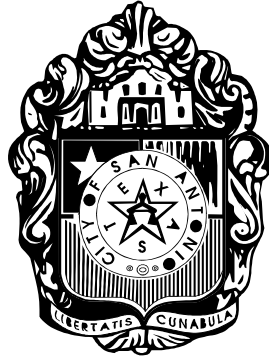


# **CITY OF SAN ANTONIO, TEXAS**



## **Inner City Tax Increment Reinvestment Zone Number Eleven Finance Plan**

### **Participation Levels of City (100%)**

**Approved**  
**May 23, 2001**

**Amended**  
August 25, 2005  
December 15, 2005  
March 2, 2006  
September 4, 2008  
February 12, 2009  
December 16, 2010  
March 10, 2011  
August 2, 2012  
May 12, 2017

# **Inner City Redevelopment Project**

## **Tax Increment Reinvestment Zone – Finance Plan**

### **Introduction**

Tax Increment Reinvestment Zone Number Eleven (Inner City TIRZ) was designated on December 14, 2000, thru Ordinance #93101 to support redevelopment and public infrastructure improvements within the boundaries of the TIRZ which is located primarily on the City's near eastside. The original Finance Plan was approved on May 24, 2001, thru Ordinance #94006. There have been amendments to the Project and Finance Plans and amendments to the TIRZ boundaries after its designation. The area is approximately 2,734 parcel acres after the latest boundaries amendment thru Ordinance No. 2017-02-02-0065.

The term of the Inner City TIRZ was originally projected to be 14.79 years with a termination date of September 30, 2015; however, the TIRZ was extended, thru Ordinance No. 2013-12-05-0871, by ten years and now terminates on September 30, 2025 for a total estimated length of 24.79 years.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, utilities, sidewalks, park improvements and other eligible costs for the benefit of the Zone, as approved by the TIRZ Board and City Council. Annual payments for approved projects will be reimbursed from revenues received by the Inner City TIRZ through September 30, 2025. The estimated Inner City TIRZ Tax Increments to be received through September 30, 2025 is \$84,424,797.55. The Inner City TIRZ revenues may be allocated to projects as directed by the Inner City TIRZ Board of Directors.

### **Finance Plan**

The Tax Year 2000 Assessed value of the Inner City TIRZ was \$304,204,890.00. Projected captured values that would be taxed to produce revenues to pay for costs of the public improvements commence in Tax Year 2001 with collections also commencing in Tax Year 2001 (Fiscal Year 2002). Captured values grow from \$13,111,197.00 in Tax Year 2001 to an estimated \$1,602,401,585.00 in Tax Year 2024.

The City of San Antonio is the sole taxing jurisdiction participating in Inner City TIRZ. The City's participation level is 100% and the City's current tax rate per \$100 valuation is \$0.558270. This produces annual revenues that are expected to grow from \$65,179.69 in Fiscal Year 2002 to an estimated \$8,766,812.78 in Fiscal Year 2025. A 3.25% growth factor is assumed.

The cost of the public improvements and other approved costs will be paid from revenues produced by the Inner City TIRZ. In addition, other costs to be paid from the Inner City

TIRZ revenues include City annual administrative and amendment fees. Revenues derived from the Inner City TIRZ will be used to pay costs in the following order of priority of payment:

- (i) to pay interest and principal should the City issue any debt instrument such as bonds, notes, certificates of obligation or other public debt to cover Project Costs related to any Public Infrastructure improvements within the Zone;
- (ii) to pay Administrative Costs, including startup, administrative fees and administrative amendment fees pertaining to the City;
- (iii) to reimburse the City for costs of the repair, replacement, and maintenance of public improvements and associated costs as described in any Agreement; 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.

TABLE – Inner City TIRZ Maximum Contributions		
Participating Taxing Entities	Maximum Dollar Contribution*	Maximum Length of Contribution
City of San Antonio	N/A	September 30, 2025
<b>Maximum Contribution Amount.</b>	<b>N/A</b>	

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

### **Limited Obligation of the City or Participating Taxing Entities**

The City shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into the Inner City TIRZ fund. The Inner City TIRZ collections shall not extend beyond September 30, 2025. The public improvement infrastructure costs incurred shall be payable from the Inner City TIRZ revenues or other sources of funding that may become available.

**Inner City  
Tax Increment Reinvestment Zone #11  
Summary Fact Sheet**

	<b>Amended Finance Plan - FY 2012</b>	<b>Amended Finance Plan - FY 2017 <sup>2, 3, 4</sup></b>
Project:		
Start Date <sup>1</sup>	12/14/2000	12/14/2000
End Date <sup>2</sup>	9/30/2015	9/30/2025
Length of TIRZ (Years)	14.79	24.79
Council District(s)	1, 2, and 5	1, 2, and 5
Site Area (Approximately)	2,524 (acres)	2,734 (parcel acres)
Assumptions:		
Beginning Assessed Value	\$ 304,204,890.00	\$ 304,204,890.00
Base Model Growth Factor	0.00%	3.25%
Tax Rate Growth Factor	0.00%	0.00%
Tax Rate Collection Factor	97.50%	98.00%
Participation Level of City	100.00%	100.00%

<sup>1</sup> Ordinance No. 93101 designated Tax Increment Reinvestment Zone #11.

<sup>2</sup> Ordinance No. 2013-12-05-0871 extended the term of the TIRZ to September 30, 2025.

<sup>3</sup> Ordinance No. 2016-10-13-0805 amended the TIRZ boundaries.

<sup>4</sup> Ordinance No. 2017-02-02-0065 amended the TIRZ boundaries.

Inner City  
Tax Increment Reinvestment Zone #11  
Sources and Uses

Sources of Funds	
Actual Tax Increment Revenues	\$ 26,461,991.94
Projected Tax Increment Revenues	57,962,805.61
Interest Earned in TIF Fund	365,730.16
SAISD Grant	100,000.00
TIF Application Fees & Other Fees	40,600.00
Hemisfair Application Fee	40,000.00
<b>Total Sources of Funds</b>	<b>\$ 84,971,127.71</b>
Uses of Funds	
<i>Finished / Closed / Fully Paid Projects <sup>1</sup> :</i>	
SAISD Grant Reimbursement	\$ 35,034.10
HPARC Application Fee Transfer Out as Administrative Costs	40,000.00
TIF Application Fees Expenses	500.00
Commerce Street Connectivity - HPARC	90,962.50
Eastside Sports Complex - ACTN	1,832,992.00
Quiet Zone - Park Centre Towers	587,070.39
Victoria Commons - SAHA	2,635,681.26
Barrio Comprehensive @ 3066 E. Commerce	1,700,000.00
Staybridge - SSG Hotel	1,000,000.00
Eastside Cemeteries - Southwell	152,068.32
Southtown	327,594.50
Hays Street Bridge	200,000.00
University of the Incarnate Word - Development <sup>2</sup>	393,761.72
University of the Incarnate Word - Public Use <sup>3</sup>	831,797.00
1511 E. Commerce	155,089.00
Friedrich Soft Costs @ 1600 E. Commerce	134,730.81
Sterling Building Redevelopment @ 1434 E. Commerce <sup>4</sup>	143,698.60
E. Thurman Walker - MAUC @ 301 Spriggsdale <sup>5</sup>	654,021.93
Riverbend Garage	-
VIA Ellis Alley <sup>6</sup>	375,000.00
889 East Market Street	-
Blue Star Museum @ 116 & 132 <sup>7</sup>	100,000.00
Gemini Ink @ 1111 Navarro <sup>8</sup>	20,000.00
Echo East <sup>9</sup>	150,000.00
<i>Ongoing/Not Fully Paid Projects:</i>	
Alamo Beer Microbrew @ 415 Burnet <sup>10</sup>	449,000.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2030)	(160,357.13)
Elan Riverwalk @ 411 E. Cesar E. Chavez Blvd <sup>11</sup>	3,805,384.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2031)	(1,522,153.60)
1130 Broadway <sup>12</sup>	3,196,505.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2032)	(1,491,702.28)
Red Berry @ 856 Gambler Rd. <sup>13</sup>	-
Collaborative Homes @ 1539 S. Presa <sup>14</sup>	518,000.00
Wheatley Choice Neighborhood Set Aside @ 906 N. Mittman St. <sup>15</sup>	300,000.00
Chelsea's Catering @ 217 Cactus <sup>16</sup>	233,907.00
Broadway Underpass <sup>17</sup>	1,000,000.00
Good Samaritan VOTC @ 1602 Dakota St. <sup>18</sup>	950,000.00
Cedar Street Townhomes @ 139 Cedar St. & 233 Percida St.	515,939.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2032)	(240,771.48)
City Center Lofts	307,779.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2033)	(164,148.80)
Victoria Commons Multi-Family @ Cesar Chavez Blvd. and Labor St. <sup>19</sup>	1,500,000.00
Echo East Land Procurement <sup>20</sup>	800,000.00
MLK Garden Homes @ 2830 Martin Luther King Dr. <sup>21</sup>	300,000.00
Essex Modern City <sup>22</sup>	-
Historic Marker Project <sup>22</sup>	-
St. Philips Student Housing <sup>22</sup>	-
Lotus Project <sup>22</sup>	-
VTCC Project <sup>23</sup>	972,000.00
Sterling Building Remediation <sup>24</sup>	385,000.00
Southtown One @ 1226 S. Presa <sup>25</sup>	344,029.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2029)	(137,611.60)
The Bridge Apartments @ 803 N. Cherry <sup>26</sup>	801,286.00
Less: estimated payment beyond TIRZ Term Date (FY 2026 ~ FY 2028)	(240,385.80)
Available for Other Eligible Reimbursements	59,649,427.27
<b>Total Project Expenses</b>	<b>\$ 83,631,127.71</b>
Public Improvements	\$ 83,631,127.71
Administrative Costs	1,340,000.00
<b>Total TIF Expenses</b>	<b>\$ 84,971,127.71</b>
<b>Total Ending TIF Fund Balance</b>	<b>\$ -</b>

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<sup>1</sup> The following projects have been approved by the Board and/or the City. They have been closed, terminated, and/or are not utilizing funds from the Inner City TIRZ.  
Convention Center Hotel & Condominium  
Friedrich/Carver Joint Use Parking  
Merchant's Ice Lofts  
Antioch Community Transformation Network, Education Center  
East Point Village  
Crockett Street Urban Lofts

<sup>2</sup> Ordinance No. 2009-02-12-0099 authorized the execution of a Development Agreement with the University of the Incarnate Word for reimbursement of up to \$410,423 for the public improvement portion of the UIW Eastside Eye Clinic. On November 13, 2015, the Board approved to unencumber the unexpended balance of \$16,661.28.

<sup>3</sup> Ordinance No. 2013-06-06-0392 authorized a Public Use Agreement with the University of the Incarnate Word for up to \$831,797.

<sup>4</sup> Included two payments totaling \$7,430.60 (\$3,980.60 and \$3,450.00) which were made by General Fund in FY 2014 and reclassified to TIRZ Fund in FY 2016.

<sup>5</sup> Ordinance No. 2010-12-16-1107 authorized a Chapter 380 Grant Agreement with MAUC Point East Housing, LP in an amount not to exceed \$700,000.00 from TIRZ funds. In addition, the City made a grant available to the Developer in the amount of \$147,689.47 from other funding sources and has agreed to provide the Developer with a forgivable loan in the amount of \$552,310.53.

<sup>6</sup> Ordinance No. 2012-03-08-0186 authorized a Chapter 380 Agreement with VIA Metropolitan Transit for a grant in the amount of \$375,000.00.

<sup>7</sup> 2015-05-01 Board Resolution and Ordinance No. 2015-06-18-0592 authorized the Development Agreement in an amount of \$50,000.00.

2016-02-12 Board Resolution and Ordinance No. 2016-04-07-0246 authorized the First Amendment to the agreement and increased the amount to \$100,000.00.

<sup>8</sup> 2014-11-14 - Inner City Board Meeting Minutes, 2015-05-01 Board Resolution, and Ordinance No. 2015-06-18-0591 - Public Use Agreement in an amount of \$150,000.00.

<sup>9</sup> 2015-05-01 - Inner City Board Meeting Minutes (formerly E. Thurman Walker - MAUC<sup>3</sup> site), Ordinance No. 2015-10-22-0907 - Pre Development Agreement.

<sup>10</sup> Ordinance No. 2014-12-04-0968 approved the First Amendments; Ordinance No. 2012-08-02-0568 approved an Economic Incentive Agreement with Alamo Beer L.L.C. and provides a tax reimbursement up to \$449,000.00.

<sup>11</sup> Incentive Policy Agreement for Elan Riverwalk for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$3,805,384.00.

<sup>12</sup> Incentive Policy Agreement for 1130 Broadway for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$3,196,505.00.

<sup>13</sup> 2014-11-14 - Inner City Board Meeting Minutes and 2014-11-14 - Board Resolution - Red Berry, not to exceed \$8,457,580 in 20 years. Pending to unencumber the budget. The City provided a new offer letter to NRP Group, LLC for an upfront loan payment of \$1,654,273.00 from the TIRZ. A new agreement will need the approval of the Board, the City and/or the City Council.

<sup>14</sup> 2015-01-16 - Inner City Board Meeting Minutes and 2015-05-01 Board Resolution. Ordinance No. 2015-06-18-0593 - CH380 Agreement.

<sup>15</sup> 2015-08-14 Board Resolution. Approved commitment up to \$300,000.00 for Street Improvements.

<sup>16</sup> 2015-08-14 - Board Resolution, Ordinance No. 2015-10-22-0908 - CH380 Agreement in an amount of \$233,907.00.

<sup>17</sup> Board Resolution T11 2017-02-10-17-05R approved the commitment up to \$1,000,000.00 to Broadway Underpass Project. Pending an Agreement, final Board approval, and City Council approval.

<sup>18</sup> Ordinance No. 2016-03-03-0165 authorized up to \$950,000.00 toward Good Samaritan Veterans Outreach and Transition Center (VOTC) project.

<sup>19</sup> Board Resolution T11 2016-12-09-16-01R approved commitment up to \$1,500,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>20</sup> Board Resolution T11 2017-02-10-17-02R approved commitment up to \$800,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>21</sup> Board Resolution T11 2017-02-10-17-01R approved commitment up to \$300,000.00. Ordinance No. 2017-03-30-0193 approved a Development Agreement with MLK Garden Homes LLC.

<sup>22</sup> Pending application approval, pending Draft agreement.

<sup>23</sup> Board Resolution T11 2017-02-10-17-03R approved commitment up to \$972,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>24</sup> Board Resolution T11 2017-02-10-17-04R approved commitment up to \$385,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>25</sup> Incentive Policy Agreement for Southtown One for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$344,029.00.

<sup>26</sup> Incentive Policy Agreement for The Bridge Apartments for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$801,286.00.

Inner City  
Tax Increment Reinvestment Zone #11  
Revenues

Tax Year	Tax Increment Reinvestment Zone					City of San Antonio							Total Tax Increment	Fiscal Year
	Beginning Assessed Value	New Values	Amended Assessed Value <sup>1</sup>	Appraisal Growth	Year-End Appraised Value	Tax Exemption <sup>2</sup>	Year-End Taxable Value	Base Taxable Value <sup>3, 4, 5, 6, 7, 8</sup>	Captured Taxable Value	Tax Rate Contribution	Actual Tax Increment	Projected Tax Increment		
2000	\$ -	\$ 279,000.00	\$ -	\$ -	\$ 304,204,890.00	\$ (20,971,907.00)	\$ 283,232,983.00	283,232,983.00	\$ -	\$ -	\$ -	\$ -	\$ -	2001
2001	304,204,890.00	791,500.00	-	10,122,274.00	315,118,664.00	(18,774,484.00)	296,344,180.00	283,232,983.00	13,111,197.00	0.578540	65,179.69	-	65,179.69	2002
2002	315,118,664.00	2,003,530.00	-	5,060,218.00	322,182,412.00	(20,315,722.00)	301,866,690.00	283,276,983.00	18,589,707.00	0.578540	100,078.24	-	100,078.24	2003
2003	322,182,412.00	4,524,100.00	13,892,110.00	8,435,207.00	349,033,829.00	(18,981,786.00)	330,052,043.00	283,276,983.00	46,775,060.00	0.578540	249,075.59	-	249,075.59	2004
2004	349,033,829.00	22,422,890.00	-	(1,124,319.00)	370,332,400.00	(35,323,767.00)	335,008,633.00	283,276,983.00	51,731,650.00	0.578540	293,124.76	-	293,124.76	2005
2005	370,332,400.00	77,940.00	-	16,386,145.00	386,796,485.00	(11,957,281.00)	374,839,204.00	295,781,493.00	79,057,711.00	0.578540	454,484.64	-	454,484.64	2006
2006	386,796,485.00	33,258,870.00	-	57,644,131.00	477,699,486.00	(36,645,564.00)	441,053,922.00	295,781,493.00	145,272,429.00	0.578540	833,564.48	-	833,564.48	2007
2007	477,699,486.00	4,686,470.00	-	114,543,794.00	596,929,750.00	(83,430,181.00)	513,499,569.00	295,315,493.00	218,184,076.00	0.572300	1,223,653.64	-	1,223,653.64	2008
2008	596,929,750.00	46,389,000.00	-	115,965,984.00	759,284,734.00	(118,439,464.00)	640,845,270.00	295,297,893.00	345,547,377.00	0.567140	1,940,675.35	-	1,940,675.35	2009
2009	759,284,734.00	87,011,320.00	-	48,946,659.00	895,242,713.00	(219,095,786.00)	676,146,927.00	295,297,893.00	380,849,034.00	0.565690	2,038,262.94	-	2,038,262.94	2010
2010	895,242,713.00	31,296,140.00	-	(79,385,719.00)	847,153,134.00	(229,524,381.00)	617,628,753.00	295,297,893.00	322,330,860.00	0.565690	1,921,301.26	-	1,921,301.26	2011
2011	847,153,134.00	27,297,998.00	547,020.00	450,381.00	875,448,533.00	(227,158,511.00)	648,290,022.00	294,713,103.00	353,576,919.00	0.565690	2,018,755.39	-	2,018,755.39	2012
2012	875,448,533.00	9,578,550.00	-	13,511,426.00	898,538,509.00	(243,770,673.00)	654,767,836.00	294,713,103.00	360,054,733.00	0.565690	1,937,439.02	-	1,937,439.02	2013
2013	898,538,509.00	295,140.00	59,141,071.00	(5,237,774.00)	952,736,946.00	(241,792,474.00)	710,944,472.00	337,245,323.00	373,699,149.00	0.565690	2,202,770.24	-	2,202,770.24	2014
2014	952,736,946.00	673,350.00	-	402,083,909.00	1,355,494,205.00	(406,795,716.00)	948,698,489.00	337,245,323.00	611,453,166.00	0.565690	3,421,843.81	-	3,421,843.81	2015
2015	1,355,494,205.00	19,923,355.00	-	264,768,672.00	1,640,186,232.00	(562,035,161.00)	1,078,151,071.00	337,245,323.00	740,905,748.00	0.558270	3,924,964.11	-	3,924,964.11	2016
2016	1,640,186,232.00	26,064,810.00	116,477,321.00	204,444,343.00	1,987,172,706.00	(670,161,726.00)	1,317,010,980.00	433,038,509.00	883,972,471.00	0.558270	3,836,818.78	999,435.27	4,836,254.05	2017
2017	1,987,172,706.00	162,445,395.00	(412,329,497.00)	64,583,113.00	1,801,871,717.00	(343,389,752.00)	1,458,481,965.00	395,767,452.00	1,062,714,513.00	0.558270	-	5,814,159.99	5,814,159.99	2018
2018	1,801,871,717.00	55,111,148.00	-	58,560,831.00	1,915,543,696.00	(365,052,667.00)	1,550,491,029.00	395,767,452.00	1,154,723,577.00	0.558270	-	6,317,545.81	6,317,545.81	2019
2019	1,915,543,696.00	6,692,235.00	-	62,255,170.00	1,984,491,101.00	(378,192,244.00)	1,606,298,857.00	395,767,452.00	1,210,531,405.00	0.558270	-	6,622,873.00	6,622,873.00	2020
2020	1,984,491,101.00	-	-	64,495,961.00	2,048,987,062.00	(390,483,492.00)	1,658,503,570.00	395,767,452.00	1,262,736,118.00	0.558270	-	6,908,487.39	6,908,487.39	2021
2021	2,048,987,062.00	-	-	66,592,080.00	2,115,579,142.00	(403,174,205.00)	1,712,404,937.00	395,767,452.00	1,316,637,485.00	0.558270	-	7,203,384.25	7,203,384.25	2022
2022	2,115,579,142.00	-	-	68,756,322.00	2,184,335,464.00	(416,277,367.00)	1,768,058,097.00	395,767,452.00	1,372,290,645.00	0.558270	-	7,507,865.24	7,507,865.24	2023
2023	2,184,335,464.00	-	-	70,990,903.00	2,255,326,367.00	(429,806,382.00)	1,825,519,985.00	395,767,452.00	1,429,752,533.00	0.558270	-	7,822,241.88	7,822,241.88	2024
2024	2,255,326,367.00	140,000,000.00	-	73,298,107.00	2,468,624,474.00	(470,455,437.00)	1,998,169,037.00	395,767,452.00	1,602,401,585.00	0.558270	-	8,766,812.78	8,766,812.78	2025
		\$ 680,822,741.00	\$ (222,271,975.00)	\$ 1,706,147,818.00							\$ 26,461,991.94	\$ 57,962,805.61	\$ 84,424,797.55	
	Base Model Growth Factor				3.25%	Participation Level						100.00%		
	Growth Factor Above Base				0.00%	Tax Rate Growth Factor						0.00%		
	Combined Growth Rate				3.25%	Tax Rate Collection Factor						98.00%		

<sup>1</sup> Amended Assessed Value added/(subtracted) due to Boundary Amendment(s).

<sup>2</sup> The type of tax exemptions include Historic, Over-65, Disabled Veterans, and appraised value limitations. The length of tax exemptions may also vary.

<sup>3</sup> The Tax Year 2000 base taxable value in FY 2001 was \$283,232,983. It was adjusted to \$283,276,983 in FY 2003; to \$282,772,983 in FY 2006; to \$282,306,983 in FY 2008; to \$282,289,383 in FY 2009, to \$281,157,573 in FY 2012; and to \$278,945,403 in FY 2014. These adjustments were due to litigation and other account value changes.

<sup>4</sup> The Tax Year 2003 base taxable value in Fiscal Year 2006 was \$13,008,510; it was adjusted to \$13,275,810 in Fiscal Year 2014.

<sup>5</sup> The Tax Year 2011 base taxable value is \$547,020.

<sup>6</sup> The Tax Year 2013 base taxable value is \$44,477,090.

<sup>7</sup> The Tax Year 2016 base taxable value increased \$95,793,186 due to boundaries amendment authorized by Ordinance No. 2016-10-13-0805. Final total base value to be determined with the Fiscal Year 2017 increment collection.

<sup>8</sup> The Tax Year 2017 base taxable value will be reduced an estimated \$37,271,057 due to boundaries amendment authorized by Ordinance No. 2017-02-02-0065.

Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements

					Actual	Projected	Actual	Actual	Actual	Actual	Projected	Actual	Actual
	Actual Tax	Projected Tax	Cumulative Tax										
	Increment	Increment	Increment	TIF Fund Interest	Interest Earned		SAISD <sup>1</sup>	SAISD Grant <sup>1</sup>	Echo East	Administrative <sup>2</sup>		Application Fee	
Tax Year	Revenues	Revenues	Revenues	Rate	in TIF Fund		Grant	Reimbursement	First Right of Refusal Fee	Expenses		Revenue <sup>3</sup>	Expenses <sup>4</sup>
2000	\$ -	\$ -	\$ -	5.6776%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2001	65,179.69	-	65,179.69	2.5725%	152.34	-	-	-	-	-	-	-	-
2002	100,078.24	-	165,257.93	1.2975%	1,169.66	-	-	-	-	-	-	-	-
2003	249,075.59	-	414,333.52	1.0900%	2,423.04	-	-	-	-	(30,000.00)	-	-	-
2004	293,124.76	-	707,458.28	2.8215%	10,820.35	-	-	-	-	(10,000.00)	-	-	-
2005	454,484.64	-	1,161,942.92	4.6610%	36,361.47	-	-	-	-	-	-	-	-
2006	833,564.48	-	1,995,507.40	5.1832%	55,479.08	-	-	-	-	(20,000.00)	-	-	-
2007	1,223,653.64	-	3,219,161.04	3.3481%	47,075.05	-	-	-	-	(10,000.00)	-	-	-
2008	1,940,675.35	-	5,159,836.39	1.4135%	22,865.70	-	-	-	-	(10,000.00)	-	-	-
2009	2,038,262.94	-	7,198,099.33	0.3922%	8,640.72	-	-	-	-	-	-	-	-
2010	1,921,301.26	-	9,119,400.59	0.2696%	8,793.75	-	100,000.00	-	-	(10,000.00)	-	-	-
2011	2,018,755.39	-	11,138,155.98	0.2086%	9,986.86	-	-	-	-	(20,000.00)	-	-	-
2012	1,937,439.02	-	13,075,595.00	0.1838%	18,648.35	-	-	-	-	(10,000.00)	-	40,000.00	(40,000.00)
2013	2,202,770.24	-	15,278,365.24	0.1558%	16,085.23	-	-	(35,034.10)	-	(10,000.00)	-	-	-
2014	3,421,843.81	-	18,700,209.05	0.1532%	15,296.56	-	-	-	-	(10,000.00)	-	40,500.00	-
2015	3,924,964.11	-	22,625,173.16	0.4982%	37,716.58	-	-	-	100.00	(120,000.00)	-	-	-
2016	3,836,818.78	999,435.27	27,461,427.21	0.7235%	27,422.56	46,792.86	-	-	-	(120,000.00)	-	-	(500.00)
2017	-	5,814,159.99	33,275,587.20	1.6250%	-	-	-	-	-	-	(120,000.00)	-	-
2018	-	6,317,545.81	39,593,133.01	2.6250%	-	-	-	-	-	-	(120,000.00)	-	-
2019	-	6,622,873.00	46,216,006.01	3.4375%	-	-	-	-	-	-	(120,000.00)	-	-
2020	-	6,908,487.39	53,124,493.40	3.5000%	-	-	-	-	-	-	(120,000.00)	-	-
2021	-	7,203,384.25	60,327,877.65	3.5000%	-	-	-	-	-	-	(120,000.00)	-	-
2022	-	7,507,865.24	67,835,742.89	3.5000%	-	-	-	-	-	-	(120,000.00)	-	-
2023	-	7,822,241.88	75,657,984.77	3.5000%	-	-	-	-	-	-	(120,000.00)	-	-
2024	-	8,766,812.78	84,424,797.55	3.5000%	-	-	-	-	-	-	(120,000.00)	-	-
	\$26,461,991.94	\$57,962,805.61			\$ 318,937.30	\$ 46,792.86	\$ 100,000.00	\$ (35,034.10)	\$ 100.00	\$ (380,000.00)	\$ (960,000.00)	\$ 80,500.00	\$ (40,500.00)

<sup>1</sup> Ordinance No. 2011-01-20-0044 authorized a \$100,000 option to buy contract between the City of San Antonio and Friedrich Lofts, Ltd., to acquire the Friedrich Property.

Ordinance No. 2010-12-09-1029 authorized SAISD and the City to provide a grant up to a maximum of \$100,000.00 each. On October 25, 2013, the TIRZ Board approved reimbursement to SAISD the unexpended balance of funds in the amount of \$35,034.10.

<sup>2</sup> Administrative expenses included a \$10,000 annual administrative expense for the City of San Antonio from Fiscal Year 2002 ~ Fiscal Year 2015. On April 7, 2016, the Council approved the increase of annual Administrative expenses to \$120,000.

<sup>3</sup> Includes HPARC \$40,000, Blue Star \$250, Gemini Ink \$250, and Collaborative Homes \$40,000.

<sup>4</sup> Includes HPARC \$40,000, Blue Star \$250, and Gemini Ink \$250.



Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
	Commerce Street Connectivity - HPARC	Eastside Sports Complex - ACTN	Quiet Zone - Park Centre Towers	Victoria Commons - SAHA	Barrio Comprehensive @ 3066 E. Commerce	Staybridge - SSG Hotel	Eastside Cemeteries - Southwell	Southtown	Hays Street Bridge	UIW - Eastside Community Clinic <sup>5</sup>	UIW - Public Use <sup>5</sup>	1511 E. Commerce	Friedrich Soft Costs @ 1600 E. Commerce
Tax Year	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2001	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	(125,000.00)	-	-	-	-	-	-	-	-
2006	-	(194,611.00)	-	-	(312,500.00)	-	-	-	-	-	-	-	-
2007	-	(272,685.00)	-	(750,000.00)	(312,500.00)	(100,000.00)	(149,280.92)	-	-	-	-	-	(4,800.00)
2008	-	(163,611.00)	(231,363.18)	(450,000.00)	(200,000.00)	(100,000.00)	(2,787.40)	-	-	-	-	(155,089.00)	-
2009	-	(218,148.00)	(180,707.21)	(450,000.00)	(200,000.00)	(100,000.00)	-	(123,315.10)	(200,000.00)	-	-	-	-
2010	-	(218,148.00)	(100,000.00)	(450,000.00)	(150,000.00)	(125,000.00)	-	-	-	-	-	-	(50,000.00)
2011	-	(291,621.00)	(75,000.00)	(87,383.64)	(250,000.00)	(125,000.00)	-	(125,898.31)	-	-	-	-	-
2012	(77,700.00)	(237,084.00)	-	-	(150,000.00)	(125,000.00)	-	(78,381.09)	-	-	-	-	(79,930.81)
2013	-	(237,084.00)	-	(448,297.62)	-	(150,000.00)	-	-	-	-	(415,898.48)	-	-
2014	(13,262.50)	-	-	-	-	(175,000.00)	-	-	-	(375,855.56)	(311,923.86)	-	-
2015	-	-	-	-	-	-	-	-	-	(17,906.16)	(103,974.66)	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ (90,962.50)	\$ (1,832,992.00)	\$ (587,070.39)	\$ (2,635,681.26)	\$ (1,700,000.00)	\$ (1,000,000.00)	\$ (152,068.32)	\$ (327,594.50)	\$ (200,000.00)	\$ (393,761.72)	\$ (831,797.00)	\$ (155,089.00)	\$ (134,730.81)

<sup>5</sup> Ordinance No. 2009-02-12-0099 authorized the execution of a Development Agreement with the University of the Incarnate Word for reimbursement of up to \$410,423 for the public improvement portion of the UIW Eastside Eye Clinic.  
Ordinance No. 2013-06-06-0392 authorized a Public Use Agreement with the University of the Incarnate Word for up to \$831,797.00.

Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements

	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected	Actual	Projected	Actual	Projected
	Sterling Building Redevelopment @ 1434 E. Commerce	E. Thurman Walker - MAUC @ 301 Spriggsdale <sup>6</sup>	VIA Ellis Alley <sup>7</sup>	Blue Star Museum @ 116 & 132 <sup>8</sup>	Gemini Ink @ 1111 Navarro <sup>9</sup>	Echo East <sup>10</sup>	Alamo Beer Microbrew @ 415 Burnet <sup>11</sup>		Elan Riverwalk @ 411 E. Cesar E. Chavez Blvd <sup>12</sup>		1130 Broadway <sup>13</sup>	
Tax Year	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements		Reimbursements		Reimbursements	
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2001	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-
2006	(145.00)	-	-	-	-	-	-	-	-	-	-	-
2007	(1,348.00)	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	(646,372.53)	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-
2012	(104,800.00)	-	-	-	-	-	-	-	-	-	-	-
2013	(29,975.00)	(7,649.40)	-	-	-	-	-	-	-	-	-	-
2014	-	-	(375,000.00)	-	-	-	-	-	-	-	-	-
2015	(7,430.60)	-	-	(68,926.50)	(5,000.00)	(127,477.00)	-	-	-	-	-	-
2016	-	-	-	(31,073.50)	(15,000.00)	(22,523.00)	-	(32,071.43)	-	(253,692.27)	-	-
2017	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.27)	-	(213,100.34)
2018	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.26)	-	(213,100.34)
2019	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.27)	-	(213,100.34)
2020	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.27)	-	(213,100.34)
2021	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.26)	-	(213,100.34)
2022	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.27)	-	(213,100.34)
2023	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.27)	-	(213,100.34)
2024	-	-	-	-	-	-	-	(32,071.43)	-	(253,692.26)	-	(213,100.34)
	\$ (143,698.60)	\$ (654,021.93)	\$ (375,000.00)	\$ (100,000.00)	\$ (20,000.00)	\$ (150,000.00)	\$ -	\$ (288,642.87)	\$ -	\$ (2,283,230.40)	\$ -	\$ (1,704,802.72)

<sup>6</sup> Ordinance No. 2010-12-16-1107 authorized a Chapter 380 Economic Development Program Grant Agreement with MAUC Point East Housing, LP in an amount not to exceed \$700,000.00.

Per Section 7 of the Agreement, the City is making a grant available to the Developer in the amount of \$147,689.47. In addition, the City has agreed to provide the Developer with a forgivable loan in the amount of \$552,310.53.

<sup>7</sup> Ordinance No. 2012-03-08-0186 authorized a Chapter 380 Economic Development Grant and Loan Agreement with VIA Metropolitan Transit for a grant in the amount of \$375,000.00.

<sup>8</sup> 2015-05-01 Board Resolution and Ordinance No. 2015-06-18-0592 authorized the Development Agreement in an amount of \$50,000.00.

2016-02-12 Board Resolution and Ordinance No. 2016-04-07-0246 authorized the first amendment to the agreement and increased the amount to \$100,000.00.

<sup>9</sup> 2014-11-14 - Inner City Board Meeting Minutes, 2015-05-01 Board Resolution, and Ordinance No. 2015-06-18-0591 - Public Use Agreement.

<sup>10</sup> 2015-05-01 - Inner City Board Meeting Minutes (formally E. Thurman Walker - MAUC <sup>6</sup> site). Ordinance No. 2015-10-22-0907 - Pre Development Agreement.

<sup>11</sup> Ordinance No. 2014-12-04-0968 approved the First Amendments; Ordinance No. 2012-08-02-0568 approved an Economic Incentive Agreement with Alamo Beer L.L.C. and provided a tax reimbursement up to \$449,000.00.

<sup>12</sup> Incentive Policy Agreement for Elan Riverwalk for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$3,805,384.00.

<sup>13</sup> Incentive Policy Agreement for 1130 Broadway for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$3,196,505.00.

**Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements**

	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
	Red Berry @ 856 Gembler Rd. <sup>14</sup>		Collaborative Homes @ 1539 S. Presa <sup>15</sup>		Wheatley Choice Neighborhood Set Aside @ 906 N. Mittman St. <sup>16</sup>		Chelsea's Catering @ 217 Cactus <sup>17</sup>		Broadway Underpass <sup>18</sup>		Good Samaritan VTOC @ 1602 Dakota St. <sup>19</sup>					
Tax Year	Reimbursements		Reimbursements		Reimbursements		Reimbursements		Reimbursements		Reimbursements					
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	(190,024.41)	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	(327,975.59)	-	(300,000.00)	-	(233,907.00)	-	(1,000,000.00)	-	(950,000.00)	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	\$ -	\$ (190,024.41)	\$ (327,975.59)	\$ -	\$ (300,000.00)	\$ -	\$ (233,907.00)	\$ -	\$ (1,000,000.00)	\$ -	\$ (950,000.00)	\$ -	\$ -	\$ -	\$ -

<sup>14</sup> 2014-11-14 - Inner City Board Meeting Minutes and 2014-11-14 - Board Resolution - Red Berry, not to exceed \$8,457,580 in 20 years. Pending to unencumbered the budget. The City provided a new offer letter to NRP Group, LLC for an upfront loan payment of \$1,654,273.00 from the TIRZ. A new agreement will need the approval of the Board, the City and/or the City Council. Project name subject to change.

<sup>15</sup> 2015-01-16 - Inner City Board Meeting Minutes and 2015-05-01 Board Resolution. Ordinance No. 2015-06-18-0593 - CH380 Agreement. Collaborative Homes CPPR 1-1 included reimbursements for Public improvements of \$150,024.41 and the application fee of \$40,000.00.

<sup>16</sup> 2015-08-14 Board Resolution. Approved commitment up to \$300,000.00 to Street Improvements.

<sup>17</sup> 2015-08-14 - Board Resolution, Ordinance No. 2015-10-22-0908 - CH380 Agreement.

<sup>18</sup> T11 2017-02-10-17-05R Board Resolution authorizing the commitment up to \$1,000,000.00 to Broadway Underpass Project.

<sup>19</sup> Ordinance No. 2016-03-03-0165 authorized the commitment up to \$950,000.00 to Good Samaritan Veterans Outreach and Transition Center (VOTC) project.

**Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements**

	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
	Cedar Street Homes 139 Cedar St. & 233 Pereida St. <sup>20</sup>		City Center Lofts <sup>21</sup>		Victoria Commons Multi-Family @ Cesar Chavez Blvd. and Labor St. <sup>22</sup>		Echo East Land Procurement <sup>23</sup>		MLK Garden Homes @ 2830 Martin Luther King Dr. <sup>24</sup>		VTCC <sup>25</sup>	
Tax Year	Reimbursements		Reimbursements		Reimbursements		Reimbursements		Reimbursements		Reimbursements	
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2001	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	(1,500,000.00)	-	-	-	(300,000.00)	-	(972,000.00)
2017	-	(34,395.94)	-	-	-	-	-	(400,000.00)	-	-	-	-
2018	-	(34,395.94)	-	(20,518.60)	-	-	-	(320,000.00)	-	-	-	-
2019	-	(34,395.94)	-	(20,518.60)	-	-	-	-	-	-	-	-
2020	-	(34,395.94)	-	(20,518.60)	-	-	-	-	-	-	-	-
2021	-	(34,395.94)	-	(20,518.60)	-	-	-	-	-	-	-	-
2022	-	(34,395.94)	-	(20,518.60)	-	-	-	-	-	-	-	-
2023	-	(34,395.94)	-	(20,518.60)	-	-	-	-	-	-	-	-
2024	-	(34,395.94)	-	(20,518.60)	-	-	-	(80,000.00)	-	-	-	-
	\$ -	\$ (275,167.52)	\$ -	\$ (143,630.20)	\$ -	\$ (1,500,000.00)	\$ -	\$ (800,000.00)	\$ -	\$ (300,000.00)	\$ -	\$ (972,000.00)

<sup>20</sup> Incentive Policy Agreement for Cedar St. Homes for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$515,939.00.

<sup>21</sup> Incentive Policy Agreement for City Center Lofts for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$307,779.00.

<sup>22</sup> Board Resolution T11 2016-12-09-16-01R approved commitment up to \$1,500,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>23</sup> Board Resolution T11 2017-02-10-17-01R approved commitment up to \$800,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>24</sup> Board Resolution T11 2017-02-10-17-02R approved commitment up to \$300,000.00. Ordinance No. 2017-03-30-0193 approved a Development Agreement with MLK Garden Homes LLC.

<sup>25</sup> Board Resolution T11 2017-02-10-17-03R approved commitment up to \$972,000.00. Pending an Agreement, final Board approval, and City Council approval.

Inner City  
Tax Increment Reinvestment Zone #11  
Reimbursements

	Actual	Projected	Actual	Projected	Actual	Projected	Projected	Actual	Projected							
	Sterling Building Remediation <sup>26</sup>		Southtown One @ 1226 S. Presa <sup>27</sup>		The Bridge Apartments @ 803 N. Cherry <sup>28</sup>		Available for Other Eligible Reimbursements <sup>29</sup>	Reimbursements Sub-Total		Annual Cash Flow Fund Balance	Annual Cumulative Fund Balance	Fiscal Year				
Tax Year	Reimbursements		Reimbursements		Reimbursements		Reimbursements									
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2001				
2001	-	-	-	-	-	-	-	-	\$ 65,332.03	\$ 65,332.03	\$ -	2002				
2002	-	-	-	-	-	-	-	-	\$ 101,247.90	\$ 166,579.93	\$ -	2003				
2003	-	-	-	-	-	-	-	-	\$ 221,498.63	\$ 388,078.56	\$ -	2004				
2004	-	-	-	-	-	-	-	-	\$ 293,945.11	\$ 682,023.67	\$ -	2005				
2005	-	-	-	-	-	-	-	\$ (125,000.00)	\$ 365,846.11	\$ 1,047,869.78	\$ -	2006				
2006	-	-	-	-	-	-	-	\$ (507,256.00)	\$ 361,787.56	\$ 1,409,657.34	\$ -	2007				
2007	-	-	-	-	-	-	-	\$ (1,590,613.92)	\$ (329,885.23)	\$ 1,079,772.11	\$ -	2008				
2008	-	-	-	-	-	-	-	\$ (1,302,850.58)	\$ 650,690.47	\$ 1,730,462.58	\$ -	2009				
2009	-	-	-	-	-	-	-	\$ (1,472,170.31)	\$ 574,733.35	\$ 2,305,195.93	\$ -	2010				
2010	-	-	-	-	-	-	-	\$ (1,739,520.53)	\$ 280,574.48	\$ 2,585,770.41	\$ -	2011				
2011	-	-	-	-	-	-	-	\$ (954,902.95)	\$ 1,053,839.30	\$ 3,639,609.71	\$ -	2012				
2012	-	-	-	-	-	-	-	\$ (892,895.90)	\$ 1,093,191.47	\$ 4,732,801.18	\$ -	2013				
2013	-	-	-	-	-	-	-	\$ (1,323,938.60)	\$ 884,916.87	\$ 5,617,718.05	\$ -	2014				
2014	-	-	-	-	-	-	-	\$ (1,251,041.92)	\$ 2,216,598.45	\$ 7,834,316.50	\$ -	2015				
2015	-	-	-	-	-	-	-	\$ (520,739.33)	\$ 3,322,041.36	\$ 11,156,357.86	\$ -	2016				
2016	-	(385,000.00)	-	-	-	-	(9,623,084.54)	\$ (69,096.50)	\$ (15,877,730.83)	\$ (11,156,357.86)	\$ -	2017				
2017	-	-	-	-	-	-	(4,760,900.01)	\$ -	\$ (5,694,159.99)	\$ -	\$ -	2018				
2018	-	-	-	-	-	(80,128.60)	(5,243,638.64)	\$ -	\$ (6,197,545.81)	\$ -	\$ -	2019				
2019	-	-	-	(34,402.90)	-	(80,128.60)	(5,834,562.92)	\$ -	\$ (6,502,873.00)	\$ -	\$ -	2020				
2020	-	-	-	(34,402.90)	-	(80,128.60)	(6,120,177.31)	\$ -	\$ (6,788,487.39)	\$ -	\$ -	2021				
2021	-	-	-	(34,402.90)	-	(80,128.60)	(6,415,074.18)	\$ -	\$ (7,083,384.25)	\$ -	\$ -	2022				
2022	-	-	-	(34,402.90)	-	(80,128.60)	(6,719,555.16)	\$ -	\$ (7,387,865.24)	\$ -	\$ -	2023				
2023	-	-	-	(34,402.90)	-	(80,128.60)	(7,033,931.80)	\$ -	\$ (7,702,241.88)	\$ -	\$ -	2024				
2024	-	-	-	(34,402.90)	-	(80,128.60)	(7,898,502.71)	\$ -	\$ (8,646,812.78)	\$ -	\$ -	2025				
	\$ -	\$ (385,000.00)	\$ -	\$ (206,417.40)	\$ -	\$ (560,900.20)	\$ (59,649,427.27)	\$ (11,750,026.54)	\$ (71,881,101.17)	\$ (0.00)						

<sup>26</sup> Board Resolution T11 2017-02-10-17-04R approved commitment up to \$385,000.00. Pending an Agreement, final Board approval, and City Council approval.

<sup>27</sup> Incentive Policy Agreement for Southtown One for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$344,029.00.

<sup>28</sup> Incentive Policy Agreement for The Bridge Apartments for an annual grant, whose cumulative amount shall be approximately, but not limited to, \$801,286.00.

<sup>29</sup> Any amount not spent on Eligible Reimbursements will remain in fund balance.

**Inner City  
Tax Increment Reinvestment Zone #11  
Participation**

Taxing Entity	Tax Rate	Level of Participation	% of Project	Tax Increment Revenues <sup>1</sup>	TIF Expenses
City of San Antonio	\$ 0.55827	100.00%	100.00%	\$ 84,424,797.55	\$ 84,971,127.71
Total	\$ 0.55827		100.00%	\$ 84,424,797.55	\$ 84,971,127.71

<sup>1</sup> Tax Increment Revenues exclude Interest Earned in TIF Fund, grant, application fee or other fees.

**Inner City  
Tax Increment Reinvestment Zone #11  
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution <sup>1</sup>	Tax Increment Revenues <sup>2</sup> Collected	Remaining/ (Refund)
City of San Antonio	September 30, 2025	N/A	26,461,991.94	N/A
Total			26,461,991.94	

<sup>1</sup> Inner City TIRZ is a City Initiated TIRZ, and therefore doesn't have a Maximum Dollar Contribution.

<sup>2</sup> Tax Increment Revenues exclude Interest Earned in TIF Fund, grant, application fee or other fees.

**Inner City  
Tax Increment Reinvestment Zone #11  
New Values**

Tax Year	La Contessa Hotel	Holiday Inn Express	Best Western Hotel	Ruth's Chris Steakhouse	Victoria Commons <sup>1</sup>	Crockett Street Urban Lofts @ 243 Center Street <sup>2</sup>	McDonald's	Springview Hope I Project	Springview Hope II Project	La Quinta Convention Center Inn
2000				\$ 279,000						
2001				\$ 721,300			\$ 70,200			
2002		\$ 425,030	\$ 1,268,000				\$ 310,500			
2003	\$ 294,500	\$ 741,200						\$ 3,488,400		
2004	\$ 6,475,000	\$ 2,151,000						\$ 167,920	\$ 3,273,100	\$ 10,355,870
2005								\$ 77,940		
2006	\$ 27,564,430							\$ 1,140,490	\$ 3,525,390	
2007			\$ 3,812,820							
2008		\$ 2,021,300			\$ 21,208,770					
2009					\$ 45,336,240					
2010					\$ 8,434,200		\$ 139,034			
2011					\$ 12,202,340					
2012										\$ 8,867,500
2013										
2014										\$ 673,350
2015										
2016										
2017						\$ 45,358,493				
2018										
2019										
2020										
2021										
2022										
2023										
2024										
	\$ 34,333,930	\$ 5,338,530	\$ 5,080,820	\$ 1,000,300	\$ 87,181,550	\$ 45,358,493	\$ 519,734	\$ 4,874,750	\$ 6,798,490	\$ 19,896,720

<sup>1</sup> Includes Phase I Refugio Place Apartments, Phase II Artisan Park Townhomes and Phase III Durango Midrise/HemisView Village.

<sup>2</sup> Per the letter submitted by the Developer dated June 13, 2016, this project will not be utilizing the Inner City TIRZ Loan of \$516,000 which was authorized by Ordinance No. 2015-09-17-0803.

Inner City  
Tax Increment Reinvestment Zone #11  
New Values

Tax Year	Staybridge	Convention Center Condominium Project	Historic Gardens Phase III	Riverbend Garage <sup>3</sup>	Knights Inn/ La Hacienda Motel 1524 E. Commerce	City View Inn/ KMK Hotel 1304 E. Commerce	Red Berry <sup>4</sup>	Collaborative Homes @ 1539 S. Presa <sup>5</sup>	Wheatley Court	Alamo Beer Microbrew @ 415 Burnet
2000										
2001										
2002										
2003										
2004										
2005										
2006			\$ 1,028,560							
2007			\$ 873,650							
2008	\$ 12,482,320	\$ 10,463,020	\$ 213,590							
2009		\$ 26,572,680	\$ 102,400	\$ 15,000,000						
2010		\$ 21,870,426	\$ 489,020		\$ 296,460	\$ 67,000				
2011		\$ 14,683,808	\$ 155,940		\$ 255,910					
2012			\$ 185,170			\$ 525,880				
2013	\$ 18,230		\$ 276,910							
2014										
2015										\$ 2,252,260
2016		\$ 534,830								
2017								\$ 2,582,000	\$ 64,196,000	
2018										
2019										
2020										
2021										
2022										
2023										
2024										
	\$ 12,500,550	\$ 74,124,764	\$ 3,325,240	\$ 15,000,000	\$ 552,370	\$ 592,880	\$ -	\$ 2,582,000	\$ 64,196,000	\$ 2,252,260

<sup>3</sup> New value attributed to removal of exemption.

<sup>4</sup> Pending the Developer to provide the new value.

<sup>5</sup> Collaborative Townhomes project has both CCHIP and CH380 Agreements. CCHIP Agreement which provided fee waivers to the Developer stated an investment of approximately \$2,468,000.00. CH380 Agreement stated an investment of approximately \$3,100,000.00 which includes approximately \$518,000.00 public improvements costs which will be reimbursed by the TIRZ.



**Inner City  
Tax Increment Reinvestment Zone #11  
New Values**

Tax Year	1130 Broadway	Elan Riverwalk @ 411 E. Caesar Chavez	Victoria Commons Multi-Family	Cedar St. Townhomes	City Center Lofts	Echo East	Southtown One @ 1226 S. Presa	The Bridge Apartments @ 803 N. Cherry	Annual Total	Fiscal Year
2000									\$ 279,000	2001
2001									\$ 791,500	2002
2002									\$ 2,003,530	2003
2003									\$ 4,524,100	2004
2004									\$ 22,422,890	2005
2005									\$ 77,940	2006
2006									\$ 33,258,870	2007
2007									\$ 4,686,470	2008
2008									\$ 46,389,000	2009
2009									\$ 87,011,320	2010
2010									\$ 31,296,140	2011
2011									\$ 27,297,998	2012
2012									\$ 9,578,550	2013
2013									\$ 295,140	2014
2014									\$ 673,350	2015
2015	\$ 3,092,180	\$ 14,578,915							\$ 19,923,355	2016
2016	\$ 16,322,730	\$ 9,207,250							\$ 26,064,810	2017
2017	\$ 20,634,692	\$ 23,213,835		\$ 6,460,375					\$ 162,445,395	2018
2018			\$ 36,605,078		\$ 3,809,996				\$ 55,111,148	2019
2019							\$ 6,692,235	\$ 14,696,074	\$ 6,692,235	2020
2020									\$ -	2021
2021									\$ -	2022
2022									\$ -	2023
2023									\$ -	2024
2024						\$ 140,000,000			\$ 140,000,000	2025
	\$ 40,049,602	\$ 47,000,000	\$ 36,605,078	\$ 6,460,375	\$ 3,809,996	\$ 140,000,000	\$ 6,692,235	\$ 14,696,074	\$ 680,822,741	