

AN ORDINANCE 2017-04-13-0245.

APPROVING THE PROJECT AND FINANCE PLANS FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY-TWO, CITY OF SAN ANTONIO, TEXAS KNOWN AS THE MISSION DRIVE-IN TIRZ, IN CITY COUNCIL DISTRICT 3.

* * * * *

WHEREAS, on December 11, 2008, City Council through the passage of Ordinance No. 2008-12-11-1174, designated the Mission Drive-In Tax Increment Reinvestment Zone #32, located within City Council District 3; and

WHEREAS, on March 8, 2017, in accordance with Chapter 311, Tax Code (the "TIF Act"), the Board of Directors for the Mission Drive-In TIRZ authorized approval through the passage of Resolution T32 2017-03-08-01R and Resolution T32 2017-03-08-02R of Project and Finance Plans for the Mission Drive-In TIRZ as presented to the Board in substantial form, which Plans must now be approved by City Council Ordinance; **NOW THEREFORE:**

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


SECTION 1. The Project and Finance Plans for the Mission Drive-In TIRZ, attached hereto as **Exhibits 1 and 2** are hereby approved.

SECTION 2. City Council finds that the Project and Finance Plans are feasible and in compliance with the TIF Act and the City's Tax Increment Financing Program Policy.


SECTION 3. City staff is authorized to take actions which are consistent with terms stated in the attached Project and Finance Plans.

SECTION 4. This Ordinance shall be effective immediate upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

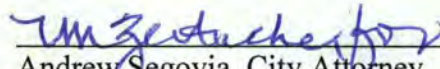
PASSED AND APPROVED this the 13th day of April, 2017.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney

Agenda Item:	13						
Date:	04/13/2017						
Time:	10:15:57 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the approval of the Project and Finance Plans for the Mission Drive-In TIRZ 32 as approved by the TIRZ 32 Board of Directors on March 8, 2017. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x			x	
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Exhibit 1

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.

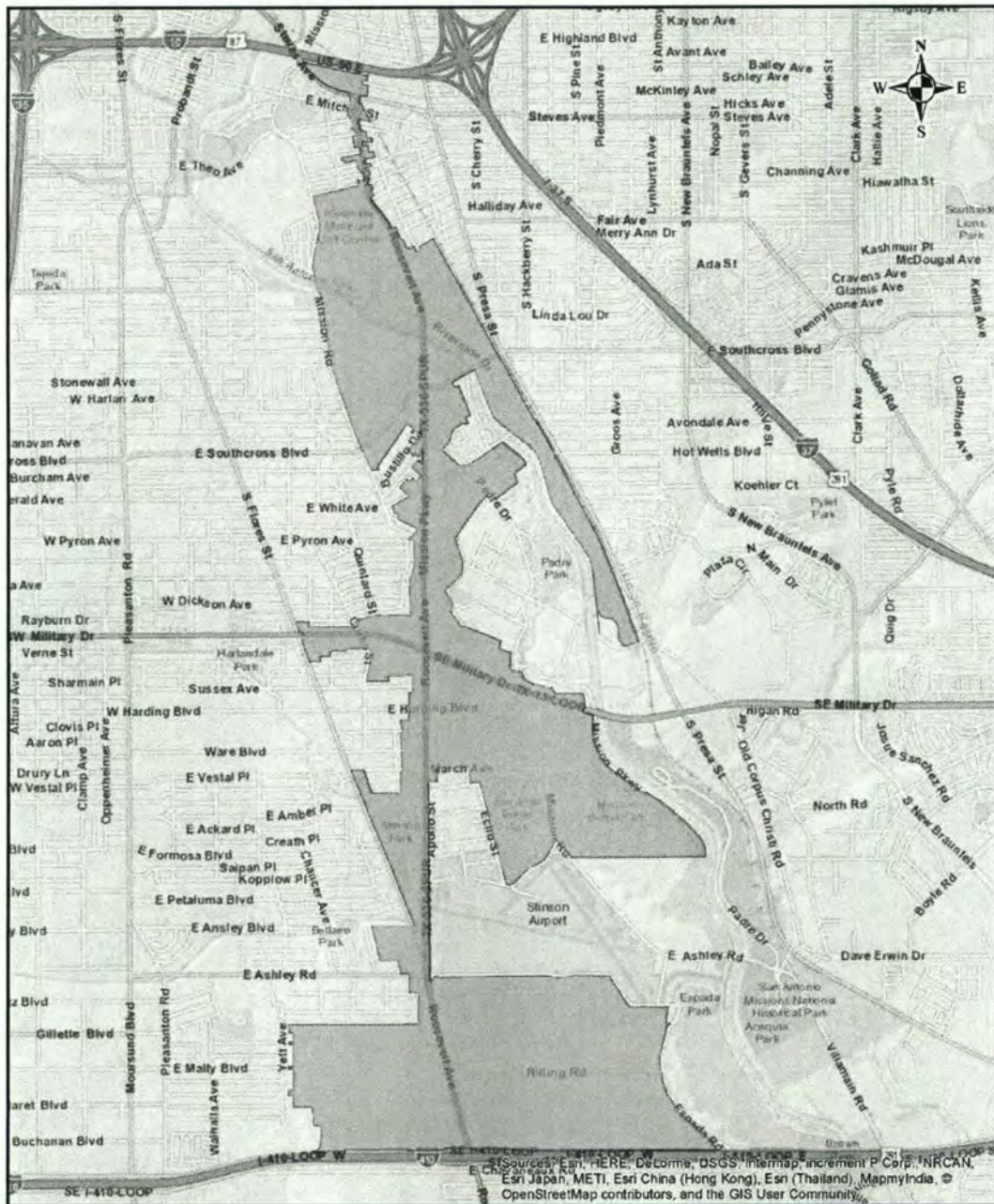
The Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) 32 was designated by City Council December 11, 2008 through Ordinance No. 2008-12-11-1174. The zone included 1,365 acres located south of the central business district along the area east of Yett Avenue, north of SE Loop 410, and west of Espada 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.



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

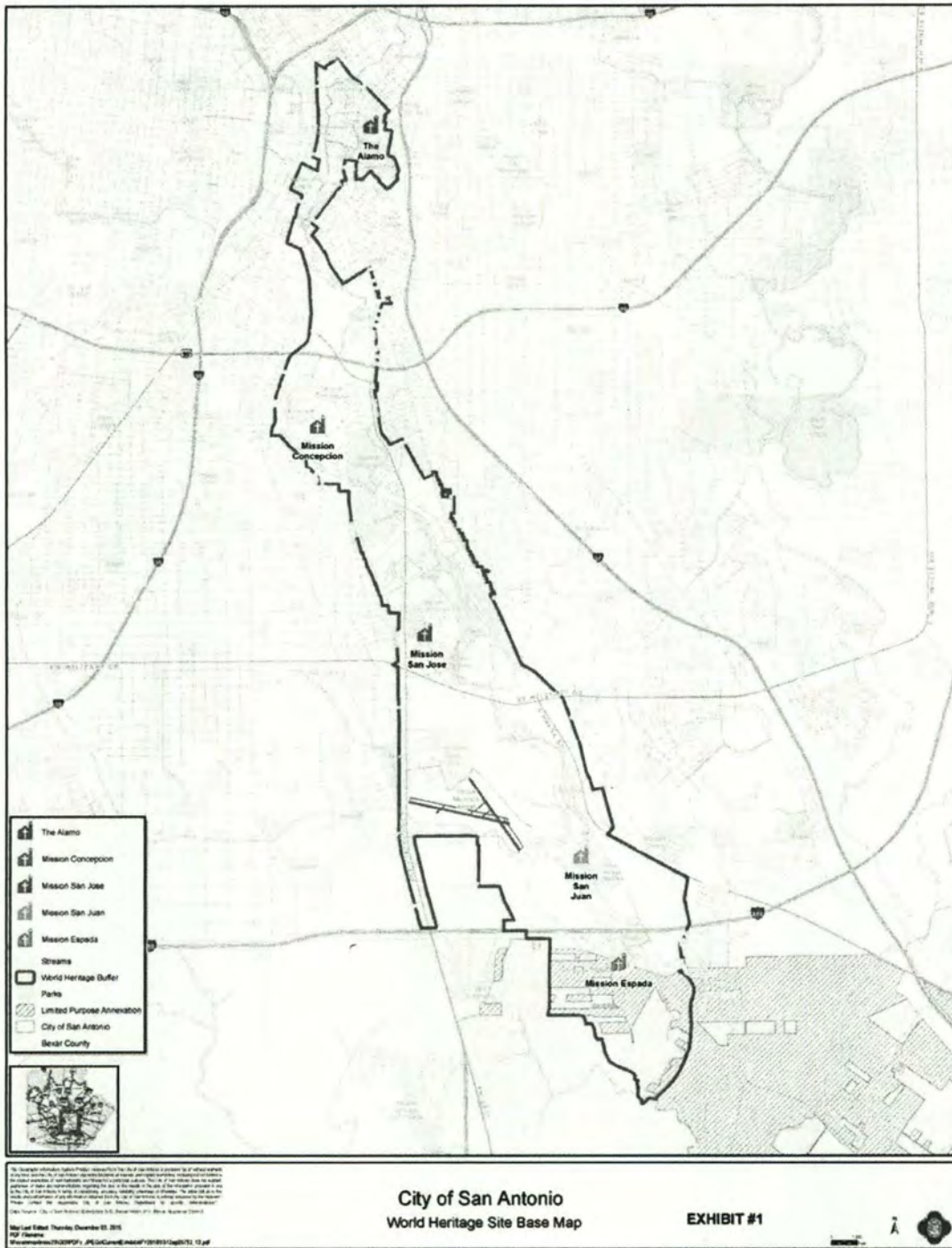
The Mission Drive-In TIRZ is located entirely within City Council District 3.

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.

Exhibit 2

CITY OF SAN ANTONIO, TEXAS



Mission Drive-In Tax Increment Reinvestment Zone Number Thirty-two

**Participation Level:
City 90%**

**Finance Plan
Preliminary: December 11, 2008
Final: April 13, 2017**

Mission Drive-In Tax Increment Reinvestment Zone #32 – Finance Plan

Introduction

The Mission Drive-In Tax Increment Reinvestment Zone (TIRZ) originally 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 Mission Drive-In TIRZ currently consists of approximately 2,113 acres after the boundary amendment authorized by the Ordinance No. 2009-12-11-1000. The TIRZ is located in the San Antonio Independent School District, Harlandale Independent School District, and Southside Independent School District boundaries.

The Tax Year 2008 Assessed value was \$91,463,799.00. The projected captured value is \$44,157,896.00 for Tax Year 2026 net of exemptions.

The total public improvements associated with the proposed developments will be determined by the TIRZ Board. The term of the zone is projected to be 18.80 years with the TIRZ being in existence through Fiscal Year 2027.

Public Improvements

Public improvements and related capital costs to be outlined in the Project Plan will be approved by the TIRZ Board and City Council.

There are no current active projects that are TIF funded within the Zone.

Finance Plan

The Tax Year 2008 Assessed value for the Mission Drive-In TIRZ was \$91,463,799.00. Projected Captured values that would be taxed to produce revenues to pay for the capital costs of the public improvements will be commenced later with collections commencing in Tax Year 2009. Projected Captured values grow from \$5,378,463.00 in Tax Year 2009 to approximate \$44,157,896.00 in Tax Year 2026.

At the time of amending the Finance Plan, the City is the only participating taxing entity identified and the City's current tax rate per \$100 valuation is \$0.558270. At 90% participation level the City's tax rate based on participation is \$0.502443. This produced an annual tax increment of \$15,233.16 in Fiscal Year 2010 and is expected to grow to an estimated \$217,430.89 in Fiscal Year 2027. No growth factor is assumed at this time.

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 pay all

other ongoing Administrative Costs; (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public improvements and associated costs as described in any Development Agreements, and (iv) to reimburse the Developers, if any, and/or the City for public improvements or eligible projects, as approved by the TIRZ Board. These costs will be 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, 2027 and may be terminated earlier.

TABLE – Mission Drive-In TIRZ Maximum Contributions		
Participating Taxing Entities	Maximum Dollar Contribution	Maximum Length of Contribution
City of San Antonio	N/A *	September 30, 2027

* Mission Drive-In 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 Mission Drive-In 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 Mission Drive-In TIRZ collections for this project shall not extend beyond September 30, 2027, and may be terminated prior to September 30, 2027.

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 costs incurred by a Developer shall be paid solely from the Mission Drive-In 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.

**Mission Drive-In
Tax Increment Reinvestment Zone #32
Summary Fact Sheet**

Finance Plan	Preliminary Finance Plan - FY 2008	Final Finance Plan - FY 2017
Site Area (Acres)	1,365	2,113
Beginning Assessed Value (2008) In City ¹	\$ 91,463,799	\$ 91,463,799
Projected Captured Value	\$ 300,721,966	\$ 44,157,896
Assessed Value Growth Factor	2.00%	0.00%
Participation Level	90.00%	90.00%
Collection Rate	97.50%	98.00%
Estimated Total Tax Increment Revenues	\$ 19,656,200	\$ 2,860,148
Estimated TIF Life (Years) ²	19.82	18.80
	(12/11/2008 to 9/30/2028)	(12/11/2008 to 9/30/2027)

¹ 2008 Preliminary Finance Plan stated the Beginning Assessed Value (\$84,172,614) as a Base Value. After verification from Tax Assessor/Administrator it has been updated to \$91,463,799. Tax Year 2008 Beginning Assessed Value does not incorporate Tax Year 2009 Boundary Amendment.

² Ordinance No. 2008-12-11-1174, Section 4, TIRZ termination date is September 30, 2027.

Mission Drive-In
Tax Increment Reinvestment Zone #32
Sources and Uses

	Preliminary Finance Plan - FY 2008	Final Finance Plan - FY 2017
Sources of Funds		
Tax Increment Revenues	\$ 19,656,260.00	\$ 2,860,148.12
Interest Earned in TIF Fund	-	2,169.53
Total Sources of Funds	<u>\$ 19,656,260.00</u>	<u>\$ 2,862,317.65</u>
Uses of Funds		
Total Public Improvements	\$ -	\$ -
Reimbursements for Eligible Expenses	\$ 18,777,864.00	\$ 1,258,921.65
Total Admin. Expenses	\$ 878,396.00	\$ 1,553,396.00
Total Amendment Fees	\$ -	\$ 50,000.00
Grand Total	<u>\$ 19,656,260.00</u>	<u>\$ 2,862,317.65</u>
Project Financing Surplus (Shortage)	\$ -	\$ -

Mission Drive-In
Tax Increment Reinvestment Zone #32
Revenues

Tax Year	Tax Increment Zone					City of San Antonio							Total Tax Increment	Fiscal Year Ending
	Beginning Assessed Value	Amended Assessed Value	New Values	Appraisal Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable ¹ Value	Captured Taxable Value	Tax Rate	Actual Tax Increment	Projected Tax Increment		
2008	\$ 91,463,799.00	\$ -	\$ -		\$ 91,463,799.00	\$ (9,192,002.00)	\$ 82,271,797.00	\$ 82,271,797.00	\$ -	\$ 0.510426	\$ -	\$ -	\$ -	2009
2009	91,463,799.00	81,635,532.00	851,820.00	(851,820.00)	173,099,331.00	(22,073,731.00)	151,025,600.00	145,647,137.00	5,378,463.00	0.509121	15,233.16	-	15,233.16	2010
2010	173,099,331.00	-	1,301,790.00	(1,690,751.00)	172,710,370.00	(29,636,012.00)	143,074,358.00	145,647,137.00	(2,572,779.00)	0.509121	1,615.92	-	1,615.92	2011
2011	172,710,370.00	-	4,330,600.00	499,682.00	177,540,652.00	(27,213,879.00)	150,326,773.00	149,293,997.00	1,032,776.00	0.509121	-	-	-	2012
2012	177,540,652.00	-	265,840.00	7,391,926.00	185,198,418.00	(30,860,689.00)	154,337,729.00	149,293,997.00	5,043,732.00	0.509121	39,221.47	-	39,221.47	2013
2013	185,198,418.00	-	725,650.00	21,481,396.00	207,405,464.00	(43,887,644.00)	163,517,820.00	149,293,997.00	14,223,823.00	0.509121	81,524.90	-	81,524.90	2014
2014	207,405,464.00	-	688,830.00	7,463,885.00	215,558,179.00	(42,482,727.00)	173,075,452.00	149,293,997.00	23,781,455.00	0.509121	120,166.24	-	120,166.24	2015
2015	215,558,179.00	-	543,090.00	17,391,957.00	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	210,646.64	-	210,646.64	2016
2016	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2017
2017	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2018
2018	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2019
2019	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2020
2020	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2021
2021	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2022
2022	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2023
2023	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2024
2024	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2025
2025	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2026
2026	233,493,226.00	-	-	-	233,493,226.00	(40,041,333.00)	193,451,893.00	149,293,997.00	44,157,896.00	0.502443	-	217,430.89	217,430.89	2027
											\$ 468,408.33	\$ 2,391,739.79	\$ 2,860,148.12	
Existing Annual Value Growth Factors					0.00%	Participation Level					90%			
Years Thereafter					-	Tax Rate Growth Factor					0.00%			
Combined Compound Growth Rate					0.00%	Tax Rate Collection Factor					98.00%			

¹ Base Taxable Value changed in Tax Year 2009 due to Boundary Amendment.

Base Taxable Value changed in Tax Year 2011 due to the exclusion of nine accounts from previous calculations.

Mission Drive-In
Tax Increment Reinvestment Zone #32
Reimbursements

Tax Year	Actual	Projected	Cumulative	TIF Fund Interest Rate	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Fiscal Year	Fiscal Year	Fiscal Year
	Tax Increment Revenue	Tax Increment Revenue	Tax Increment Revenues		Interest Earned in TIF Fund	Interest Earned in TIF Fund	Administrative Expenses ¹	Administrative Expenses ¹	Amendment Fee ²	Amendment Fee ²	Other Eligible Expenses Reimbursements ³	Other Eligible Expenses Reimbursements ³	Cash flow Balance	Fund Balance	
2008	\$ -	\$ -	\$ -	1.4135%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2009
2009	15,233.16	-	15,233.16	0.3922%	6.88	-	-	-	-	-	-	-	15,240.04	15,240.04	2010
2010	1,615.92	-	16,849.08	0.2696%	59.75	-	-	-	-	-	-	-	1,675.67	16,915.71	2011
2011	-	-	16,849.08	0.2086%	59.94	-	-	-	-	-	-	-	59.94	16,975.65	2012
2012	39,221.47	-	56,070.55	0.1838%	140.88	-	-	-	-	-	-	-	39,362.35	56,338.00	2013
2013	81,524.90	-	137,595.45	0.1558%	168.76	-	(88,287.88)	-	-	-	-	-	(6,594.22)	49,743.78	2014
2014	120,166.24	-	257,761.69	0.2303%	140.20	-	(82,000.00)	-	-	-	-	-	38,306.44	88,050.22	2015
2015	210,646.64	-	468,408.33	0.4571%	370.22	-	(108,108.12)	-	-	-	-	-	102,908.74	190,958.96	2016
2016	-	217,430.89	685,839.22	0.6875%	347.67	875.23	(75,000.00)	-	-	(50,000.00)	-	(284,612.75)	(190,958.96)	-	2017
2017	-	217,430.89	903,270.11	1.6250%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2018
2018	-	217,430.89	1,120,701.00	2.6250%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2019
2019	-	217,430.89	1,338,131.89	3.4375%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2020
2020	-	217,430.89	1,555,562.78	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2021
2021	-	217,430.89	1,772,993.67	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2022
2022	-	217,430.89	1,990,424.56	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2023
2023	-	217,430.89	2,207,855.45	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2024
2024	-	217,430.89	2,425,286.34	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2025
2025	-	217,430.89	2,642,717.23	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2026
2026	-	217,430.89	2,860,148.12	3.5000%	-	-	(120,000.00)	-	-	-	-	(97,430.89)	-	-	2027
	\$ 468,408.33	\$ 2,391,739.79			\$ 1,294.30	\$ 875.23	\$ (353,396.00)	\$ (1,200,000.00)	\$ -	\$ (50,000.00)	\$ -	\$ (1,258,921.65)	\$ 0.00		

¹ The City's Start-up and Fiscal Year 2010 - Fiscal Year 2016 annual administrative expenses were based on 2008 Tax Increment Financing Program Policy.

The Annual administrative expenses for Fiscal Year 2017 were increased to \$75,000, and for Fiscal Year 2018 - Fiscal Year 2027 will be increased to \$120,000.00, thru Ordinance No. 2017-02-02-0063.

² Amendment Fee for FY 2009. The transfer of this fee is in accordance with the provisions set forth in the 2008 Tax Increment Financing Program Policy.

³ Any amount not spent on eligible projects will remain in fund balance.

Mission Drive-In
Tax Increment Reinvestment Zone #32
Participation

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	Tax Increment Revenues ¹	TIF Expenses
City of San Antonio	0.558270	90%	0.502443	100.00%	\$ 2,860,148.12	\$ 2,862,317.65
Total	0.558270	90%	0.502443	100.00%	\$ 2,860,148.12	\$ 2,862,317.65

¹ Tax Increment Revenues exclude Interest Earned in TIF Fund.

Mission Drive-In
Tax Increment Reinvestment Zone #32
Collections

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution ¹	Tax Increment Revenues Collected ²	Remaining/ (Refund)
City of San Antonio	September 30, 2027	N/A	\$ 468,408.33	N/A
Total		\$ -	\$ 468,408.33	\$ -

¹ Mission Drive-In TIRZ is a City Initiated TIRZ, and therefore doesn't have a Maximum Dollar Contribution.

² Tax Increment Revenues exclude Interest Earned in TIF Fund.

Mission Drive-In
Tax Increment Reinvestment Zone #32
New Values ¹

Tax Year	Single Family	Commercial / Restaurant	Apartments	Lofts	Townhomes	Total	Fiscal Year
2008						\$ -	2009
2009		\$ 851,820				\$ 851,820	2010
2010		\$ 1,301,790				\$ 1,301,790	2011
2011		\$ 4,330,600				\$ 4,330,600	2012
2012		\$ 265,840				\$ 265,840	2013
2013		\$ 725,650				\$ 725,650	2014
2014		\$ 688,830				\$ 688,830	2015
2015		\$ 543,090				\$ 543,090	2016
2016						\$ -	2017
2017						\$ -	2018
2018						\$ -	2019
2019						\$ -	2020
2020						\$ -	2021
2021						\$ -	2022
2022						\$ -	2023
2023						\$ -	2024
2024						\$ -	2025
2025						\$ -	2026
2026						\$ -	2027
	\$ -	\$ 8,707,620.00	\$ -	\$ -	\$ -	\$ 8,707,620.00	

¹ Tax Year 2008 - Tax Year 2015 new values as noticed by Bexar County Appraisal District.