

**Petition for the Establishment of the
San Antonio Tourism Public Improvement District**

HONORABLE MAYOR AND MEMBERS OF THE SAN ANTONIO CITY COUNCIL:

The undersigned, (“Petitioners”) who are owners of real property in the hereinafter described District respectfully file this petition (the “Petition”) requesting the City Council of San Antonio, Texas to find that the following District is advisable and necessary and will promote the interests of the City to establish the public improvement district in accordance with Chapter 372 of Texas Local Government Code (the “Act”).

Signature of owner or authorized representative	Date
Printed name of owner	
Title of signatory to this document	
Property Address	
Owner of Property Per Appraisal District Records	
Address of Owner Per Appraisal District Records	

The individual whose signature appears represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named. Petitions should be returned on or before **xxxxxxx 15, 2018**.

Return original executed petitions to:

**Attention: Liza Barratachea, President & CEO
San Antonio Hotel & Lodging Association
119 Heiman Street, Ste. 300
San Antonio, TX 78205**

Petitioners present the following information concerning the formation of the San Antonio Tourism Public Improvement District:

- 1. District Name.** The name of the district shall be the San Antonio Tourism Public Improvement District (SATPID).
- 2. District Location.** The SATPID will be located wholly within the City of San Antonio, TX (City), a Texas home rule municipality. The proposed boundaries of the proposed SATPID are as shown on the attached map marked Exhibit "A" and shall solely include non-contiguous hotel properties with 100 or more rooms within the City of San Antonio as shown on the attached hotel property list marked Exhibit "B".
- 3. Purpose of the SATPID.** The purpose of the SATPID will be to provide special supplemental services authorized by the Act for improvement and promotion of the SATPID relating to increased marketing and sales initiatives, industry partnerships, research and administration, and contingency costs.
- 4. Method of Assessment.** The SATPID assessment will be levied on hotel properties with 100 or more rooms ordinarily used for sleeping located within the SATPID. The annual assessment rate for all hotel properties with 100 or more rooms ordinarily used for sleeping shall not exceed one and one-quarter percent (1.25%) of gross short-term room rental revenue, which reflect the special benefits accruing to the hotel properties because of the services provided by the SATPID. The assessment shall only apply to hotel room night sales which are subject to local hotel occupancy tax under Texas state law. If a room night rental transaction is exempt from local hotel occupancy tax, it is also exempt from the application of the SATPID assessment.
- 5. Estimated Cost: No Bonded Indebtedness.** During the proposed eight (8) year SATPID term, the estimated annual cost of services provided by the SATPID are estimated to range from \$10,420,000 to \$14,673,240 annually; however, in no event shall the assessment rate exceed one and one-quarter percent (1.25%) of hotel properties' gross short-term room rental revenue. The SATPID shall not incur bonded indebtedness. The SATPID service plan budget and assessment rate are subject to annual review by the San Antonio Tourism Public Improvement District Corporation (SATPIDC) and are subject to an annual public hearing and approval by the San Antonio City Council.

- 6. Apportionment of Cost Between the SATPID and the Municipality as a Whole.** The SATPID shall pay the cost of the supplemental services described in this petition by assessment against the hotel properties with 100 or more rooms ordinarily used for sleeping within the SATPID.
- 7. SATPID Management.** The SATPID shall be overseen by the to-be-formed private nonprofit corporation created under Texas law and which will also operate as a tax-exempt entity under the provisions of section 501(c) of the Internal Revenue Code, the SATPIDC. The San Antonio City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and the SATPIDC will manage the SATPID pursuant to a contract with the City. The SATPIDC Board of Directors will be composed of eleven (11) directors. Each director will represent an assessed hotel property, with representation from both SATPID zones. The composition of the eleven (11) directors is divided proportionately between San Antonio hotels in the central business district corridor and hotels outside of the central business district corridor, based on the collective hotel tax remittances of the central business district versus non-central business district hotels as follows: Six (6) directors representing assessed hotel properties from Zone One (1) (central business district hotel properties); and five (5) directors representing assessed hotel properties from Zone Two (2) (hotels located outside the central business district corridor). The Board shall have the ability to determine how funds are spent, within the designated budget categories. The SATPIDC Board shall have the authority to make adjustments of up to ten percent (10%) of the funds between approved budget categories of the adopted service plan. If budgeted funds for the Industry Partnerships, Research and Administration, or Contingency Costs Reserve Fund budget categories are not spent, those unspent funds may be reallocated by the SATPIDC Board to increase the Marketing and/or Sales budget categories.
- 8. District Dissolution.** The SATPID will be formed for an eight (8) year period, with services projected to commence xxxxxxxx 1, 2018. After eight (8) years, the SATPID may be renewed if hotel property owners support continuing the District. All SATPID funded services will supplement, not supplant, pre-existing Visit San Antonio programs funded by local hotel tax and other funding from the City of San Antonio at the time of the creation of the SATPID. We anticipate there will be no reduction by the City of San Antonio and/or the Convention Center of the City's existing level of funding for convention center hosting obligation requirements.
- 9. Request for Formation of the San Antonio Tourism Public Improvement District.** The persons signing the Petitions request or concur with the formation of the SATPID and request that this petition be considered at the earliest possible time and that the San Antonio City Council takes those lawful steps necessary to form the SATPID, authorize the services described herein, levy the necessary assessments to pay for the services and take any additional actions by law for the benefit of the SATPID.
- 10. Sufficiency of Petition.** This petition will be sufficient if it is signed by:

The record owners of taxable real property liable for assessment under the proposal who constitute:

(a) More than 60 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and

(b) More than 60 percent of:

(i) All record owners of taxable real property that are liable for assessment under the proposal; or

(ii) The area of all taxable real property that is liable for assessment under the proposal.

11. Headings. The headings of the paragraphs contained in this Petition are for the convenience of the reader and do not constitute part of this Petition. This Petition may be executed in multiple counterparts.

Exhibit A
SATPID Boundary

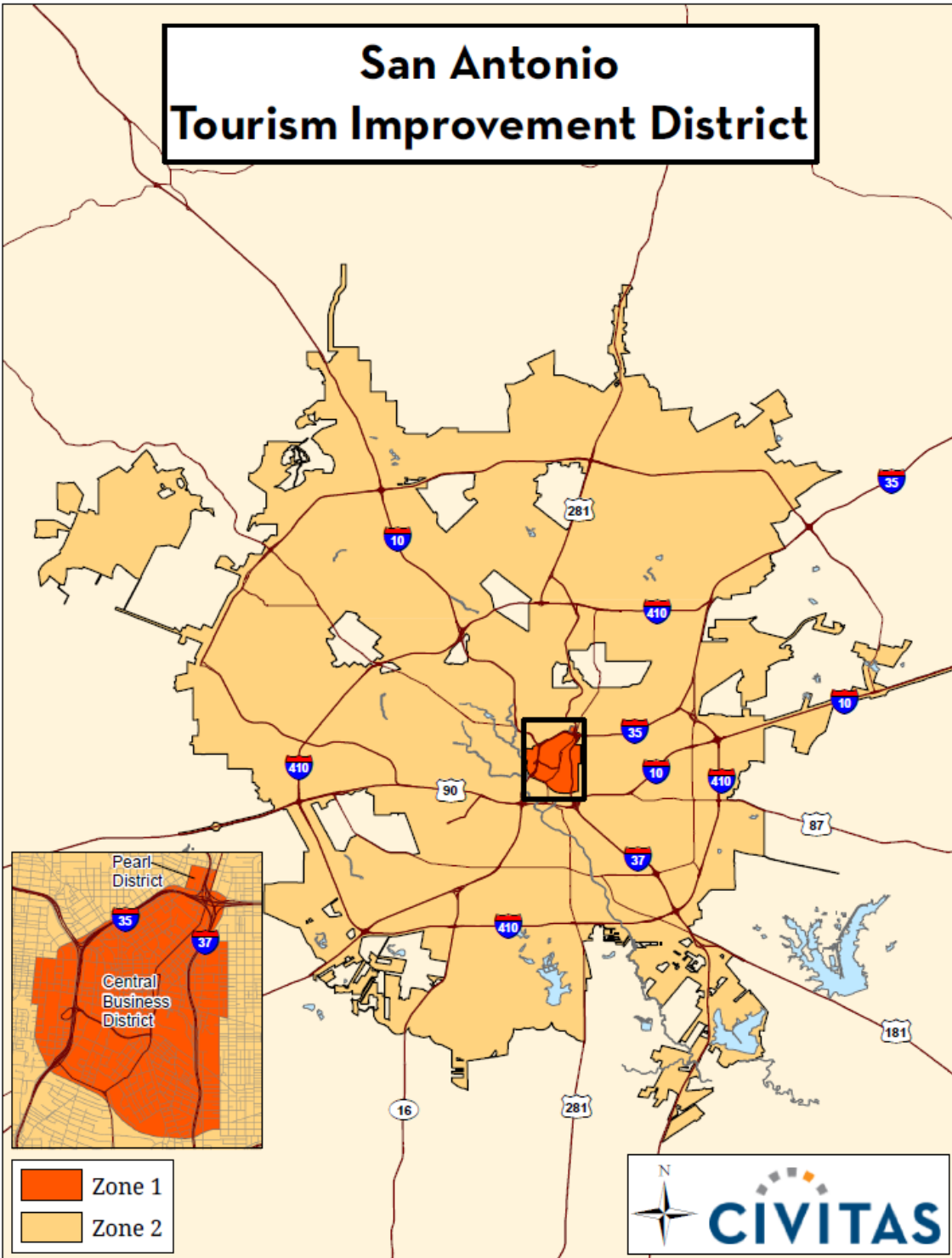


Exhibit B
SATPID Hotel Property List

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
Aloft Hotel San Antonio Airport	Park North Shopping Center, 838 NW Loop 410	San Antonio, TX 78216	141
Americas Best Value Inn Riverwalk Downtown/Market Square	900 N Main Ave	San Antonio, TX 78212	118
Autograph Collection Eilan Hotel Resort & Spa	18603 La Cantera Terrace	San Antonio, TX 78256	165
Baymont San Antonio Wurzbach	9542 West Interstate 10	San Antonio, TX 78230	106
Best Western Plus Medical Center South	4803 Manitou Dr.	San Antonio, TX 78228	122
Budget Lodge Fort Sam Houston	3855 Pan American Expy.	San Antonio, TX 78219	183
Budget Lodge Of San Antonio	2635 NE Loop 410	San Antonio, TX 78217	201
Budget Suites of America San Antonio	7880 Fredericksburg Rd.	San Antonio, TX 78229	360
Candlewood Suites San Antonio N - Stone Oak Area	21103 Encino Commons Blvd.	San Antonio, TX 78259	113
Candlewood Suites San Antonio Northwest Medical Center	9350 IH 10 West	San Antonio, TX 78230	113
Canopy by Hilton San Antonio Riverwalk - Opening 12/17/2019	155 E Commerce St	San Antonio, TX 78205	195
Comfort Inn & Suites Airport	8640 Crownhill Blvd.	San Antonio, TX 78209	100
Courtyard by Marriott San Antonio Riverwalk	207 N St Mary's St.	San Antonio, TX 78205	220
Courtyard San Antonio Airport	8615 Broadway St.	San Antonio, TX 78217	143
Courtyard San Antonio Downtown Market Square	600 S Santa Rosa Ave.	San Antonio, TX 78204	149
Courtyard San Antonio Medical Center	8585 Marriott Dr.	San Antonio, TX 78229	146
Courtyard San Antonio North Stone Oak @ Legacy	1803 E Sonterra Blvd.	San Antonio, TX 78259	107
Courtyard San Antonio Sea World Westover Hills	11605 TX-151	San Antonio, TX 78251	179
Courtyard San Antonio Six Flags @ The Rim	5731 Rim Pass	San Antonio, TX 78257	124
Crockett Hotel	320 Bonham	San Antonio, TX 78205	138
Crowne Plaza-San Antonio Airport	1111 NE Interstate 410 Loop	San Antonio, TX 78209	224
Days Inn San Antonio Splashtown ATT Center	3443 N PanAm Expy.	San Antonio, TX 78219	116
Delta Inn	9503 N Interstate 35	San Antonio, TX 78233	103
DoubleTree by Hilton Hotel San Antonio Downtown	205 W Cesar E Chavez Blvd.	San Antonio, TX 78207	250
DoubleTree by Hilton San Antonio Airport	37 NE Interstate 410 Loop	San Antonio, TX 78216	291

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
Drury Inn & Suites Northwest Medical Center San Antonio	9806 Interstate Hwy. 10	San Antonio, TX 78230	210
Drury Inn & Suites San Antonio Airport	95 NE Interstate 410 Loop	San Antonio, TX 78216	274
Drury Inn & Suites San Antonio Near La Cantera	15806 IH-10 W	San Antonio, TX 78249	223
Drury Inn & Suites San Antonio North Stone Oak	801 N Loop 1604 E	San Antonio, TX 78232	119
Drury Inn & Suites San Antonio Riverwalk	201 N St Mary's St	San Antonio, TX 78205	150
Drury Plaza Hotel Riverwalk	105 S St Mary's St.	San Antonio, TX 78205	367
Drury Plaza Hotel San Antonio North	823 N Loop 1604 E	San Antonio, TX 78232	194
El Tropicano Riverwalk Hotel	110 Lexington Ave.	San Antonio, TX 78205	306
Embassy Suites - Zachary Hospitality, opening June 2018	5615 Landmark Pkwy	San Antonio, TX 78249	203
Embassy Suites by Hilton San Antonio Airport	10110 U.S. 281	San Antonio, TX 78216	263
Embassy Suites by Hilton San Antonio NW I-10	7750 Briaridge Dr	San Antonio, TX 78230	216
Embassy Suites by Hilton San Antonio Riverwalk-Downtown	125 E Houston St	San Antonio, TX 78205	285
Embassy Suites San Antonio at Brooks City Base	7610 S New Braunfels Ave.	San Antonio, TX 78235	156
Extended A Suites	9735 N Interstate 35	San Antonio, TX 78233	160
Extended Stay America San Antonio Airport	1015 Central Pkwy. S	San Antonio, TX 78232	153
Fairfield Inn & Suites San Antonio Airport	88 NE Interstate 410 Loop	San Antonio, TX 78216	120
Fairfield Inn & Suites San Antonio Downtown Market	620 S Santa Rosa Ave	San Antonio, TX 78204	110
Fiesta Inn & Suites	4934 NW Loop 410	San Antonio, TX 78229	201
Four Points by Sheraton San Antonio Airport	8818 Jones Maltsberger Rd.	San Antonio, TX 78216	121
Grand Hyatt San Antonio	600 E Market St.	San Antonio, TX 78205	1003
Hampton Inn & Suites San Antonio Downtown Market Square	411 S Flores St.	San Antonio, TX 78205	108
Hampton Inn & Suites San Antonio Northwest Medical Center	11426 IH 10 West	San Antonio, TX 78230	107
Hampton Inn OPENING DECEMBER 2017	1719 Cable Ranch Rd	San Antonio, TX 78245	105
Hampton Inn San Antonio Downtown River Walk	414 Bowie St.	San Antonio, TX 78205	169
Hampton Inn Suites San Antonio Airport	8902 Jones Maltsberger Rd.	San Antonio, TX 78216	106
Hampton San Antonio Brooks City Base	8202 City Base Landing	San Antonio, TX 78235	100

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
Hilton Garden Inn (Baywood) - opening Dec 2017	408 E Houston St	San Antonio, TX 78205	126
Hilton Garden Inn San Antonio Airport	12828 San Pedro Ave.	San Antonio, TX 78216	117
Hilton Garden Inn San Antonio Airport South	8505 Broadway St.	San Antonio, TX 78217	126
Hilton Garden Inn San Antonio Rim Pass Drive	5730 Rim Pass	San Antonio, TX 78257	137
Hilton Palacio Del Rio	200 S Alamo St.	San Antonio, TX 78205	485
Hilton San Antonio Airport	611 NW Loop 410	San Antonio, TX 78216	384
Hilton San Antonio Hill Country Hotel & Spa	9800 Westover Hills Blvd.	San Antonio, TX 78251	226
Holiday Inn Express & Suites San Antonio Medical Center North	11010 Interstate Highway 10	San Antonio, TX 78230	122
Holiday Inn Express San Antonio Airport	91 N.E. Loop 410	San Antonio, TX 78216	150
Holiday Inn Hotel & Suites San Antonio Northwest	5535 University Heights Blvd.	San Antonio, TX 78249	122
Holiday Inn San Antonio Downtown Market Square	318 W Cesar E. Chavez Blvd.	San Antonio, TX 78204	313
Holiday Inn San Antonio International Airport	77 NE Interstate 410 Loop	San Antonio, TX 78216	397
Holiday Inn San Antonio N - Stone Oak Area	19280 Redland Rd.	San Antonio, TX 78259	111
Holiday Inn San Antonio Northwest Seaworld Area	10135 TX-151	San Antonio, TX 78251	194
Holiday Inn San Antonio Riverwalk	217 N St Mary's St.	San Antonio, TX 78205	313
Home2 Suites San Antonio Airport	94 NE Interstate 410 Loop	San Antonio, TX 78216	111
Home2 Suites San Antonio Downtown Riverwalk	603 Navarro St.	San Antonio, TX 78205	128
Home2 Suites San Antonio Riverwalk - Opening 10/03/2018	E Commerce & Soledad	San Antonio. TX 78205	121
Homewood Suites by Hilton Lackland AFB/SeaWorld	215 Richland Hills Dr.	San Antonio, TX 78245	109
Homewood Suites San Antonio Airport	8531 Broadway St.	San Antonio, TX 78217	112
Homewood Suites San Antonio North	125 North Loop 1604 W	San Antonio, TX 78232	106
Homewood Suites San Antonio Northwest	4323 Spectrum 1	San Antonio, TX 78230	123
Homewood Suites San Antonio Riverwalk Downtown	432 W Market St.	San Antonio, TX 78205	146
Hotel Emma	136 E Grayson St	San Antonio, TX 78215	146
Hotel Indigo San Antonio Riverwalk	830 N St Mary's St.	San Antonio, TX 78205	149
Hotel Valencia Riverwalk	150 E Houston St.	San Antonio, TX 78205	213
Hyatt Place San Antonio Airport Quarry Market	7615 Jones Maltsberger Rd	San Antonio, TX 78216	126

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
Hyatt Place San Antonio North Stone Oak	1610 E Sonterra Blvd.	San Antonio, TX 78258	126
Hyatt Place San Antonio Northwest Medical Center	4303 Hyatt Pl Dr.	San Antonio, TX 78230	126
Hyatt Place San Antonio Riverwalk	601 S St Mary's St.	San Antonio, TX 78205	131
Hyatt Regency Hill Country Resort & Spa	9800 Hyatt Resort Dr	San Antonio, TX 78251	500
Hyatt Regency San Antonio Riverwalk	123 Losoya St.	San Antonio, TX 78205	631
Hyatt Wild Oak Ranch, A Hyatt Residence Club	9700 Military Dr. W	San Antonio, TX 78251	156
InTown Suites Highway 252	13220 Nacogdoches Rd.	San Antonio, TX 78217	121
InTown Suites Perrin Beitel	9530 Perrin Beitel Rd	San Antonio, TX 78217	139
InTown Suites San Antonio West	7490 Culebra Rd.	San Antonio, TX 78251	121
InTown Suites San Pedro	6923 San Pedro Ave.	San Antonio, TX 78216	136
Knights Inn San Antonio East	5530 IH 10 E	San Antonio, TX 78219	134
Knights Inn San Antonio Near AT&T Center	4039 E Houston St.	San Antonio, TX 78220	119
La Cantera Hill Country Resort	16641 La Cantera Pkwy.	San Antonio, TX 78256	508
La Quinta Inn & Suites San Antonio Airport	850 Halm Blvd	San Antonio, TX 78216	276
La Quinta Inn San Antonio Market Square	900 Dolorosa St	San Antonio, TX 78207	125
La Quinta Inns & Suites San Antonio Brooks City Base	3180 Goliad Rd.	San Antonio, TX 78223	115
La Quinta Inns & Suites San Antonio Downtown	100 W.Cesar Chavez Blvd.	San Antonio, TX 78204	151
La Quinta Inns & Suites San Antonio I 35 North @ Rittiman Road	6410 Interstate 35 Frontage Rd.	San Antonio, TX 78218	130
La Quinta Inns & Suites San Antonio Lackland	6511 W Military Dr.	San Antonio, TX 78227	177
La Quinta Inns & Suites San Antonio Medical Center	4431 Horizon Hill Blvd.	San Antonio, TX 78229	168
La Quinta Inns & Suites San Antonio Riverwalk	303 Blum St.	San Antonio, TX 78205	348
La Quinta Inns & Suites San Antonio Sea World Ingram Park	7134 NW Loop 410	San Antonio, TX 78238	193
La Quinta Inns & Suites San Antonio South Park	7202 South Pan Am Expwy.	San Antonio, TX 78224	122
La Quinta Inns & Suites San Antonio Vance Jackson	5922 I-10 West	San Antonio, TX 78201	111
Marriott Plaza San Antonio	555 S Alamo St.	San Antonio, TX 78205	252
Marriott San Antonio Rivercenter	101 Bowie St	San Antonio, TX 78205	1001
Marriott San Antonio Riverwalk	889 E Market St.	San Antonio, TX 78205	512
Menger Hotel	204 Alamo Plaza	San Antonio, TX 78205	316

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
Motel 6 San Antonio Downtown Market Square	211 N Pecos La Trinidad	San Antonio, TX 78207	119
Motel 6 San Antonio East	130 N WW White Rd.	San Antonio, TX 78219	101
Motel 6 San Antonio Fiesta	16500 I-10	San Antonio, TX 78257	123
Motel 6 San Antonio Fort Sam Houston	5522 N Interstate 35	San Antonio, TX 78218	156
Motel 6 San Antonio Northeast	4621 Rittman Rd.	San Antonio, TX 78218	112
Motel 6 San Antonio Northwest Medical Center	9400 Wurzbach Rd.	San Antonio, TX 78240	118
Motel 6 San Antonio West Seaworld	2185 SW Loop 410	San Antonio, TX 78227	122
Omni La Mansion Del Rio	112 College St.	San Antonio, TX 78205	338
Omni San Antonio Hotel	9821 Colonnade Blvd	San Antonio, TX 78230	326
Pear Tree Inn San Antonio Airport	143 NE Interstate 410 Loop	San Antonio, TX 78216	122
Quality Inn San Antonio Fiesta @ Six Flags	6755 North Loop 1604 W	San Antonio, TX 78249	124
Quality Suites San Antonio	6350 N Interstate 35	San Antonio, TX 78218	105
Red Roof Inn San Antonio Airport	333 Wolfe Rd.	San Antonio, TX 78216	135
Red Roof Inn San Antonio Fort Sam Houston	4403 Interstate 10 East	San Antonio, TX 78219	120
Red Roof Inn San Antonio Seaworld Northwest	6880 NW Loop 410	San Antonio, TX 78238	123
Red Roof PLUS+ San Antonio Downtown - Riverwalk	1011 E Houston St	San Antonio, TX 78205	215
Residence Inn by Marriott San Antonio Downtown/Alamo Plaza	425 Bonham St.	San Antonio, TX 78205	220
Residence Inn San Antonio Airport Alamo Heights	1014 NE Interstate 410 Loop	San Antonio, TX 78209	120
Residence Inn San Antonio SeaWorld Lackland	2838 Cinema Ridge	San Antonio, TX 78238	109
Residence Inn San Antonio Six Flags @ The Rim	5707 Rim Pass	San Antonio, TX 78257	131
Riverwalk Plaza Hotel	100 Villita St.	San Antonio, TX 78205	129
San Antonio Marriott Northwest	3233 NW Loop 410	San Antonio, TX 78213	296
Sheraton Hotel Gunter	205 E Houston St.	San Antonio, TX 78205	322
SpringHill Suites by Marriott San Antonio Downtown/Riverwalk Area	524 S St Mary's St.	San Antonio, TX 78205	116
Springhill Suites San Antonio Airport	514 NE Interstate 410 Loop	San Antonio, TX 78216	116
Springhill Suites San Antonio Downtown Alamo Plaza convention Center	411 Bowie St.	San Antonio, TX 78205	118
Springhill Suites San Antonio Northwest @ The Rim	18119 Talavera Ridge	San Antonio, TX 78257	128

HOTEL PROPERTY	ADDRESS	CITY, STATE, ZIP	ROOMS
SpringHill Suites San Antonio SeaWorld/Lackland	138 Richland Hills Dr.	San Antonio, TX 78245	116
Staybridge Suites Northwest Near Six Flags Fiesta	6919 North Loop 1604 W	San Antonio, TX 78249	120
Staybridge Suites San Antonio Airport	66 NE Loop 410	San Antonio, TX 78216	136
Staybridge Suites San Antonio Downtown Convention Center	123 Hoefgen	San Antonio, TX 78205	138
Staybridge Suites San Antonio NW Colonnade	4320 Spectrum 1	San Antonio, TX 78230	118
Staybridge Suites San Antonio Stone Oak	808 N Loop 1604 E	San Antonio, TX 78232	135
Studio 6 San Antonio	11802 Interstate 10 Frontage Rd.	San Antonio, TX 78230	132
Studio 6 San Antonio Airport	11221 San Pedro Ave.	San Antonio, TX 78216	118
Studio 6 San Antonio Medical Center	7719 Pasteur Ct.	San Antonio, TX 78229	130
The Emily Morgan Hotel - a DoubleTree by Hilton	705 E Houston St.	San Antonio, TX 78205	177
The Hotel Contessa	306 W Market St.	San Antonio, TX 78205	265
The St. Anthony San Antonio	300 E Travis St.	San Antonio, TX 78205	277
TownePlace Suites San Antonio Airport	214 NE Interstate 410 Loop	San Antonio, TX 78216	106
TownePlace Suites San Antonio Downtown	409 E Houston St	San Antonio, TX 78205	117
TownePlace Suites San Antonio Northwest	5014 Prue Rd.	San Antonio, TX 78240	123
Travel Inn San Antonio	5710 Industry Park Dr	San Antonio, TX 78218	110
Travelodge Inn & Suites San Antonio Airport	2383 NE Interstate 410 Loop	San Antonio, TX 78217	121
Westin Riverwalk	420 W Market St	San Antonio, TX 78205	473
WoodSpring Suites San Antonio Fort Sam	6922 I 35 N	San Antonio, TX 78218	121
WoodSpring Suites San Antonio South	7958 Interstate 35 Access Rd	San Antonio, TX 78224	121
Wyndham Garden Hotel San Antonio Near La Cantera	6809 North Loop 1604 W	San Antonio, TX 78249	130
Wyndham Garden Hotel San Antonio Riverwalk Museum Reach	103 9th St	San Antonio, TX 78215	131
Wyndham La Cascada	226 Dwyer Ave.	San Antonio, TX 78204	100
Wyndham San Antonio Riverwalk	111 E Pecan St.	San Antonio, TX 78205	410