

DEVELOPMENT AGREEMENT

between

THE CITY OF SAN ANTONIO,

**THE BOARD OF DIRECTORS FOR THE
NORTHEAST CORRIDOR TAX INCREMENT
REINVESTMENT ZONE,
CITY OF SAN ANTONIO, TEXAS**

and

R.P. GRANT COMPANY

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DRAFT 4 R.P GRANT COMPANY DEVELOPMENT AGREEMENT

This Development Agreement (“Agreement”), pursuant to Ordinance No. 2017-_____, approved on the ____ day of _____ 2017, is entered into by and between the City of San Antonio, a Texas municipal corporation in Bexar County, Texas (“City”), R.P. Grant Company (“Developer”), and the Board of Directors (“Board”) for Tax Increment Reinvestment Zone Number Thirty-Three, City of San Antonio, Texas, whom together may be referred as the “Parties”.

BACKGROUND

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the “Act”), the City through Ordinance No.2014-12-04-0971 established Tax Increment Reinvestment Zone Number Thirty-Three, San Antonio, Texas, known as the Northeast Corridor TIRZ (“TIRZ”), to promote development and redevelopment which would not otherwise occur solely through private investment in the reasonably foreseeable future; established the Board, and authorized the Board to exercise all the rights, powers, and duties as provided to such boards under the Act; and

WHEREAS, the City and the Board recognize the importance of their continued role in economic development; community development and urban design; and

WHEREAS, as this is the initial project funded out of the Northeast Corridor TIRZ and will set a precedential standard for future development out of this TIRZ in support of the NEC Revitalization Plan, the City mandates minimum design standards relating to exterior building finishes, landscaping, and signage through its NEC Design Guidelines; and

WHEREAS, on September 22, 2016, Developer applied for up to \$232,000.00 in TIF funding for the 12007 and 12019 Perrin Beitel Development Project (hereafter, Project), which consists of public infrastructure and public improvements including, but not limited to, drainage, demolition, construction, and landscaping in San Antonio, Texas, City Council District 10, and within the TIRZ; and

WHEREAS, on October 20, 2017, the Board adopted Resolution T33 2017-10-20-01R, attached and incorporated into this Agreement as **Exhibit A**, authorizing approval of this Development Agreement, including funding in reimbursable tax increment in amount not to exceed TWO HUNDRED AND THIRTY TWO THOUSAND DOLLARS AND NO CENTS (\$232,000.00); and

WHEREAS, pursuant to said authority above, and City Ordinance No. 2017-_____, dated _____, the Parties hereby enter into a binding agreement to facilitate the economic development and public infrastructure and improvements related to the Project; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, obligations, and benefits contained in this Agreement, the Parties hereby agree as follows:

ARTICLE I. TERM

TERM. The term of this Agreement shall commence on the Effective Date and end on whichever of the following dates should occur the earliest: (i) the date Developer receives the final reimbursement for completing the Project; (ii) the date this Agreement is terminated as provided in Article X; or, (iii) termination of the TIRZ, provided that all existing warranties and warranty bonds on the Project shall survive termination of this Agreement.

ARTICLE II. DEFINITIONS

- 2.1 **City, Board, and Developer** – The meaning specified in the preamble of this agreement.
- 2.2 **Act** - The Tax Increment Financing Act of Texas Tax Code, Chapter 311 as may be amended from time to time.
- 2.3 **Administrative Costs** – The reasonable costs incurred directly and/or indirectly by the City for the administration of the TIF Program.
- 2.4 **Agreement** – This document by and among the “City”, “Board”, and “Developer”, which may be amended from time to time, pursuant to the provisions contained herein.
- 2.5 **Available Tax Increment** - Tax increment as defined in the Texas Tax Code, Section 311.012 (a), contributed by each participating taxing entity to the TIF Fund, accessible to the TIRZ, and distributed in accordance with the order of priority of payment of the TIRZ.
- 2.6 **Board** - The Board of Directors of the Northeast Corridor TIRZ.
- 2.7 **Completion** – In order for public infrastructure and public improvements to have achieved a state of “completion” the improvement must be approved and accepted by the City or appropriate entity as evidenced by a letter of acceptance issued by an authorized official of the City or appropriate entity.
- 2.8 **Construction Schedule** - The specific timetable for constructing the improvements specified in and incorporated into this Agreement for all purposes in attached **Exhibit B**, which timetable may be amended from time to time pursuant to the provisions of this Agreement.
- 2.9 **Contract Progress Payment Request (“CPPR”)** - Request, prepared in accordance with the requirements of **Exhibit C**, Contract Progress Payment Request Form, attached and incorporated herein, for reimbursement to the Developer for work completed in accordance with the Section 2.7 above and the timeline detailed in Section 2.8 above. The CPPR shall also reflect all waivers granted through any City program or incentives.
- 2.10 **CPPR Approval** - The acknowledgement from the City staff to the Developer that the CPPR was completed and submitted correctly.
- 2.11 **Effective Date** - The last date that a Party signs this Agreement.
- 2.12 **Finance Plan** – The Northeast Corridor TIRZ Finance Plan, as defined in the Act, and approved and amended from time to time by the Board and the City, which is incorporated by reference into this document as if set out in its entirety, for all purposes.

- 2.13 **Phase(s)** – The specific portion of the Project Construction Schedule which is planned to be constructed and completed.
- 2.14 **Project** – Shall have the meaning specified in Section 4.1 of this Agreement.
- 2.15 **Project Costs** - Shall have the meaning provided under Section 311.002, Tax Code, limited to expenses approved by the Board for developing the site including the demolition, construction of a new structure for commercial business, site work, landscaping, drainage, and environmental remediation for 12007 and 12019 Perrin Beitel location and within the TIRZ boundary, which are incurred after execution of this Agreement.
- 2.16 **Project Plan** – The Project Plan as defined in the Act, for the Northeast Corridor TIRZ as approved and amended from time to time by the Board and the City, and incorporated by reference into this document as if set out in its entirety, for all purposes.
- 2.17 **Project Site** - 12007 and 12019 Perrin Beitel in San Antonio, Texas, City Council District 10, and within the TIRZ, described in attached **Exhibit D**.
- 2.18 **Project Status Report** – Document prepared and submitted by Developer in accordance with the requirements of this Agreement and **Exhibit E**, attached and incorporated herein, for all purposes which include quarterly updates.
- 2.19 **Public Improvements** - Improvements that provide a public benefit and that are listed in Section 4.1 of this Agreement. When an improvement has both private and public benefits, only that portion dedicated to the public may be reimbursed to the City, such as, but not limited to capital costs, including the actual costs of public improvements, alteration, remodeling, repair, or reconstruction of existing buildings and structures.
- 2.20 **Tax Increment** – Shall have the meaning provided by Section 311.012, Tax Code and applies only to taxable real property within the TIRZ.
- 2.21 **TIF** – Tax Increment Financing.
- 2.22 **TIF Fund** - The fund created by the City for the deposit of Tax Increments for the Zone, entitled “Reinvestment Zone Number Thirty-Three, City of San Antonio, Texas.”
- 2.23 **TIF Unit** – The employees of the City department responsible for the management of the City's Tax Increment Financing Program.
- 2.24 **TIRZ** - For purposes of this Agreement shall mean Tax Increment Reinvestment Zone Number Thirty-Three, City of San Antonio, Texas, known as the Northeast Corridor TIRZ.

Singular and Plural: Words used in the singular, where the content so permits, also include the plural and vice versa, unless otherwise specified.

ARTICLE III. REPRESENTATIONS

- 3.1 **CITY’S AUTHORITY.** The City represents that as of the date of the execution of this

Agreement, the City is a home rule municipality located in Bexar County, Texas, and has authority to carry out the obligations contemplated by this Agreement.

- 3.2 **BOARD'S AUTHORITY.** The Board represents that as of that date of the Board's signature to this Agreement, the TIRZ as established pursuant to City Ordinance No. 2014-12-04-0971 has the authority to carry out the functions and operations contemplated by this Agreement.
- 3.3 **DEVELOPER'S AUTHORITY.** Developer represents to the City and the Board that Developer has the authority to enter into this Agreement and perform the requirements set forth herein. Developer's performance shall not violate any applicable judgment, order, law or regulation nor result in the creation of any claim against the City for money or performance, any lien, charge, encumbrance or security interest upon any asset of the City or the Board, except that this Agreement shall constitute a claim against the TIF Fund only from Available Tax Increment to the extent provided herein. Developer shall have sufficient capital to perform all of its obligations under this Agreement when it needs to have said capital.
- 3.4 **NO INCREMENT REVENUE BONDS.** The Parties represent that they understand and agree that neither the City nor the Board shall issue any tax increment revenue bonds to cover any costs directly or indirectly related to Developer's improvement of the TIRZ under this Agreement.
- 3.5 **REASONABLE EFFORTS.** The Parties represent that they shall each cooperate and make reasonable efforts to expedite the subject matter hereof and acknowledge that successful performance of this Agreement requires their continued cooperation.
- 3.6 **ALL CONSENTS AND APPROVALS OBTAINED.** The Parties represent to each other that the execution, delivery, and performance of this Agreement does not require consent or approval of any person that has not been obtained.
- 3.7 **DUTY TO COMPLETE IMPROVEMENTS.** The Parties represent that they understand and agree that even after the TIRZ terminates, Developer shall ensure the successful completion of all required improvements at no additional cost to the City and/or the TIRZ in accordance with the terms of this Agreement.
- 3.8 **NO INTER-LOCAL AGREEMENTS.** The Parties represent to each other that they understand and agree that the City is the only participating taxing entity contributing 100% of the tax increment to the TIF Fund, and therefore, no other agreements are necessary with any other public entity to make this Agreement effective.
- 3.9 **DEVELOPER BEARS THE RISK.** Developer understands and agrees that any expenditure made by Developer in anticipation of reimbursement of TIF Funds shall not be, nor shall be construed to be, the financial obligations of the City and/or the TIRZ. Developer shall bear all risks associated with reimbursement, including, but not limited to: incorrect estimates of tax increment, changes in tax rates or tax collections, changes in law or interpretations thereof, changes in market or economic conditions impacting the Project, changes in interest rates or capital markets, changes in building and development code requirements, changes in City policy, and unanticipated effects covered under legal doctrine of force majeure.
- 3.10 **RIGHT TO ASSIGN PAYMENT.** Developer may rely upon the payments to be made to them out of the TIF Fund as specified in this Agreement and Developer may assign its rights to such payments, either in full or in trust, for the purposes of financing its obligations related to

this Agreement, but the Developer's right to such payments is subject to the other limitations of this Agreement. Notwithstanding the forgoing, the City shall issue a check or other form of payment made payable to Developer.

- 3.11 **NOT AN OBLIGATION OF THE GENERAL FUND.** Any contribution made by Developer in anticipation of reimbursement from the TIF Fund shall never be an obligation of the City's General Fund, but are only obligations of the TIF Fund, and are subject to limitations herein.

ARTICLE IV. THE PROJECT

- 4.1 **PROJECT.** The Project shall consist of eligible public purpose related costs to include, but not limited to, drainage, demolition, construction, site work, landscaping, drainage, and environmental remediation. The Project is anticipated to commence January 2018 and shall be completed no later than December 31, 2020.

- 4.2 **CONSTRUCTION OF PUBLIC IMPROVEMENTS.** Contracts for the construction of the Public Improvements financed through Available Tax Increment shall be competitively bid in a process consistent acceptable to the City and in compliance with Chapter 252 of the Local Government Code, use prevailing wages, and be constructed by the Developer, in compliance with all applicable laws *unless*:

(1) Available Tax Increment go toward financing 30% or less of the cost for a specific public improvement, in compliance with Chapter 212 of the Local Government Code; and

(2) Such Public Improvements is not a building of any sort. Should Developer not competitively bid a Public Improvement, Developer must obtain written approval by the City and the Board in order to be eligible for partial reimbursement of those Project Costs not competitively bid pursuant to the regulations of Chapters 252 and 212 of the Local Government Code. Partial reimbursements to Developer in that event shall not exceed 30% of the Project Costs that would otherwise have been eligible for total reimbursements had they been competitively bid.

- 4.3 **PRIVATE FINANCING.** The cost of Public Improvements and all other improvement expenses associated with the Project shall be funded by Developer's own capital or through commercial or private construction loans/lines of credit secured solely by Developer. Developer may use all, any or part of the TIRZ Property as collateral for the construction loan or loans as required for the financing of the Project, however, no property with a lien still attached may be offered to the City for dedication.

- 4.4 **REIMBURSEMENT.** Reimbursement of TIF Funds are subject to availability and are not intended to reimburse all costs incurred in connection with the Project or expenses incurred by Developer for performance of the obligations under this Agreement. Neither the City nor the Board can guarantee that Available Tax Increment shall completely reimburse Developer. Available Tax Increment shall constitute a source of reimbursement to Developer for construction of the Public Improvements. Total payment to Developer from the TIF Fund will not exceed TWO HUNDRED AND THIRTY TWO THOUSAND DOLLARS AND NO CENTS (\$232,000.00). Developer is eligible for reimbursement of Project Costs as of the effective date of this Agreement.

ARTICLE V. DUTIES AND OBLIGATIONS OF DEVELOPER

- 5.1 **COMPLIANCE.** Developer agrees to exercise supervision over the construction of all Public Infrastructure and Public Improvements of the Project. Developer shall comply and cause all its contractors and subcontractors to comply with all applicable provisions of the TIF policy, the City Charter, the City Code (including, but not limited to, the Unified Development Code such as Universal Design and Construction requirements), the attached NEC Design Guidelines (see **Exhibit G**) and all applicable federal, state and local laws. Developer shall cooperate with the City and the Board in providing all necessary information in order to assist the City in determining Developer's compliance with this Agreement.
- 5.2 **DUTY TO COMPLETE.** Developer agrees to complete, or cause to be completed, the improvements described in Section 4.1 above. Developer agrees to provide, or cause to be provided, all materials, labor and services for completing the Project. Developer also agrees to obtain or cause to be obtained, all necessary permits and approvals from the City and/or all other governmental agencies having jurisdiction over the construction of improvements.
- 5.3 **COMMENCEMENT OF CONSTRUCTION.** From the Effective Date of this Agreement forward, Developer shall not commence any construction on the Project until the plans and specifications have been approved in writing by the appropriate City department and the requirements of all applicable federal, state, local laws and NEC Design Guidelines have been met. For purposes of this Section 5.3, the decision of the Zoning Board of Adjustments to approve the requested variance on case number 17-4745 dated August 21, 2017 shall suffice for meeting the landscaping requirements of the NEC Design Guidelines. Exhibit D suffices for meeting the façade buildings materials requirements of the NEC Design Guidelines. Meeting City of San Antonio City Code signage regulations meets the signage requirements of the NEC Design Guidelines. For purposes of this Section 5.3, letters of certification or acceptance issued by the City shall constitute written approval of the City and shall not be unreasonably withheld.
- 5.4 **PAYMENT AND PERFORMANCE BONDS.** In accordance with Chapter 2253 of the Texas Government Code, Developer shall cause its general contractor or general contractors to obtain payment and performance bonds naming the City as beneficiary or obligee of the bonds for all phases of the construction of the Project. Payment and performance bonds for each phase shall be in an amount sufficient to cover the entire contract cost of the construction and completion of the Public Improvements. Developer and its contractors must wait for approval of the bonds by the City's Risk Management Department prior to construction, in order for the Public Improvements to be eligible for reimbursement. Failure to meet the City's minimum standards for these bonds prior to the commencement of construction of each Phase will be considered a breach of this Agreement. Developer shall submit evidence of payment and performance bonds as a condition of reimbursement pursuant to the requirements of the CPPR.
- 5.5 **SUPERVISION OF CONSTRUCTION.** Notwithstanding any other provision of this Agreement, Developer agrees to retain and exercise supervision over the construction of all improvements of the Project, and cause the construction of all public infrastructure and public improvements to be performed, at a minimum, in accordance with all federal, state, and local laws, including, but not limited to the Unified Development Code, Universal Design, NEC Design Guidelines, Prevailing Wage, Chapter 2258 of the Texas Government

Code, the City Code, and the plans and specifications approved by the appropriate City department. Developer also agrees to provide reports including inspections of such construction and of compliance with such applicable laws and contractual requirements to the TIF Unit on a quarterly basis, or as requested, using the form attached as **Exhibit E**.

- 5.6 **DISCRETIONARY PROGRAM.** Developer agrees that the TIF program is a discretionary program and that the City and the Board have no obligation to extend TIF to Developer. Developer agrees that it has no vested rights under any regulations, ordinances or laws, and waives any claim to be exempt from applicable provisions of the current and future City Charter, City Code, City Ordinances, and City Unified Development Code, state or federal laws and regulations.
- 5.7 **PAYMENT OF APPLICABLE FEES.** Developer shall be responsible for paying, or causing to be paid, to the City and all governmental agencies the cost of all applicable permit fees and licenses which have not been waived through City Council action and are required for construction of the Project.
- 5.8 **DELAYS.** Within six (6) months after the execution of this Agreement, Developer shall commence or cause the commencement of construction of the Project. The Project shall be completed in accordance with the Construction Schedule and no later than December 31, 2020. If the commencement or completion of the Project is delayed by reason beyond the Developer's control, then at the reasonable discretion of the NHSD Director, the commencement and completion deadlines set forth in this Agreement may be extended by no more than six months. In the event that Developer does not complete the Project substantially in accordance with the Construction Schedule attached herein as **Exhibit B**, then the Parties, in accordance with Article XXII. of this Agreement, may extend the deadlines in the Construction Schedule, but not past the expiration of the TIRZ. If the parties cannot reach an agreement on the extension of the Construction Schedule, or if Developer fails to complete the Project in compliance with the revised Construction Schedule, then the City and/or the Board may exercise its authority to terminate this Agreement.
- 5.9 **TREE ORDINANCE.** In accordance with section 5.1 and 5.5 above, Developer shall comply and shall cause its contractors and subcontractors to comply with the City Code provisions for tree preservation, located in Chapter 35, Article IV of the City's Unified Development Code.
- 5.10 **INFRASTRUCTURE MAINTENANCE.** Developer shall, at its own expense, maintain or cause to be maintained all Public infrastructure, not dedicated to the City until acceptance by the City as evidenced by written acceptance required by Section 2.7 above and for one (1) year after Completion.
- a. Developer, its agents, employees, and contractors will not interfere with reasonable use of all the Public Improvements by the general public, except for drainage retention improvements. In accordance with the Construction Schedule, Developer shall use its best efforts to dedicate (or grant a public easement) Public Improvements where applicable to the appropriate taxing entity (as determined by the City), at no additional expense to the City or TIRZ.
 - b. The requirements of this Agreement cannot be waived or modified in any way by an

engineer, employee, or other City official or its subordinate agency with responsibility for inspecting or certifying public infrastructure. The actions of a city employee or agent do not work an estoppel against the City under this contract or the Unified Development Code.

- 5.11 **QUARTERLY STATUS AND COMPLIANCE REPORTS.** Developer shall submit to the City's TIF Unit Project Status Reports (See Sections 2.18 and 5.5 above) after start of construction containing all the information requested, on a quarterly basis, starting on the 15th day of January, April, July and October or, as requested by the City throughout the duration of the Project, on its construction progress and construction expenses, and its compliance with all applicable laws, ordinances, and contractual requirements pursuant to the requirements of the Project Status Report Form, attached as **Exhibit E**. Start of construction is defined as pulling the appropriate building permits and submitting a letter to the TIF Unit detailing that construction has commenced and the date of such commencement.
- 5.12 **REQUESTS FOR REIMBURSEMENT.** Developer shall initiate reimbursement requests of eligible Project Costs by submitting to the City's TIF Unit applicable invoices and a Contract Progress Payment Request Form, as detailed in attached **Exhibit C**.

ARTICLE VI. DUTIES AND OBLIGATIONS OF CITY AND BOARD

- 6.1 **NO BONDS.** Neither the City nor the Board shall sell or issue any bonds to pay or reimburse Developer or any third party for any improvements to the TIRZ property performed under the Project Plan, Financing Plan or this Agreement.
- 6.2 **PLEDGE OF FUNDS.** The City and the Board pledge to use Available Tax Increment, as reimbursement to Developer for approved Project Costs, up to the maximum total amount specified herein, excluding tax revenue collected after September 30, 2034, subject to the terms and conditions herein, priority of payment schedule and termination of the TIRZ.
- 6.3 **CERTIFICATE OF COMPLETION.** The City and the Board shall use reasonable efforts to issue, or cause to be issued, a Certificate of Completion for items satisfactorily brought to Completion by the Developer in constructing this Project.
- 6.4 **COORDINATION OF BOARD MEETINGS.** The City and the Board hereby agree that all meetings of the Board shall be coordinated and facilitated by the TIF Unit and all notices for meetings of the Board shall be drafted and posted by City staff, in accordance with Chapter 2, Article IX, of the City Code.
- 6.5 **ELIGIBLE PROJECT COSTS.** The Board shall consider for approval the Developer's request(s) for reimbursement of eligible Project Costs. Costs shall be considered eligible only if approved by the Board, incurred directly and specifically in the performance of, and in compliance with this Agreement and with all applicable federal, state and local laws.

ARTICLE VII. COMPENSATION TO DEVELOPER

- 7.1 **CPPR APPROVAL.** Upon completion of the Public Improvements of the Project, Developer shall submit to the TIF Unit a completed CPPR in accordance with **Exhibit C**.

- 7.2 **CORRECTIONS TO CPPR.** Should there be discrepancies in the CPPR or if more information is required, Developer will have thirty (30) calendar days upon notice by the City to correct any discrepancy or submit additional information requested. Failure to timely submit the additional information requested by the City may result in delay of Developer's requested expense reimbursement.
- 7.3 **MAXIMUM REIMBURSEMENT OF DEVELOPER.** Following the Board's authorization, the Developer shall receive, in accordance with the Project Plan, total reimbursements for Public Improvements of a maximum of TWO HUNDRED AND THIRTY TWO THOUSAND DOLLARS AND NO CENTS (\$232,000.00) on eligible Project Costs.
- 7.4 **PROCESSING OF PAYMENT REQUESTS.** Board-authorized reimbursements of Available Tax Increment Funds shall be made to Developer and shall not be unreasonably denied provided that the City has no active claim for reimbursement under this section.
- 7.5 **PRIORITY OF PAYMENT.** The Parties agree that the TIF Fund will reimburse Developer for Projects Costs in the order of priority of payment for the TIRZ.
- 7.6 **SOURCE OF FUNDS.** The sole source of the funds to reimburse Developer for Project Costs shall be the Available Tax Increment levied and collected on the real property located in the TIRZ and contributed by the Participating Taxing Entities to the TIF Fund, created and maintained by the City, for the purpose of implementing Public Improvements of the Project.
- 7.7 **PARTIAL PAYMENTS.** If Available Tax Increment does not exist in an amount sufficient to make payments in full when the payments are due under this Agreement, partial payment shall be made in the order of priority required by Section 7.5 above, and the remainder shall be paid as tax increment becomes available. No fees, costs, expenses or penalties shall be paid to any party on any late or partial payment.
- 7.8 **INVALID PAYMENTS.** If any payment to Developer is held invalid, ineligible, illegal or unenforceable under applicable federal, state or local laws, then and in that event it is the intention of the Parties that such invalid, ineligible, illegal or unenforceable payment shall be repaid in full by Developer to the City for deposit into the TIF Fund and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable payment was never contained herein.

ARTICLE VIII. INSURANCE

- 8.1 **APPLICABILITY.** Developer shall require that the insurance requirements contained in this Article be included in all of its contracts or agreements for construction of Public Improvements where Developer seeks payment under this Agreement, unless specifically exempted in writing by the City and/or the Board.
- 8.2 **PROOF OF INSURANCE.** Prior to commencement of any work under this Agreement, Developer shall furnish copies of all required endorsements and Certificate(s) of Insurance to the City's TIF Unit, which shall be clearly labeled "**the 12007 and 12019 Perrin Beitel Development Project**" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent authorized to bind coverage on its behalf. The City shall not accept Memorandum of Insurance or Binders as proof of insurance. The certificate(s) or form must have the agent's signature, including the signer's company

affiliation, title and phone number, and be mailed with copies of all applicable endorsements, directly from the insurer's authorized representative to the City at the same addresses listed in Section 8.5 of this Agreement. The City shall have no duty to pay/performance under the Agreement until such certificate(s) and their endorsements has been received and approved by the City's TIF Unit. No officer or employee, other than the City's Risk Manager, shall have authority to waive this requirement for the City.

- 8.3 **REQUIRED TYPES AND AMOUNTS.** Developer's financial integrity is of the interest to the City and the Board, therefore, subject to the Developer's right to maintain reasonable deductibles in such amounts as approved by the City, Developer and/or Developer's contractor, shall maintain in full force and effect during the construction of all Public Improvements required and any extension hereof, at the Developer's or the Developer's contractor's sole expense, insurance coverage written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and with an A.M. Best's rating of no less than A- or better by the A.M. Best Company and/or otherwise acceptable to the City, in the following types and for an amount not less than the amount listed:

TYPE	AMOUNTS
1. Workers' Compensation	Statutory
2. Employee Liability	\$1,000,000 / \$1,000,000 / \$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Independent Contractors c. Products/Completed Operations d. Personal/Advertising Injury e. Contractual Liability f. Explosion, Collapse, Underground g. Environmental Impairment/Impact sufficiently broad to cover disposable liability h. Damage to property rented	For Bodily Injury and Property Damage of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/lease vehicles b. Non-owned vehicles c. Hired vehicles	Combined Single Limit for Bodily Injury and Property Damage of \$1,000,000 per occurrence

- 8.4 **RIGHT TO REVIEW.** The City reserves the right to review the insurance requirements during the effective period of this Agreement and to modify insurance coverages and their limits when deemed necessary and prudent by the City's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance shall the City allow modification whereupon the City may incur increased risk.

- 8.5 **REQUESTS FOR CHANGES.** The City shall be entitled, upon request and without expense to receive copies of the policies, declaration page and all endorsements as they apply to the limits required by the City, and may require the deletion, revision, or modification of particular policy term, condition, limitation, or exclusion (except where policy provisions are established by law or regulation binding upon either of the Parties, or the underwrite of any

such policies). Developer and/or Developer's contractor shall comply with any such request and shall submit a copy of the replacement certificate of insurance to City within ten (10) days of the requested change. Developer and/or Developer's contractor shall pay any costs incurred resulting from said changes. All notices under this Article shall be given to the City at the following addresses:

City Clerk
City of San Antonio
Attn: Risk Management Dept.
P.O. Box 839966
San Antonio, TX 78283-3966

City of San Antonio
Attn: TIF Unit
1400 S. Flores
San Antonio, TX 78204

8.6 **REQUIRED PROVISIONS AND ENDORSEMENTS.** Developer agrees that with respect to the above required insurance, all insurance contract policies, and Certificate(s) of Insurance will contain the following provisions:

- a. Name the City and its officers, officials, employees, volunteers, and elected representative as additional insureds as respects operations and activities of, or on behalf of, the named insured subject to this Agreement, with the exception of the workers' compensation and professional liability policies;
- b. Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio if the City is an additional insured shown on the policy;
- c. Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the City; and,
- d. Provide thirty (30) calendar days advance written notice directly to City at the same addresses listed in this Article of any suspension, cancellation, non-renewal or material change in coverage, and not less than ten (10) calendar days advance written notice for non-payment of premium.

8.7 **CANCELLATIONS AND NON-RENEWAL.** Within five (5) calendar days of a suspension, cancellation, non-renewal, or material change in coverage, Developer and or Developer's contractor shall provide a replacement Certificate of Insurance and applicable endorsements to City at the same address listed in Section 8.5 of this Article. City shall have the option to suspend Developer or Developer's contractor's performance should there be a lapse in coverage at any time during this Agreement. Failure to provide and to maintain the required insurance shall constitute a breach of this Agreement and the City may exercise any and all available legal remedies.

8.8 **CITY'S REMEDIES.** In addition to any other remedies the City may have upon Developer and/or Developer's contractor for the failure to provide and maintain insurance or policy endorsements to the extent and within the time required, the City shall have the right to order Developer to stop work, and/or withhold any payment(s), which become due until Developer and/or Developer's contractor demonstrates compliance with the requirements.

8.9 **RESPONSIBILITY FOR DAMAGES.** Nothing in the Agreement shall be construed as limiting in any way the extent to which Developer and/or Developer's contractor may be held responsible

for payments of damages to persons or property resulting from Developer's or its subcontractors' performance of the work covered under this Agreement.

- 8.10 **PRIMARY INSURANCE.** Developer's insurance shall be deemed primary with respect to any insurance or self-insurance carried by the City for liability arising under this Agreement.
- 8.11 **DEVELOPER'S OBLIGATION.** Developer agrees to obtain all insurance coverage with minimum limits of not less than the limits delineated under Section 8.3 of this Article from each subcontractor to Developer and Certificate of Insurance and Endorsements that names the Developer and the City as an additional insured. It is understood and agreed that the insurance required is in addition to and separate from any other obligation in the Agreement. Developer and any subcontractors are responsible for all damages to their own equipment and/or property. Developer must provide City current proof of insurance for all projects and applicable contracts and agreements executed pursuant to Agreement.
- 8.12 **"ALL RISK".** At all times during the performance of construction, Developer and Developer's contractor shall maintain in full force and effect builder's "All Risk" insurance policies covering such construction. The Builder's Risk Policies shall be written on an occurrence basis and on a replacement cost basis, insuring 100% of the insurable value of construction improvements.

ARTICLE IX. WORKERS COMPENSATION INSURANCE COVERAGE

- 9.1 **APPLICABILITY.** This Article is applicable only to construction of Public Improvements, the costs for which the Developer is seeking reimbursement from the City and the Board, and is not intended to apply to the private improvements made by the Developer.
- 9.2 **DEFINITIONS.**
- a. *Certificate of coverage ("certificate")* - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the commission, or a coverage agreement (TWCC- 81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a Phase of the Project for the duration of the project.
 - b. *Duration of the project* - includes the time from the beginning of the work on the Phase of the Project until the Developer's/person's work on the project has been completed and accepted by the City.
 - c. *Persons providing services on the Project ("subcontractor" in §406.096 of the Texas Labor Code)* - includes all persons or entities performing all or part of the services the Developer has undertaken to perform on the Project, regardless of whether that person contracted directly with the Developer and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the Project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a Project. "Services" does not include activities unrelated to the Project, such as

food/beverage vendors, office supply deliveries, and delivery of portable toilets.

- 9.3 Developer shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements that meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all employees of the Developer providing services on the Project, for the duration of the Project.
- 9.4 Developer must provide a certificate of coverage to the City prior to being awarded the contract.
- 9.5 If the coverage period shown on the Developer's current certificate of coverage ends during the duration of the Phase of the Project, Developer must, prior to the end of the coverage period, file a new certificate of coverage with the City showing that coverage has been extended.
- 9.6 Developer shall obtain from each person providing services on a project, and shall provide to the City:
 - a. a certificate of coverage, prior to that person beginning work on the Phase of the Project, so the City will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
 - b. no later than seven (7) days after receipt by Developer, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Phase of the Project.
- 9.7 Developer shall retain all required certificates of coverage for the duration of the Project and for one year thereafter.
- 9.8 Developer shall notify the City in writing by certified mail or personal delivery, within ten (10) days after the Developer knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project.
- 9.9 Developer shall post on the TIRZ property a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.
- 9.10 Developer shall contractually require each person with whom it contracts to provide services on a Project, to:
 - a. provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements that meets the statutory requirements of Texas Labor Code, Section 401.011(44) for all of its employees providing services on the Project, for the duration of the applicable Phase of the Project;
 - b. provide to the Developer, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all employees of the person

providing services on the Project, for the duration of the applicable Phase of the Project;

- c. provide the Developer, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the applicable Phase of the Project;
 - d. obtain from each other person with whom it contracts, and provide to the Developer:
 - (i) a certificate of coverage, prior to the other person beginning work on the Project; and
 - (ii) a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the applicable Phase of the Project;
 - e. retain all required certificates of coverage on file for the duration of the applicable Phase of the Project and for one year thereafter;
 - f. notify the City in writing by certified mail or personal delivery, within ten (10) days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project; and,
 - g. perform as required by paragraphs a-g with the certificates of coverage to be provided to the person for whom they are providing services.
- 9.11 By signing this Agreement or providing or causing to be provided a certificate of coverage, Developer is representing to the City that all employees of Developer who will provide services on the Project will be covered by workers' compensation coverage for the duration of the applicable Phase of the Project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the commission's Division of Self Insurance Regulation. Providing false or misleading information may subject Developer to administrative penalties, criminal penalties, civil penalties, or other civil actions.
- 9.12 Developer's failure to comply with any of these provisions is a breach of this Agreement by the Developer which entitles the City and/or Board to declare the Agreement void and exercise all legal remedies if the Developer does not remedy the breach within ten (10) days after receipt of notice of breach from the City without necessity of the sixty (60) day cure period as set forth in Article X.

ARTICLE X. DEFAULT AND TERMINATION

- 10.1 **TERMINATION.** For purposes of this Agreement, termination shall mean the expiration of the term as provided by Article I. Section 1.1 Term, herein.
- 10.2 **TERMINATION BY LAW.** If any state or federal law or regulation is enacted or promulgated which prohibits the performance of any of the duties herein, or, if any law is interpreted to prohibit such performance, this Agreement shall automatically terminate as of the effective date of such prohibition.

- 10.3 **TERMINATION WITHOUT CAUSE.** This Agreement may also be terminated by mutual consent and a written agreement of the Parties. In such case, the Parties shall agree upon the reason(s) of such termination, the termination conditions, any proposed pay-back plan of disbursed funds, and the proposed effective date of such termination.
- 10.4 **TERMINATION FOR CAUSE.** Upon written notice, which shall be provided in accordance with Article XVII. Notice, of this Agreement, each Party shall have the right to terminate this Agreement in whole or in part for cause if a Party fails to perform any terms and condition required herein or, if a Party fails to cure a default within sixty (60) calendar days after receiving a written Notice of Default, requesting that the failure be cured. After sending a written Notice of Default, the City and the Board shall not distribute TIF funds to Developer until the Default is cured. If the default is not cured, the City and the Board shall retain all undistributed TIF funds, terminate this Agreement, and unencumber the unpaid balance under the terms of this Agreement without further Board or Council action.
- 10.5 **CURE.** Upon written Notice of Default resulting from a breach of this Agreement, such default shall be cured within sixty (60) calendar days from the date of the Notice of Default.
- 10.6 **NOTICE OF TERMINATION.** In the event that either Party fails to comply with this Agreement, such non-compliance shall be deemed a default, and this Agreement may summarily be terminated upon the issuance of a written Notice of Termination, which shall include: (1) the reasons for such termination; and (2) the effective date of such termination.
- 10.7 **RIGHT TO RECAPTURE TIF FUNDS.** If the Board terminates this Agreement for cause, then the TIRZ shall have the right to recapture all the disbursed TIF funds made under this Agreement and the Developer shall repay all disbursed TIF funds to the TIF Fund within sixty (60) calendar days from the date of the Notice of Termination.
- 10.8 **OTHER REMEDIES AVAILABLE.** The Parties shall have the right to seek any remedy in law to which they may be entitled, in addition to termination and repayment of funds, if a Party defaults under the material terms of this Agreement.
- 10.9 **CLOSE-OUT.** Regardless of how this Agreement is terminated, Developer shall effect an orderly transfer to City or to such person or entity as the City may designate, at no additional cost to the City, all completed or partially completed documents, records, or reports, produced as a result of or pertaining to this Agreement, regardless of storage medium, if so requested by the City, or shall otherwise be retained by Developer in accordance with Article XIV. Records of this Agreement. Reimbursements due to Developer will be conditioned upon delivery of all such documents, records, or reports, if requested by the City. Within ninety (90) calendar days of the effective date of completion, or termination or expiration of this Agreement, Developer shall submit to City and/or the Board all requests for reimbursements in accordance with Section 5.12 above through the effective date of termination. Failure by Developer to submit requests for reimbursements within said ninety (90) calendar days shall constitute a Waiver by Developer of any right or claim to collect Available Tax Increment that Developer may be otherwise eligible for pursuant to this Agreement.

ARTICLE XI. INDEMNIFICATION

11.1 DEVELOPER COVENANTS AND AGREES TO FULLY INDEMNIFY AND HOLD HARMLESS, THE CITY (AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES OF THE CITY), THE BOARD (AND THE OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES OF THE BOARD), AND ANY PARTICIPATING TAXING ENTITY (AND THE ELECTED OFFICIALS, EMPLOYEES, OFFICERS, DIRECTORS, AND REPRESENTATIVES OF ANY SUCH ENTITY), INDIVIDUALLY OR COLLECTIVELY, FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES, FEES, FINES, PENALTIES, PROCEEDINGS, ACTIONS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY OR DEATH AND PROPERTY DAMAGE, MADE UPON THE CITY, THE BOARD, AND/OR UPON ANY OF THE OTHER PARTICIPATING TAXING ENTITY DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO DEVELOPER'S NEGLIGENCE, WILLFUL MISCONDUCT OR CRIMINAL CONDUCT IN ITS ACTIVITIES UNDER THIS AGREEMENT, INCLUDING ANY SUCH ACTS OR OMISSIONS OF DEVELOPER, ANY AGENT, OFFICER, DIRECTOR, REPRESENTATIVE, EMPLOYEE, CONSULTANT OR SUB-CONSULTANTS OF DEVELOPER, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, DIRECTORS AND REPRESENTATIVES WHILE IN THE EXERCISE OR PERFORMANCE OF THE RIGHTS OR DUTIES UNDER THIS AGREEMENT, ALL WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY, THE BOARD, AND/OR THE OTHER PARTICIPATING TAXING ENTITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW. DEVELOPER SHALL ALSO INDEMNIFY, DEFEND AND HOLD THE PARTICIPATING TAXING ENTITIES HARMLESS FROM ANY CLAIM, DAMAGES, AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, ATTORNEY'S FEES, AND PENALTIES ARISING FROM POLLUTION OF THE PROPERTY BY DEVELOPER OR DEVELOPER'S PREDECESSORS IN TITLE, OR THE FAILURE OF DEVELOPER'S PREDECESSORS IN TITLE TO COMPLY WITH LOCAL STATE OR FEDERAL ENVIRONMENTAL LAWS OR REGULATIONS.

THE INDEMNITY PROVIDED FOR IN THE FOREGOING SECTIONS SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY, ITS OFFICERS OR EMPLOYEES, IN INSTANCES WHERE SUCH NEGLIGENCE CAUSES PERSONAL INJURY, DEATH, OR PROPERTY DAMAGE, EXCEPT TO THE EXTENT PROVIDED BELOW.

IN THE EVENT DEVELOPER AND THE CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS,

FEDERAL, OR INTERNATIONAL LAW.

DEVELOPER SHALL ADVISE THE CITY, THE BOARD, AND ANY PARTICIPATING TAXING ENTITY IN WRITING WITHIN 24 HOURS OF ANY CLAIM OR DEMAND AGAINST THE CITY, THE BOARD OR ANY PARTICIPATING TAXING ENTITY RELATED TO OR ARISING OUT OF THE DEVELOPER'S ACTIVITIES, UNDER THIS AGREEMENT AND SHALL SEE THAT THE INVESTIGATION, AND DEFENSE OF SUCH CLAIM, OR DEMAND AT THE DEVELOPER'S COST TO THE EXTENT REQUIRED UNDER THE INDEMNITY IN THIS SECTION. THE PROVISIONS OF THIS INDEMNITY ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. THE CITY, THE BOARD AND/OR ANY PARTICIPATING TAXING ENTITY SHALL HAVE THE RIGHT, AT THEIR OPTION AND AT THEIR OWN EXPENSE, TO PARTICIPATE IN SUCH DEFENSE WITHOUT RELIEVING THE DEVELOPER OF ANY OF ITS OBLIGATIONS.

11.2 DEVELOPER SHALL AND DOES HEREBY AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, AND THE BOARD, AND THEIR RESPECTIVE AGENTS AND EMPLOYEES FROM AND AGAINST ALL ENCUMBRANCES, CLAIMS, SUITS, DEBTS, DUES, SUMS OF MONEY, ACCOUNTS, RECKONINGS, BOND, BILLS, COVENANTS, CONTROVERSIES, AGREEMENTS, AGENTS, DEMANDS, DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGMENTS, AND ATTORNEY FEES OF ANY KIND OR NATURE WHATSOEVER WHICH ARE ASSERTED BY ANY PERSON OR ENTITY FOR PENALTIES OR SUMS DUE ANY WORKER OR AGENCY FOR SERVICES, LABOR OR MATERIALS, FURNISHED FOR THE PROJECT, DEVELOPER'S INDEMNITY, OBLIGATIONS TO THE CITY UNDER THIS INDEMNIFICATION SHALL BE LIMITED TO ALL ENCUMBRANCES, CLAIMS, SUITS, DEBTS, DUES, SUMS OF MONEY, ACCOUNTS, RECKONINGS, BOND, BILLS, COVENANTS, CONTROVERSIES, AGREEMENTS, AGENTS, DEMANDS, DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGMENTS, AND ATTORNEY FEES OF ANY KIND OR NATURE WHATSOEVER BY ANY PERSON OR ENTITY OR VIOLATIONS OF CHAPTER 2258 OF THE TEXAS GOVERNMENT CODE OR FOR ANY SUMS OR PENALTIES DUE ANY WORKER OR AGENCY FOR LABOR FURNISHED FOR THE PROJECT. TO THE EXTENT THAT THIS INDEMNIFICATION CONFLICTS WITH THE INDEMNIFICATION PROVISIONS IN SECTION 11.1 ABOVE, THE PROVISIONS IN SECTION 11.1 CONTROL OVER THOSE SET FORTH IN THIS SECTION. PRIOR TO EXPENDING ANY MONEY THAT DEVELOPER WOULD BE OBLIGATED TO INDEMNIFY, THE CITY OR THE BOARD SHALL SEND WRITTEN NOTICE TO DEVELOPER DESCRIBING IN REASONABLE DETAIL THE CLAIM AND ALLOWING DEVELOPER TO CURE SUCH CLAIM WITHIN FIFTEEN (15) CALENDAR DAYS OF RECEIVING THE NOTICE.

ARTICLE XII. SITE INSPECTION AND RIGHT OF ENTRY

PROJECT SITE INSPECTION. Developer shall allow the City and the Board reasonable access to the Property Site for inspections during and upon completion of construction of the

Project, and access to documents and records considered necessary to assess the Project and Developer's compliance with this Agreement. The Board and TIF Unit Staff shall be provided a right of entry onto the Project Site to conduct random walk-through inspections of the Project's Development subject to all security and Site safety requirements.

ARTICLE XIII. LIABILITY

- 13.1 **DEVELOPER.** As between the City, the Board, any Participating Taxing Entity, and Developer, Developer shall be solely responsible for compensation payable to any employee, contractor, or subcontractor of the Developer, and none of Developer's employees, contractors, or subcontractors will be deemed to be employees, contractors, or subcontractors of the City, the Board, or any Participating Taxing Entity as a result of the Agreement.
- 13.2 **CITY AND BOARD.** To the extent permitted by Texas law, no director, officer, employee or agent of the City, the Board, or any other Participating Taxing Entity shall be personally responsible for any liability arising under or growing out of this Agreement.

ARTICLE XIV. RECORDS

- 14.1 **RIGHT TO REVIEW.** Following notice to the Developer, the City reserves the right to conduct, at its own expense, examinations, during regular business hours, the books and records related to this Agreement (including such items as contracts, paper, correspondence, copy, books, accounts, billings and other information related to the performance of the Developer's services hereunder. The City also reserves the right to perform any additional audits relating to Developer's services, provided that such audits are related to those services performed by Developer under this Agreement. These examinations shall be conducted at the offices maintained by Developer.
- 14.2 **PRESERVATION OF RECORDS.** All applicable records and accounts of the Developer relating to this Agreement, together with all supporting documentation, shall be preserved and made available in Bexar County, Texas by the Developer throughout the term of this Agreement and for twelve (12) months after the termination of this Agreement, and then transferred for retention to the City at no cost to the City upon request. During this time, at Developer's own expense, may require that any or all of such records and accounts be submitted for audit to the City or to a Certified Public Accountant selected by the City within thirty (30) calendar days following written request.
- 14.3 **DISCREPANCIES.** Should the City discover errors in the internal controls or in the record keeping associated with the Project, Developer shall be notified of such errors and the Parties shall consult on what steps may be necessary to correct such discrepancies within a reasonable period of time, not to exceed sixty (60) days after discovery. The Board shall be informed of the action taken to correct such discrepancies.
- 14.4 **OVERCHARGES.** If it is determined as a result of such audit that the Board and/or Developer has overcharged for the cost of the Public Improvements, then such overcharges shall be immediately returned to the TIF Fund and become due and payable with interest at the maximum legal rate under applicable law from the date the City paid such overcharges. In addition, if the audit determined that there were overcharges of more than 2% of the

greater of the budget or payments to Developer for the year in which the discrepancy occurred, and the TIF Fund is entitled to a refund as a result of such overcharges, then Developer shall pay the cost of such audit.

ARTICLE XV. NON-WAIVER

- 15.1 **ACTIONS OR INACTIONS.** No course of dealing on the part of the City, the Board, or the Developer nor any failure or delay by the City, the Board, or the Developer in exercising any right, power, or privilege under this Agreement shall operate as a waiver of any right, power or privilege owing under this Agreement.
- 15.2 **RECEIPT OF SERVICES.** The receipt by the City of services from an assignee of the Developer shall not be deemed a waiver of the covenant(s) in this Agreement against assignment or an acceptance of the assignee or a release of the Developer from further performance by Developer of the covenant(s) contained in this Agreement. No provision of this Agreement shall be deemed waived by the City unless such waiver is in writing, and approved by the City through an ordinance passed and approved by its City Council.

ARTICLE XVI. ASSIGNMENT

- 16.1 **ASSIGNMENT BY CITY.** The City and/or Board may assign their rights and obligations under this Agreement to any governmental entity the City creates without prior consent of Developer. If the City and/or Board assign their rights and obligations under this Agreement then the City and/or the Board shall provide Developer written notice of assignment within thirty (30) days of such assignment.
- 16.2 **ASSIGNMENT BY DEVELOPER.** Developer may sell or transfer its rights and obligations under this Agreement only upon approval and written consent by the Board and City Council, as evidenced by Board Resolution and City Ordinance, when a qualified purchaser or assignee specifically agrees to assume all of the obligations of the Developer under this Agreement.
- 16.3 **WORK SUBJECT TO AGREEMENT.** Any work or services contracted herein shall be contracted only by written contract or agreement and, unless the City grants specific waiver in writing, shall be subject by its terms, insofar as any obligation of the City is concerned, to each and every provision of this Agreement. Compliance by Developer's contractor and/or subcontractors with this Agreement shall be the responsibility of Developer.
- 16.4 **NO THIRD PARTY OBLIGATION.** The City and/or the Board shall in no event be obligated to any third party, including any contractor, subcontractor, or consultant of the Developer, for performance of work or services under this Agreement.
- 16.5 **LENDING INSTITUTIONS.** Any restrictions in this Agreement on the transfer or assignment of the Developer's interest in this Agreement shall not apply to and shall not prevent the assignment of this Agreement to a lending institution or other provider of capital in order to obtain financing for the Project. Developer shall notify the City of all such assignments to a lending or other provider of capital. In no event, shall the City and/or the Board be obligated in any way to the aforementioned financial institution or other provider of capital. The City shall only issue a check or other form of payment to Developer.

- 16.6 **WRITTEN INSTRUMENT.** Each transfer or assignment to which there has been consent, pursuant to paragraph 16.2 above, shall be by instrument in writing, in form reasonably satisfactory to the City and the Board, and shall be executed by the transferee or assignee who shall agree in writing, for the benefit of the City and the Board, to be bound by and to perform the terms, covenants and conditions of this Agreement. Four executed copies of such written instrument shall be delivered to the TIF Unit. Failure to obtain the City's and Board's consent by ordinance and resolution respectively, or failure to comply with the provisions herein prior to such, shall prevent any transfer or assignment from becoming effective. In the event the City and the Board approves the assignment or transfer of this Agreement, Developer shall be released from such duties and obligations.
- 16.7 **NO WAIVER.** Except as set forth in paragraph 16.3, the receipt by the City of services from an assignee of the Developer shall not be deemed a waiver of the covenants in this Agreement against assignment or an acceptance of the assignee or a release of further observance or performance by Developer of the covenants contained in this Agreement. No provision of this Agreement shall be deemed waived by the City unless such waiver is in writing, and approved by City Council in the form of a duly passed ordinance.

ARTICLE XVII. NOTICE

- 17.1 **ADDRESSES.** Any notice sent under this Agreement shall be written and mailed with sufficient postage, sent by certified mail, return receipt requested, documented facsimile or delivered personally to an officer of the receiving Party at the following addresses:

THE CITY
City of San Antonio
City Clerk
Attn: Risk Management Dept.
P.O. Box 839966
San Antonio, TX 78283-3966

THE BOARD
Northeast Corridor TIRZ #33
Attn: TIF Unit
1400 S Flores
San Antonio, TX 78204

DEVELOPER
RP Grant Company
Attn: Robert Grant
13907 Bluff Lane
San Antonio, TX 78216

- 17.2 **CHANGE OF ADDRESS.** Notice of change of address by any Party must be made in writing and mailed to the other Parties within fifteen (15) business days of such change. All notices, requests or consents under this Agreement shall be (a) in writing, (b) delivered to a principal officer or managing entity of the recipient in person, by courier or mail or by facsimile, telegram, telex, cablegram or similar transmission, and (c) effective only upon actual

receipt by such person's business office during normal business hours. If received after normal business hours, the notice shall be considered received on the next business day after such delivery. Whenever any notice is required to be given by applicable law or this Agreement, a written waiver thereof, signed by the Person entitled to notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XVIII. CONFLICT OF INTEREST

- 18.1 **CHARTER AND ETHICS CODE PROHIBITIONS.** The Charter of the City of San Antonio and the City of San Antonio Code of Ethics prohibit a City officer or employee, as those terms are defined in Section 2-52 of the Code of Ethics, from having a direct or indirect financial interest in any contract with the City. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:
- a. a City officer or employee; his or her spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity;
 - b. an entity in which the officer or employee, or his or her parent, child or spouse directly or indirectly owns (i) 10 percent or more of the voting stock or shares of the entity, or (ii) 10 percent or more of the fair market value of the entity; or
 - c. an entity in which any individual or entity listed above is (i) a subcontractor on a City contract, (ii) a partner or (iii) a parent or subsidiary entity.
- 18.2 **CERTIFICATION.** Pursuant to the subsection above, Developer warrants and certifies, and this Agreement is made in reliance thereon, that it, its officers, employees and agents are neither officers nor employees of the City. Consultant further warrants and certifies that it has tendered to the City a Contracts Disclosure Statement in compliance with the City's Ethics Code.

ARTICLE XIX. INDEPENDENT CONTRACTORS

- 19.1 **NO AGENCY.** All parties expressly agree that in performing their services, the Board and Developer at no time shall be acting as agents of the City and that all consultants or contractors engaged by the Board and/or Developer respectively shall be independent contractors of the Board and/or the Developer. The parties hereto understand and agree that neither the City nor the County shall not be liable for any claims that may be asserted by any third party occurring in connection with services performed by the Board and/or Developer respectively, under this Agreement unless any such claims are due to the fault of the City.
- 19.2 **NO AUTHORITY.** The parties further understand and agree that no party has authority to bind the others or to hold out to third parties that it has the authority to bind the others.

ARTICLE XX. TAXES

DUTY TO PAY. Developer shall pay, on or before the respective due dates, to the appropriate collecting authority all applicable Federal, State, and local taxes and fees which are now or may be levied upon the TIRZ Property, the Developer or upon the Developer's business conducted on the TIRZ Property or upon any of the Developer's property used in connection

therewith, including employment taxes. Developer shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the Developer.

ARTICLE XXI. PREVAILING WAGES

- 21.1 The TIF Program is a discretionary program, and it is the policy of the City that the requirements of Chapter 2258 of the Texas Government Code, entitled "Prevailing Wage Rates," shall apply to TIF Development Agreements. Developer agrees that the Developer will comply with City Ordinance No. 71312 and its successors such as Ordinance No. 2008-11-20-1045 and will require subcontractors to comply with City Ordinance 71312 and its successors such as Ordinance No. 2008-11-20-1045 and shall not accept affidavits.
- 21.2 In accordance with Chapter 2258, Texas Government Code, and Ordinance No. 2008-11-20-1045, a schedule of the general prevailing rate of per diem wages in this locality for each craft or type of workman needed to perform this Agreement is included as **Exhibit F**, and made a part of this Agreement. Developer is required, and shall require its subcontractors to comply with each updated schedule of the general prevailing rates in effect at the time the Developer calls for bids for construction of a given phase.
- 21.3 Developer is further required to cause the latest prevailing wage determination decision to be included in bids and contracts with the Developer's general contractor and all subcontractors for construction of each Phase. The Developer shall forfeit as a penalty to the City \$60.00 for each laborer, workman, or mechanic employed, for each calendar day, or portion thereof, that such laborer, workman or mechanic is paid less than the said stipulated rates for any work done under said contract, by Developer or any subcontractor under the Developer. The establishment of prevailing wage rates in accordance with Chapter 2258, Texas Government Code shall not be construed to relieve the Developer from his obligation under any Federal or State Law regarding the wages to be paid to or hours worked by laborers, workmen or mechanics insofar as applicable to the work to be performed under this Agreement.

ARTICLE XXII. CHANGES AND AMENDMENTS

- 22.1 **ORDINANCE AND ORDER REQUIRED.** Except when the terms of this Agreement expressly provide otherwise, any alterations, additions, or deletions to the terms hereof shall be by amendment in writing executed by the City, the Board and the Developer and evidenced by passage of a subsequent City Ordinance.
- 22.2 **CONSTRUCTION SCHEDULE.** Notwithstanding, the Construction Schedule, as detailed in **Exhibit B** may be amended, as evidenced by approval of the NHSD Director or Director overseeing the TIF Unit. In the event an amendment to the Construction Schedule will result in a material change to this Agreement, then such amendment shall comply with the requirements of Section 22.1, above. No change under this section may result in an increase in the maximum contribution of the City or any other Participating Taxing Entity. Developer may rely on the determination of the TIF Economic Development Manager, whether a change in the Construction Schedule would result in a material change to the overall Project requirements.

- 22.3 **AUTOMATIC INCORPORATION OF LAWS.** Changes in local, state and federal rules, regulations or laws applicable to the Board's and the Developer's services under this Agreement may occur during the term of this Agreement and any such changes shall be automatically incorporated into this Agreement without written amendment to this Agreement, and shall become a part as of the effective date of the rule, regulation or law.

ARTICLE XXIII. SEVERABILITY

If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, then said clause or provision shall not affect any other clause or provision, and the remainder of this Agreement shall be construed as if such clause or provision was never contained herein. It is also the intent of the Parties that in lieu of each invalid, illegal, or unenforceable provision, there be added as a part of this Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

ARTICLE XXIV. LITIGATION EXPENSES

- 24.1 **LITIGATION AGAINST THE CITY.** City policy on litigation is that, except to the extent prohibited by law, persons who are engaged in litigation or adversarial proceedings related to TIF against the City are ineligible to obtain or continue the use of TIF as principals or participants for the duration of the litigation. A principal or participant includes the TIF applicants and the TIF applicant's developers, partners, affiliates, sponsors, payroll employees, or relatives of the first degree of consanguinity. Accordingly, the City shall not consider a project proposing the use of TIF, designate a TIRZ, enter into any TIF contracts or agreements with, or authorize or make any TIF payment to persons engaged in litigation or adversarial proceedings related to TIF with the City. Ineligible persons shall be excluded from participating as either participants or principals in all TIF projects during the term of their litigation. "Person" includes an individual, corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity.
- 24.2 Under no circumstances will the Available Tax Increment received under this Agreement be used, either directly or indirectly, to pay costs or attorney fees incurred in any adversarial proceeding regarding this Agreement against the City, the Board or any other public entity.
- 24.3 During the term of this Agreement, if Developer files and/or pursues an adversarial proceeding regarding this Agreement against the City and/or the Board, without first engaging in good faith mediation of the dispute, then at the City's and/or Board's option, all access to the funding provided for hereunder shall be withheld.
- 24.4 Developer, at the City's and/or Board's option, could be ineligible for consideration to receive any future funding while any adversarial proceedings regarding this Agreement against the City and/or Board remains unresolved if it was initiated without first engaging in good faith mediation of the dispute.
- 24.5 For purposes of this Article, "adversarial proceedings" include any cause of action regarding this Agreement filed by Developer against the City in any state or federal court, as well as any state or federal administrative hearing, but does not include Alternate Dispute Resolution

proceedings, including arbitration. Nothing contained in this Article shall effect or otherwise affect the indemnity provisions contained in Article XI. above.

ARTICLE XXV. LEGAL AUTHORITY

ALL CONSENTS AND APPROVALS OBTAINED. Each person executing this Agreement on behalf of each Party, represents, warrants, assures, and guarantees that s/he has full legal authority to execute this Agreement on behalf of the City, the Board, and/or Developer, respectively and to bind the City, the Board, and/or Developer, to all the terms, conditions, provisions, and obligations of this Agreement.

ARTICLE XXVI. VENUE AND GOVERNING LAW

- 26.1 THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS.
- 26.2 Venue and jurisdiction arising under or in connection with this Agreement shall lie exclusively in Bexar, County, Texas. Any legal action or proceeding brought or maintained, directly or indirectly, as a result of this Agreement shall be heard and determined in Bexar County, Texas.

ARTICLE XXVII. PARTIES' REPRESENTATIONS

This Agreement has been jointly negotiated by the City, the Board and Developer and shall not be construed against a Party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

ARTICLE XXVIII. CAPTIONS

All captions used in this Agreement are only for the convenience of reference and shall not be construed to have any effect or meaning as to the agreement between the Parties to this Agreement.

ARTICLE XXIX. LICENSES/CERTIFICATIONS

Developer warrants and certifies that to its knowledge, any person providing services hereunder has the requisite training, license, and/or certification to provide said services and meets the competence standards promulgated by all other authoritative bodies, as applicable to the services provided herein.

ARTICLE XXX. NONDISCRIMINATION AND SECTARIAN ACTIVITY

Developer understands and agrees to comply with the Non-Discrimination Policy of the City of San Antonio contained in Chapter 2, Article X of the City Code, and further shall use reasonable efforts to ensure that no person shall, on the ground of race, color, national origin, religion, sex, age, gender (to include transgender), sexual orientation, veteran status or disability, be excluded from participation in, be denied the benefits of, be subjected to discrimination under, or be denied access to any program or activity funded in whole or in part under Agreement.

ARTICLE XXXI. ENTIRE AGREEMENT

- 31.1 **NO CONTRADICTIONS.** This written Agreement embodies the final and entire Agreement between the Parties hereto and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties.
- 31.2 **INCORPORATION OF EXHIBITS.** Each exhibit referenced below shall be incorporated herein for all purposes as an essential part of this Agreement, which governs the rights and duties of the parties, except that if there is a conflict between an Exhibit and a provision of this Agreement, the provision of this Agreement shall prevail over the Exhibit.

- EXHIBIT A:** Resolution T33 2017-12-04-01R
- EXHIBIT B:** Construction Schedule
- EXHIBIT C:** Contract Progress Payment Request Form
- EXHIBIT D:** Project Site (Map & Description)
- EXHIBIT E:** Project Status Report Form
- EXHIBIT F:** Prevailing Wages
- EXHIBIT G:** NEC Design Guidelines

IN WITNESS THEREOF, the Parties have caused this instrument to be signed on the date of each signature below. This agreement shall be effective on the date of the last signature below.

CITY OF SAN ANTONIO,
a Texas Municipal Corporation

BOARD OF DIRECTORS
Northeast Corridor TIRZ #33

Sheryl Sculley, City Manager

Date: _____



Councilman Clayton Perry, Presiding Officer

Date: 12/04/17

R.P. GRANT COMPANY



Robert Grant

Date: 12/04/17

ATTEST/SEAL:

Leticia Vacek, City Clerk

Date: _____

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

EXHIBIT A - T33 2017-12-04-01R

RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTY-THREE, CITY OF SAN ANTONIO, TEXAS, KNOWN AS THE NORTHEAST CORRIDOR (“TIRZ”), AUTHORIZING THE BOARD OF DIRECTORS TO APPROVE THE NEGOTIATED DEVELOPMENT AGREEMENT TO PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED \$232,000.00 IN AVAILABLE TAX INCREMENT FROM THE TIRZ FUND FOR THE R.P. GRANT DEVELOPMENT PROJECTS LOCATED AT 12007 AND 12019 PERRIN BEITEL ROAD AND WITHIN THE TIRZ IN CITY COUNCIL DISTRICT 10.

* * * * *

WHEREAS, the City of San Antonio (“City”) and the TIRZ Board of Directors (“Board”) support all programs which allow for economic development within its boundaries; and

WHEREAS, on September 22, 2016, R.P. Grant Company (“Developer”) engaged in economic development and submitted a proposal to the City for development projects located at 12007 and 12019 Perrin Beitel Road, and City Staff examined Developer’s application and recommended funding in an amount not to exceed \$232,000.00 in available tax increment from the TIRZ Fund for the public infrastructure and public improvements associated with the R.P. Grant Development Projects located at above referenced street locations; and

WHEREAS, the City and the Board desired to provide financial incentives for development and revitalization projects that benefit the City and the TIRZ, on October 20, 2017, authorized negotiation of a development agreement to effectuate that purpose and now seeks to approve, in substantially final form, that development agreement; **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD:

SECTION 1: The recitals set out above are adopted in their entirety.

The Board is hereby authorized to approve the development agreement between the City of San Antonio, The Board of Directors for the Northeast Corridor Tax Increment Reinvestment Zone and the R.P. Grant Company.

SECTION 3. The Board acknowledges that subsequent approval by City Council is required.

PASSED AND APPROVED this 4th day of December, 2017.

APPROVED AS TO FORM:

EXHIBIT B – Construction Schedule

Proposed Construction Schedule, 12007-12035 Perrin Bietel

December, 2017: Begin early site preparation and initial grading for construction activities to follow on all three land tracts, initiate environmental remediation activities on Murphy Express tract, remove CPS power poles that are currently obstructions to new development plan and install new CPS poles for future improvements in specified locations.

January, 2018: Pour concrete foundations for future shopping center buildings, install underground drainage facility piping between the Murphy and shopping center land parcels, complete environmental remediation of contaminated soil on Murphy Express tract with Murphy to begin construction immediately thereafter.

February, 2018: Walls and roof to be constructed on retail buildings and Murphy Express site work to be completed in preparation for installation of their underground storage tanks and gas canopy. Reconfiguration of new driveways and side walks on parameter of all three land tracts.

March, 2018: Interior finishouts for all retail tenants to commence and Murphy Express to commence construction of their building.

April, 2018: Continuation of interior retail finishouts, laying of all interior site curbing, landscape islands, installation of concrete parking lots and installation of landscaping.

May, 2018: Completion of final details of interior finishouts, closing of outstanding city building permits, delivery of completed spaces to retail Tenants and supervision of installation of their respective sign packages. Murphy Express to complete their final construction approximately at the same time (Murphy development being done by Murphy themselves).

June, 2018: Project completion and businesses open to the public.

EXHIBIT C – Request for Reimbursement

|

|

|

|



**CITY OF SAN ANTONIO
Contract Progress Payment Request (CPPR)
Form and Requirements**

Prior to submitting an invoice to request reimbursement, the developer must submit to the TIF Unit:

- All approved Master Development Plans (MDPs), recorded plats, City approved construction plans and inspections
- Copies of the payment and performance bond in accordance with executed Development Agreement
- Proof of compliance of the Bidding Policies must accompany the invoices submitted to include, but is not limited to: Publication of request for proposals, list of bidders, rating of bidders, and reason for choosing bidder (*Please refer to City's policy on Bidding Requirements.*)
- Letters of acceptance from City departments or other agencies certifying the public infrastructure was constructed and accepted in accordance with all applicable rules, regulations and codes.

When submitting an invoice for reimbursement, a summary page (refer to Sample Packet, page 2) must accompany all invoices to include related project name, invoice number, period covered by invoices and phase covered by invoices. Invoices must be submitted in the categories listed in the approved Final Finance Plan Sources and Uses page. The Sources and Uses page is broken down into phases and categories on a forecasted maximum allowable cost.

Each category should have their own separate summary page (refer to Sample Packet, page 2) itemizing invoices submitted in each appropriate category. The summary page will need to include maximum allowable cost, actual invoice amount, Plat or MDP number (if applicable) and method of payment. This maximum allowable cost is the forecasted amount that was projected for each category in the phase.

A receipt and/or a cancelled check must accompany each invoice to qualify for reimbursement. The invoice must refer to the related project. The dates and amount on invoices must coincide with receipt or cancelled checks. The invoice total must calculate correctly and tie to the summary page.

Each column is defined below: (refer to Sample Packet, page 2)

- Column A is the category from the Sources and Uses page for projected expenses
- Column B is the forecasted maximum allowable cost per the Final Finance Plan
- Column C is the actual developer's expense
- Column D is the amount of prior requests
- Column E is the balance column. The balance is the difference between the projected expenses and the actual developer's expenses. (The balance column will be used for internal tracking purposes only.)

* All Invoice Payments must be accompanied by:

- Receipt or Cancelled Check
- Must Reference the Project

* Only those categories outlined in the approved Final Finance Plan are eligible expenses for reimbursement.

(SAMPLE) Reimbursement for TIRZ Expenses

Project Name: NAD Residential TIRZ		Period covered by this invoice: 12/02—8/03			
Invoice#: One (1)		Phase(s) covered by this invoice: Phases 1, 2, & 3			
Section	A Activity	B Maximum Allowable from Final Finance Plan	C Invoices Amount	D Prior Requests	E **Balance
1	Construction Management	44,200	40,624	0	3,576
2	Contingency	192,500	199,215	0	-6,715
3	Driveway Approach	20,000	22,972	0	-2,972
4	Engineering Survey	50,050	50,000	0	50
5	Formation Fees	150,150	200,000	0	-49,850
6	Gas	144,375	100,000	0	44,375
7	Green Belt/Green Space	26,950	21,000	0	5,950
8	Infrastructure Cost	61,600	60,000	0	1,600
9	Legal Fees	10,000	11,500	0	-1,500
10	Organizational Cost	20,800	35,000	0	-14,200
11	Official Traffic Control Device	15,000	10,000	0	5,000
12	Parking Facilities	30,000	28,250	0	1,750
13	Project Cost	86,163	86,100	0	63
14	Public Schools	10,000	11,000	0	-1,000
15	Recreational Park Area	105,942	105,940	0	2
16	Regional Storm Water Improvements	73,344	73,444	0	-100
17	Relocation Cost	40,747	55,474	0	-14,727
18	Sanitary Sewer	35,000	65,000	0	-30,000
19	Sidewalks	47,500	67,587	0	-20,087
20	Streetscape Planting	20,000	20,000	0	0
21	Street Lights	25,000	25,105	0	-105
22	Water	19,500	19,500	0	0
TOTAL		1,286,321	1,365,211	0	-78,890

Financing Cost does not accrue interest

**The Balance Column is used for Tracking purposes only

All Invoice Payments must be accompanied by:

Receipt or Cancelled Check

Must Reference the Project

The City of San Antonio recommends having a CPA and the Project Engineer certify invoices submitted by developers.

CERTIFICATION: I certify that to the best of my knowledge and belief the data above and supporting documentation attached are correct and that all outlays were made in accordance with the terms of the Development Agreement, plats, & construction plans; and that payment is due and has not been previously reimbursed.	Signature of Certifying Financial Official	Signature of Certifying Engineer
	_____ Typed or printed Name and Title	_____ Typed or printed Name & Title
	John Doe, CPA	John Smith, Engineer
	DATE: _____	DATE: _____

Reimbursement for TIRZ Expenses

Project Name:		Period covered by this Invoice:			
Invoice#:		Phase(s) covered by this Invoice:			
Section	A Activity	B Maximum Allowable from Final Finance Plan	C Invoices Amount	D Prior Requests	E **Balance
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
TOTAL					

Financing Cost does not accrue interest
 **The Balance Column is used for Tracking purposes only
 All Invoice Payments must be accompanied by:
 Receipt or Cancelled Check
 Must Reference the Project

The City of San Antonio recommends having a CPA and the Project Engineer certify invoices submitted by developers.

CERTIFICATION: I certify, that to the best of my knowledge and belief, the data above and supporting documentation attached are correct and that all outlays were made in accordance with the terms of the Development Agreement, plats, & construction plans; and that payment is due and has not been previously reimbursed.	Signature of Certifying Financial Official	Signature of Certifying Engineer
	Typed or printed Name and Title:	Typed or printed Name & Title:
	Signature: _____	Signature: _____
	DATE: _____	DATE: _____

(SAMPLE) Reimbursement for TIRZ Expenses						
Project Name:			Period covered by this Invoice:			
NAD Residential TIRZ			12/02—8/03			
Invoice #:			Phase covered by this invoice:			
One (1)			Phases 1, 2, & 3			
Section 1	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Site Work						
Dirt Movers Inc.	00451364		1520	10,000		Ck# 2140
Dirt Movers Inc.	145246		1555	22,000		Ck# 2141
Dirt Movers Inc.	783581		1600	2,500		Ck# 2142
Dirt Movers Inc.	891771		1680	1,124		Ck# 2142
Dirt Movers Inc.	157863146		1685	5,000		Ck# 2144
Total		44,200		40,624	3,676	

Reimbursement for TIRZ Expenses						
Project Name:			Period covered by this Invoice:			
Invoice #:			Phase covered by this Invoice:			
Section 1	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Site Work						
Total						

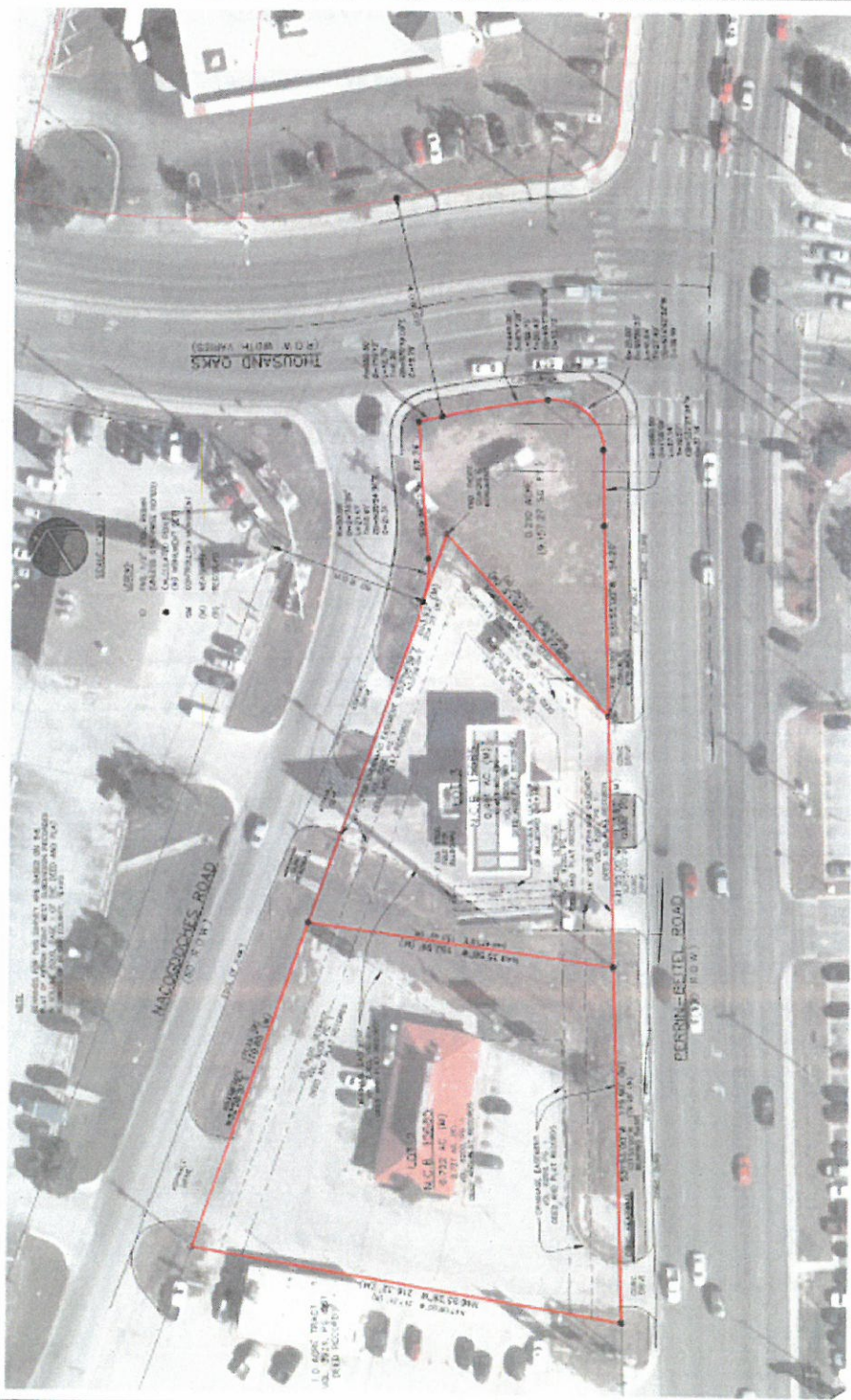
(SAMPLE) Reimbursement for TIRZ Expenses						
Project Name:			Period covered by this invoice:			
NAD Residential TIRZ			12/02--8/03			
Invoice #:			Phase covered by this invoice:			
One (1)			Phases 1, 2, & 3			
Section 2	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Streets & Approaches						
NAD Contractors	00451364		2020	\$165,000		Ck# 2523
Total		\$192,600		\$165,000	\$27,600	

Reimbursement for TIRZ Expenses						
Project Name:			Period covered by this invoice:			
Invoice #:			Phase covered by this invoice:			
Section 2	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Streets & Approaches						
Total						

(SAMPLE) Reimbursement for TIRZ Expenses						
Project Name: NAD Residential TIRZ				Period covered by this invoice: 12/02--8/03		
Invoice #: One (1)				Phase covered by this invoice: Phases 1,2, & 3		
Section 3 Parkway	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Fast City Contractors	3574215		123	\$10,000		Ck# 8989
			456	\$4,500		Ck# 8989
			789	\$5,500		Ck# 8989
Total		\$20,000		\$20,000	\$0.00	

Reimbursement for TIRZ Expenses						
Project Name: NAD Residential TIRZ				Period covered by this invoice: 12/02--8/03		
Invoice #: One (1)				Phase covered by this invoice: Phases 1,2, & 3		
Section 3 Parkway	Plat and/or MDP #	Maximum Allowable from Final Finance Plan	Invoice #(s)	Invoice Amount(s)	Balance	Method of Payment
Total						

EXHIBIT D – Site Plan & Map

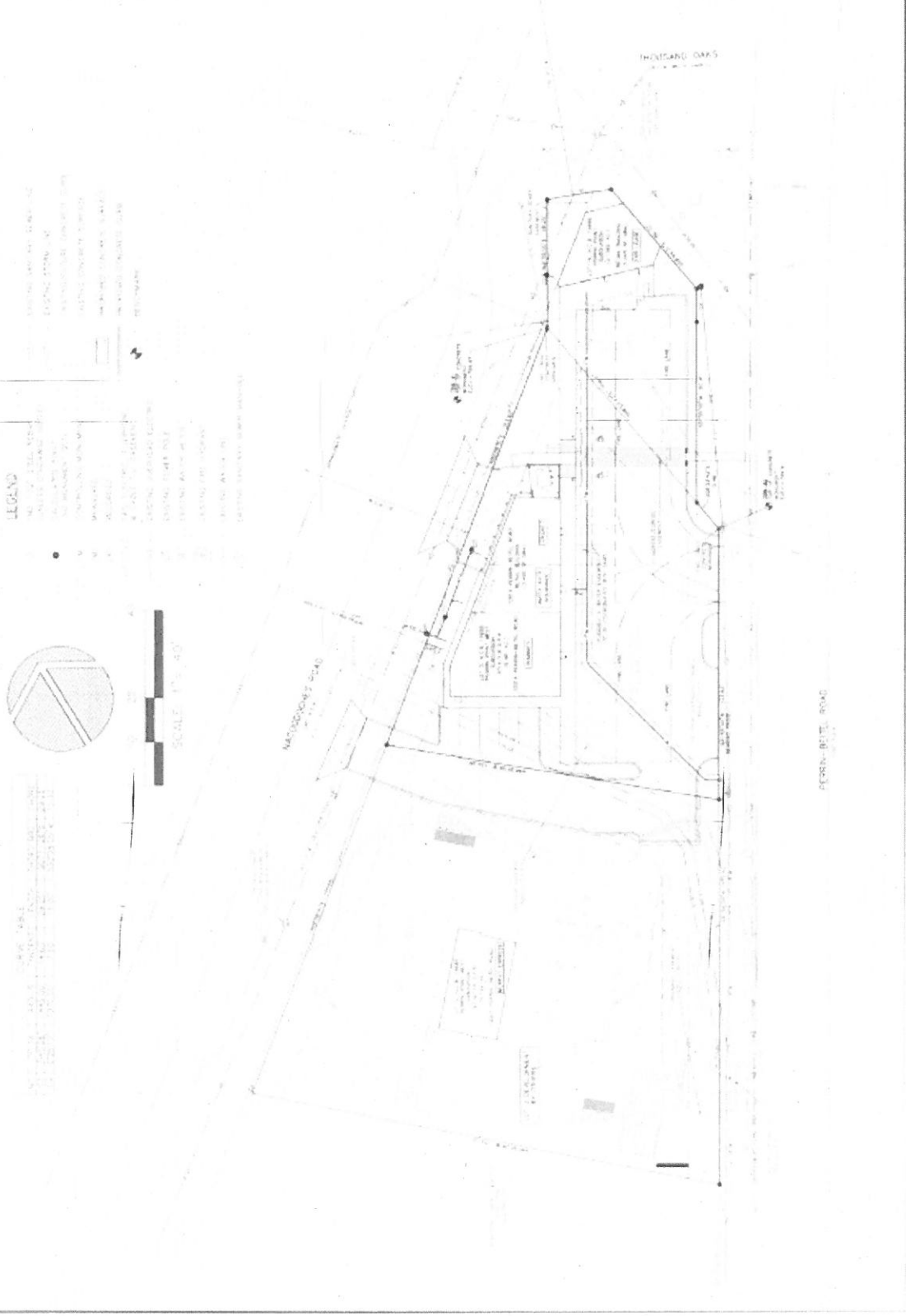


RETURN REPORT ORIGIN
 ADDRESS: 15000 and 15148 PENNING-BELL ROAD
 LOTS 2 AND 3, NEW CITY BLOCK 1888, PENNING POINT WEST SUBDIVISION, AN ADDITION TO THE
 CITY OF BEAR CREEK, BEAR CREEK, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 8032 PAGE 1, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

DIVE ENTERPRISES
 801 W. 11th St.
 Suite 200
 Fort Worth, TX 76102
 Phone: 817.343.1111
 Fax: 817.343.1111
 www.dive.com

STATE OF TEXAS
 COUNTY OF BEAR
 BEAR COUNTY CLERK
 15000 AND 15148 PENNING-BELL ROAD
 DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS

TITLE COMPANY: CHICAGO TITLE & BANKING COMPANY, P.O. BOX 341, HOUSTON,
 TEXAS 77001-0341
 THIS PROPERTY IS SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS RECORDED IN
 VOLUME 8032, PAGE 1, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
 BEAR COUNTY CLERK, BEAR COUNTY, TEXAS
 REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY PAVING
- PROPOSED DRIVEWAY PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING PAVING
- PROPOSED PAVING
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING DRIVEWAY CURB
- PROPOSED DRIVEWAY CURB
- EXISTING DRIVEWAY STOP BAR
- PROPOSED DRIVEWAY STOP BAR

SCALE 1" = 40'

GRANT COMMERCIAL CTR.

SAN ANTONIO, TEXAS
 BUILDING NO. 1
 12019 PERAIN EITEL RD
 FOR OWNER
 ROBERT GRANT
 (214) _____

SHEET # _____

A-2
 © 2011 PHIL LLOYD SHOOP, JR. ARCHITECT, PLLC



PHIL LLOYD SHOOP, JR.
 ARCHITECT
 1520 CANTON STREET
 SAN ANTONIO, TEXAS 78204
 (214) 349-8800
 phil@philshoop.com

FOR ALL INFORMATION
 CONTACT THE ARCHITECT
 PHIL LLOYD SHOOP, JR.
 ARCHITECT
 1520 CANTON STREET
 SAN ANTONIO, TEXAS 78204
 (214) 349-8800
 phil@philshoop.com



RIGHT ELEV. BLDG. 1
 $1/8" = 1'-0"$



REAR ELEV. BLDG. 1
 $1/8" = 1'-0"$



FRONT ELEV. BLDG. 1
 $1/8" = 1'-0"$

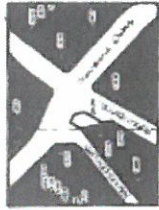


LEFT ELEV. BLDG. 1
 $1/8" = 1'-0"$



Call before you dig
Call 811

Tree Preservation Plan Canopy Coverage Plan



Location Map



Typical Plant Installation

See S. 208

Notes and details are provided for the typical plant installation. The diagram illustrates the placement of trees along the site perimeter and internal circulation paths. The notes specify the minimum number of trees to be installed per acre, the minimum canopy coverage percentage, and the minimum tree size at the time of planting. The notes also include instructions regarding the placement of trees relative to buildings, parking areas, and other site features.

Materials and Methods of Installation
The trees shall be installed in accordance with the following specifications:
1. All trees shall be planted in a hole that is at least 10% larger than the root ball.
2. The hole shall be filled with a mixture of topsoil and compost.
3. The trees shall be watered thoroughly after planting.
4. The trees shall be mulched with a 2-inch layer of wood chips.
5. The trees shall be protected from damage by vehicles and other site activities.

Table with 4 columns: Item, Quantity, Unit, and Price. It lists various materials and services required for the tree canopy coverage plan, such as trees, mulch, and labor.

Summary table with 2 columns: Description and Amount. It provides a total for the materials and methods section, including the total canopy provided and the percentage of canopy provided.

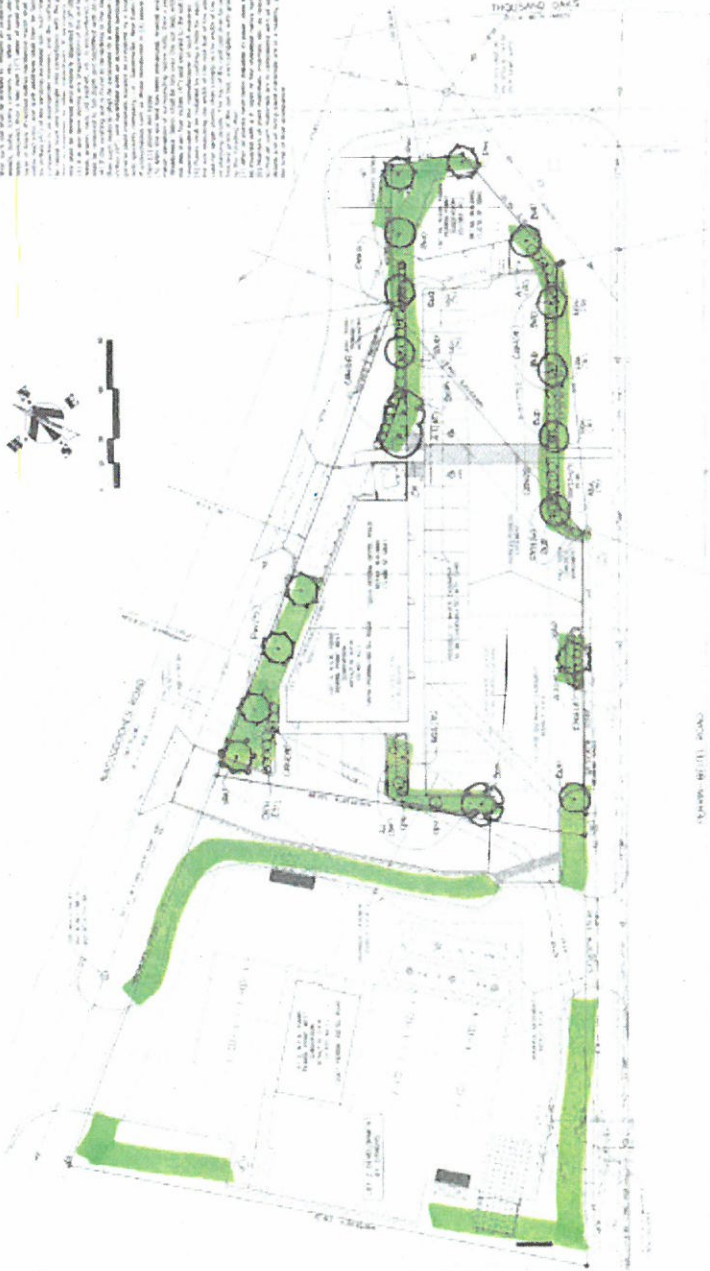


EXHIBIT E – Project Status



CITY OF SAN ANTONIO TAX INCREMENT REINVESTMENT ZONE Project Status Report

Pursuant to the Development Agreement, the DEVELOPER has agreed to provide periodic reports of construction to the CITY upon reasonable request. The City requests that the Developer submit a TIRZ project status report every quarter every year until the project is complete, due by:

January 15th, for the first quarter,
April 15th, for the second quarter,
July 15th, for the third quarter and
October 15th, for the fourth quarter

At the completion of the project, the DEVELOPER shall submit a comprehensive final report.

Each quarterly report must include the following information:

- The number of Private Improvements completed (single-family and/or multi-family and commercial when applicable) and year in which they were completed
- The Public Improvements completed and costs incurred to date by year in which improvements were completed
- Indicate whether the construction is on track with the approved Final Project and Finance Plan
- If the project timeline has slipped, the Developer is to submit an updated project timeline
- The sale prices of the single-family homes completed (Please obtain and provide sales data for original sales price of every home sold.)
- Photos of: housing and commercial developments; before, during and after construction

In addition, for the City to monitor compliance with insurance requirements of the Development Agreement, the Developer must submit annually the Certificate of Insurance reflecting proof that:

- the City and its officers, employees and elected representatives are additional insureds as respects the operations and activities of, or on behalf of, the named insured contracting with the City, with the exception of the workers' compensation policy;
- the endorsement that the "other insurance" clause shall not apply to the City of San Antonio where the City of San Antonio is an additional insured shown on the policy;
- the Workers' Compensation and employers' liability policy provides a waiver of subrogation in favor of the City of San Antonio; and
- Notification to the City of any cancellation, non-renewal or material change in coverage was given not less than thirty (30) days prior to the change or ten (10) days prior to the cancellation due to non-payment of premiums, accompanied by a replacement Certificate of Insurance.

Attached is a form you may use to fulfill this reporting requirement.

TIRZ Project Progress Report (Construction)

Name of Project:	TIRZ #:		
Progress Report #:	TIRZ Term:	From:	To:
Period Covered by this Report:	From:		
From:	To:		

The number of Private Improvements (single-family and/or multi-family and commercial if applicable) completed and year in which they were done

Years	start date	end date	Single-Family Units		Multi-family Units		Commercial Areas and Square Feet		Other Improvements (example: day care centers)	
			Proposed	Completed	Proposed	Completed	Proposed	Completed	Proposed	Completed
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

The Public Improvements completed and costs incurred to date by year (phase) in which improvements occurred

Phase (year)	start date	end date	Public Improvements													
			Sidewalks and Approaches Linear Feet	Streets Li.Ft.	Drainage Li.Ft.	Water Li.Ft.	Sewer Li.Ft.	Electrical (Line Installation) Li.Ft.	Gas Li.Ft.	Street Lights Number	Traffic Signal Light Number/Location	Landscaping Li.Ft.	Other			
1																
2																
3																
4																
5																
6																
7																
8																
9																
10																
TOTALS																

➤ Is Construction on track with the approved Final Project and Finance Plan? If not, please submit an updated timeline with the actual construction and the projected buildout.
 K:\YIP\UNT\Procedural Manual\Project Status Report - final 051305.doc

Year	Original Project Plan			Actual/Projected		
	Single-Family	Multi-Family	Other	Single-Family	Multi-Family	Other

Certification:
 I certify that to the best of my knowledge and belief, the data above is correct and that all outlays were made in accordance with the terms of the Development Agreement.

Signature of Certifying Individual:	Date:
Type or printed Name and Title	Telephone #:

EXHIBIT F – Prevailing Wages

General Decision Number: TX150016 01/02/2015 TX16

Superseded General Decision Number: TX20140016

State: Texas

Construction Types: Heavy and Highway

Counties: Atascosa, Bandera, Bastrop, Bell, Bexar, Brazos, Burleson, Caldwell, Comal, Coryell, Guadalupe, Hays, Kendall, Lampasas, McLennan, Medina, Robertson, Travis, Williamson and Wilson Counties in Texas.

HEAVY (excluding tunnels and dams, not to be used for work on Sewage or Water Treatment Plants or Lift / Pump Stations in Bell, Coryell, McClennon and Williamson Counties) and HIGHWAY Construction Projects

Note: Executive Order (EO) 13658 establishes an hourly minimum wage of \$10.10 for 2015 that applies to all contracts subject to the Davis-Bacon Act for which the solicitation is issued on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.10 (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract. The EO minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/02/2015

* SUTX2011-006 08/03/2011

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER (Paving and Structures).....	\$ 12.56	
ELECTRICIAN.....	\$ 26.35	
FORM BUILDER/FORM SETTER Paving & Curb.....	\$ 12.94	
Structures.....	\$ 12.87	
LABORER Asphalt Raker.....	\$ 12.12	
Flagger.....	\$ 9.45	
Laborer, Common.....	\$ 10.50	
Laborer, Utility.....	\$ 12.27	
Pipelayer.....	\$ 12.79	
Work Zone Barricade Servicer.....	\$ 11.85	
PAINTER (Structures).....	\$ 18.34	
POWER EQUIPMENT OPERATOR: Agricultural Tractor.....	\$ 12.69	
Asphalt Distributor.....	\$ 15.55	
Asphalt Paving Machine.....	\$ 14.36	
Boom Truck.....	\$ 18.36	
Broom or Sweeper.....	\$ 11.04	
Concrete Pavement Finishing Machine.....	\$ 15.48	
Crane, Hydraulic 80 tons or less.....	\$ 18.36	
Crane, Lattice Boom 80 tons or less.....	\$ 15.87	
Crane, Lattice Boom over 80 tons.....	\$ 19.38	
Crawler Tractor.....	\$ 15.67	
Directional Drilling Locator.....	\$ 11.67	
Directional Drilling Operator.....	\$ 17.24	
Excavator 50,000 lbs or Less.....	\$ 12.88	
Excavator over 50,000 lbs...\$	17.71	
Foundation Drill, Truck Mounted.....	\$ 16.93	
Front End Loader, 3 CY or Less.....	\$ 13.04	
Front End Loader, Over 3 CY.\$	13.21	
Loader/Backhoe.....	\$ 14.12	
Mechanic.....	\$ 17.10	
Milling Machine.....	\$ 14.18	
Motor Grader, Fine Grade...\$	18.51	
Motor Grader, Rough.....\$	14.63	
Pavement Marking Machine....\$	19.17	

Reclaimer/Pulverizer.....\$ 12.88
 Roller, Asphalt.....\$ 12.78
 Roller, Other.....\$ 10.50
 Scraper.....\$ 12.27
 Spreader Box.....\$ 14.04
 Trenching Machine, Heavy....\$ 18.48

Servicer.....\$ 14.51

Steel Worker

Reinforcing.....\$ 14.00
 Structural.....\$ 19.29

TRAFFIC SIGNAL INSTALLER

Traffic Signal/Light Pole
 Worker.....\$ 16.00

TRUCK DRIVER

Lowboy-Float.....\$ 15.66
 Off Road Hauler.....\$ 11.88
 Single Axle.....\$ 11.79
 Single or Tandem Axle Dump
 Truck.....\$ 11.68
 Tandem Axle Tractor w/Semi
 Trailer.....\$ 12.81

WELDER.....\$ 15.97

 WELDERS - Receive rate prescribed for craft performing
 operation to which welding is incidental.

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 Unlisted classifications needed for work not included within
 the scope of the classifications listed may be added after
 award only as provided in the labor standards contract clauses
 (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification
 and wage rates that have been found to be prevailing for the
 cited type(s) of construction in the area covered by the wage
 determination. The classifications are listed in alphabetical
 order of "identifiers" that indicate whether the particular
 rate is a union rate (current union negotiated rate for local),
 a survey rate (weighted average rate) or a union average rate
 (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed
 in dotted lines beginning with characters other than "SU" or

"UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

EXHIBIT G – NEC Design Guidelines



Northeast Corridor Revitalization Plan

DESIGN GUIDELINES



“Design” refers to the appearance and function of buildings, infrastructure, and streetscape—the “look and feel” of a community. The Northeast Corridor (NEC) Design Guidelines supplement City zoning and code requirements and specifically address exterior building finishes, landscaping, and signage. The purpose of these Guidelines is to create a visually appealing commercial corridor that is inviting to businesses, customers, and residents.

As a condition of receiving development incentive funds from the City of San Antonio, the City requires adherence to the guidelines outlined in this document.

EXTERIOR BUILDING FINISHES

Requirements apply to all building elevations visible from major NEC thoroughfares (Perrin Beitel, Nacogdoches, Thousand Oaks, NE Loop 410, O’Conner, etc).

Approved Exterior Finishes

- Finished masonry or equivalent
- Decorative concrete (profiled, sculpted, fluted, textured, or varied in design)
- Native stone (or synthetic equivalent)
- Brick or brick veneer
- Cement fiber board (hardiplank)
- Stucco
- Glass
- Metal may be used on roofs, canopies or awnings; balconies and railings; doors, windows, and their framing
- Window security film (a window laminate used in place of burglar bars)

Prohibited Exterior Finishes

- Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels
- Corrugated, ribbed, galvanized, aluminum, coated or unpainted metal on wall elevations (prohibition does not apply to metals used on roofs, awnings, or canopies)
- Unfired or under-fired clay, sand, or brick
- Unfinished concrete cinderblock (also called “masonry units”)
- Mirrored glass with a reflectance more than 20%
- Burglar bars



LANDSCAPE

The requirements for landscaping include the use of drought-tolerant, low-water, and native trees, plants, and shrubs for sustainability and conservation of resources. See San Antonio Water System's (SAWS) "Garden Style" site for approved plant list and landscape design tips: www.gardenstylesanantonio.com. San Antonio's Unified Development Code also contains a "Recommended Plant List."

All San Antonio regulations concerning utilities and maintaining clear lines of sight apply. Call before you dig: www.call811.com.

Approved Landscaping Elements

- Xeriscaping
- River rocks, crushed granite, and other decorative stone elements
- Screening of parking areas with vegetative buffer
- Planters and planter boxes (stone or sturdy materials)
- Landscaping at base of on-premises signage
- Plantings in frontage right-of-way (ROW) with appropriate accommodation for utilities and lines of sight

Prohibited Landscaping Elements

- Trees, plants, and shrubs that are not low-water or drought-tolerant
- Planter boxes constructed of wood or timber

SIGNAGE

All signs (affixed to building and on-premises) must be properly permitted and meet current San Antonio signage regulations. All signage should be designed to reduce clutter and contribute to a cohesive streetscape.

Approved Signage Elements

- Externally illuminated signage and lettering
- Internally illuminated signs with opaque field and translucent letters
- Hanging signs
- Removal of out-dated or abandoned pole signs
- Internally illuminated channel letters

Prohibited Signage Elements

- Digital, video, flashing, or strobe signs
- Temporary signs (banners, yard signs, etc).