


REVISED*
NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
TAX INCREMENT REINVESTMENT ZONE
BOARD OF DIRECTORS

NOTICE IS HEREBY GIVEN THAT THE MEMBERS OF THE TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS WILL HOLD A MEETING ON:

MONDAY, MARCH 14, 2016
2:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BOULEVARD, SOUTH PADRE ISLAND, TEXAS

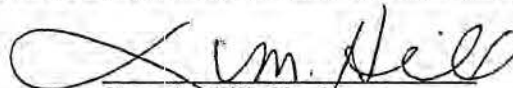
1. Call to order
2. Pledge of Allegiance
3. **Public Comments and Announcements:** *This is an opportunity for citizens to speak to TIRZ Board of Directors relating to agenda or non-agenda items. Speakers are required to address TIRZ Directors at the podium and give their name before addressing their concerns. [Note: State law will not permit the TIRZ Directors to discuss, debate or consider items that are not on the agenda. Citizen comments may be referred to City Staff or may be placed on the agenda of a future TIRZ Board of Directors meeting]*
4. Discussion and action to approve recommendation to City Council to amend Sec. 17-21 (amending the map) and 17-22 (removing the Laguna Madre Water District) of Chapter 17 pertaining to the Tax Increment Reinvestment Zone (TIRZ).
5. Discussion and action to approve revised TIRZ Project Plan and Financing Plan
- *6. Discussion and action to approve revised Interlocal Agreement with Cameron County reflecting changes to the TIRZ Project Plan and Financing Plan.
7. Adjourn.

DATED THIS THE 11TH DAY OF MARCH 2016.


Susan M. Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE TAX INCREMENT REINVESTMENT ZONE BOARD OF DIRECTORS OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON MARCH 11, 2016 AT/OR BEFORE 2:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.




Susan M. Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

**CITY OF SOUTH PADRE ISLAND
TIRZ BOARD OF DIRECTORS
MEETING
AGENDA REQUEST FORM**

MEETING DATE: March 14, 2016

ITEM

Discussion and action to approve recommendation to City Council to amend Sec. 17-21 (amending the map) and 17-22 (removing the Laguna Madre Water District) of Chapter 17 pertaining to the Tax Increment Reinvestment Zone (TIRZ).

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

ORDINANCE NO. 16-06

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING SEC 17-21 (AMENDING THE MAP) AND 17-22 (TO REMOVE LAGUNA MADRE WATER DISTRICT) OF CHAPTER 17 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND BY; PROVIDING FOR SEVERABILITY AND REPEAL OF CONFLICTING ORDINANCES; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH VIOLATION; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDING FOR PUBLICATION IN CAPTION FORM.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Amend Sec. 17.21 and Sec. 17-22 of Chapter 17 of the Code of Ordinances of the City of South Padre Island are hereby amended to read as follows, to-wit:

“Sec. 17-21. DESCRIPTION OF THE BOUNDARIES OF THE REINVESTMENT ZONE.

Attached hereto as Exhibit “A”(5 pages), which is incorporated herein by reference for all purposes is a Cameron County Appraisal District Map with the parcels, area and boundaries of the Zone shaded in purple, blue and orange.

Sec. 17-22. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE ZONE.

There is hereby created a Board of Directors (the “Board”) for the Zone, with all the rights powers and duties as provided by the Act to such Boards or by action of the City Council. Pursuant to Section 311.009(a) of the Texas Tax Code the Board shall consist of not less than five (5) and not more than fifteen (15) members. The City of South Padre Island Tax Increment Reinvestment Zone Board shall consist of seven (7) members; six appointees from the City of South Padre Island and one appointee from Cameron County. Each taxing unit other than the City that levies taxes on real property in the Zone may appoint one member to the Board. A unit may waive its right to appoint a member. The City Council shall appoint the remaining directors. Appointees shall be for a two (2) year term. Upon expiration of their respective terms of office, replacements to the Board shall be appointed. Vacancies on the Board shall be filled by the respective taxing unit making such appointments for the remainder of the unexpired term.”

Section 2 This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. Any violation of this Ordinance may be punished by a fine not to exceed Five Hundred Dollars (\$500.00) for each offense or for each day such offense shall continue and the penalty provisions of Section 21-1 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 4. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment

of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

Section 5. This Ordinance shall become effective when published in summary form or by publishing its caption.

PASSED, APPROVED AND ADOPTED on First Reading, this 2nd day of March 2016.

PASSED, APPROVED AND ADOPTED on Second Reading, this __ day of _____ 2016.

ATTEST:

**CITY OF SOUTH PADRE
ISLAND, TEXAS**

Susan Hill, CITY SECRETARY



Bharat R. Patel, Mayor

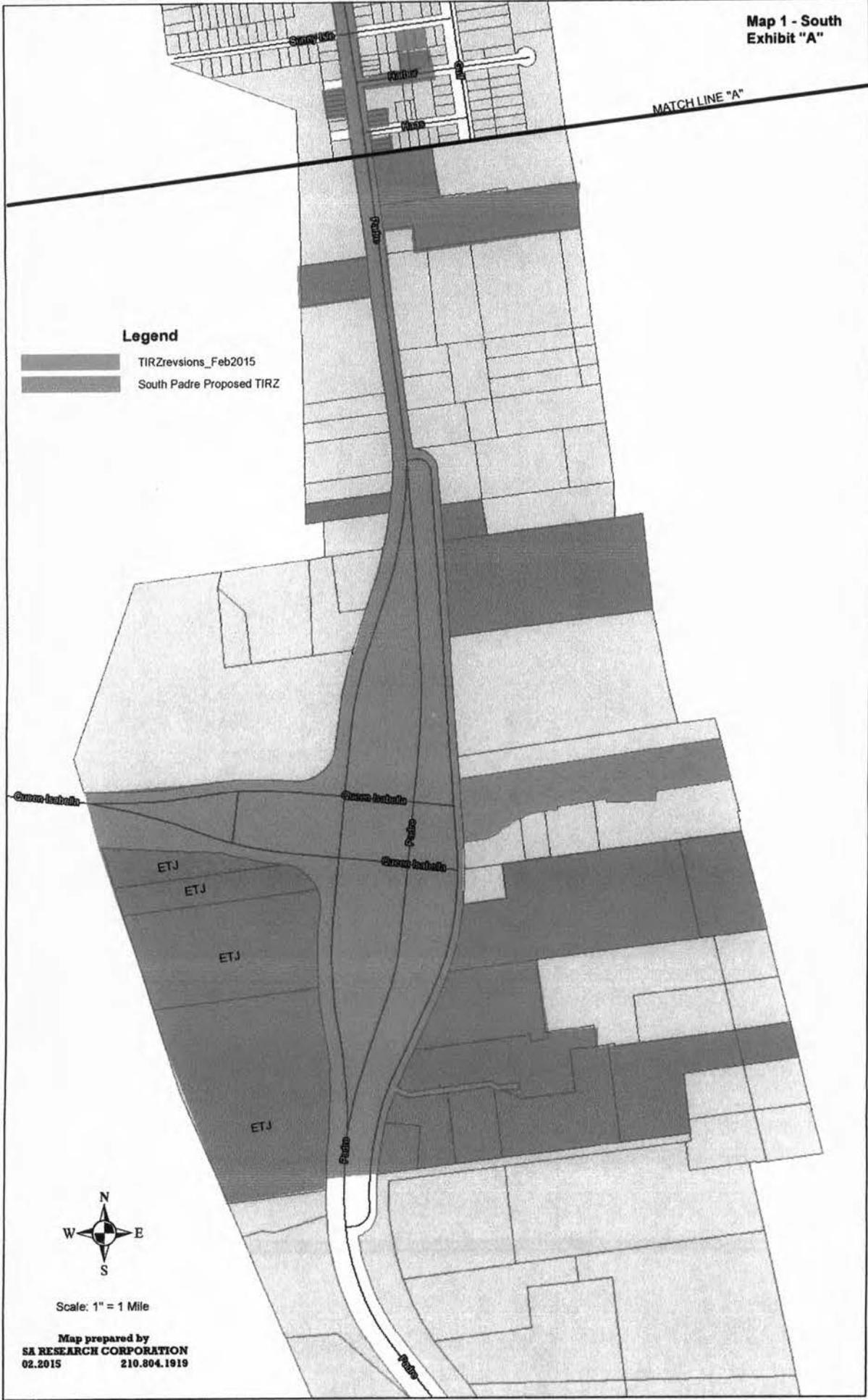
TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 1 - South
Exhibit "A"

MATCH LINE "A"

Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ

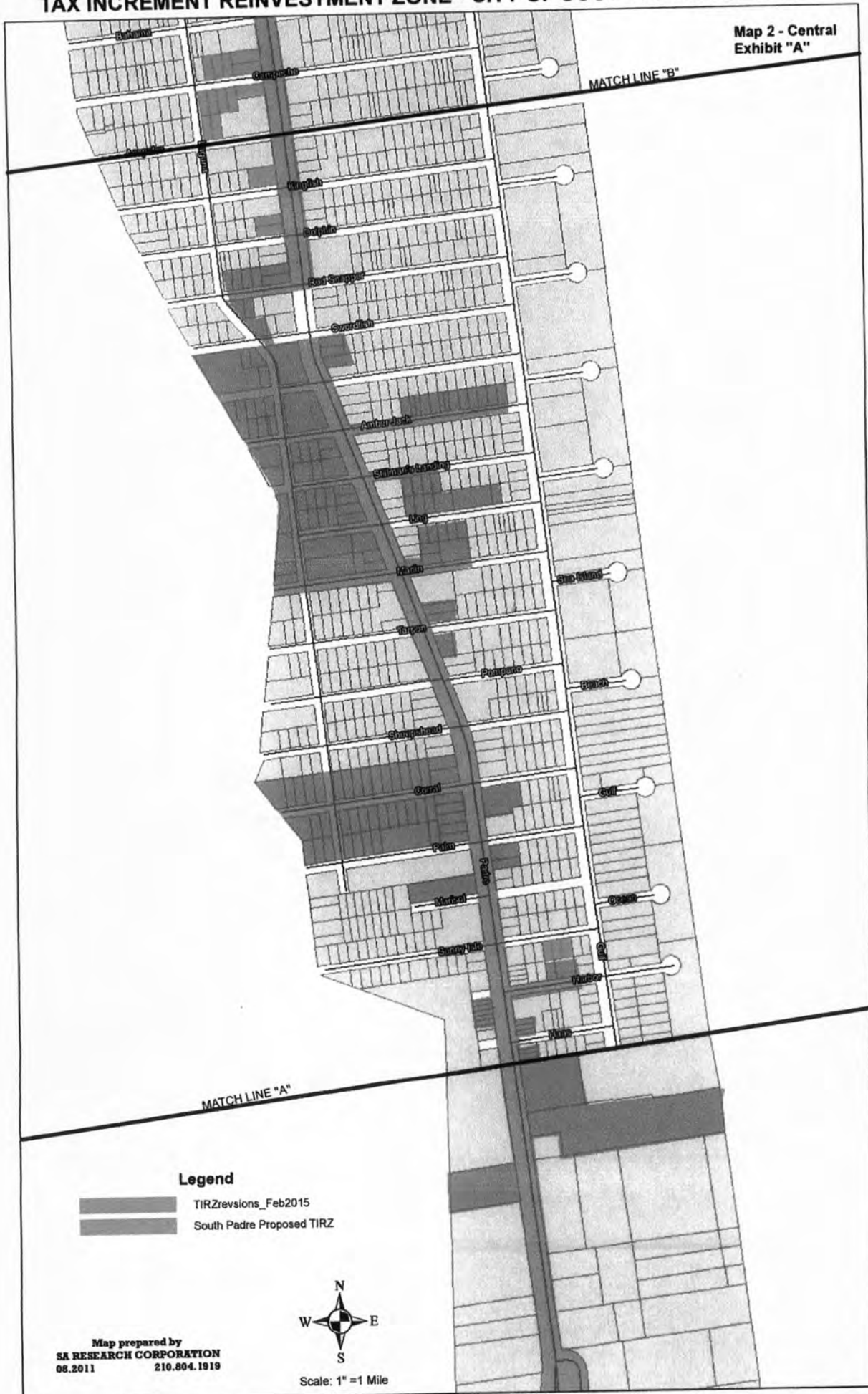


Scale: 1" = 1 Mile



Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 2 - Central
Exhibit "A"



Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Map prepared by
SA RESEARCH CORPORATION
08.2011 210.804.1919



Scale: 1" = 1 Mile

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 4 - North
Exhibit "A"

MATCH LINE "D"

Legend

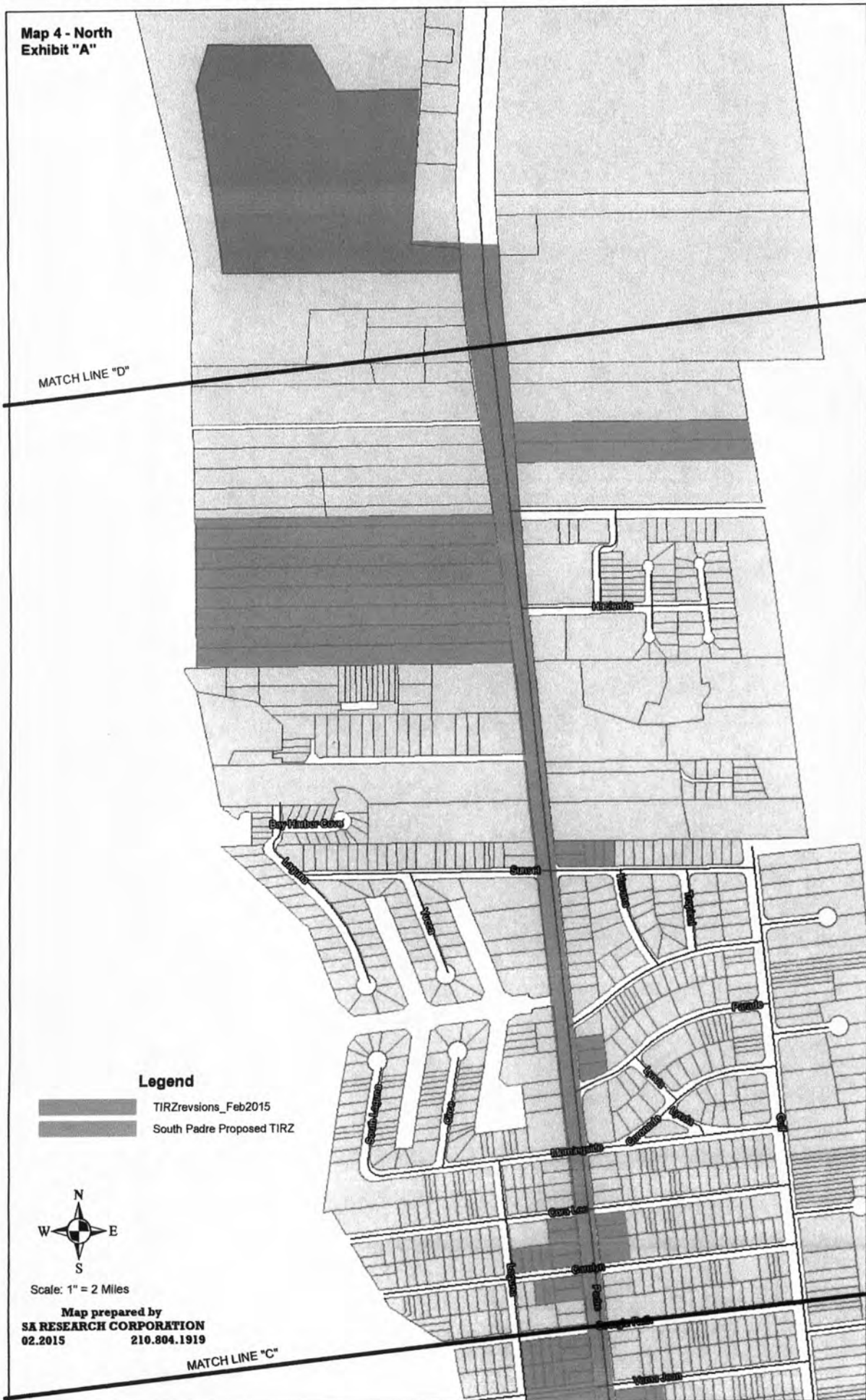
-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

MATCH LINE "C"



**CITY OF SOUTH PADRE ISLAND
TIRZ BOARD OF DIRECTORS
MEETING
AGENDA REQUEST FORM**

MEETING DATE: March 14, 2016

ITEM

Discussion and action to approve revised TIRZ Project Plan and Financing Plan.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

REVISED FINAL

AS AMENDED

**PROJECT PLAN
AND FINANCING PLAN
FOR**

City of South Padre Island, Texas

Reinvestment Zone Number One

Redevelopment Program

September 1, 2011

February 20, 2016

March 10, 2016

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EXHIBITS

- A. MAP OF ZONE
- B. SUMMARY OF TIRZ REQUIREMENTS

SECTION I – EXECUTIVE SUMMARY

Overview of Plan

The City of South Padre Island Tax Increment Reinvestment Zone (“TIRZ”) Number One represents an important opportunity for the City of South Padre Island in partnership with Cameron County to promote and encourage construction of mixed use retail, office, entertainment, food service and hospitality facilities in areas of the City that have significant and varied impediments to development and on parcels which have declining real property value.

Large and small tracts of land in and around the city have remained vacant, blighted or underdeveloped and are in need of development or redevelopment due to inadequate city street infrastructure, substandard streets, lack of adequate parking, drainage issues functional obsolescence and obsolete platting requirements. The costs associated with the remediation of development and redevelopment issues are of a magnitude that without additional sources of funds the growth of the city will be significantly impaired.

The creation of the TIRZ will provide the following benefits:

1. Funding for necessary public improvements associated with needed development and redevelopment in the city.
2. Replace lower value existing land uses with high value commercial, retail, food service and hospitality facilities
3. Help to position the City of South Padre Island as a year round destination resort.
4. Provide a more efficient use of existing city and county services and infrastructure.

The proposed TIRZ is primarily comprised of vacant or undeveloped land and some substandard and blighted structures throughout the City of South Padre Island. The proposed zone includes the existing Convention Centre located on property the City rents from the County and the right of way of Laguna Street between Marlin and Swordfish.

Development Goals and Objectives

The development goals and objectives, which are expected to meet the specific needs of the City of South Padre Island TIRZ District, include;

- Provide commercial and hospitality opportunities for developers and companies seeking commercial building sites
- Provide for new commercial and residential opportunities through the construction and reconstruction of Padre Blvd. including the installation of sidewalks.
- Address pedestrian public safety issues.

- Designate an area of the City as an entertainment district and complete the public infrastructure necessary to solve parking, traffic mobility, drainage, pedestrian safety and lighting issues
- Continue to enhance the real property tax base of the City of South Padre Island and Cameron County through the removal of blighted and functionally obsolete development.

The City of South Padre Island Tax Increment Reinvestment Zone District Project Plan and Reinvestment Zone Financing Plan provides a long term program to increase business opportunities and population within the District, using tax increment financing to fund required public improvements. This long-term program is expected to attract additional commercial and hospitality development to include full service hotels.

Planned Private Development

The City of South Padre Island TIRZ development program includes:

Phase 1	2012	\$13,790,504	Commercial Development
Phase 2	2013	\$15,566,320	Condominium Development
Phase 3	2014	\$13,348,862	Condominium Development
Phase 4	2015	\$12,716,819	Condominium Development
Phase 5	2016	-\$449,642	Land Value
Phase 6	2017	\$28,184,874	Condominium Development
Phase 7	2018	\$12,750,000	Condominium Development
Phase 7a	2018	\$1,126,550	Commercial Development
Phase 8	2019	\$11,075,000	Condominium Development
Phase 8a	2019	\$1,155,750	Commercial Development
Phase 9	2020	\$1,126,550	Commercial Development
Phase 10	2021	\$28,184,874	Condominium Development
Phase 10a	2021	\$5,155,287	Commercial Development
Phase 11	2022	\$52,750,000	Condominium Development
Phase 11a	2022	\$1,126,550	Commercial Development
Phase 12	2023	\$11,075,000	Hotel Development
Phase 12a	2023	\$5,155,287	Commercial Development

The planned private development proposed is \$213,838,586

The projected values of future commercial development are partially based upon an analysis of the 2012 through August 2015 building permits issued by the City of South Padre Island. Values shown for 2012, 2013, 2014, and 2015 are actual and are based certified totals from the Cameron Appraisal District. Consideration has also been given to visits to the City from third party developers looking at commercial sites and new multi-family residential sites.

Planned Public Improvements

The public improvements enumerated in the Project Plan, with an estimated cost of \$12,500,000 to provide funds for the construction and reconstruction of Padre Boulevard including lighting, sidewalks, landscaping, medians and utilities intended to improve pedestrian and vehicular traffic along the boulevard. The improvements outlined in the Zone plan will serve to augment the overall capital improvement needs of the City.

Planned Public Construction

The City of South Padre Island TIRZ Re-Development Program projects are not listed in any order of priority. The City will use the TIRZ Funds for matching funds and to leverage other funds in order to maximize the economic impact of the Zone funds.

Padre Boulevard, Sidewalks, Drainage, Landscaping, Medians and Utilities	\$12,500,000
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Total:	\$12,500,000
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The TIRZ Financing Plan provides for tax increment allowable expenses in the approximate amount of \$8,207,478. This funding will be allocated to development projects on an as-needed basis. The Reinvestment Zone Financing Plan provides for incremental financing and projects revenues for the City of South Padre Island TIRZ District. Proposed projects other than Padre Blvd sidewalks, drainage, landscaping, medians and utilities will require Cameron County Commissioner's Court prior approval.

Section II – Project Plan

Background

On October 6, 2010 the City Council of the City of South Padre Island held a workshop for the public for a discussion of Tax Increment Reinvestment Zones and other public financing mechanisms. On October 20, 2010 the Council indicated its intent to create a Tax Increment Reinvestment Zone by approving a contract with TIF Services of South Texas for its services to create a Zone.

Meetings and statutory presentations were held with individuals and taxing entities in CAMERON County on the following dates:

- CAMERON County Commissioner Benavides, November 19, 2010
- Laguna Madre Water District General Manager, November 19, 2010
- Laguna Madre Water District Board, December 8, 2010
- CAMERON County Commissioners Court, December 9, 2010
- Point Isabel Independent School District, December 14, 2010

- CAMERON County Commissioners Court, January 12, 2015
- Laguna Madre Water District General Manager, January 18, 2016

Program Concepts

The City of South Padre Island TIRZ District represents an important opportunity for the City of South Padre Island in partnership with Cameron County to develop a viable long-range revitalization plan for areas of the City, which have lacked a wide range of commercial, and single and multi-family housing opportunities. New sustainable commercial, retail, foodservice, office, hospitality and lodging construction are key components of the revitalization plan. Increased employment opportunities for South Padre Island and surrounding county and community residents will be enhanced through the development and redevelopment activity within the Zone.

Description of District

The City of South Padre Island TIRZ District is located throughout the City. It uses a Padre Boulevard to connect the various properties within the Zone. As of 2011, the market value and assessed value of property within the Zone was \$59,949,565 per preliminary figures from the Cameron County Appraisal District. The original City of South Padre Island TIRZ zone included approximately 197+/- acres of public and privately held land throughout the City as shown on the Exhibit "A"

The City proposes as a part of this revision of the Finance and Development Plan to annex an additional 187.02 acres of vacant land into the Zone as shown on the attached Exhibit "D". The City has had a persistent decline in raw and vacant developed land values over the period 2011 through 2015. It is a goal of the City to reverse this trend to encourage development within the City that will serve to enhance and preserve the value of all vacant land within the City.

Existing Uses and Conditions

The City of South Padre Island has determined that the improvements in the Zone will significantly enhance the value of all of the taxable real property in the Zone and will be of general benefit to the municipality, and that the Zone area meets the requirements of Section 311.005 of the Act, being that the Zone area:

"is predominantly open or undeveloped, and because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City," and

The City of South Padre Island, pursuant to the Act, further finds and declares that:

1. the proposed zone is a geographical area located wholly within the City limits or the extra territorial jurisdiction of South Padre Island;
2. less than thirty percent (30%) of the property in the proposed Zone is used for residential purposes, as the term "residential" is defined in Section 311.006(d) of the Act;

3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifty per cent (50%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifty percent (50%) of the total appraised value of real property taxable by Cameron County; and
5. development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

City of South Padre Island TIRZ Zoning

The City has adopted formed base code for Zoning. The City is currently looking at how the code can be modified, on a case by case basis, to facilitate additional commercial and residential construction. Zoning for properties in the Zone will no different than for properties outside the Zone. No additional zoning categories will be created for Zone properties

Proposed Public Improvements

PADRE BOULEVARD

The City hired the engineering firm of Kimley-Horn and Associates Inc. to produce a study and budget for the reconstruction of Padre Blvd. To quote from the study "Today much of the roadway through South Padre Island is a five lane undivided road that is deficient in sidewalks. The sidewalks and adjacent private parking meet to create conflicts and safety hazards for pedestrians due to current curb design which permits driving over the sidewalks and onto private parking lots. Several sections of the Road do not currently meet the standards as set forth in the Americans with Disabilities Act."

The planned improvements are designed to begin to meet the long-term needs to secure growth and investment in South Padre Island and western Cameron County.

Non-Project Costs:

The City has no plans for non-project costs although the City from time to time may, with the approval of the County, annex additional properties into the Zone as they are needed to accomplish the budgeted public improvements.

SECTION III - Project Feasibility

The feasibility of any development has two aspects that must be considered:

1. Financial feasibility
2. Market feasibility

The purpose of the TIRZ is to address the financial aspect of the development. TIRZ incremental funds provide for a portion of the development costs incurred for public improvements, thus insuring the financial feasibility of the Project. This project is financially feasible and can be developed with the funding of public improvements from TIRZ funds, however the City acknowledges that the incremental funds to be generated from the project do not cover all of the cost of the proposed public improvements and that other funding sources will be necessary. The

primary purpose of the TIRZ funds is to be used for matching grants and awards in order to accomplish the greatest amount of budgeted public improvements.

Market feasibility addresses issues relating to product absorption, type of product, and demand. The existing economic base is expected to increase due to new commercial opportunities that will be generated through the business expansion. Additionally, developers and builders have approached the City with preliminary plans for which they will be obtaining permits in 2016 and 2017.

There is demonstrated demand for the type and size of the planned private improvements in the Zone. The public improvements schedule for the Zone will insure that these private improvements are built.

SECTION IV – REINVESTMENT ZONE FINANCING PLAN

Tax Increment Financing

The Tax Increment Financing Act (Chapter 311 of the Tax Code), provides for municipalities to create “reinvestment zones” within which various public works and improvements can be undertaken, using tax increment revenues, bonds or notes, to pay for those improvements. At the time an area is designated a reinvestment zone for tax increment financing (“TIF”), the existing total of appraised value of real property in the zone is identified and designated as the “tax increment base.” Taxing units levying taxes in the zone during its life are limited to revenues from this base.

Public improvements are made in the area to attract private development that would not otherwise occur. As the costs of new development are added to the tax rolls, property values will rise. This rise in new value is called the “captured appraised value.” The taxes that are collected by the participating taxing jurisdictions on the increment between the base value and the new higher value, the tax increment, are then deposited into a TIF Trust Fund, which is used to pay for the public improvements. Once the public improvements are completed and paid for, the TIF is dissolved and any remaining amounts of taxes collected are kept by the taxing jurisdiction. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Taxing jurisdictions are not restricted from raising their tax rate during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan developed by the City provides that potentially \$8,207,478 of public improvements will be paid for with TIF funds. The Reinvestment Zone Financing Plan also projects incremental funds for financing and revenues for the City of South Padre Island TIRZ. It is not anticipated that tax increment funds in an amount to fully reimburse the City for all approved project costs will be generated over the projected life of the Zone

Financing Method: Incremental funds will be spent as they accrue and TIF Revenue Bonds may be issued for larger projects and paid for with annual TIRZ proceeds

Financing Policy: The goal of the City of South Padre Island TIRZ District is to borrow only those funds needed as the necessity arises in order to reduce interest expense.

Long Term Financing: The developers of the commercial/industrial/Retail sites, and the single and multi-family homes will arrange for long term financing for their individual projects.

Development Schedule and Assumptions

The Development Schedule is based upon the immediate needs of the City and the public works are not listed by priority. The City intends to remain flexible in order to leverage other funds with TIRZ funds to maximize the efficiency of the City's funds.

SPI TIF Reinvestment Zone Budget
Sources and Uses of Funds

TIF Revenues	\$8,207,478
Begin Construction	2017
Complete Construction	2026
Padre Boulevard Reconstruction*	\$12,500,000

*TIF revenues will be assigned to development projects on an as-needed basis.

Financial Assumptions

Tax rate changes that have already occurred since the creation of the original zone have been factored into the financial pro forma's for the District. All projections assume that taxable appraised value and tax rates will remain unchanged in the foreseeable future. It has also been assumed that the taxing entities will continue to collect tax revenues at the same rate. The finance plan assumes a collection rate of 100% assuming that over any five-year period all of the taxes will be paid.

Project Budget

TIF Revenues	\$8,207,478
Begin Construction	2017
Complete Construction	2026
Padre Boulevard Reconstruction*	\$12,500,000
Administrative Expense	\$15,000
Formation Expense	\$50,000

*TIF revenues will assigned to development projects on an as-needed basis.

Financial Feasibility

Based upon a set of conservative assumptions and analysis of the project-financing plan, the City of South Padre Island has concluded that the plan is feasible.

Conclusions

Based upon a set of conservative assumptions and analysis of the City of South Padre Island Tax Increment Reinvestment Zone District Project Plan and Reinvestment Zone Financing Plan, The City of South Padre Island TIRZ Board has concluded that the City of South Padre Island TIRZ District Project Plan and Reinvestment Zone Financing Plan is feasible.

The success of the City of South Padre Island TIRZ District project plan will encourage other mixed-use commercial /retail/lodging/hospitality and market rate residential and affordable housing.

Board of Directors of Tax Increment Reinvestment Zone Number One, City of South Padre Island

Bharat R. Patel, Mayor, City of South Padre Island

Dennis Stahl, Council Member, City of South Padre Island

Theresa Metty, Council Member, City of South Padre Island

Alita Bagley, Council Member, City of South Padre Island

Paul Munarriz, Council Member, City of South Padre Island

Alex Avalos, Council Member, City of South Padre Island

Sofia Benavides, Cameron County Commissioners Court

South Padre Island - TIF Reinvestment Zone
Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of South Padre Island			Cameron County			Combined Tax Collection	Fiscal Year Ending
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments		
2011	59,949,565		59,949,565									
2012	59,949,565	13,790,504	73,740,069	13,790,504	13,790,504	0.252701	34,849	-	0.261664		\$34,848.74	2012
2013	75,515,885	15,566,320	75,515,885	15,566,320	15,566,320	0.254384	39,598	15,566,320	0.261664		\$39,598.23	2013
2014	73,298,427	13,348,862	73,298,427	13,348,862	13,348,862	0.262754	35,075	13,348,862	0.261664		\$35,074.67	2014
2015	72,666,384	12,716,819	72,666,384	12,716,819	12,716,819	0.285640	36,324	12,716,819	0.266454	33,884	\$70,208.80	2015
2016	72,666,384	(449,642)	72,216,742	12,267,177	12,267,177	0.285640	35,040	12,267,177	0.266454	32,686	\$67,726.35	2016
2017	99,446,851	28,184,874	127,631,725	67,682,160	67,682,160	0.285640	193,327	67,682,160	0.266454	180,342	\$373,669.15	2017
2018	127,631,725	13,876,550	141,508,276	81,558,711	81,558,711	0.285640	232,964	81,558,711	0.266454	217,316	\$450,280.75	2018
2019	141,508,276	12,230,750	153,739,026	93,789,461	93,789,461	0.285640	267,900	93,789,461	0.266454	249,906	\$517,805.98	2019
2020	153,739,026	1,126,550	154,865,576	94,916,011	94,916,011	0.285640	271,118	94,916,011	0.266454	252,908	\$524,025.60	2020
2021	154,865,576	33,340,161	188,205,737	128,256,172	128,256,172	0.285640	366,351	128,256,172	0.266454	341,744	\$708,094.63	2021
2022	188,205,737	53,876,550	242,082,287	182,132,722	182,132,722	0.285640	520,244	182,132,722	0.266454	485,300	\$1,005,543.83	2022
2023	242,082,287	16,230,287	258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2023
2024	258,312,574	-	258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2024
2025	258,312,574		258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2025
2026	258,312,574		258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2026
2027											\$0.00	2027
\$ 213,838,586							\$ 4,299,207			\$ 3,908,271	\$8,207,478	
Existing Annual Value Growth Factors												
Years 2012-2015							0.00%					
Thereafter							0.00%					
Combined Compound Growth Rate												
							Tax Rate Growth Factor	0.00%				
							Tax Rate Collection Factor	100.00%				
							Tax Rate Growth Factor	0.00%				
							Tax Rate Collection Factor	100.00%				

**City of South Padre Island - TIF Reinvestment Zone
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project
South Padre Island	0.2856400	100%	0.2856400	51.74%
Cameron County M &	0.3552720	75%	0.2664540	48.26%
TOTAL	<u>0.6409120</u>		<u>0.5520940</u>	<u>100.00%</u>

**City of South Padre Island - TIF Reinvestment Zone
Projected New Value of Tax Increment**

Year	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11	Phase 12	Total
2012	13,790,504												13,790,504
2013		15,566,320											15,566,320
2014			13,348,862										13,348,862
2015				12,716,819									12,716,819
2016					-449,642								-449,642
2017						28,184,874							28,184,874
2018							13,876,550						13,876,550
2019								12,230,750					12,230,750
2020									1,126,550				1,126,550
2021										33,340,161			33,340,161
2022											53,876,550		53,876,550
2023												16,230,287	16,230,287
	13,790,504	15,566,320	13,348,862	12,716,819	-449,642	28,184,874	13,876,550	12,230,750	1,126,550	33,340,161	53,876,550	16,230,287	213,838,586

Exhibit "A"
Map of Zone Properties

See the Five Attached Sheets

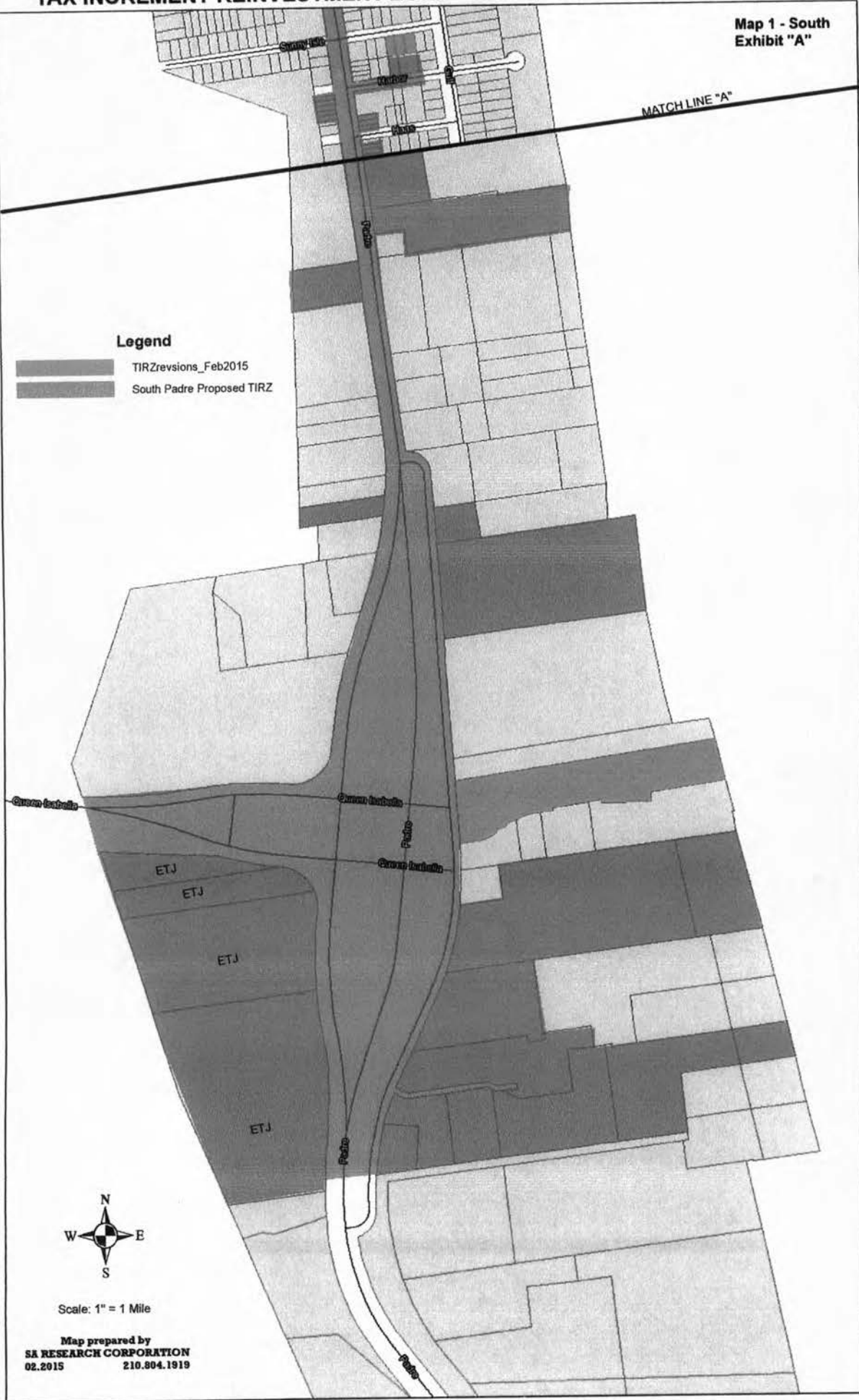
TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 1 - South
Exhibit "A"

MATCH LINE "A"

Legend

- TIRZrevisions_Feb2015
- South Padre Proposed TIRZ



Scale: 1" = 1 Mile

Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 6 - North
Exhibit "A"

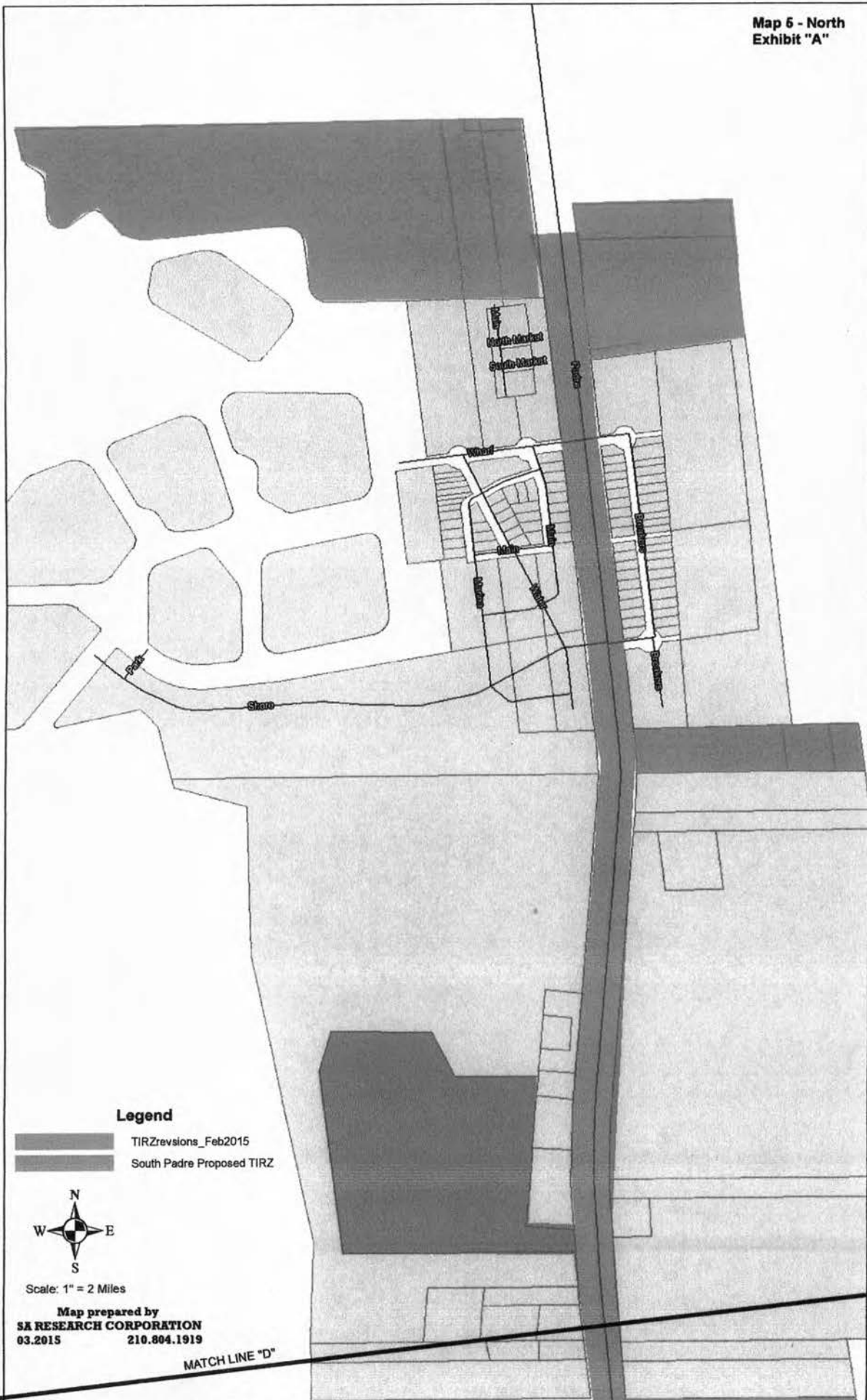


Exhibit B
Finance and Development Plan

TIRZ REQUIREMENTS

Section 311 of the State Tax Code (Tax Increment Financing Act) specifies that TIRZ (TIF) project and financing plans meet certain requirements. These requirements are listed below, along with a reference indicating where these elements can be located in the plan.

Project Plan

1. Map of existing uses and conditions	Exhibit "A"
2. List proposed improvements and uses	Page 7
3. Description of Zone Property	Page 6
4. Project Feasibility	Page 10
5. Proposed zoning changes	Page 7
6. Estimated non-project costs	Page 7
7. Relocation plan for current residents	Not Applicable

Financing Plan

1. Estimate of project costs.	Page 9
2. Proposed public improvements	Page 9
3. Project Timeline	Page 9
4. Estimated amount of bonded indebtedness	Undetermined
5. Time when costs/obligations will be incurred	2017 - 2026
6. Methods of financing, sources of Revenue	Page 8-9
7. Current total appraised value.	Page 6
8. Estimated captured appraised value	Page 4
9. Duration of Zone	Page 9

Exhibit C

Properties Proposed for Annexation

SPI RIZ

Prop ID	Map 1	2011 Value	2014 Value	2015 Value	Size
113454		\$ 1,873,023.00	\$ 1,584,748.00	\$ 1,584,748.00	2.0395
	Map 2				
111104		\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	0.1722
111105		\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	0.1722
111124		\$ 375,000.00	\$ 287,250.00	\$ 287,250.00	0.3444
	Map 3				
111201		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111202		\$ 131,250.00	\$ 96,150.00	\$ 96,150.00	0.1435
111203		\$ 134,405.00	\$ 98,150.00	\$ 98,150.00	0.1435
111204		\$ 131,250.00	\$ 94,375.00	\$ 94,375.00	0.1425
111205		\$ 329,530.00	\$ 310,610.00	\$ 310,610.00	0.2152
111212		\$ 65,625.00	\$ 46,875.00	\$ 46,875.00	0.1435
111214		\$ 65,625.00	\$ 46,875.00	\$ 46,875.00	0.1435
111331		\$ 575,057.00	\$ 575,057.00	\$ 460,045.00	0.4304
111333		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111334		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111335		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111460		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111461		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111462		\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	0.2152
111463		\$ 234,375.00	\$ 234,375.00	\$ 234,375.00	0.2152
111508		\$ 848,460.00	\$ 848,460.00	\$ 848,460.00	1.2328
111616		\$ 144,376.00	\$ 187,500.00	\$ 185,000.00	0.287
111617		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111618		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111619		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111620		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111621		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111622		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111623		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111624		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111625		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111626		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111907		\$ 312,283.00	\$ 312,283.00	\$ 312,283.00	0.3117
111990		\$ 227,671.00	\$ 227,671.00	\$ 227,671.00	0.2272
111991		\$ 227,772.00	\$ 227,772.00	\$ 227,772.00	0.2273
112245		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112246		\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112247		\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112248		\$ 326,267.00	\$ 322,111.00	\$ 322,111.00	0.2152
112208		\$ 225,946.00	\$ 219,168.00	\$ 219,168.00	0.2255
112209		\$ 226,047.00	\$ 219,266.00	\$ 219,266.00	0.2256

112210	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112211	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112236	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112237	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112238	\$ 226,162.00	\$ 219,377.00	\$ 219,377.00	0.2257
112239	\$ 226,263.00	\$ 219,475.00	\$ 219,475.00	0.2258
112274	\$ 219,562.00	\$ 219,562.00	\$ 205,839.00	0.225
112275	\$ 219,660.00	\$ 219,660.00	\$ 205,931.00	0.2251
112276	\$ 155,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112277	\$ 155,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112278	\$ 310,000.00	\$ 250,000.00	\$ 230,000.00	0.287
112440	\$ 311,863.00	\$ 311,863.00	\$ 311,863.00	1.5496
112518	\$ 290,192.00	\$ 260,912.00	\$ 260,912.00	0.1435
112524	\$ 303,646.00	\$ 303,646.00	\$ 303,646.00	0.3031
112526	\$ 157,500.00	\$ 112,500.00	\$ 112,500.00	0.1722
112528	\$ 236,250.00	\$ 168,750.00	\$ 168,750.00	0.2583
112530	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112531	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112532	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112533	\$ 217,063.00	\$ 217,063.00	\$ 217,063.00	0.2167
112534	\$ 310,370.00	\$ 303,260.00	\$ 303,260.00	0.2152
112541	\$ 477,247.00	\$ 497,409.00	\$ 489,341.00	0.0887
112544	\$ 319,188.00	\$ 263,968.00	\$ 360,127.00	0.1435
109929	\$ 901,132.00	\$ 855,704.00	\$ 855,704.00	0.65
112628	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112629	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112630	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112631	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112632	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112633	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112634	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112635	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112636	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112606	\$ 222,640.00	\$ 222,640.00	\$ 222,640.00	0.2222
112607	\$ 222,741.00	\$ 222,741.00	\$ 222,741.00	0.2223
112608	\$ 155,000.00	\$ 125,000.00	\$ 125,000.00	0.1435
112637	\$ 222,439.00	\$ 211,317.00	\$ 211,317.00	0.222
112639	\$ 222,539.00	\$ 211,412.00	\$ 211,412.00	0.2221
112640	\$ 150,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112641	\$ 155,000.00	\$ 125,000.00	\$ 125,000.00	0.1435
112705	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112706	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112707	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112708	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112709	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152
112710	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152
112711	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152

112712	\$ 215,625.00	\$ 202,360.00	\$ 202,360.00	0.2152
112713	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112714	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112715	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112716	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435

Map 4

112752	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112753	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112754	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112755	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112803	\$ 220,929.00	\$ 220,929.00	\$ 220,929.00	0.2205
112804	\$ 221,030.00	\$ 221,030.00	\$ 221,030.00	0.2206
112842	\$ 442,382.00	\$ 442,382.00	\$ 442,382.00	0.4416
112848	\$ 185,156.00	\$ 185,156.00	\$ 178,125.00	0.2152
112849	\$ 185,156.00	\$ 185,156.00	\$ 178,125.00	0.2152
112850	\$ 215,625.00	\$ 215,625.00	\$ 196,875.00	0.2152
112851	\$ 215,625.00	\$ 215,625.00	\$ 196,875.00	0.2152
112852	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112853	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112854	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112855	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
108940	\$ 222,488.00	\$ 191,049.00	\$ 128,767.00	0.2221
108941	\$ 191,049.00	\$ 191,049.00	\$ 127,345.00	0.2221
108942	\$ 149,328.00	\$ 149,328.00	\$ 134,155.00	0.1736
109095	\$ 186,134.00	\$ 138,656.00	\$ 138,656.00	0.1858
109096	\$ 235,484.00	\$ 162,000.00	\$ 162,000.00	0.235
109097	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
109098	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
109099	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
113150	\$ 96,589.00	\$ 96,589.00	\$ 96,589.00	3.942
113151	\$ 95,903.00	\$ 95,903.00	\$ 95,903.00	3.914
113152	\$ 267,959.00	\$ 267,959.00	\$ 267,959.00	10.936
113155	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	5.58

Map 5

198999	\$ 1,770,000.00	\$ 1,079,700.00	\$ 1,079,700.00	3.966
240578	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	0.2942
199079	\$ 292,050.00	\$ 284,331.00	\$ 284,331.00	16.706
199075	\$ 3,114,755.00	\$ 3,114,755.00	\$ 3,114,755.00	114.875
199082	\$ 11,790.00	\$ 11,790.00	\$ 11,790.00	0.393

\$30,771,795.00	\$27,717,203.00	\$27,440,109.00	187.0174
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**CITY OF SOUTH PADRE ISLAND
TIRZ BOARD OF DIRECTORS
MEETING
AGENDA REQUEST FORM**

MEETING DATE: March 14, 2016

ITEM

Discussion and action to approve revised Interlocal Agreement with Cameron County reflecting changes to the TIRZ Project Plan and Financing Plan.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

THE STATE OF TEXAS
COUNTY OF CAMERON

§
§ **CITY OF SOUTH PADRE ISLAND**
§

INTERLOCAL AGREEMENT

I. PARTIES

A. Address

1. THIS INTERLOCAL AGREEMENT (the "Agreement") is made by and between the **CITY OF SOUTH PADRE ISLAND, TEXAS** (hereafter referred to as "CITY"), a Texas Home Rule City, acting through its City Manager pursuant Ordinance # 10-34, passed and approved on December 15, 2010 (First Reading) and December 16, 2010 (Second Reading), by the City Council of CITY which initially created the ZONE, and pursuant to Ordinance 11-19, passed and approved on November 16, 2011 (First Reading) and December 7, 2011 (Second Reading), which amended Ordinance # 10-34, and pursuant to Ordinance 15-1 passed and approved on January 12, 2015 (first reading) and January 13, 2015 (second reading), Ordinance 16-06, passed on first reading on March 2, 2016 and second reading on March 14, 2016, on behalf of **REINVESTMENT ZONE NUMBER ONE, CITY OF SOUTH PADRE ISLAND, TEXAS**, a reinvestment zone created by the CITY pursuant to Chapter 311 of the Texas Tax Code, (hereafter referred to as the "ZONE", as hereafter defined) , and Cameron County, a political subdivision of the State of Texas, and Collectively, the CITY, Cameron County, and ZONE may be referred to as the "Parties". This Agreement is made pursuant to Chapter 791, Texas Government Code and Chapter 311 of the Texas Tax Code for the participation of CITY and CAMERON COUNTY in the Project (the "Project").

2. The initial addresses of the Parties are listed below. Each party may designate a different address by giving the CITY at least ten (10) days prior written notice.

CITY

William A. DiLibero
City Manager
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

CAMERON COUNTY

Pete Sepulveda, Jr.
County Judge
Cameron County
1100 E. Monroe
Brownsville, Texas 78520

With Copy to: ZONE BOARD

Chairman
Reinvestment Zone Number One,
City of South Padre Island, Texas
4601 Padre Blvd.
South Padre Island, Texas 78597

B. Index

In consideration of the covenants set forth herein, and subject to the terms and conditions herein, the CITY, CAMERON COUNTY, and ZONE BOARD hereby agree to the terms and conditions of this Agreement. This Agreement consists of the following sections:

<u>Section</u>	<u>Description</u>	<u>Page</u>
I.	Parties	1
II.	Definitions	3
III.	Background	4
IV.	Rights and Obligations of CAMERON COUNTY	5
V.	Rights and Obligations of CITY and ZONE	6
VI.	Term and Termination	8
VII.	Miscellaneous	9
Exhibit "A"	Project Plan	
Exhibit "B"	City of South Padre Island Ordinance	
Exhibit "C"	Map of Zone	

C. Parts Incorporated

All of the above described exhibits are hereby incorporated into this Agreement by this reference for all purposes.

II. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set out below:

1. "Administrative Costs" means Cameron County's reasonable costs directly incurred as a Participating Taxing Entity (as hereinafter defined) related to its agreement to participate in the development of the ZONE, as described in this Agreement. These costs include, but are not limited to, costs and expenses for legal review and financial analysis related to the ZONE incurred prior to entering into this Agreement, as well as any such costs and expenses incurred after this Agreement becomes effective. The Administrative Costs for Cameron County are

estimated to be Fifteen Thousand (\$15,000) over the life of the zone. The parties agree that administrative costs shall be deducted by Cameron County from collected tax increment money payable to the Zone by Cameron County as follows: 2016 -\$7,500 and each year thereafter 2017-2026, \$681.82/year, which the Parties agreed are reasonable administrative costs.

2. "Agreement" means this Interlocal Agreement.

3. "Captured Appraised Value" means the captured appraised value of the ZONE, as defined by Section 311.012(b), Texas Tax Code (and as said Code may be amended from time to time).

4. "CITY" is defined in Article I of this Agreement and includes its successors and assigns.

5. "Participating Taxing Entity" or "Participating Taxing Entities" means, singularly, a taxing unit participating in the ZONE, and collectively, all taxing units participating in the ZONE.

6. "Project Costs" means the items set forth and described in Section 311.002(1), Texas Tax Code (as said Code may be amended from time to time), which are included in the Project Plan for the Project. The Project Costs include public infrastructure improvements and related capital costs including Padre Boulevard improvements including drainage, sidewalks, landscaping, medians and utilities.

7. "Project Plan" means the Preliminary Project Reinvestment Zone and Financing Plan for the ZONE to be adopted by the Board of Directors of the Zone and approved by the City Council of the CITY attached hereto as Exhibit "A".

8. "Tax Increment" means the total amount of ad valorem taxes levied and collected each year by a Participating Taxing Entity each year on the Captured Appraised Value of taxable real property in the ZONE. Further, with respect to the CAMERON COUNTY, this term means the total amount of ad valorem taxes levied and collected only on behalf of the CAMERON COUNTY each year.

9. "Tax Increment Base" means the total appraised value of all real property taxable by a Participating Taxing Entity and located in the ZONE as of January 1, 2011, the year in which the ZONE was designated. The CAMERON COUNTY increment payment shall start for the tax year 2015.

10. "Tax Increment Fund" means the tax increment fund created by the CITY for the deposit of Tax Increments for the ZONE, entitled "Reinvestment Zone Number One, City of South Padre Island, Texas Tax Increment Fund".

11. "Tax Increment Payment" means the amount of the Tax Increment that a Participating Taxing Entity agrees to deposit annually into the Tax Increment Fund in accordance with this Agreement and the Project Plan.

12. "Term" shall mean a period of eleven (11) years for the Agreement, beginning tax year 2015 and ending in year 2026.

13. "ZONE" means Reinvestment Zone Number One, City of South Padre Island, Texas, created by the CITY over the Zone Area a description of which is contained in Exhibit "C", attached hereto.

14. "ZONE BOARD" means the Board of Directors of the ZONE.

III. BACKGROUND

A. On October 6, 2010 the City Council of the City of South Padre Island held a workshop for the public for a discussion of Tax Increment Reinvestment Zones and other public financing mechanisms. On October 20, 2010 the Council indicated its intent to create a Tax Increment Reinvestment Zone by approving a contract with TIF Services of South Texas for its services to create a Zone, commonly known as the South Padre Island Redevelopment Project, pursuant to Chapter 311, Texas Tax Code. On December 15, 2010 (First Reading) and December 16, 2010 (Second Reading), the City Council of CITY passed and approved Ordinance # 10-34 which initially created the ZONE. On November 16, 2011 (First Reading) and December 7, 2011 (Second Reading), the City Council of CITY passed and approved Ordinance 11-19 which amended Ordinance # 10-34. On January 13, 2015, the City Council of CITY passed and approved Ordinance 15-1, which amended Ordinance 11-19. On March 2, 2016, the City Council passed Ordinance 16-06 on first reading and approved the ordinance on second reading on March 14, 2016. The ZONE is projected to terminate on December 31, 2026 unless earlier termination occurs under this Agreement (the "term of the ZONE").

IV. RIGHTS AND OBLIGATIONS OF CAMERON COUNTY

A. Tax Increment Participation by the CAMERON COUNTY

1. Subject to the limitations set out in this Agreement, CAMERON COUNTY agrees to participate in the ZONE by contributing to the Tax Increment Fund **seventy-five percent (75%)** of its respective Tax Increments each year during the term of this Agreement, beginning with the 2015 tax year.

2. The Parties hereto agree that CAMERON COUNTY'S contribution to the Tax Increment Fund shall be used to fund public infrastructure improvements to support the development and revitalization efforts in the ZONE, including related Project Costs. CAMERON COUNTY'S contributions to the Tax Increment Fund shall end when it has contributed the maximum total contribution provided for herein, or when it has made contributions specified in the Project Plan, or when the term has ended, whichever event occurs first.

B. Tax Increment Payment

1. CAMERON COUNTY'S obligation to contribute its Tax Increment Payment to the Tax Increment Fund, as provided in paragraph IV (A) (1) of this Agreement, shall accrue as CAMERON COUNTY collects its Tax Increment. The Parties hereto agree that all real property taxes collected each year by CAMERON COUNTY that are attributable to real property in the ZONE, shall first constitute taxes on the Tax Increment Base and after the total amount of taxes on the Tax Increment Base have been collected, shall then constitute the Tax Increment. CAMERON COUNTY agrees to contribute its Tax Increment Payments to the Tax Increment Fund annually on or before September 1 of the year following the tax year, on condition that the reporting and audit requirements of VI. K below have been met. The amount of each Tax Increment Payment shall be based on the Tax Increments that are received, but which have not been previously deposited, during the annual period preceding each deposit date. The Parties agree that CAMERON COUNTY'S obligation to deposit Tax Increment Payments after September 1, 2026 shall only be for taxes collected and received after such date that are attributable to the time period during which CAMERON COUNTY agreed to participate.

2. Any delinquent deposit of a Tax Increment Payment under this Agreement by CAMERON COUNTY shall be administered as provided in Section 311.013(c) of the Texas Tax Code (or its successor provision). The Parties expressly agree that CAMERON COUNTY shall not owe any penalty or interest on Tax Increments that have been levied, but not received by CAMERON COUNTY. In addition, CAMERON COUNTY shall not be obligated to contribute

its Tax Increment Payment from any tax accounts that are classified as exempt or from any non-Tax Increment revenue sources.

3. The CITY and ZONE BOARD agree to comply with the Project Plan. The CITY agrees to provide prior written notice to CAMERON COUNTY of a proposed material change (by which is meant any change that would constitute a substantial change to the scope of the work or substantial increase in the costs incurred) to the Project Plan. CITY shall have the right to amend and modify the Project Plan and without providing prior written notice to CAMERON COUNTY so long as such amendment or modification does not constitute a material change. CAMERON COUNTY shall have a period of 30 business days from the date of receipt of such notice of a material change to provide comment(s) and objection(s) to the proposed change. The absence of written objections or comments by CAMERON COUNTY to the CITY will constitute approval of the proposed material change by CAMERON COUNTY. If CAMERON COUNTY provides written notice to the CITY that it objects to the proposed material change, and the objection, as set out in the notice, is not resolved within 45 business days from the date of such notice and the CITY approves such material change, then CAMERON COUNTY may thereafter discontinue its Tax Increment Payments and terminate its participation in the ZONE.

4. If the CITY materially breaches this Agreement, then CAMERON COUNTY may provide written notice to the CITY and ZONE Board stating its intent to terminate its participation in the ZONE and detailing its objection(s) or concern(s). If the objection(s) and/or concern(s) as set out in the notice is not resolved within 30 business days from the date of such notice, then CAMERON COUNTY may discontinue its Tax Increment Payments and terminate its participation in the ZONE. The City's failure to submit an annual report to the Cameron County Commissioners Court or conduct the audit as required by Section VI. K., will be considered a material breach of the Agreement.

5. Except for contributing its respective Tax Increment Payments to the Tax Increment Fund as set out in this Agreement, CAMERON COUNTY shall not have any obligation or responsibility for any costs or expenses associated with the development of the ZONE or the implementation of the Project Plan, including, without limitation, any obligation to pay or repay any debt.

6. Notwithstanding anything herein to the contrary, the CITY'S total Tax Increment Payment to the Tax Increment Fund over the term of the ZONE shall not exceed three million nine hundred eight thousand two hundred seventy-one dollars and no cents (\$3,908,271) in the aggregate.

Notwithstanding anything herein to the contrary, CAMERON COUNTY'S total Tax Increment Payment to the Tax Increment Fund over the term of the ZONE shall not exceed three million nine hundred eight thousand two hundred seventy-one dollars and no cents (\$3,908,271) in the aggregate.

C. Management of the ZONE

1. The CITY is the only Participating Taxing Entity with any responsibility for managing or administering the Project. CAMERON COUNTY may inspect the Project site and review Project plans and drawings at times and intervals, which will not interfere with ongoing operations.

2. The ZONE BOARD shall be composed of seven (7) members, as provided under Section 311.009(a) of the Texas Tax Code. CITY may appoint the remaining ZONE BOARD members; however, CAMERON COUNTY shall have the right to have one individual appointed to the ZONE BOARD as provided by statute.

D. Expansion of the ZONE

The obligation of CAMERON COUNTY to participate in the ZONE is limited to the description of the ZONE in Exhibit "C" attached hereto. CAMERON COUNTY'S participation shall not extend to the Tax Increment on any additional property added to the ZONE by the CITY unless CAMERON COUNTY approves in writing such participation.

V. TERM AND TERMINATION

A. Agreement Term and Termination

This Agreement shall become effective as of the last date of execution by the Parties hereto, and shall remain in effect until December 31, 2026 unless earlier terminated as provided herein (the "Agreement Term"). Subject to the terms of this Agreement, CAMERON COUNTY agrees to participate under this Agreement, beginning with the 2015 tax year and ending in accordance with the terms provided herein. The Parties agree and understand that CAMERON COUNTY'S Tax Increment Payments will not be made after December 31, 2026 except for Tax Increment payments generated during the life of the Zone but collected after December 31, 2026 as set out in paragraph IV. A. 2, of this Agreement.

B. Early Termination

Neither CITY nor the ZONE BOARD shall take any action to terminate the ZONE earlier than the duration of the ZONE as specified herein, unless the purpose for the ZONE no longer is deemed feasible by the CITY and the ZONE BOARD.

C. Disposition of Tax Increments

Upon expiration or termination of the ZONE, any money remaining in the Tax Increment Fund shall be paid to the Participating Taxing Entities on a pro-rata basis in accordance with Section 311.014(d) of the Texas Tax Code.

VI. MISCELLANEOUS

A. Understanding

Any and all costs incurred by the CITY are not, and shall never become general obligations or debt of CAMERON COUNTY. The eligible public improvement infrastructure costs incurred by the CITY shall be payable solely from the Tax Increment Fund in the manner and priority provided in this Agreement. There shall also be no recourse against any Participating Taxing Entity, public official, ZONE, or ZONE BOARD if all or part of the City's costs are not reimbursed. It is recognized by the ZONE BOARD that the Project Plan does not forecast sufficient tax revenues to reimburse the City for all its estimated contributions or costs.

B. Severability

1. In the event any term, covenant, or condition herein contained shall be held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant, or condition herein contained, provided that such invalidity does not materially prejudice any Party hereto in its respective rights and obligations contained in the valid terms, covenants, or conditions hereof.

2. In the event any term, covenant, or condition shall be held invalid and said invalidity substantially impairs a material right of a Participating Taxing Entity or the ZONE BOARD, then this Agreement shall be void as to that Participating Taxing Entity and that Participating Taxing Entity shall have no further obligation to contribute any future Tax Increment Payments to the Tax Increment Fund. In such a situation, the Parties hereto agree that the Tax Increment Fund shall not refund any prior Tax Increment Payments under this provision of this Agreement.

C. Entire Agreement

This Agreement merges the prior negotiations and understandings of the Parties hereto and embodies the entire agreement of the Parties.

D. Written Amendment

This Agreement may be changed or amended only by a written instrument duly executed on behalf of each Party hereto. All Parties to this Agreement understand and recognize that only the City Council of CITY and only the CAMERON COUNTY Commissioners Court have authority to approve a change or amendment to this Agreement on behalf of CITY or CAMERON COUNTY, respectively.

E. Notices

All notices required or permitted hereunder shall be in writing and shall be deemed delivered the earlier of (i) when actually received or, (ii) on the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested) addressed to the respective other Party at the address prescribed in Section I of this Agreement, or at such other address as the receiving Party may have theretofore prescribed by notice to the sending Party.

F. Non-Waiver

Failure of any Party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

G. Assignment

Except for the CITY'S right to assign and delegate this Agreement and the performance of obligations to the ZONE BOARD, no Party shall assign this Agreement at law or otherwise without the prior written consent of the other Parties and no Party shall delegate any portion of its performance under this Agreement without the written consent of the other Parties. All Parties to this Agreement understand and recognize that only the City Council of CITY and only the Commissioners' Court of CAMERON COUNTY have authority to approve a delegation or assignment (of any kind) of this Agreement.

H. Successors

This Agreement shall bind and benefit the Parties and their legal successors. This Agreement does not create any personal liability on the part of any elected official, or agent of a Party to this Agreement.

I. Project Plan

CAMERON COUNTY acknowledges that it was permitted to review and comment upon the Project Plan before it was submitted to City Council for CITY approval. The Parties agree an amendment to the Project Plan shall not apply to CAMERON COUNTY unless CAMERON COUNTY approves the amendment as provided herein if such amendment to the Project Plan (i) has the effect of directly or indirectly increasing the percentage or amount of Tax Increment to be contributed by CAMERON COUNTY to the Tax Increment Fund; or (ii) increases or reduces the geographical area of the ZONE set forth in the Project Plan.

J. No Waiver of Immunity

No Party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees, and agents as a result of its execution of this Agreement and performance or non-performance of the covenants contained herein.

K. Access to Financial Information

The CITY shall conduct or to cause to be conducted, at a minimum, an annual audit of the Zone Fund by April 30th of each year during the term of the Agreement, a copy of which will be provided to CAMERON COUNTY. Furthermore, each Party to this Agreement shall have reasonable access to financial information and audit reports regarding the operation of the ZONE, contribution of Tax Increment Payments to the Tax Increment Fund, and expenditures from the Tax Increment Fund for Project Costs. Further, in accordance with Section 311.016 of the Texas Tax Code. CITY shall prepare and deliver an annual report to the Cameron County Commissioners' Court no later than January 1st of every year for the duration of the Agreement. No payments will be made by CAMERON COUNTY unless the Cameron County Commissioners' Court has received the annual report by the CITY.

L. ZONE Designation

CITY represents that its designation of ZONE meets the criteria of Section 311.005(a), Texas Tax Code, and that said designation also complies with Texas Attorney General Opinion No. JC-0152 (December 8, 1999).

IN WITNESS HEREOF, the CITY OF SOUTH PADRE ISLAND and CAMERON COUNTY have made and executed this Agreement in triplicate originals on this ____ day March of 2016.

City of South Padre Island

Cameron County

Bharat R. Patel, Mayor

Pete Sepulveda, Jr.
County Judge

Attested By:

Attested By:

Susan Hill, City Secretary

Sylvia Garza-Perez, County Clerk

Exhibit A
City of South Padre Island Tax Increment Reinvestment Zone # 1
Project Plan

REVISED FINAL

AS AMENDED

**PROJECT PLAN
AND FINANCING PLAN
FOR**

City of South Padre Island, Texas

Reinvestment Zone Number One

Redevelopment Program

September 1, 2011

February 20, 2016

March 10, 2016

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V. SOUTH PADRE ISLAND TIRZ BOARD MEMBERS	11

EXHIBITS

- A. MAP OF ZONE
- B. SUMMARY OF TIRZ REQUIREMENTS

SECTION I – EXECUTIVE SUMMARY

Overview of Plan

The City of South Padre Island Tax Increment Reinvestment Zone (“TIRZ”) Number One represents an important opportunity for the City of South Padre Island in partnership with Cameron County to promote and encourage construction of mixed use retail, office, entertainment, food service and hospitality facilities in areas of the City that have significant and varied impediments to development and on parcels which have declining real property value.

Large and small tracts of land in and around the city have remained vacant, blighted or underdeveloped and are in need of development or redevelopment due to inadequate city street infrastructure, substandard streets, lack of adequate parking, drainage issues functional obsolescence and obsolete platting requirements. The costs associated with the remediation of development and redevelopment issues are of a magnitude that without additional sources of funds the growth of the city will be significantly impaired.

The creation of the TIRZ will provide the following benefits:

1. Funding for necessary public improvements associated with needed development and redevelopment in the city.
2. Replace lower value existing land uses with high value commercial, retail, food service and hospitality facilities
3. Help to position the City of South Padre Island as a year round destination resort.
4. Provide a more efficient use of existing city and county services and infrastructure.

The proposed TIRZ is primarily comprised of vacant or undeveloped land and some substandard and blighted structures throughout the City of South Padre Island. The proposed zone includes the existing Convention Centre located on property the City rents from the County and the right of way of Laguna Street between Marlin and Swordfish.

Development Goals and Objectives

The development goals and objectives, which are expected to meet the specific needs of the City of South Padre Island TIRZ District, include;

- Provide commercial and hospitality opportunities for developers and companies seeking commercial building sites
- Provide for new commercial and residential opportunities through the construction and reconstruction of Padre Blvd. including the installation of sidewalks.
- Address pedestrian public safety issues.

- Designate an area of the City as an entertainment district and complete the public infrastructure necessary to solve parking, traffic mobility, drainage, pedestrian safety and lighting issues
- Continue to enhance the real property tax base of the City of South Padre Island and Cameron County through the removal of blighted and functionally obsolete development.

The City of South Padre Island Tax Increment Reinvestment Zone District Project Plan and Reinvestment Zone Financing Plan provides a long term program to increase business opportunities and population within the District, using tax increment financing to fund required public improvements. This long-term program is expected to attract additional commercial and hospitality development to include full service hotels.

Planned Private Development

The City of South Padre Island TIRZ development program includes:

Phase 1	2012	\$13,790,504	Commercial Development
Phase 2	2013	\$15,566,320	Condominium Development
Phase 3	2014	\$13,348,862	Condominium Development
Phase 4	2015	\$12,716,819	Condominium Development
Phase 5	2016	-\$449,642	Land Value
Phase 6	2017	\$28,184,874	Condominium Development
Phase 7	2018	\$12,750,000	Condominium Development
Phase 7a	2018	\$1,126,550	Commercial Development
Phase 8	2019	\$11,075,000	Condominium Development
Phase 8a	2019	\$1,155,750	Commercial Development
Phase 9	2020	\$1,126,550	Commercial Development
Phase 10	2021	\$28,184,874	Condominium Development
Phase 10a	2021	\$5,155,287	Commercial Development
Phase 11	2022	\$52,750,000	Condominium Development
Phase 11a	2022	\$1,126,550	Commercial Development
Phase 12	2023	\$11,075,000	Hotel Development
Phase 12a	2023	\$5,155,287	Commercial Development

The planned private development proposed is \$213,838,586

The projected values of future commercial development are partially based upon an analysis of the 2012 through August 2015 building permits issued by the City of South Padre Island. Values shown for 2012, 2013, 2014, and 2015 are actual and are based certified totals from the Cameron Appraisal District. Consideration has also been given to visits to the City from third party developers looking at commercial sites and new multi-family residential sites.

Planned Public Improvements

The public improvements enumerated in the Project Plan, with an estimated cost of \$12,500,000 to provide funds for the construction and reconstruction of Padre Boulevard including lighting, sidewalks, landscaping, medians and utilities intended to improve pedestrian and vehicular traffic along the boulevard. The improvements outlined in the Zone plan will serve to augment the overall capital improvement needs of the City.

Planned Public Construction

The City of South Padre Island TIRZ Re-Development Program projects are not listed in any order of priority. The City will use the TIRZ Funds for matching funds and to leverage other funds in order to maximize the economic impact of the Zone funds.

Padre Boulevard, Sidewalks, Drainage, Landscaping, Medians and Utilities	\$12,500,000
---	--------------

Total:	\$12,500,000
--------	--------------

The TIRZ Financing Plan provides for tax increment allowable expenses in the approximate amount of \$8,207,478. This funding will be allocated to development projects on an as-needed basis. The Reinvestment Zone Financing Plan provides for incremental financing and projects revenues for the City of South Padre Island TIRZ District. Proposed projects other than Padre Blvd sidewalks, drainage, landscaping, medians and utilities will require Cameron County Commissioner's Court prior approval.

Section II – Project Plan

Background

On October 6, 2010 the City Council of the City of South Padre Island held a workshop for the public for a discussion of Tax Increment Reinvestment Zones and other public financing mechanisms. On October 20, 2010 the Council indicated its intent to create a Tax Increment Reinvestment Zone by approving a contract with TIF Services of South Texas for its services to create a Zone.

Meetings and statutory presentations were held with individuals and taxing entities in CAMERON County on the following dates:

- CAMERON County Commissioner Benavides, November 19, 2010
- Laguna Madre Water District General Manager, November 19, 2010
- Laguna Madre Water District Board, December 8, 2010
- CAMERON County Commissioners Court, December 9, 2010
- Point Isabel Independent School District, December 14, 2010

- CAMERON County Commissioners Court, January 12, 2015
- Laguna Madre Water District General Manager, January 18, 2016

Program Concepts

The City of South Padre Island TIRZ District represents an important opportunity for the City of South Padre Island in partnership with Cameron County to develop a viable long-range revitalization plan for areas of the City, which have lacked a wide range of commercial, and single and multi-family housing opportunities. New sustainable commercial, retail, foodservice, office, hospitality and lodging construction are key components of the revitalization plan. Increased employment opportunities for South Padre Island and surrounding county and community residents will be enhanced through the development and redevelopment activity within the Zone.

Description of District

The City of South Padre Island TIRZ District is located throughout the City. It uses a Padre Boulevard to connect the various properties within the Zone. As of 2011, the market value and assessed value of property within the Zone was \$59,949,565 per preliminary figures from the Cameron County Appraisal District. The original City of South Padre Island TIRZ zone included approximately 197+/- acres of public and privately held land throughout the City as shown on the Exhibit "A"

The City proposes as a part of this revision of the Finance and Development Plan to annex an additional 187.02 acres of vacant land into the Zone as shown on the attached Exhibit "D". The City has had a persistent decline in raw and vacant developed land values over the period 2011 through 2015. It is a goal of the City to reverse this trend to encourage development within the City that will serve to enhance and preserve the value of all vacant land within the City.

Existing Uses and Conditions

The City of South Padre Island has determined that the improvements in the Zone will significantly enhance the value of all of the taxable real property in the Zone and will be of general benefit to the municipality, and that the Zone area meets the requirements of Section 311.005 of the Act, being that the Zone area:

"is predominantly open or undeveloped, and because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City," and

The City of South Padre Island, pursuant to the Act, further finds and declares that:

1. the proposed zone is a geographical area located wholly within the City limits or the extra territorial jurisdiction of South Padre Island;
2. less than thirty percent (30%) of the property in the proposed Zone is used for residential purposes, as the term "residential" is defined in Section 311.006(d) of the Act;

3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifty per cent (50%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifty percent (50%) of the total appraised value of real property taxable by Cameron County; and
5. development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

City of South Padre Island TIRZ Zoning

The City has adopted formed base code for Zoning. The City is currently looking at how the code can be modified, on a case by case basis, to facilitate additional commercial and residential construction. Zoning for properties in the Zone will no different than for properties outside the Zone. No additional zoning categories will be created for Zone properties

Proposed Public Improvements

PADRE BOULEVARD

The City hired the engineering firm of Kimley-Horn and Associates Inc. to produce a study and budget for the reconstruction of Padre Blvd. To quote from the study "Today much of the roadway through South Padre Island is a five lane undivided road that is deficient in sidewalks. The sidewalks and adjacent private parking meet to create conflicts and safety hazards for pedestrians due to current curb design which permits driving over the sidewalks and onto private parking lots. Several sections of the Road do not currently meet the standards as set forth in the Americans with Disabilities Act."

The planned improvements are designed to begin to meet the long-term needs to secure growth and investment in South Padre Island and western Cameron County.

Non-Project Costs:

The City has no plans for non-project costs although the City from time to time may, with the approval of the County, annex additional properties into the Zone as they are needed to accomplish the budgeted public improvements.

SECTION III - Project Feasibility

The feasibility of any development has two aspects that must be considered:

1. Financial feasibility
2. Market feasibility

The purpose of the TIRZ is to address the financial aspect of the development. TIRZ incremental funds provide for a portion of the development costs incurred for public improvements, thus insuring the financial feasibility of the Project. This project is financially feasible and can be developed with the funding of public improvements from TIRZ funds, however the City acknowledges that the incremental funds to be generated from the project do not cover all of the cost of the proposed public improvements and that other funding sources will be necessary. The

primary purpose of the TIRZ funds is to be used for matching grants and awards in order to accomplish the greatest amount of budgeted public improvements.

Market feasibility addresses issues relating to product absorption, type of product, and demand. The existing economic base is expected to increase due to new commercial opportunities that will be generated through the business expansion. Additionally, developers and builders have approached the City with preliminary plans for which they will be obtaining permits in 2016 and 2017.

There is demonstrated demand for the type and size of the planned private improvements in the Zone. The public improvements schedule for the Zone will insure that these private improvements are built.

SECTION IV – REINVESTMENT ZONE FINANCING PLAN

Tax Increment Financing

The Tax Increment Financing Act (Chapter 311 of the Tax Code), provides for municipalities to create “reinvestment zones” within which various public works and improvements can be undertaken, using tax increment revenues, bonds or notes, to pay for those improvements. At the time an area is designated a reinvestment zone for tax increment financing (“TIF”), the existing total of appraised value of real property in the zone is identified and designated as the “tax increment base.” Taxing units levying taxes in the zone during its life are limited to revenues from this base.

Public improvements are made in the area to attract private development that would not otherwise occur. As the costs of new development are added to the tax rolls, property values will rise. This rise in new value is called the “captured appraised value.” The taxes that are collected by the participating taxing jurisdictions on the increment between the base value and the new higher value, the tax increment, are then deposited into a TIF Trust Fund, which is used to pay for the public improvements. Once the public improvements are completed and paid for, the TIF is dissolved and any remaining amounts of taxes collected are kept by the taxing jurisdiction. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Taxing jurisdictions are not restricted from raising their tax rate during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan developed by the City provides that potentially \$8,207,478 of public improvements will be paid for with TIF funds. The Reinvestment Zone Financing Plan also projects incremental funds for financing and revenues for the City of South Padre Island TIRZ. It is not anticipated that tax increment funds in an amount to fully reimburse the City for all approved project costs will be generated over the projected life of the Zone

Financing Method: Incremental funds will be spent as they accrue and TIF Revenue Bonds may be issued for larger projects and paid for with annual TIRZ proceeds

Financing Policy: The goal of the City of South Padre Island TIRZ District is to borrow only those funds needed as the necessity arises in order to reduce interest expense.

Long Term Financing: The developers of the commercial/industrial/Retail sites, and the single and multi-family homes will arrange for long term financing for their individual projects.

Development Schedule and Assumptions

The Development Schedule is based upon the immediate needs of the City and the public works are not listed by priority. The City intends to remain flexible in order to leverage other funds with TIRZ funds to maximize the efficiency of the City's funds.

SPI TIF Reinvestment Zone Budget Sources and Uses of Funds

TIF Revenues	\$8,207,478
Begin Construction	2017
Complete Construction	2026
Padre Boulevard Reconstruction*	\$12,500,000

*TIF revenues will be assigned to development projects on an as-needed basis.

Financial Assumptions

Tax rate changes that have already occurred since the creation of the original zone have been factored into the financial pro forma's for the District. All projections assume that taxable appraised value and tax rates will remain unchanged in the foreseeable future. It has also been assumed that the taxing entities will continue to collect tax revenues at the same rate. The finance plan assumes a collection rate of 100% assuming that over any five-year period all of the taxes will be paid.

Project Budget

TIF Revenues	\$8,207,478
Begin Construction	2017
Complete Construction	2026
Padre Boulevard Reconstruction*	\$12,500,000
Administrative Expense	\$15,000
Formation Expense	\$50,000

*TIF revenues will assigned to development projects on an as-needed basis.

Financial Feasibility

Based upon a set of conservative assumptions and analysis of the project-financing plan, the City of South Padre Island has concluded that the plan is feasible.

Conclusions

Based upon a set of conservative assumptions and analysis of the City of South Padre Island Tax Increment Reinvestment Zone District Project Plan and Reinvestment Zone Financing Plan, The City of South Padre Island TIRZ Board has concluded that the City of South Padre Island TIRZ District Project Plan and Reinvestment Zone Financing Plan is feasible.

The success of the City of South Padre Island TIRZ District project plan will encourage other mixed-use commercial /retail/lodging/hospitality and market rate residential and affordable housing.

Board of Directors of Tax Increment Reinvestment Zone Number One, City of South Padre Island

Bharat R. Patel, Mayor, City of South Padre Island

Dennis Stahl, Council Member, City of South Padre Island

Theresa Metty, Council Member, City of South Padre Island

Alita Bagley, Council Member, City of South Padre Island

Paul Munarriz, Council Member, City of South Padre Island

Alex Avalos, Council Member, City of South Padre Island

Sofia Benavides, Cameron County Commissioners Court

South Padre Island - TIF Reinvestment Zone
Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of South Padre Island			Cameron County			Combined Tax Collection	Fiscal Year Ending	
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments			
2011	59,949,565		59,949,565										
2012	59,949,565	13,790,504	73,740,069	13,790,504	13,790,504	0.252701	34,849	-	0.261664		\$34,848.74	2012	
2013	75,515,885	15,566,320	75,515,885	15,566,320	15,566,320	0.254384	39,598	15,566,320	0.261664		\$39,598.23	2013	
2014	73,298,427	13,348,862	73,298,427	13,348,862	13,348,862	0.262754	35,075	13,348,862	0.261664		\$35,074.67	2014	
2015	72,666,384	12,716,819	72,666,384	12,716,819	12,716,819	0.285640	36,324	12,716,819	0.266454	33,884	\$70,208.80	2015	
2016	72,666,384	(449,642)	72,216,742	12,267,177	12,267,177	0.285640	35,040	12,267,177	0.266454	32,686	\$67,726.35	2016	
2017	99,446,851	28,184,874	127,631,725	67,682,160	67,682,160	0.285640	193,327	67,682,160	0.266454	180,342	\$373,669.15	2017	
2018	127,631,725	13,876,550	141,508,276	81,558,711	81,558,711	0.285640	232,964	81,558,711	0.266454	217,316	\$450,280.75	2018	
2019	141,508,276	12,230,750	153,739,026	93,789,461	93,789,461	0.285640	267,900	93,789,461	0.266454	249,906	\$517,805.98	2019	
2020	153,739,026	1,126,550	154,865,576	94,916,011	94,916,011	0.285640	271,118	94,916,011	0.266454	252,908	\$524,025.60	2020	
2021	154,865,576	33,340,161	188,205,737	128,256,172	128,256,172	0.285640	366,351	128,256,172	0.266454	341,744	\$708,094.63	2021	
2022	188,205,737	53,876,550	242,082,287	182,132,722	182,132,722	0.285640	520,244	182,132,722	0.266454	485,300	\$1,005,543.83	2022	
2023	242,082,287	16,230,287	258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2023	
2024	258,312,574	-	258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2024	
2025	258,312,574		258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2025	
2026	258,312,574		258,312,574	198,363,009	198,363,009	0.285640	566,604	198,363,009	0.266454	528,546	\$1,095,150.27	2026	
2027											\$0.00	2027	
\$ 213,838,586					\$ 4,299,207			\$ 3,908,271			\$8,207,478		
Existing Annual Value Growth Factors					Tax Rate Growth Factor			Tax Rate Growth Factor					
Years 2012-2015				0.00%	Tax Rate Collection Factor			Tax Rate Collection Factor					
Thereafter				0.00%	Tax Rate Collection Factor			Tax Rate Collection Factor					
Combined Compound Growth Rate					100.00%			100.00%					

**City of South Padre Island - TIF Reinvestment Zone
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project
South Padre Island	0.2856400	100%	0.2856400	51.74%
Cameron County M &	0.3552720	75%	0.2664540	48.26%
TOTAL	0.6409120		0.5520940	100.00%

**City of South Padre Island - TIF Reinvestment Zone
Projected New Value of Tax Increment**

Year	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7	Phase 8	Phase 9	Phase 10	Phase 11	Phase 12	Total
2012	13,790,504												13,790,504
2013		15,566,320											15,566,320
2014			13,348,862										13,348,862
2015				12,716,819									12,716,819
2016					-449,642								-449,642
2017						28,184,874							28,184,874
2018							13,876,550						13,876,550
2019								12,230,750					12,230,750
2020									1,126,550				1,126,550
2021										33,340,161			33,340,161
2022											53,876,550		53,876,550
2023												16,230,287	16,230,287
	13,790,504	15,566,320	13,348,862	12,716,819	-449,642	28,184,874	13,876,550	12,230,750	1,126,550	33,340,161	53,876,550	16,230,287	213,838,586

Exhibit "A"
Map of Zone Properties



See the Five Attached Sheets

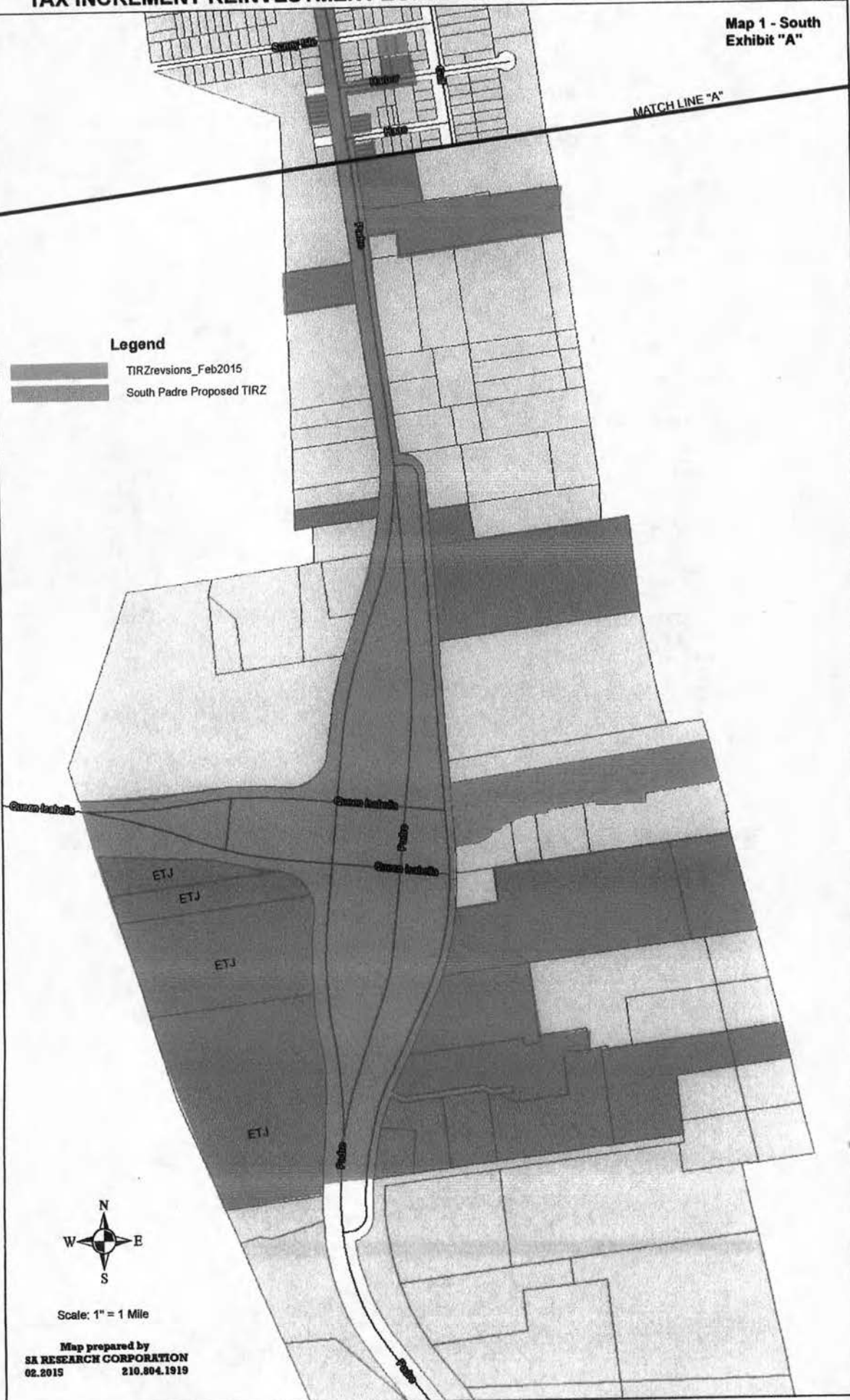
TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 1 - South
Exhibit "A"

MATCH LINE "A"

Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 1 Mile



Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 4 - North
Exhibit "A"

MATCH LINE "D"

Legend

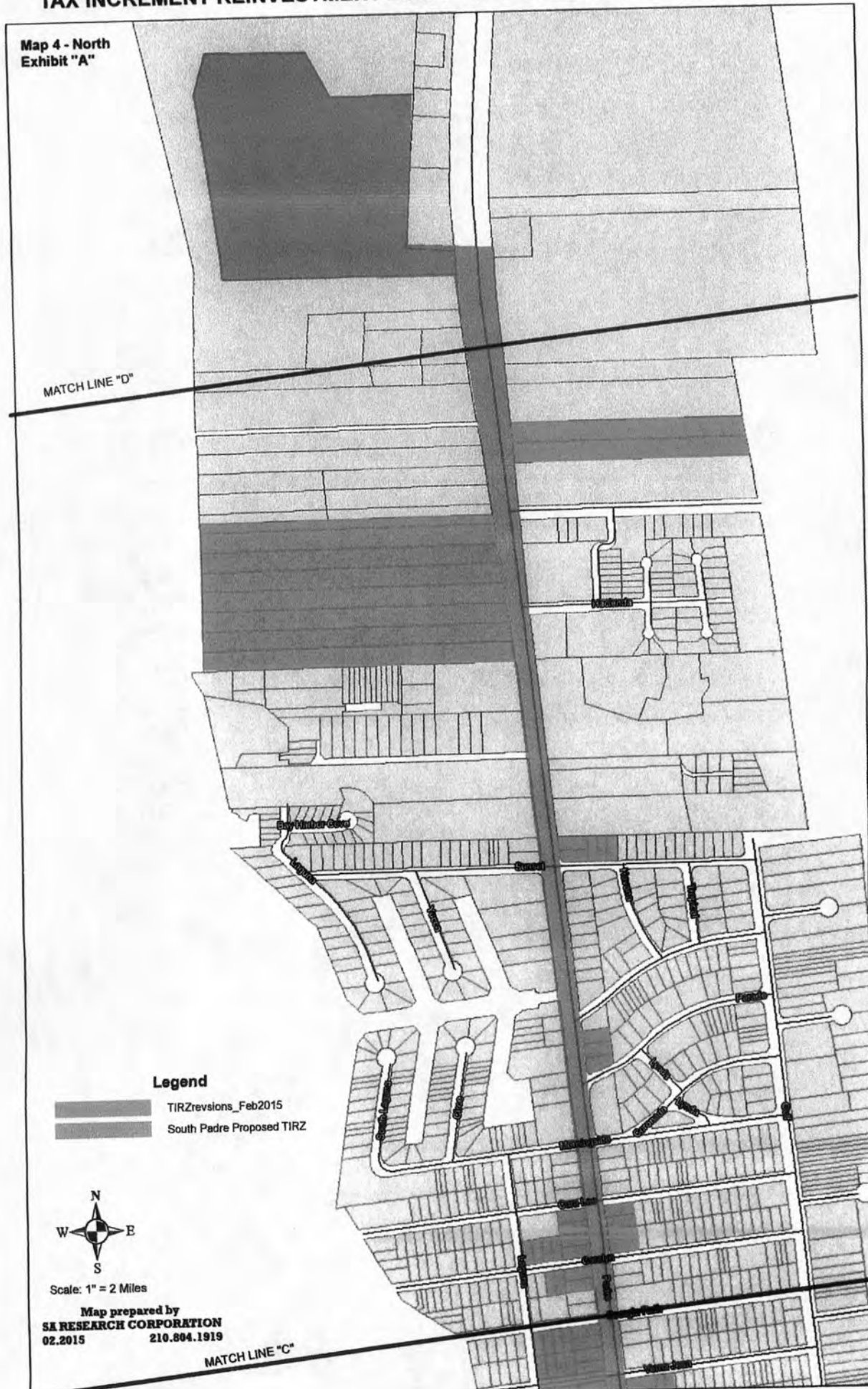
-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

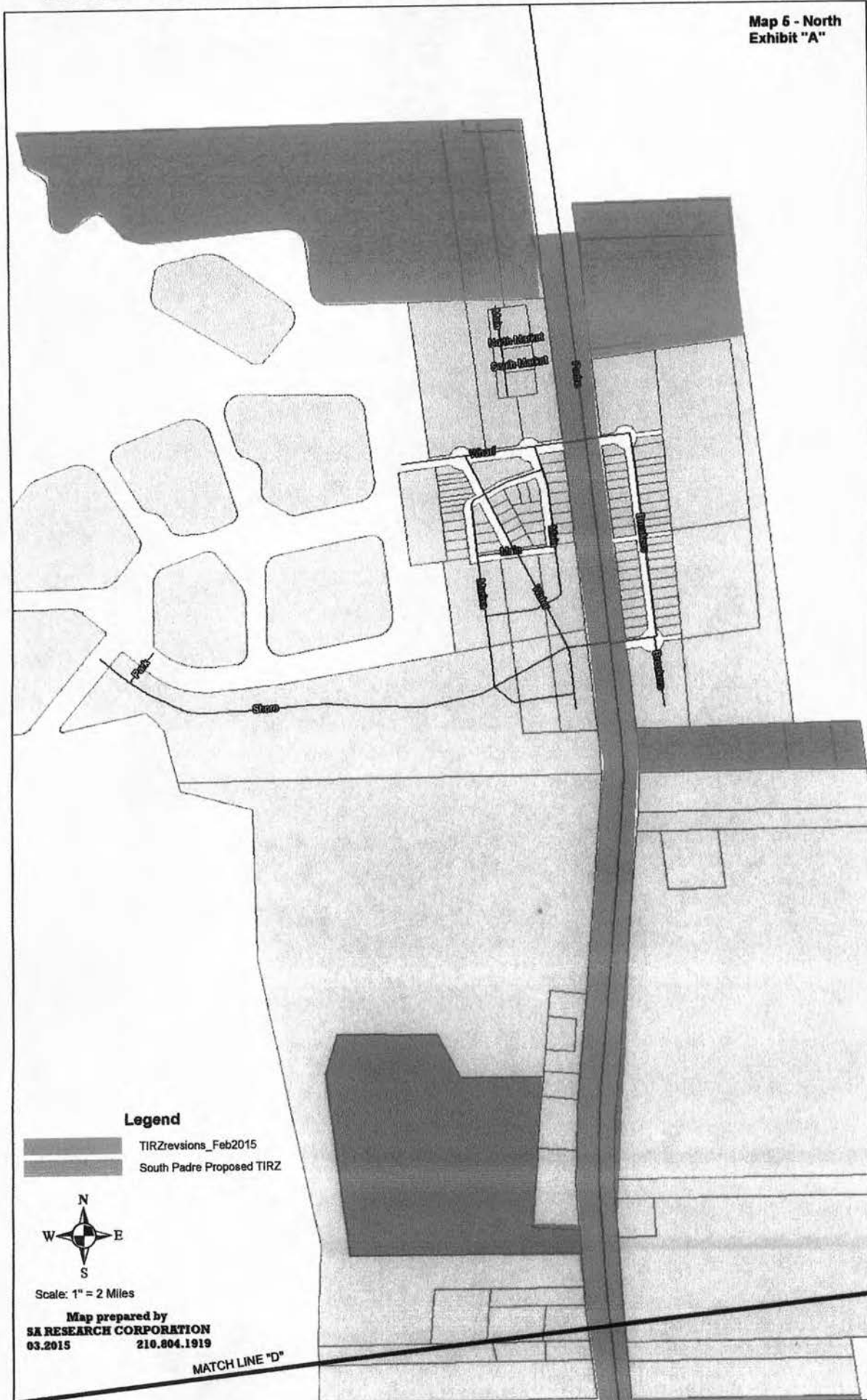
Map prepared by
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MATCH LINE "C"





TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 6 - North
Exhibit "A"



Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

Map prepared by
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MATCH LINE "D"

Exhibit B
Finance and Development Plan

TIRZ REQUIREMENTS

Section 311 of the State Tax Code (Tax Increment Financing Act) specifies that TIRZ (TIF) project and financing plans meet certain requirements. These requirements are listed below, along with a reference indicating where these elements can be located in the plan.

Project Plan

1. Map of existing uses and conditions	Exhibit "A"
2. List proposed improvements and uses	Page 7
3. Description of Zone Property	Page 6
4. Project Feasibility	Page 10
5. Proposed zoning changes	Page 7
6. Estimated non-project costs	Page 7
7. Relocation plan for current residents	Not Applicable

Financing Plan

1. Estimate of project costs.	Page 9
2. Proposed public improvements	Page 9
3. Project Timeline	Page 9
4. Estimated amount of bonded indebtedness	Undetermined
5. Time when costs/obligations will be incurred	2017 - 2026
6. Methods of financing, sources of Revenue	Page 8-9
7. Current total appraised value.	Page 6
8. Estimated captured appraised value	Page 4
9. Duration of Zone	Page 9

Exhibit C

Properties Proposed for Annexation

SPI RIZ

Prop ID	Map 1	2011 Value	2014 Value	2015 Value	Size
113454		\$ 1,873,023.00	\$ 1,584,748.00	\$ 1,584,748.00	2.0395
	Map 2				
111104		\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	0.1722
111105		\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	0.1722
111124		\$ 375,000.00	\$ 287,250.00	\$ 287,250.00	0.3444
	Map 3				
111201		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111202		\$ 131,250.00	\$ 96,150.00	\$ 96,150.00	0.1435
111203		\$ 134,405.00	\$ 98,150.00	\$ 98,150.00	0.1435
111204		\$ 131,250.00	\$ 94,375.00	\$ 94,375.00	0.1425
111205		\$ 329,530.00	\$ 310,610.00	\$ 310,610.00	0.2152
111212		\$ 65,625.00	\$ 46,875.00	\$ 46,875.00	0.1435
111214		\$ 65,625.00	\$ 46,875.00	\$ 46,875.00	0.1435
111331		\$ 575,057.00	\$ 575,057.00	\$ 460,045.00	0.4304
111333		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111334		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111335		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111460		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111461		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
111462		\$ 262,500.00	\$ 262,500.00	\$ 262,500.00	0.2152
111463		\$ 234,375.00	\$ 234,375.00	\$ 234,375.00	0.2152
111508		\$ 848,460.00	\$ 848,460.00	\$ 848,460.00	1.2328
111616		\$ 144,376.00	\$ 187,500.00	\$ 185,000.00	0.287
111617		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111618		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111619		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111620		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111621		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111622		\$ 204,844.00	\$ 204,844.00	\$ 204,844.00	0.2152
111623		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111624		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111625		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111626		\$ 72,188.00	\$ 93,750.00	\$ 92,500.00	0.1435
111907		\$ 312,283.00	\$ 312,283.00	\$ 312,283.00	0.3117
111990		\$ 227,671.00	\$ 227,671.00	\$ 227,671.00	0.2272
111991		\$ 227,772.00	\$ 227,772.00	\$ 227,772.00	0.2273
112245		\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112246		\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112247		\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112248		\$ 326,267.00	\$ 322,111.00	\$ 322,111.00	0.2152
112208		\$ 225,946.00	\$ 219,168.00	\$ 219,168.00	0.2255
112209		\$ 226,047.00	\$ 219,266.00	\$ 219,266.00	0.2256

112210	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112211	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112236	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112237	\$ 150,000.00	\$ 117,500.00	\$ 125,000.00	0.1435
112238	\$ 226,162.00	\$ 219,377.00	\$ 219,377.00	0.2257
112239	\$ 226,263.00	\$ 219,475.00	\$ 219,475.00	0.2258
112274	\$ 219,562.00	\$ 219,562.00	\$ 205,839.00	0.225
112275	\$ 219,660.00	\$ 219,660.00	\$ 205,931.00	0.2251
112276	\$ 155,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112277	\$ 155,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112278	\$ 310,000.00	\$ 250,000.00	\$ 230,000.00	0.287
112440	\$ 311,863.00	\$ 311,863.00	\$ 311,863.00	1.5496
112518	\$ 290,192.00	\$ 260,912.00	\$ 260,912.00	0.1435
112524	\$ 303,646.00	\$ 303,646.00	\$ 303,646.00	0.3031
112526	\$ 157,500.00	\$ 112,500.00	\$ 112,500.00	0.1722
112528	\$ 236,250.00	\$ 168,750.00	\$ 168,750.00	0.2583
112530	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112531	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112532	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112533	\$ 217,063.00	\$ 217,063.00	\$ 217,063.00	0.2167
112534	\$ 310,370.00	\$ 303,260.00	\$ 303,260.00	0.2152
112541	\$ 477,247.00	\$ 497,409.00	\$ 489,341.00	0.0887
112544	\$ 319,188.00	\$ 263,968.00	\$ 360,127.00	0.1435
109929	\$ 901,132.00	\$ 855,704.00	\$ 855,704.00	0.65
112628	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112629	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112630	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112631	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112632	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112633	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112634	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112635	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112636	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112606	\$ 222,640.00	\$ 222,640.00	\$ 222,640.00	0.2222
112607	\$ 222,741.00	\$ 222,741.00	\$ 222,741.00	0.2223
112608	\$ 155,000.00	\$ 125,000.00	\$ 125,000.00	0.1435
112637	\$ 222,439.00	\$ 211,317.00	\$ 211,317.00	0.222
112639	\$ 222,539.00	\$ 211,412.00	\$ 211,412.00	0.2221
112640	\$ 150,000.00	\$ 125,000.00	\$ 115,000.00	0.1435
112641	\$ 155,000.00	\$ 125,000.00	\$ 125,000.00	0.1435
112705	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112706	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112707	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112708	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112709	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152
112710	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152
112711	\$ 215,625.00	\$ 199,000.00	\$ 199,000.00	0.2152

112712	\$ 215,625.00	\$ 202,360.00	\$ 202,360.00	0.2152
112713	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112714	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112715	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435
112716	\$ 131,250.00	\$ 80,000.00	\$ 80,000.00	0.1435

Map 4

112752	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112753	\$ 131,250.00	\$ 93,750.00	\$ 93,750.00	0.1435
112754	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112755	\$ 215,625.00	\$ 215,625.00	\$ 215,625.00	0.2152
112803	\$ 220,929.00	\$ 220,929.00	\$ 220,929.00	0.2205
112804	\$ 221,030.00	\$ 221,030.00	\$ 221,030.00	0.2206
112842	\$ 442,382.00	\$ 442,382.00	\$ 442,382.00	0.4416
112848	\$ 185,156.00	\$ 185,156.00	\$ 178,125.00	0.2152
112849	\$ 185,156.00	\$ 185,156.00	\$ 178,125.00	0.2152
112850	\$ 215,625.00	\$ 215,625.00	\$ 196,875.00	0.2152
112851	\$ 215,625.00	\$ 215,625.00	\$ 196,875.00	0.2152
112852	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112853	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112854	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
112855	\$ 116,500.00	\$ 93,750.00	\$ 93,750.00	0.1435
108940	\$ 222,488.00	\$ 191,049.00	\$ 128,767.00	0.2221
108941	\$ 191,049.00	\$ 191,049.00	\$ 127,345.00	0.2221
108942	\$ 149,328.00	\$ 149,328.00	\$ 134,155.00	0.1736
109095	\$ 186,134.00	\$ 138,656.00	\$ 138,656.00	0.1858
109096	\$ 235,484.00	\$ 162,000.00	\$ 162,000.00	0.235
109097	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
109098	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
109099	\$ 157,480.00	\$ 127,000.00	\$ 127,000.00	0.1458
113150	\$ 96,589.00	\$ 96,589.00	\$ 96,589.00	3.942
113151	\$ 95,903.00	\$ 95,903.00	\$ 95,903.00	3.914
113152	\$ 267,959.00	\$ 267,959.00	\$ 267,959.00	10.936
113155	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	5.58

Map 5

198999	\$ 1,770,000.00	\$ 1,079,700.00	\$ 1,079,700.00	3.966
240578	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	0.2942
199079	\$ 292,050.00	\$ 284,331.00	\$ 284,331.00	16.706
199075	\$ 3,114,755.00	\$ 3,114,755.00	\$ 3,114,755.00	114.875
199082	\$ 11,790.00	\$ 11,790.00	\$ 11,790.00	0.393

\$30,771,795.00	\$27,717,203.00	\$27,440,109.00	187.0174
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Exhibit "B"
Ordinance 16-06,
City Council of the City of South Padre Island

ORDINANCE NO. 16-06

AN ORDINANCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, AMENDING SEC 17-21 (AMENDING THE MAP) AND 17-22 (TO REMOVE LAGUNA MADRE WATER DISTRICT) OF CHAPTER 17 OF THE CODE OF ORDINANCES OF THE CITY OF SOUTH PADRE ISLAND BY; PROVIDING FOR SEVERABILITY AND REPEAL OF CONFLICTING ORDINANCES; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH VIOLATION; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDING FOR PUBLICATION IN, CAPTION FORM.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH PADRE ISLAND, TEXAS:

Section 1. Amend Sec. 17.21 and Sec. 17-22 of Chapter 17 of the Code of Ordinances of the City of South Padre Island are hereby amended to read as follows, to-wit:

“Sec. 17-21. DESCRIPTION OF THE BOUNDARIES OF THE REINVESTMENT ZONE.

Attached hereto as Exhibit “A”(5 pages), which is incorporated herein by reference for all purposes is a Cameron County Appraisal District Map with the parcels, area and boundaries of the Zone shaded in purple, blue and orange.

Sec. 17-22. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE ZONE.

There is hereby created a Board of Directors (the “Board”) for the Zone, with all the rights powers and duties as provided by the Act to such Boards or by action of the City Council. Pursuant to Section 311.009(a) of the Texas Tax Code the Board shall consist of not less than five (5) and not more than fifteen (15) members. The City of South Padre Island Tax Increment Reinvestment Zone Board shall consist of seven (7) members; six appointees from the City of South Padre Island and one appointee from Cameron County. Each taxing unit other than the City that levies taxes on real property in the Zone may appoint one member to the Board. A unit may waive its right to appoint a member. The City Council shall appoint the remaining directors. Appointees shall be for a two (2) year term. Upon expiration of their respective terms of office, replacements to the Board shall be appointed. Vacancies on the Board shall be filled by the respective taxing unit making such appointments for the remainder of the unexpired term.”

Section 2 This ordinance repeals all portions of any prior ordinances or parts of ordinances of the Code of Ordinances in conflict herewith.

Section 3. Any violation of this Ordinance may be punished by a fine not to exceed Five Hundred Dollars (\$500.00) for each offense or for each day such offense shall continue and the penalty provisions of Section 21-1 of the Code of Ordinances is hereby adopted and incorporated for all purposes.

Section 4. If for any reason, any section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance shall be held invalid or unconstitutional by final judgment

of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this Ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word, or provision hereof be given full force and effect for its purpose.

Section 5. This Ordinance shall become effective when published in summary form or by publishing its caption.

PASSED, APPROVED AND ADOPTED on First Reading, this 2nd day of March 2016.

PASSED, APPROVED AND ADOPTED on Second Reading, this __ day of _____ 2016.

ATTEST:

**CITY OF SOUTH PADRE
ISLAND, TEXAS**

Susan Hill, CITY SECRETARY

Bharat R. Patel, Mayor

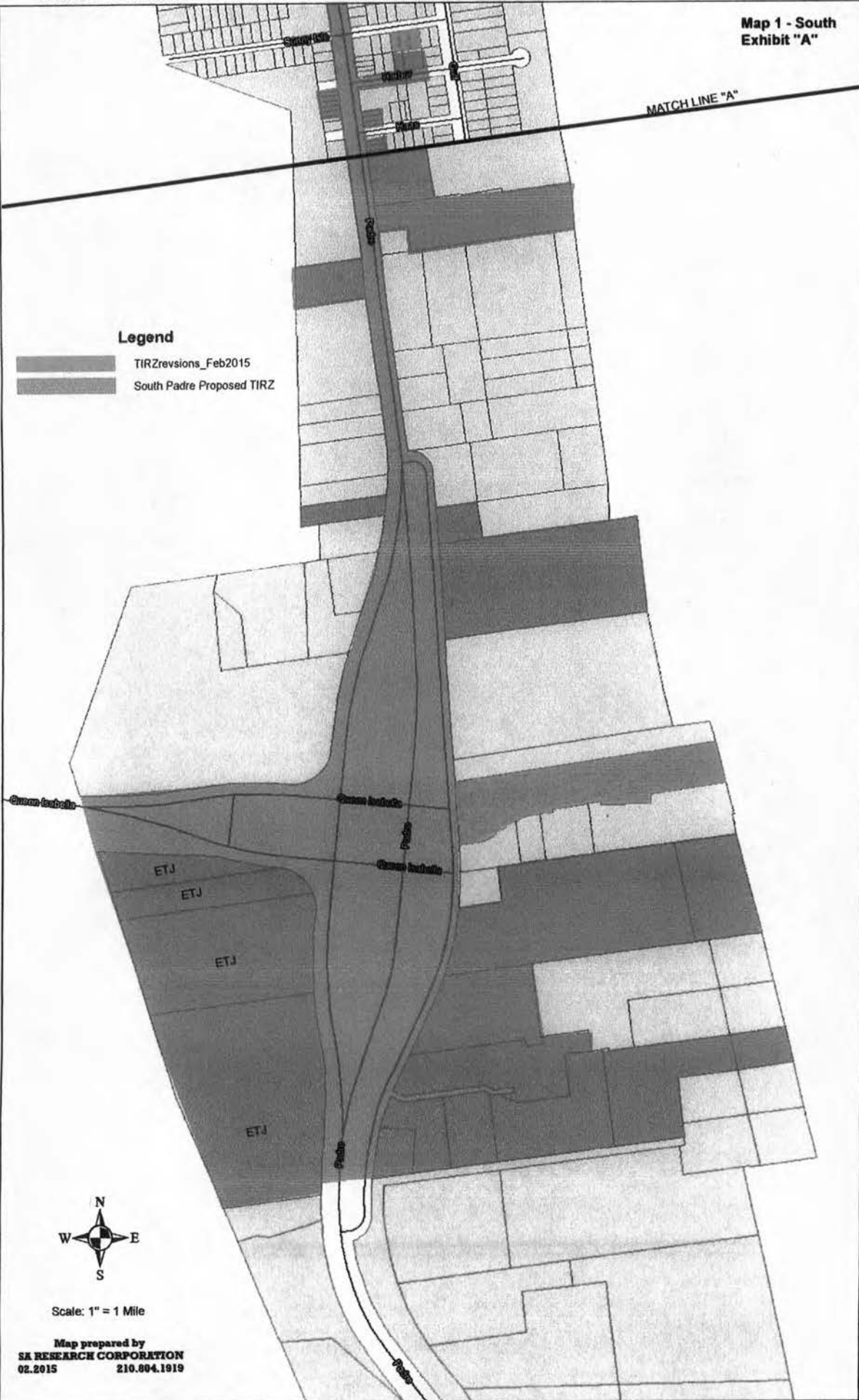
TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 1 - South
Exhibit "A"

MATCH LINE "A"

Legend

- TIRZrevisions_Feb2015
- South Padre Proposed TIRZ

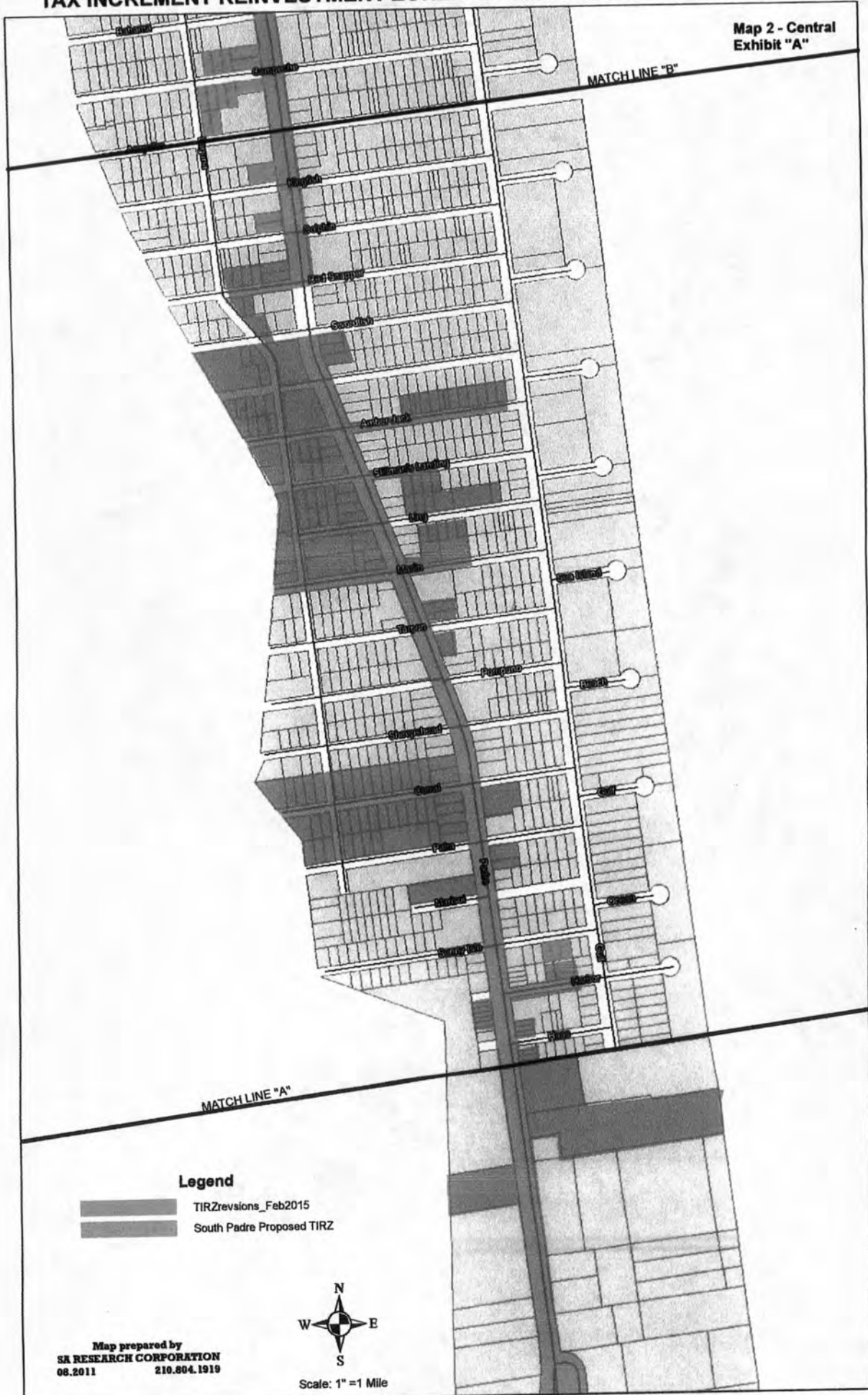


Scale: 1" = 1 Mile



Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 2 - Central
Exhibit "A"



Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Map prepared by
SA RESEARCH CORPORATION
08.2011 210.804.1919

Scale: 1" = 1 Mile

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND



Map 3 - North
Exhibit "A"

MATCHLINE "C"



Scale: 1" = 2 Miles

Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ

MATCHLINE "B"



Map prepared by
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02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 4 - North
Exhibit "A"

MATCH LINE "D"

Legend

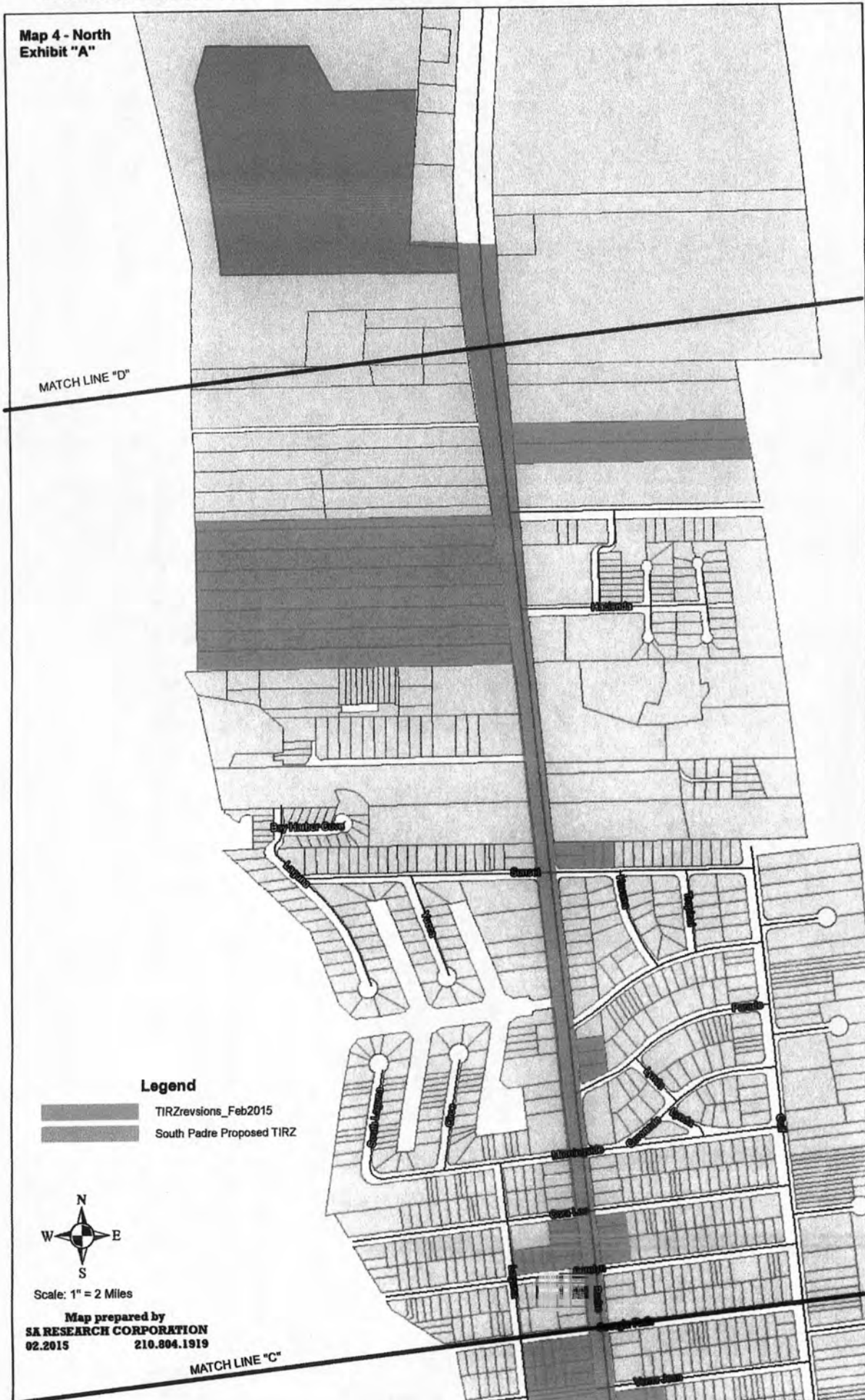
-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

MATCH LINE "C"



TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 5 - North
Exhibit "A"

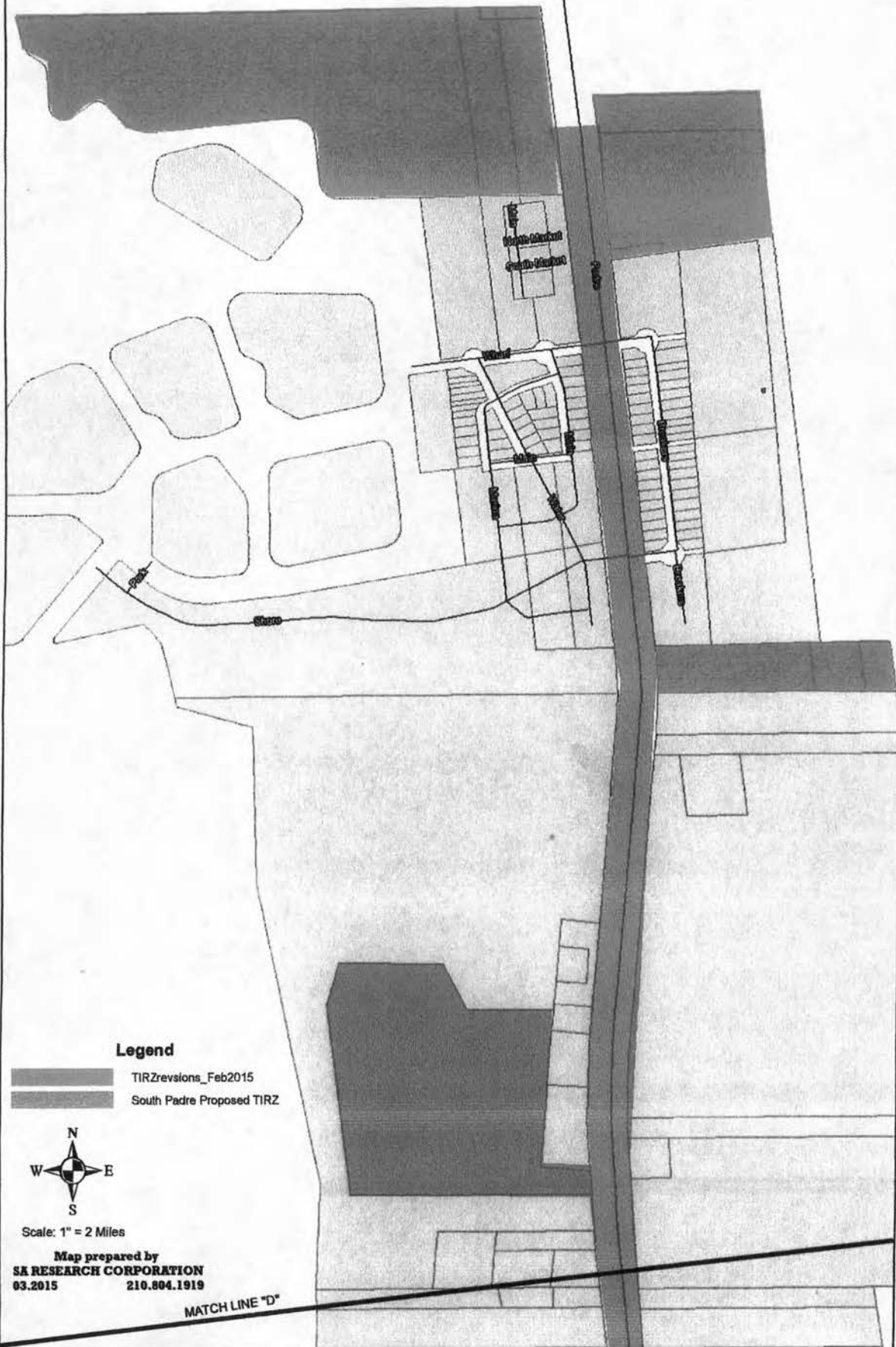


Exhibit "C"
Zone Map

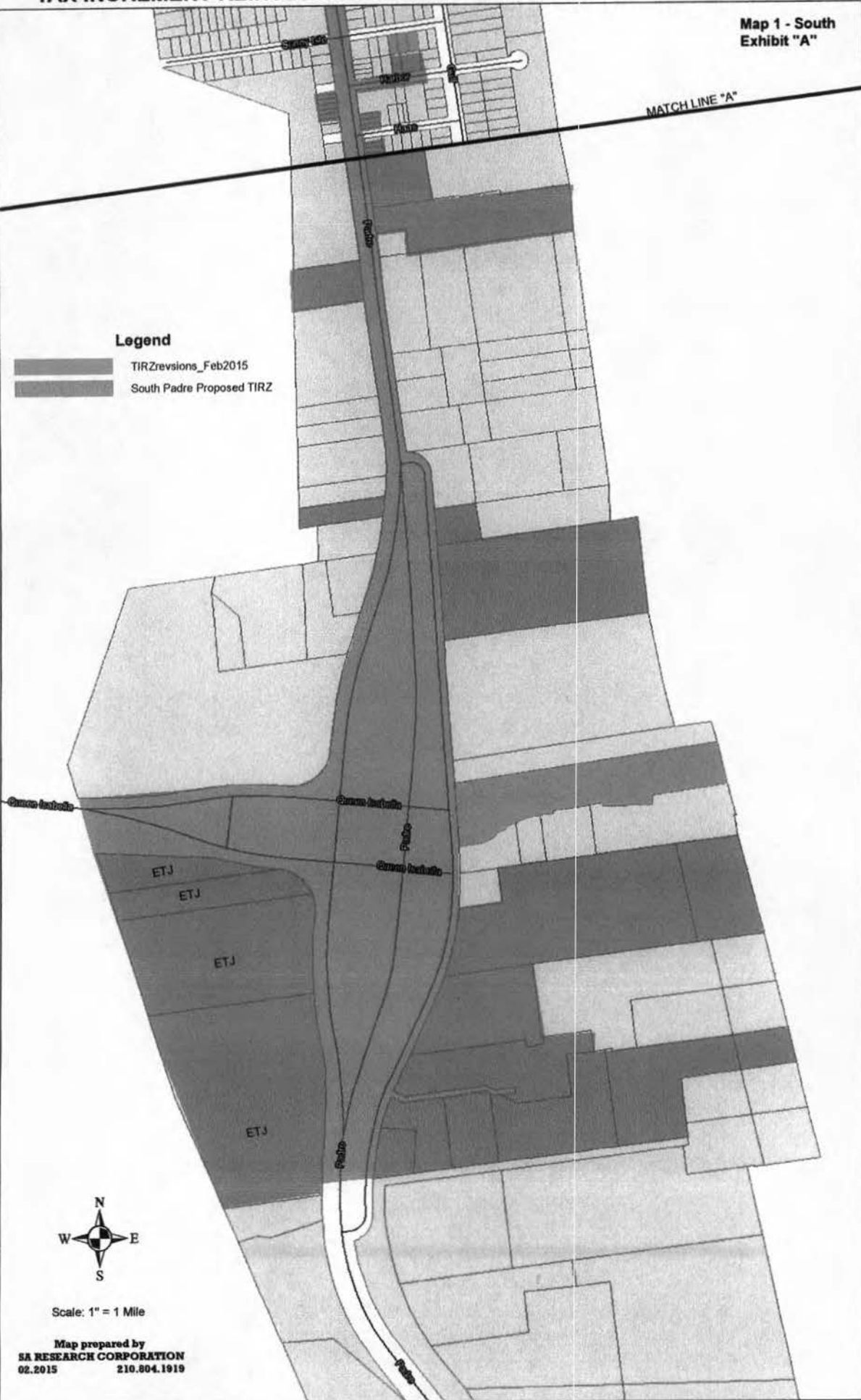
TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 1 - South
Exhibit "A"

MATCH LINE "A"

Legend

- TIRZrevisions_Feb2015
- South Padre Proposed TIRZ

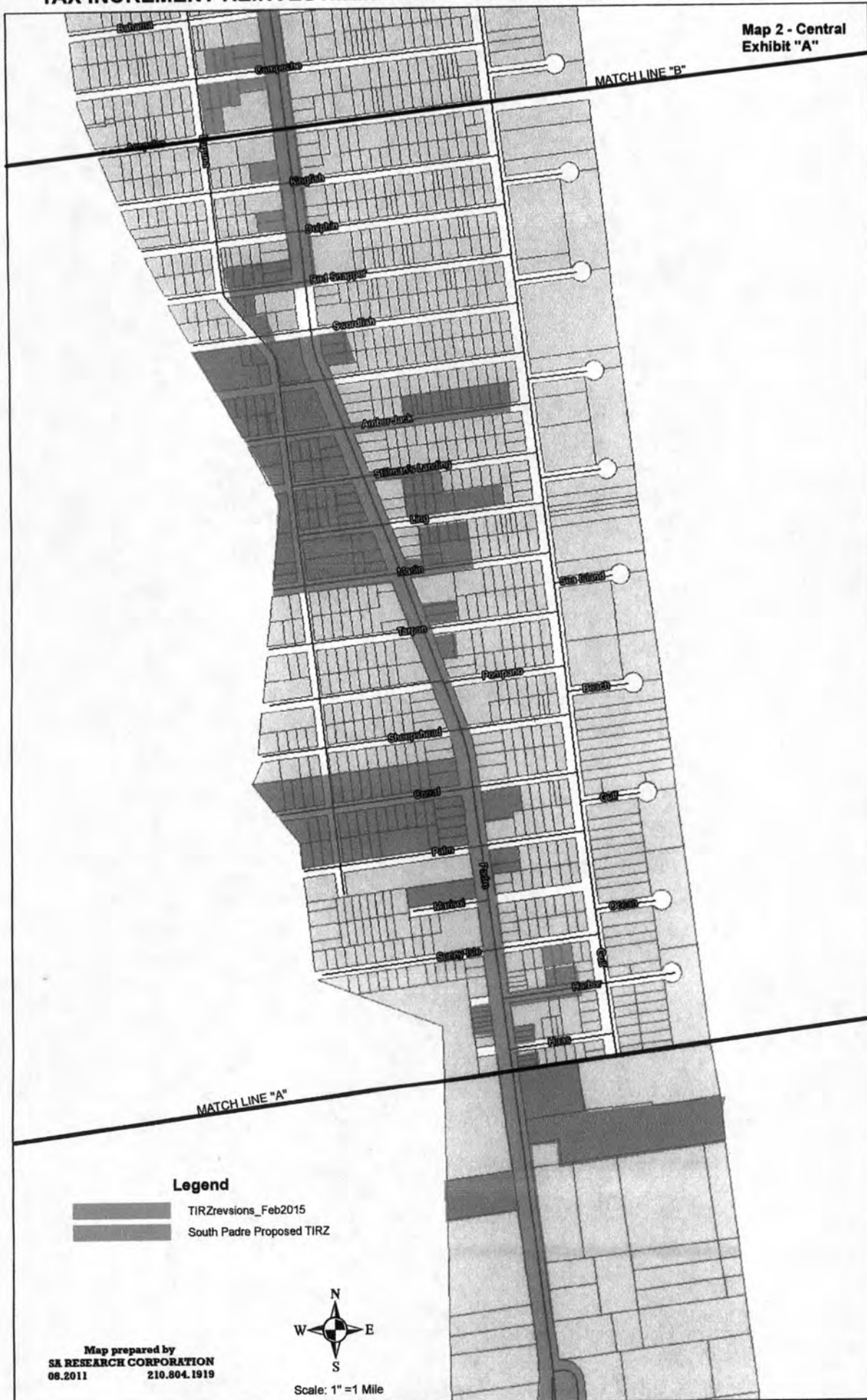


Scale: 1" = 1 Mile



Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 2 - Central
Exhibit "A"



Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ

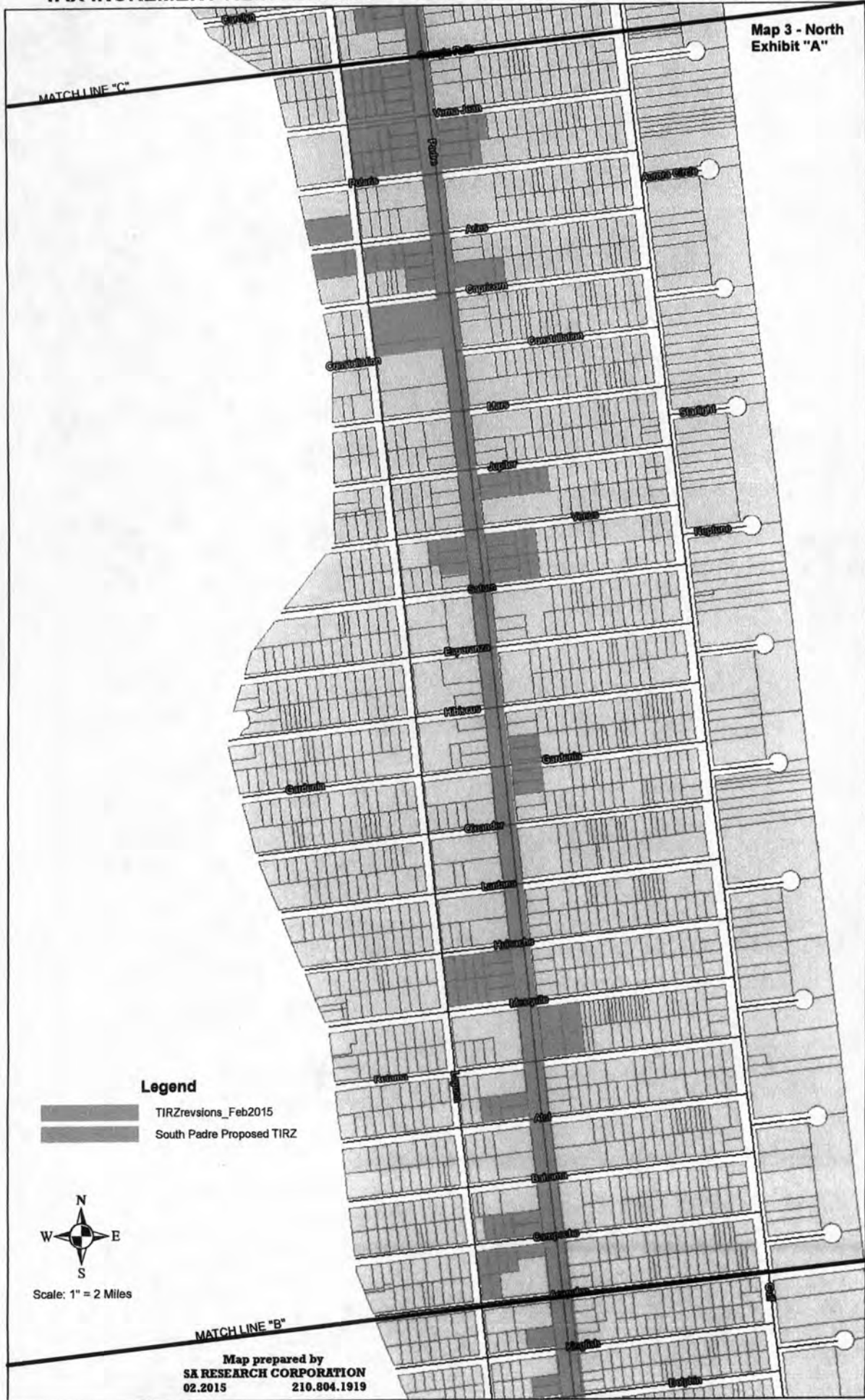
Map prepared by
SA RESEARCH CORPORATION
08.2011 210.804.1919





Scale: 1" = 1 Mile

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 3 - North
Exhibit "A"



Legend

-  TIRZ revisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles



Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 4 - North
Exhibit "A"

MATCH LINE "D"

Legend

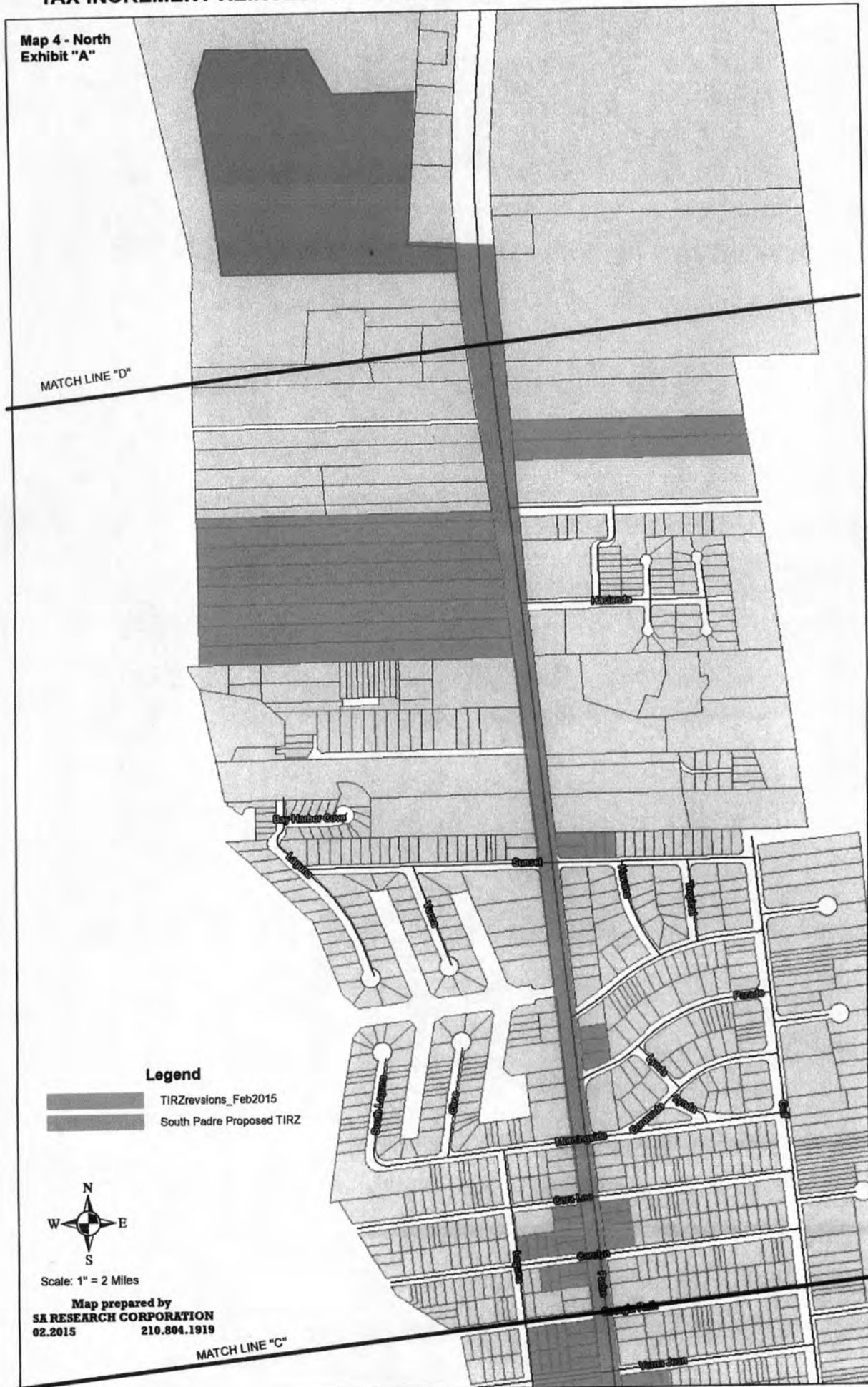
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-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

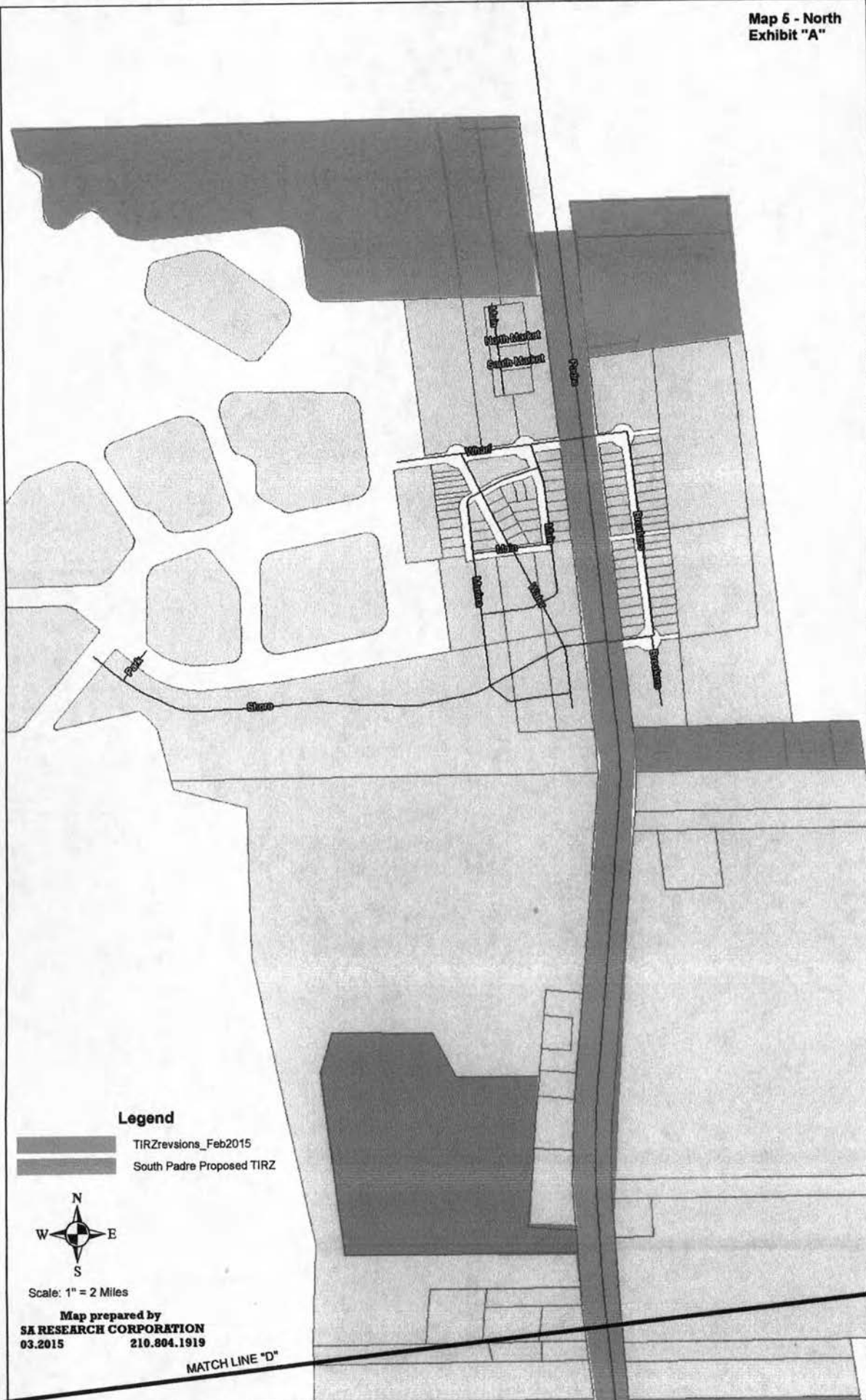
Map prepared by
SA RESEARCH CORPORATION
02.2015 210.804.1919

MATCH LINE "C"





TAX INCREMENT REINVESTMENT ZONE - CITY OF SOUTH PADRE ISLAND

Map 5 - North
Exhibit "A"



Legend

-  TIRZrevisions_Feb2015
-  South Padre Proposed TIRZ



Scale: 1" = 2 Miles

Map prepared by
SA RESEARCH CORPORATION
03.2015 210.804.1919

MATCH LINE "D"