.80			48,332.80	2010
2010	622,483,449.00		17,143,270.00	(22,359,515.00)	617,267,204.00	(221,326,257.00)	395,940,947.00	403,968,419.00	(8,027,472.00)	0.509121	2,218.81			2,218.81	2011
2011	617,267,204.00			(114,224,506.00)	503,042,698.00	(121,974,578.00)	381,068,120.00	403,968,419.00	(22,433,341.00)	0.509121					2012
2012	503,042,698.00		23,835,580.00	26,038,681.00	552,916,959.00	(159,246,756.00)	393,670,203.00	403,968,419.00	(10,298,216.00)	0.509121					2013
2013	552,916,959.00		6,264,730.00	123,549,157.00	682,730,846.00	(258,745,575.00)	423,985,271.00	405,375,329.00	18,609,942.00	0.509121	91,115.80			91,115.80	2014
2014	682,730,846.00		1,968,500.00	20,949,007.00	705,648,353.00	(276,315,753.00)	429,332,600.00	405,375,329.00	23,957,271.00	0.509121	132,880.57			132,880.57	2015
2015	705,648,353.00	(35,914,180.00)	7,670,174.00	49,509,100.00	726,913,447.00	(229,123,409.00)	497,790,038.00	391,365,478.00	106,424,560.00	0.502443	473,450.08			473,450.08	2016
2016	726,913,447.00		48,970,786.00	23,624,687.00	799,508,920.00	(236,569,920.00)	562,939,000.00	391,365,478.00	171,573,522.00	0.502443		844,817.97		844,817.97	2017
2017	799,508,920.00		40,362,000.00	25,984,040.00	865,854,960.00	(244,258,442.00)	621,596,518.00	391,365,478.00	230,231,040.00	0.502443		1,133,644.15		1,133,644.15	2018
2018	865,854,960.00			28,140,286.00	893,995,246.00	(252,196,841.00)	641,798,405.00	391,365,478.00	250,432,927.00	0.502443		1,233,117.06		1,233,117.06	2019
2019	893,995,246.00			29,054,845.00	923,050,091.00	(260,393,238.00)	662,656,853.00	391,365,478.00	271,291,375.00	0.502443		1,335,822.83		1,335,822.83	2020
2020	923,050,091.00		53,700,000.00	29,999,128.00	1,006,749,219.00	(268,856,018.00)	737,893,201.00	391,365,478.00	346,527,723.00	0.502443		1,706,282.20		1,706,282.20	2021
2021	1,006,749,219.00			32,719,350.00	1,039,468,569.00	(277,593,839.00)	761,874,730.00	391,365,478.00	370,509,252.00	0.502443		1,824,365.85		1,824,365.85	2022
2022	1,039,468,569.00			33,782,728.00	1,073,251,297.00	(286,615,639.00)	786,635,658.00	391,365,478.00	395,270,180.00	0.502443		1,946,287.20		1,946,287.20	2023
2023	1,073,251,297.00			34,880,667.00	1,108,131,964.00	(295,930,647.00)	812,201,317.00	391,365,478.00	420,835,839.00	0.502443		2,072,171.01		2,072,171.01	2024
2024	1,108,131,964.00			36,014,289.00	1,144,146,253.00	(305,548,393.00)	838,597,860.00	391,365,478.00	447,232,382.00	0.502443		2,202,146.04		2,202,146.04	2025
2025	1,144,146,253.00			37,184,753.00	1,181,331,006.00	(315,478,716.00)	865,852,290.00	391,365,478.00	474,486,812.00	0.502443		2,336,345.26		2,336,345.26	2026
2026	1,181,331,006.00			38,393,258.00	1,219,724,264.00	(325,731,774.00)	893,992,490.00	391,365,478.00	502,627,012.00	0.502443		2,474,905.95		2,474,905.95	2027
2027	1,219,724,264.00			39,641,039.00	1,259,365,303.00	(336,318,057.00)	923,047,246.00	391,365,478.00	531,681,768.00	0.502443		2,617,969.87		2,617,969.87	2028
2028	1,259,365,303.00			40,929,372.00	1,300,294,675.00	(347,248,394.00)	953,046,281.00	391,365,478.00	561,680,803.00	0.502443		2,765,683.36		2,765,683.36	2029
2029	1,300,294,675.00			42,259,577.00	1,342,554,252.00	(358,533,967.00)	984,020,285.00	391,365,478.00	592,654,807.00	0.502443		2,918,197.54		2,918,197.54	2030
2030	1,342,554,252.00			43,633,013.00	1,386,187,265.00	(370,186,321.00)	1,016,000,944.00	391,365,478.00	624,635,466.00	0.502443		3,075,668.43		3,075,668.43	2031
2031	1,386,187,265.00			45,051,086.00	1,431,238,351.00	(382,217,376.00)	1,049,020,975.00	391,365,478.00	657,655,497.00	0.502443		3,238,257.13		3,238,257.13	2032
			\$ 218,874,010.00								\$ 747,998.06	\$ 33,725,681.85		\$ 34,473,679.91	
	Existing Annual Value Growth Factors				3.25%			Participation Level						90%	
	Years Thereafter				-			Tax Rate Growth Factor						0.00%	
	Combined Compound Growth Rate				3.25%			Tax Rate Collection Factor						98.00%	

¹ 2008 Preliminary Finance Plan stated the Beginning Assessed Value (\$609,671,319) as the Base Value. After verification from City's Tax Assessor/Administrator the Beginning Assessed Value has been updated to \$537,037,938.

² Base Taxable Value changed due to a correction to the original 2008 calculation of base value.

³ Base Taxable Value changed due to removal of the 2008 base value of 27 parcels in the 2015 boundary change.

**Westside
Tax Increment Reinvestment Zone #30
Reimbursements**

Westside
Finance Plan
January 2017

Year	Actual		Projected		Cumulative		TIF Fund Interest Rate	Actual		Projected		Actual		Project		Actual	
	Tax Revenue	Tax Increments	Tax Revenue	Tax Increments	Tax Revenues	Tax Increments		Interest Earned in TIF Fund	Administrative Expenses ¹	Amendment Fees ²	El Paso Reimbursements ³						
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1.4135%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2009	48,332.80	-	-	-	48,332.80	-	0.3922%	21.78	-	-	-	-	-	-	-	-	-
2010	2,218.81	-	-	-	50,551.61	-	0.2696%	181.70	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	50,551.61	-	0.2086%	180.30	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	50,551.61	-	0.1838%	211.93	-	-	-	-	-	-	-	-	-
2013	91,115.80	-	-	-	141,667.41	-	0.1558%	151.23	-	(122,616.26)	-	-	-	-	-	-	-
2014	132,880.57	-	-	-	274,547.98	-	0.2303%	71.28	-	(92,000.00)	-	-	-	-	-	-	-
2015	473,450.08	-	-	-	747,998.06	-	0.4571%	573.65	-	(108,238.74)	-	-	-	-	-	-	-
2016	-	844,817.97	-	-	1,592,816.03	-	0.6875%	344.06	2,443.69	-	(75,000.00)	-	(100,000.00)	-	-	-	-
2017	-	1,133,644.15	-	-	2,726,460.18	-	1.6250%	-	-	-	(120,000.00)	-	-	-	-	-	-
2018	-	1,233,117.06	-	-	3,959,577.24	-	2.6250%	-	-	-	(120,000.00)	-	-	-	-	-	-
2019	-	1,335,822.83	-	-	5,295,400.07	-	3.4375%	-	-	-	(120,000.00)	-	-	-	-	-	-
2020	-	1,706,282.20	-	-	7,001,682.27	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2021	-	1,824,365.85	-	-	8,826,048.12	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2022	-	1,946,287.20	-	-	10,772,335.32	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2023	-	2,072,171.01	-	-	12,844,506.33	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2024	-	2,202,146.04	-	-	15,046,652.37	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2025	-	2,336,345.26	-	-	17,382,997.63	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2026	-	2,474,905.95	-	-	19,857,903.58	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2027	-	2,617,969.87	-	-	22,475,873.45	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2028	-	2,765,683.36	-	-	25,241,556.81	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2029	-	2,918,197.54	-	-	28,159,754.35	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2030	-	3,075,668.43	-	-	31,235,422.78	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
2031	-	3,238,257.13	-	-	34,473,679.91	-	3.5000%	-	-	-	(120,000.00)	-	-	-	-	-	-
	\$ 747,998.06	\$ 33,725,681.85						\$ 1,735.93	\$ 2,443.69	\$ (322,855.00)	\$ (1,875,000.00)	\$ -	\$ (100,000.00)	\$ -	\$ -	\$ -	\$ -

¹ The City's Start-up and Fiscal Year 2010 - Fiscal Year 2016 annual Administrative Expenses were based on 2008 Preliminary Finance Plan.

The annual Administrative Expenses for Fiscal Year 2017 will be increased to \$75,000, and for Fiscal Year 2018 - 2032 will be increased to \$120,000 upon the TIRZ Board's and City Council's approval.

² Amendment Fees for FY 2008 and FY 2015. The transfer of these fees are in accordance with the provisions set forth in the 2008 Tax Increment Financing Program Policy and Implementation Manual.

³ El Paso CCHIP Agreement was terminated in May 2014.

⁴ Iron and Steel Lofts future reimbursement is pending due to uncertainty within the Agreement.

⁵ Any amount not spent on Eligible Expenses will remain in the fund balance.

**Westside
Tax Increment Reinvestment Zone #30
Reimbursements**

Westside
Finance Plan
January 2017

	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
Tax Year	Iron & Steel Lofts Reimbursements ⁴		Cevallos Urban Reimbursements		Peanut Factory Reimbursements		Southtown Flats Reimbursements		The Vitre Reimbursements		Lone Star Urban Reimbursements			
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	(36,969.37)	-	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	-	-	-	-	-
2017	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2018	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2019	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2020	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2021	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2022	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2023	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2024	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2025	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2026	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2027	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2028	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2029	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2030	-	(48,785.19)	-	(9,444.00)	-	-	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
2031	-	-	-	-	-	-	-	-	-	(137,489.13)	-	(15,694.67)	-	(15,694.67)
	\$ (36,969.37)	\$ (682,992.63)	\$ -	\$ (141,660.00)	\$ -	\$ (1,041,449.00)	\$ -	\$ (2,758,869.00)	\$ -	\$ (2,062,337.00)	\$ -	\$ (235,420.00)	\$ -	\$ (235,420.00)

**Westside
Tax Increment Reinvestment Zone #30
Reimbursements**

Westside
Finance Plan
January 2017

Tax Year	Actual		Projected		Actual		Projected		Actual		Projected		Projected		Fiscal Year	Fiscal Year	Fiscal Year
	Clay Street Homes Reimbursements		1334 S. Flores Reimbursements		Guadalupe + Flores Reimbursements		Other Eligible Reimbursements ⁵		Cash flow Balance	Fund Balance	Year						
2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	2009
2009	-	-	-	-	-	-	-	-	-	-	-	-	-	48,354.58	-	48,354.58	2010
2010	-	-	-	-	-	-	-	-	-	-	-	-	-	2,400.51	-	50,755.09	2011
2011	-	-	-	-	-	-	-	-	-	-	-	-	-	180.30	-	50,935.39	2012
2012	-	-	-	-	-	-	-	-	-	-	-	-	-	211.93	-	51,147.32	2013
2013	-	-	-	-	-	-	-	-	-	-	-	-	-	(31,349.23)	-	19,798.09	2014
2014	-	-	-	-	-	-	-	-	-	-	-	-	-	40,951.85	-	60,749.94	2015
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	365,784.99	-	426,534.93	2016
2016	-	-	-	-	-	-	-	-	-	-	-	-	-	(426,534.93)	-	-	2017
2017	-	(38,893.93)	-	-	-	-	(5,721.07)	(499,302.34)	-	-	-	-	-	-	-	-	2018
2018	-	(38,893.93)	-	-	-	-	(5,721.07)	(598,775.25)	-	-	-	-	-	-	-	-	2019
2019	-	(38,893.93)	-	-	-	-	(5,721.06)	(701,481.03)	-	-	-	-	-	-	-	-	2020
2020	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(812,336.86)	-	-	-	-	-	-	-	-	2021
2021	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(930,420.51)	-	-	-	-	-	-	-	-	2022
2022	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.06)	(1,052,341.87)	-	-	-	-	-	-	-	-	2023
2023	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(1,178,225.67)	-	-	-	-	-	-	-	-	2024
2024	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(1,308,200.70)	-	-	-	-	-	-	-	-	2025
2025	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.06)	(1,442,399.93)	-	-	-	-	-	-	-	-	2026
2026	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(1,580,960.61)	-	-	-	-	-	-	-	-	2027
2027	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(1,724,024.53)	-	-	-	-	-	-	-	-	2028
2028	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.06)	(1,871,738.03)	-	-	-	-	-	-	-	-	2029
2029	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(2,024,252.20)	-	-	-	-	-	-	-	-	2030
2030	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.07)	(2,256,112.31)	-	-	-	-	-	-	-	-	2031
2031	-	(38,893.93)	-	(259,603.53)	-	-	(5,721.06)	(2,660,854.80)	-	-	-	-	-	-	-	-	2032
	\$ -	\$ (583,409.00)	\$ -	\$ (3,115,242.40)	\$ -	\$ (85,816.00)	\$ (21,435,840.13)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**Westside
Tax Increment Reinvestment Zone #30
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	Tax Increments Revenues ¹	TIF Expenses
City of San Antonio	\$ 0.558270	90%	\$ 0.502443	100.00%	\$ 34,473,679.91	\$ 34,477,860.00
Total	\$ 0.558270	90%	\$ 0.502443	100.00%	\$ 34,473,679.91	\$ 34,477,860.00

¹ Tax Increments Revenues exclude Interest Earned in TIF Fund.

**Westside
Tax Increment Reinvestment Zone #30
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution ¹	Tax Increments Revenues Collected ²	Remaining/ (Refund)
City of San Antonio	September 30, 2032	N/A	\$ 747,998.06	N/A
Total		\$ -	\$ 747,998.06	\$ -

¹ Westside TIRZ is a City Initiated TIRZ, and therefore does not have a Maximum Dollar Contribution.

² Tax Increments Revenues exclude Interest Earned in TIF Fund.

Westside
Tax Increment Reinvestment Zone #30
New Values

Tax Year	Judson Candy Lofts	First National Bank	Walgreens	Bill Millers	Cevallos NRP	Lone Star Urban	Artisan at San Pedro	Peanut Factory	Iron & Steel Lofts
2008									
2009	\$ 13,872,090.00	\$ 2,498,430.00	\$ 2,190,000.00	\$ 398,450.00					
2010							\$ 17,143,270.00		
2011									
2012					\$ 23,590,310.00				\$ 245,270.00
2013									\$ 6,264,730.00
2014									\$ 1,968,500.00
2015								\$ 7,670,174.00	
2016								\$ 6,177,826.00	
2017						\$ 3,200,000.00			
2018									
2019									
2020									
2021									
2022									
2023									
2024									
2025									
2026									
2027									
2028									
2029									
2030									
2031									
2032									
	\$ 13,872,090.00	\$ 2,498,430.00	\$ 2,190,000.00	\$ 398,450.00	\$ 23,590,310.00	\$ 3,200,000.00	\$ 17,143,270.00	\$ 13,848,000.00	\$ 8,478,500.00

Westside
Tax Increment Reinvestment Zone #30
New Values

Tax Year	Southtown Flats	The Vitre	Cevallos Urban Homes	Clay St. Homes	1334 S. Flores	Guadalupe + Flores	Rolling Court	Total	Fiscal Year
2008								-	2009
2009								\$ 18,958,970.00	2010
2010								\$ 17,143,270.00	2011
2011								\$ -	2012
2012								\$ 23,835,580.00	2013
2013								\$ 6,264,730.00	2014
2014								\$ 1,968,500.00	2015
2015								\$ 7,670,174.00	2016
2016	\$ 36,800,000.00		\$ 1,992,960.00				\$ 4,000,000.00	\$ 48,970,786.00	2017
2017		\$ 28,160,000.00		\$ 7,850,000.00		\$ 1,152,000.00		\$ 40,362,000.00	2018
2018								\$ -	2019
2019								\$ -	2020
2020					\$ 53,700,000.00			\$ 53,700,000.00	2021
2021								\$ -	2022
2022								\$ -	2023
2023								\$ -	2024
2024								\$ -	2025
2025								\$ -	2026
2026								\$ -	2027
2027								\$ -	2028
2028								\$ -	2029
2029								\$ -	2030
2030								\$ -	2031
2031								\$ -	2032
2032								\$ -	2033
	\$ 36,800,000.00	\$ 28,160,000.00	\$ 1,992,960.00	\$ 7,850,000.00	\$ 53,700,000.00	\$ 1,152,000.00	\$ 4,000,000.00	\$ 218,874,010.00	