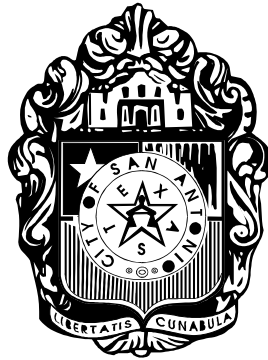


**CITY OF SAN ANTONIO, TEXAS**



**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 Finance Plan - FY 2008</u>		<u>Final Finance Plan - FY 2017</u>	
Plan of Finance: Site Area	1,531	Acres	1,043.79	Parcel Acres
Beginning Assessed Value (2008) In City <sup>1</sup>	\$ 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 <sup>2</sup>	24.82	Years	23.82	Years
	(12/11/2008 to 9/30/2033)		(12/11/2008 to 9/30/2032)	

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<sup>1</sup> 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.

<sup>2</sup> 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** \$ 34,477,859.53

**Uses of Funds**

*Finished / Closed / Terminated / Fully Paid Projects:*

CCHIP / El Paso <sup>1</sup>	\$ -
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*Ongoing / Not Fully Paid Projects:*

CH380 / Iron & Steel Lofts <sup>2</sup>	\$ 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	\$ 85,816.00

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** \$ 34,477,859.53

**Project Financing Surplus (Shortage)** \$ -

<sup>1</sup> El Paso CCHIP Agreement was terminated on May 2014.

<sup>2</sup> 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%	

<sup>1</sup> 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.

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

<sup>3</sup> 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**

Tax Year	Actual	Projected	Cumulative	TIF Fund Interest Rate	Actual	Projected	Actual	Projected	Actual	Project	Actual
	Tax Increments Revenue		Tax Increments Revenues		Interest Earned in TIF Fund	Administrative Expenses <sup>1</sup>	Amendment Fees <sup>2</sup>	El Paso Reimbursements <sup>3</sup>			
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)	\$ -

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> El Paso CCHIP Agreement was terminated in May 2014.

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

<sup>5</sup> Any amount not spent on Eligible Expenses will remain in the fund balance.

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

	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
Tax Year	Iron & Steel Lofts Reimbursements <sup>4</sup>		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)
2018	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2019	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2020	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2021	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2022	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2023	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2024	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2025	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2026	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2027	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2028	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2029	-	(48,785.19)	-	(9,444.00)	-	(74,389.21)	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2030	-	(48,785.19)	-	(9,444.00)	-	-	-	(183,924.60)	-	(137,489.13)	-	(15,694.67)
2031	-	-	-	-	-	-	-	-	-	(137,489.13)	-	(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)



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

Tax Year	Actual	Projected	Actual	Projected	Actual	Projected	Projected	Fiscal Year Cash flow Balance	Fiscal Year Fund Balance	Fiscal Year
	Clay Street Homes Reimbursements	1334 S. Flores Reimbursements	Guadalupe + Flores Reimbursements	Other Eligible Reimbursements <sup>5</sup>						
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	-	-	-	-	-	-	(794,413.47)	(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 <sup>1</sup>	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

<sup>1</sup> 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 <sup>1</sup>	Tax Increments Revenues Collected <sup>2</sup>	Remaining/ (Refund)
City of San Antonio	September 30, 2032	N/A	\$ 747,998.06	N/A
Total		\$ -	\$ 747,998.06	\$ -

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

<sup>2</sup> 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	