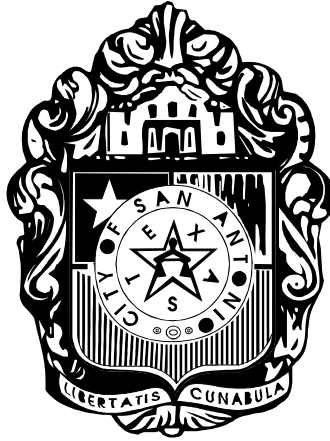


CITY OF SAN ANTONIO, TEXAS
Department of Planning and Community
Development



Mission Drive-In

Tax Increment Reinvestment Zone
Number Thirty-Two

Project Plan

April 13, 2017

PROJECT PLAN

Mission Drive-In

TAX INCREMENT REINVESTMENT ZONE (TIRZ) NUMBER 32

Section 1: Project Overview

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 conditions 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.

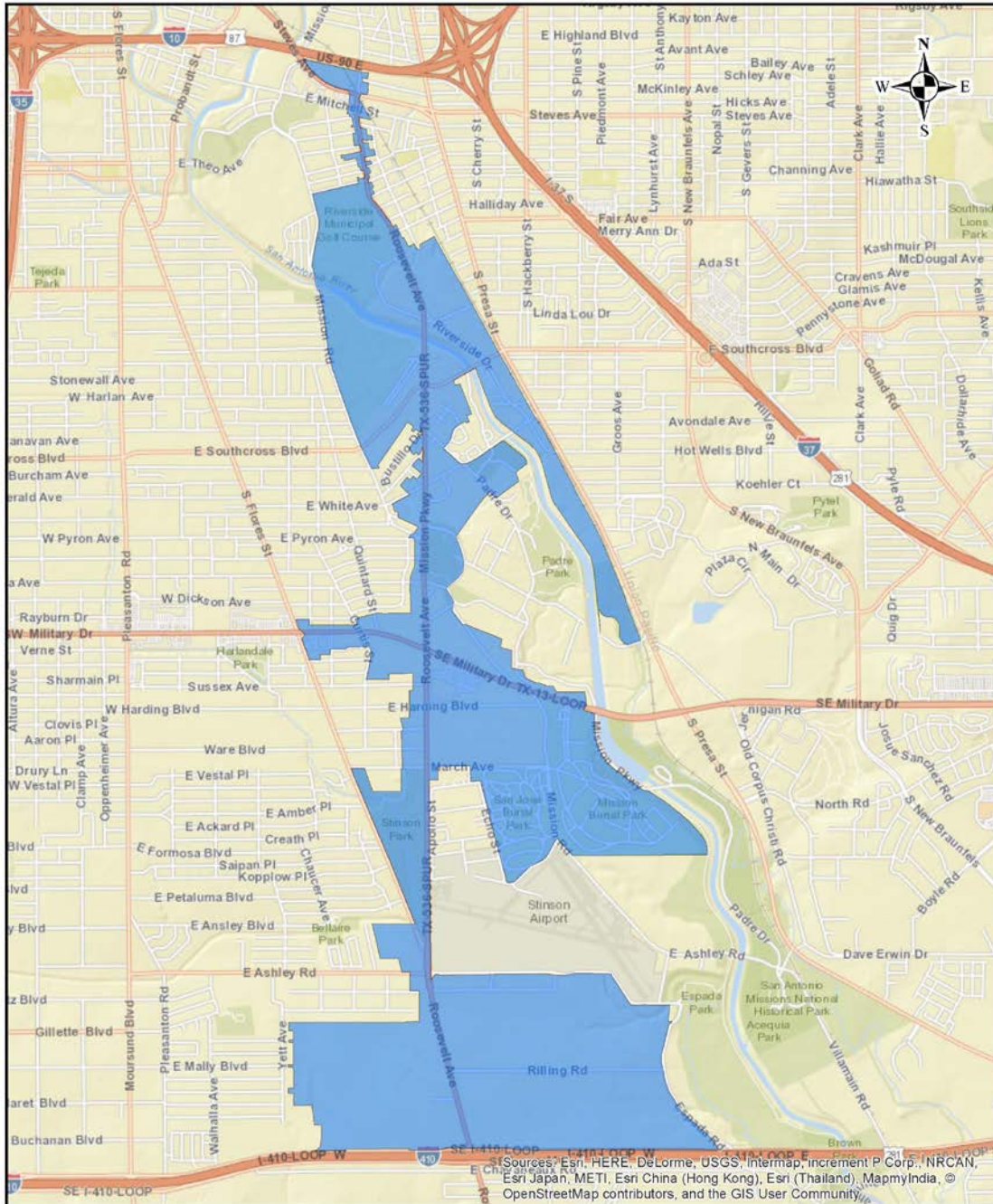
The Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32 was designated by City Council December 11, 2008 through Ordinance No. 2008-12-11-1174. The zone included 1,365 acres located south of the central business district along the area east of Yett Avenue, north of SE Loop 410, and west of Espada Road as southern boundaries; traversing on either side of Roosevelt Avenue north to H F McCarty Drive as a northern boundary, and traversing south along the western side of Presa Street to E. Pyron Avenue.

The TIRZ Board met November 12, 2009 and amended the boundaries of the Mission Drive-In TIRZ 32. The boundary change added 748 acres consisting mainly of public properties that included the Riverside Golf Course and the San Jose Burial Park. These improvements were intended to add valuable landmarks that could help attract investment in the TIRZ.

On December 10, 2009 through Ordinance No. 2009-12-10-1000 City Council amended the Mission Drive-In TIRZ 32 boundaries located in City Council District 3, **as shown in the following map**, to its current size of approximately 2,113 acres.

The life of the Tax Increment Reinvestment Zone is 18.8 years and the termination date is September 30, 2027. The City of San Antonio is the only Participating Taxing Entity contributing tax increment to the Mission Drive-In TIRZ 32 with a maximum participation rate of 90%.

The Tax Increment Base for the TIRZ is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2008, the year in which the TIRZ was designated for those parcels within the original TIRZ boundary. The tax increment base is the taxable value as of January 1, 2009 for those parcels added to the original boundary.



1 inch = 0.56 miles

**Mission Drive-In
Tax Increment Reinvestment Zone #32**

City of San Antonio
Department of Planning
& Community Development

The Mission Drive-In TIRZ 32 is eligible for the Tax Increment Financing as defined in the City's 2008 TIF Guidelines.

Section 2: Existing Uses and Conditions

Zoning and Uses

Within the zone there are industrial, commercial, historic, residential and multi-family uses and zoning. In addition, the area consists of the following public properties: Stinson Municipal Airport, Park Land, the San Antonio River, Riverside Golf Course, the San Jose Burial Park, and the Spanish colonial missions. The improvements to the San Antonio River have had a positive effect on the area.

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. A significant portion of the World Heritage boundary (see map on next page) falls within the Mission Drive-In TIRZ 32 boundary. The improvements to such valuable landmarks may help attract investment within the TIRZ, which could positively impact the tax increment generated within the TIRZ zone.

School District(s)

The Mission Drive-In TIRZ overlays portions of the San Antonio Independent School District, Harlandale Independent School District, and Southside Independent School District boundaries.

City Council Representation

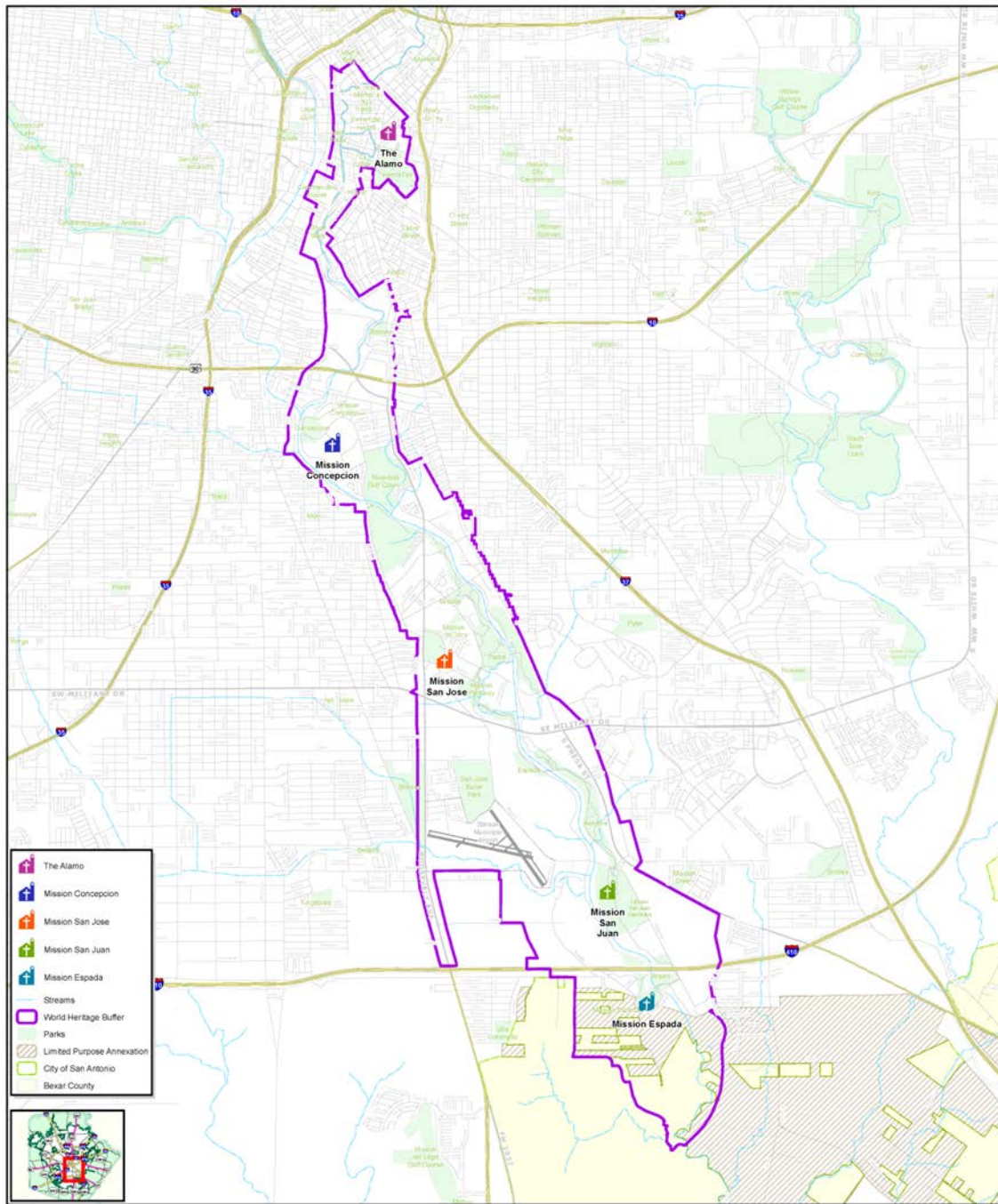
The Mission Drive-In TIRZ is located entirely within City Council District 3.

Neighborhood Associations

The Neighborhood Associations for the area include: Roosevelt Park, Mission San Jose, East Pyron/Symphon Lane, and Villa Coronado.

Neighborhood Community Perimeter Plans

The TIRZ is within two Neighborhood Community Perimeter Plans: the South Central and the Stinson Airport Vicinity Plan.



Section 3: Proposed Improvements and Uses

The City of San Antonio uses Tax Increment Financing (TIF) to encourage development in areas where it is desired but is not being provided by traditional market mechanisms or other city incentives. Through TIF, the City intends to achieve goals and objectives established in City adopted plans and policies and to support projects that increase the diversity of uses and decrease income segregation. Public investment in the TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest.

The Mission Drive-In TIRZ is a City Initiated TIRZ and does not have a singular developer. Because of this, projects supported by the TIRZ may come from many different sources, serve different needs within the zone and are, for the most part, unique and unrelated.

All projects considered by the TIRZ Board are first evaluated by staff. In order to receive TIRZ funds a completed Tax Increment Finance Development Application must be submitted to staff for review. Once staff makes a recommendation regarding the project, then the developer is allowed to make a presentation to the Board for consideration. Once approved by the Board, all project developers must enter into a contractual agreement with the Board and the City that stipulates the scope of work, eligible project costs, the maximum amount of TIRZ funding to be reimbursed at project completion and other requirements. Each agreement then requires TIRZ Board and City Council approval. There are no current active projects that are TIF funded within the Zone.

Proposed improvements are derived by TIF Act Section 311.002.

Section 4: Proposed Changes to Municipal Ordinances

There are no anticipated changes to Municipal Ordinances as a result of this Plan.

Section 5: Estimated Non-Project Costs

Non-Project costs included a one-time start-up fee of \$75,000 and an annual administrative fee for the City of San Antonio.

In accordance with the provisions set forth in the 2008 Tax Increment Financing Program Policy, an Amendment Fee up to \$50,000 for 2009 boundary amendment fee is included.

On May 14, 2015, City Council approved Ordinance No. 2015-05-14-0419, amending the 2008 Tax Increment Financing Program Policy, which included adjustments to the administrative fees collected by the City for all newly created TIRZs and allowed for renegotiation of TIRZs administrative fees for existing TIRZs.

On December 15, 2016, the TIRZ Board of Directors passed T32 2016-12-15-01R, approving an increase in administrative fees. City Council on February 2, 2017 through Ordinance 2017-02-02-0063 approved the increase in administrative fees for TIRZ 32 to \$75,000.00 payable January 2017, and \$120,000.00 payable January 2018 and thereon until the expiration of the TIRZ term.

Section 6: Relocation of Persons to be Displaced

At this time it is not anticipated that any future projects will require the relocation or displacement of persons.