



Mayor: Pedro Contreras
Mayor Pro-Tem: Lupe Rodríguez
Commissioners: Robert (Bob) Garza
Armando Garza, Jr.
Eddie Suarez

November 10, 2009

Commissioner Hector Palacios
Hidalgo County Precinct 2
301 E. State St.
Pharr, TX 78577

Re: City of San Juan Tax Increment Finance Zone Number One

Dear Commissioner Palacios:

The City of San Juan is proposing to create a Tax Increment Reinvestment Zone (TIRZ) under chapter 311.005 (2). The site of the development is in an area of Hidalgo County that has inadequate infrastructure and is in need of development. The City requests that Hidalgo County accept this correspondence in satisfaction of the procedural requirements outlined by Chapter 311 of the Texas Tax Code ("Tax Increment Financing Act").

As required by the Tax Increment Financing Act, San Juan intends to establish the City of San Juan Tax Increment Reinvestment Zone no earlier than sixty (60) days of the date of this correspondence. However, the City is requesting a waiver of the sixty (60) day requirement from Hidalgo County in order to perfect the creation of the Zone prior to December 31, 2009. The City of San Juan TIRZ zone includes approximately 500 +/- acres throughout the City. The City of San Juan TIRZ zone includes approximately 500 +/- acres throughout the City. The City of San Juan TIRZ proposes to raise approximately \$20,000,000 over a twenty-five (25) year period for public improvements including collector streets, arterials, regional drainage improvements, new sewer and water lines and street reconstruction for the downtown revitalization area, water plant expansions, public safety and municipal facility improvements including a fire station and library, regional park improvements including soccer fields, economic development and future road and utility right-of-way acquisition. The projected value of the increment created is \$100,000,000.

The agenda item should be styled: Statutory presentation by the City of San Juan on the creation of the San Juan Tax Increment Reinvestment Zone Number One, City of San Juan and waiving the sixty (60) day notice for the creation of the Zone.

Thank you for your assistance in this matter.

Sincerely,

JUAN ANTONIO GARZA
City Manager