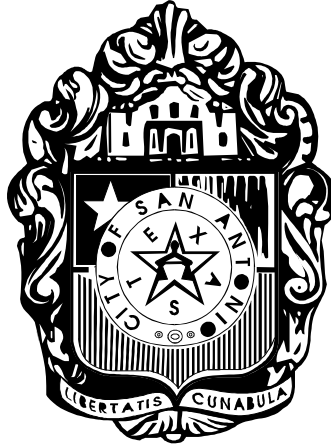


CITY OF SAN ANTONIO, TEXAS



Houston Street Tax Increment Reinvestment Zone Number Nine

Participation Levels:

City (100%)

**Bexar County (100% Operations & Maintenance portion of the
Tax Rate) after Extension**

Bexar County (100%) until September 30, 2012

University Health System (60%) until September 30, 2012

Alamo Colleges (100%) until September 30, 2014

Finance Plan

Final: August 23, 2000

Amended: September 20, 2007

Amended: April 1, 2010

Amended: September 30, 2014

Amended: October 1, 2015

Amended: February 21, 2019

Houston Street

Tax Increment Reinvestment Zone #9 – Finance Plan

Introduction

The Houston Street Redevelopment Project (“Project”) is located in the center of the downtown business district and encompasses approximately 179.74 parcel acres. The original Tax Increment Reinvestment Zone (TIRZ) boundary stretched from a southernmost point of Crockett Street and extended north to the northern most point of Martin Street; the western boundary was Soledad Street and the eastern boundary was Alamo Street. Boundary amendments approved by Ordinance No. 2015-06-04-0489 increased the size of the Houston Street TIRZ by adding parcels located primarily along North Main extending from Cesar Chavez to IH-35 (encompassing parts of the proposed San Pedro Creek project) and to extend the western edge of the new Houston Street boundary to run adjacent to the Westside TIRZ east of South Flores Street. The life of the TIRZ is projected to be 34.83 years with the TIRZ being in existence through Fiscal Year 2034.

The Houston Street TIRZ provides a source of funding for public improvements that are a significant part of a broader plan to “revitalize and redevelop” the commercial, retail, and residential property along Houston Street and beyond.

Public improvements completed before September 30, 2014 by the prior Developer included the Presa Street Bridge Linkage, Houston Street Bridge Linkage, Majestic Courtyard, and several façade restorations along Houston Street. The Settlement and Release Agreement authorized by Ordinance No. 2015-05-21-0441 provided mutual release of claims by the City and the prior Developer.

Chapter 380 Economic Development Grant (CH380) Agreement(s), Chapter 381 Economic Development Grant (CH381) Agreement(s), Developer Agreement(s), Center City Housing Incentive Policy (CCHIP) Agreement(s), Funding Agreement(s), and Tax Abatement Agreement(s)

The City has entered into four (4) CH380 Agreements, two (2) Development Agreements, one (1) pending Development Agreement, three (3) CCHIP Agreements, and one (1) Tax Abatement Agreement. Bexar County has entered into one (1) CH381 Agreement. City and Bexar County jointly have entered into one (1) Funding Agreement. A complete list is on the Sources and Uses page.

Eligible Expenses

This TIRZ can reimburse eligible expenses in accordance with the Tax Increment Financing Act, which are outlined in the Project Plan. The Houston Street TIRZ revenues may be allocated to projects as directed by the Houston Street TIRZ Board of Directors.

Finance Plan

The Tax Year 1999 Year End Assessed Value of the TIRZ was \$223,511,790.00. Projected Captured Values will be taxed to produce revenues to pay for the TIRZ expenses commenced in Tax Year 1999 with collections commencing in Tax Year 2000. The City’s Captured Taxable Value was \$19,861,354.00 in Tax Year 2000 and is projected to reach \$1,990,505,230.00 in Tax Year 2033. Increases in the Year End Assessed Values within the TIRZ vary by Participating Taxing Entity depending on exemptions and adjustments applicable to each. The Tax Increment Revenue provided

by the Captured Taxable Value was used to pay the Developer loan, principal, and interest on the Certificates of Obligation that the City issued in November 2000 to fund improvements and certain costs of issuance. These Certificates of Obligation were subsequently redeemed on March 15, 2010.

The City issued self-supporting 2018 Taxable Certificates of Obligation in an amount of \$8,600,000 and the interest is \$3,899,209.49 for the Alameda Theater Restoration. The project fund deposit of \$8,500,000 includes the par amount (\$8,600,000) less the cost of issuance (\$100,000). Any remaining debt service beyond TIRZ Term, September 30, 2034, will be paid by other funding sources if the TIRZ is not extended.

The City, Bexar County, and Houston Street TIRZ Board have represented and expressly agreed that they may only use the Bexar County (“County”) Contribution in the TIRZ Fund to pay expenditures in the following order or priority of payment:

- (i) To pay up to Fifteen Thousand Dollars and Zero Cents (\$15,000.00) per year of the City’s ongoing Administrative Costs
- (ii) To pay ongoing Administrative Costs up to Six Thousand Dollars and Zero Cents (\$6,000.00) per year to the County;
- (iii) To reimburse up to Three Million Dollars and Zero Cents (\$3,000,000.00) of project costs associated with the Weston Urban Tower Project;
- (iv) To reimburse the County for principal, interest, and costs of issuing and administering all financing instruments associated with the Alameda Theater Project;
- (v) To reimburse County Economic Development Project Costs for projects along the San Pedro Creek Improvements Project; and
- (vi) To reimburse future approved County Project costs that are funded by the County contribution and in accordance with the TIF Act to include financing costs on any Bond, Certificate of Obligation, or other financial instrument issued by the County, as may be provided in any Development Agreement for County Projects and to the extent that County contributions in the TIRZ Fund are available for this purpose.

The City’s Tax Increment contribution will be used to pay costs in the following order of priority of payment:

- (i) To pay interest and principal should the City issue any debt instrument such as bonds, notes, certificates of obligation or other public debt to cover project costs directly or indirectly related to any non-City Public Improvements within the Zone;
- (ii) To pay the City’s ongoing annual Administrative Costs;
- (iii) To reimburse the City for costs of the repair, replacement, or re-construction of Public Improvements and associated costs;
- (iv) To reimburse the City under any reclaim of funds pursuant to any applicable Development Agreement; and
- (v) To reimburse City projects for public improvements, as provided in the applicable Development Agreements, in the Project Plan and approved by the TIRZ Board to the extent that City contributions in the TIRZ Fund are available for this purpose.

The City of San Antonio and the Bexar County are the participating taxing entities at this time. University Health System’s participation expired on September 30, 2012. Alamo Colleges’ participation expired on September 30, 2014. The City’s current participation is at 100% of the tax rate which is \$0.558270 in Tax Year 2018, and the Bexar County’s current participation is at 100% Operations & Maintenance portion of the Tax Rate which is \$0.236250 in Tax Year 2018. Annual

Tax Increment was \$206,166.10 in Fiscal Year 2001, and is projected to reach \$15,871,161.23 in Fiscal Year 2034. A 3.25% growth factor in Assessed Value is assumed; but no tax rate growth is assumed at this time.

The TIRZ collections for this Project shall not extend beyond September 30, 2034 and may be terminated earlier.

TABLE – TIRZ Contributions		
Participating Taxing Entities	Max. Dollar Contribution	Max. Length of Contribution
City of San Antonio	N/A	September 30, 2034
Bexar County	N/A	September 30, 2034

Limited Obligation of the City or Participating Taxing Entities

The City and Participating Taxing Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund and to submit the funds to the City, as long as any debt obligation that funded the improvements remains outstanding. The TIRZ collections for this Project shall not extend beyond September 30, 2034, and may be terminated prior to September 30, 2034, upon payment in full of its contractual obligations with the City, or for any other reason deemed appropriate by the City and the Participating Taxing Entities.

The contractual obligations of the TIRZ shall never in any event become general obligations or debt of the City or any of the Participating Taxing Entities. The contractual obligations incurred shall be payable solely from the TIRZ revenues and shall never constitute a debt, indebtedness, or a pledge of the faith and credit or taxing power of the State, the City, the Participating Taxing Entities, any political corporation, subdivision, or agency of the State.

**Houston Street
Tax Increment Reinvestment Zone #9
Summary Fact Sheet**

	<u>Amended Finance Plan - FY 2015</u>	<u>Amended Finance Plan - FY 2019</u>
Finance Plan		
Site Area	179.74 parcel acres	179.74 parcel acres
Beginning Assessed Value (1999)	\$ 223,511,790.00	\$ 223,511,790.00
Amended Assessed Value - Extended Boundaries (2015)	\$ 688,413,434.00	\$ 688,413,434.00
Developer		
Various		
Assumptions		
Captured Value	\$ 1,313,461,899.74	\$ 1,990,505,230.00
Growth Factor	3.25%	3.25%
Collection Rate	97.50%	98.00%
Estimated Total Tax Increment Revenues	\$ 145,618,699.51	\$ 209,974,333.95
Estimated TIF Life (12/9/1999 to 09/30/2034)	34.83 yrs.	34.83 yrs.

**Houston Street
Tax Increment Reinvestment Zone #9
Sources and Uses**

	Amended Finance Plan - FY 2015		Amended Finance Plan - FY 2019	
Sources of Funds ¹				
Tax Increment Revenues (12/09/1999 - 09/30/2014)	\$	20,049,374.18	\$	20,049,374.18
Tax Increment Revenues (10/01/2014 - 09/30/2034)		125,569,295.33		189,924,959.77
Interest Earnings in TIRZ Fund		198,092.00		493,609.76
Developer Payment to Debt Service Shortfall		1,272,298.00		1,272,298.00
Debt Service Close-Out		12,548.51		12,548.51
Total Sources of Funds	\$	147,101,608.02	\$	211,752,790.22
Uses of Funds				
Start-Up and Administrative Expenses	\$	2,564,000.00	\$	2,564,000.00
Original Projects				
Transfers to Debt Service	\$	8,461,250.30	\$	8,461,250.30
Costs of Defeasance		11,800.00		11,800.00
Taxing Entity Reimbursements for Overpayment and Litigation Expenses		317,329.18		317,329.18
Debt Service Shortfall Reimbursements		2,489,129.35		2,489,129.35
Facade Preservation and Predevelopment Reimbursements		3,923,960.90		3,923,960.90
Majestic Courtyard Reimbursements		3,026,508.95		3,026,508.95
Walgreens/Stuart Building Reimbursements		1,843,659.32		1,843,659.32
Houston Street Bridge Linkage and Kress Building Reimbursements ²		1,299,777.22		1,299,777.22
Extension Projects				
<i>Finished / Closed / Terminated / Fully Paid Projects:</i>				
CCHIP/ Flats on St. Mary's @ 601 - 617 N. St. Mary's ³				-
Houston Street Lighting		165,000.00		165,000.00
<i>Ongoing / Not Fully Paid Projects:</i>				
CH380 / HVHC ⁴	\$	3,087,000.00	\$	3,427,294.50
CH380 / ARGO ⁵		3,366,000.00		3,299,700.00
FUNDING / Bexar County - Alameda Theater Project ^{6,7}				
Estimated Series 2018 Bonds - Principal ⁷				9,000,000.00
Estimated Series 2018 Bonds - Interest ⁷				5,487,900.00
CH381 / Bexar County - Western Urban - Frost Bank Tower ^{6,8}				3,000,000.00
Bexar County - Other Projects ⁶		40,190,508.00		41,577,393.08
CH380 / Maverick Building @ 400 E. Houston Street ⁹		415,753.05		415,753.05
CH380 / Witte and Fish Buildings @ 135 and 155-161 E. Commerce ¹⁰				5,324,877.00
Less: Reimbursement Beyond TIRZ Term (FY 2035 ~ FY 2036)				(354,991.80)
CCHIP / Encore Riverwalk @ 304 and 308 S. Flores ¹¹				4,545,492.00
Less: Reimbursement Beyond TIRZ Term (FY 2035 ~ FY 2036)				(303,032.80)
CCHIP / Heritage Plaza @ 307 Dwyer and 410 S. Main ¹²				4,317,916.00
Less: Reimbursement Beyond TIRZ Term (FY 2035 ~ FY 2036)				(575,722.09)
CCHIP / Floodgate 139 - 151 E. Commerce St. ¹⁴				3,119,107.00
Less: Reimbursement Beyond TIRZ Term (FY 2035)				(415,880.89)
Abatement / USAA @ 300 Convent St. and 700 North St. Mary's ¹⁴				-
FUNDING / City - Alameda Theater Project ¹⁵				
Alameda Theater Conservancy				200,000.00
Alameda Theater Restoration				500,000.00
Certificates of Obligation, Series 2018 - Principal				8,600,000.00
Less: Principal Beyond TIRZ Term (FY 2035 ~ FY 2038)				(2,270,000.00)
Certificates of Obligation, Series 2018 - Interest				3,899,209.49
Less: Interest Beyond TIRZ Term (FY 2035 ~ FY 2038)				(234,292.50)
San Pedro Creek Security ¹⁶				4,185,916.00
DEV / Burns Building @ 401 E. Houston ¹⁷				255,880.00
DEV / Maverick Whiskey @ 115 Broadway ¹⁸				15,000.00
DEV / Travis Park Garage @ 213 E. Travis and Grant/Kress Building Project @ 305-315 E. Houston ¹⁹				2,500,000.00
Main Plaza Saga Light Show ²⁰				900,000.00
City - Other Projects		75,939,931.75		87,232,856.97
Total Uses of Funds	\$	147,101,608.02	\$	211,752,790.22
Project Financing Surplus/(Shortage)	\$	-	\$	-

¹ An EDA Grant in the amount of \$1,500,000.00 and UDAG in the amount of \$974,500.00 was also used to fund Houston Street projects.

² Ordinance No. 2015-05-21-0441 authorized the Settlement and Release Agreement with Street Retail Developer.

³ Center City Housing Incentive Policy Agreement for the Flats on St. Mary's at 601 - 617 N. St. Mary's, later terminated and unencumbered \$466,100 by Board on October 22, 2018.

⁴ Ordinance No. 2011-09-01-0257 authorized Amendment to CH380 Economic Development Agreement and Parking Agreement with HVHC.

Amount subject to change per the applicable annual rate defined in the Parking Agreement.

⁵ Ordinance No. 2011-09-01-0761 authorized CH380 Economic Development Agreement and Parking Agreement with ARGO.

Amount subject to change per the applicable annual rate defined in the Parking Agreement.

⁶ Ordinance No. 2015-10-15-0881 authorized an Interlocal Agreement with Bexar County.

Projects include Weston Urban Tower Project, Alameda Theater Project, and San Pedro Creek Improvements Project.

⁷ Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with City, Bexar County, Alameda Theater Conservancy and

Texas Public Radio. The Series 2018 Bond is an estimate of the reimbursements to Bexar County for their \$9,000,000.00 contribution. Pending Board and Bexar County approval.

⁸ On March 22, 2016, Bexar County authorized the CH381 Grant Agreement with Weston Urban LLC for the development of the Frost Bank Tower.

⁹ Ordinance No. 2015-09-17-0804 authorized CH380 Economic Development Agreement with 400 E. Houston Street, LP for Maverick Building.

¹⁰ Ordinance No. 2016-06-30-0521 authorized CH380 Economic Development Agreement with Crockett Urban Ventures, LLC for Witte and Fish Buildings.

¹¹ Center City Housing Incentive Policy Agreement for Encore Riverwalk at 304 and 308 S. Flores.

¹² Center City Housing Incentive Policy Agreement for Heritage Plaza at 307 Dwyer and 410 S. Main.

¹³ Center City Housing Incentive Policy Agreement for Floodgate at 139 - 151 E. Commerce St.

¹⁴ T09- 2018-02-26-02R Resolution approved a Tax Abatement Agreement with the City and USAA.

¹⁵ Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with City, Bexar County, Alameda Theater Conservancy and Texas Public Radio for the renovation and restoration of the historic Alameda Theater and adjacent annex which includes \$200,000 for Alameda Theater Conservancy, \$500,000 for Alameda Theater Restoration, and \$8,500,000 in self supporting 2018 Certificates of Obligation (CO) for Alameda Theater Restoration. The self supporting 2018 Taxable CO was issued in an amount of \$8,600,000; which provided \$8,500,000 project fund after netted discount and cost of issuance. The interest cost is \$3,899,209.49. Any remaining debt service beyond the TIRZ term, September 30, 2034, will be paid by another funding source, if the TIRZ is not extended.

¹⁶ Ordinance No. 2018-04-12-0273 authorized the cumulative reimbursement of \$4,185,916.00 in connection with the San Pedro Creek Project.

¹⁷ Ordinance No. 2018-12-13-1038 authorized the execution of a Development Agreement for Burns Building in an amount not to exceed \$255,880.

¹⁸ Ordinance No. 2018-12-13-1033 authorized the execution of a Development Agreement for Maverick Whiskey in an amount not to exceed \$15,000.

¹⁹ T09 2018-10-22-05R authorized a commitment in amount not to exceed \$2,500,000.00 for Travis Park Garage and Grant Kress Building Projects.

²⁰ T09-2018-10-22-04R authorized Main Plaza Saga Light Show in amount not to exceed \$900,000.

**Houston Street
Tax Increment Reinvestment Zone Nine
Revenues**

Tax Year	Tax Increment Zone					City of San Antonio							Fiscal Year
	Beginning Assessed Value	Amended Assessed Value ¹	New Values	Appraisal Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable Value ²	Captured Taxable Value	Tax Rate	Actual Tax Increment	Projected Tax Increment	
1999	\$ 223,511,790.00	\$ -	\$ 9,171,700.00	\$ 11,686,054.00	\$ 223,511,790.00	\$ (23,212,600.00)	\$ 200,299,190.00	\$ 200,299,190.00	\$ -	0.57979	\$ -	\$ -	2000
2000	244,369,544.00		380,300.00	(7,144,804.00)	244,369,544.00	(24,209,000.00)	220,160,544.00	200,299,190.00	19,861,354.00	0.57854	112,519.29	-	2001
2001	237,605,040.00		6,669,100.00	(7,203,400.00)	237,070,740.00	(23,870,419.00)	213,734,621.00	200,299,190.00	13,435,431.00	0.57854	79,428.40	-	2002
2002	237,070,740.00		14,163,588.00	11,719,200.00	262,953,528.00	(23,511,050.00)	213,559,690.00	200,299,190.00	13,260,500.00	0.57854	57,599.02	-	2003
2003	262,953,528.00		3,424,512.00	(1,130,135.00)	265,247,905.00	(19,118,000.00)	243,835,528.00	200,299,190.00	43,536,338.00	0.57854	250,194.77	-	2004
2004	265,247,905.00		1,434,160.00	13,694,087.00	280,376,152.00	(1,046,800.00)	264,201,105.00	200,299,190.00	63,901,915.00	0.57854	366,775.37	-	2005
2005	280,376,152.00		1,602,460.00	62,661,864.00	344,640,476.00	-	280,376,152.00	199,987,190.00	80,388,962.00	0.57854	466,708.13	-	2006
2006	344,640,476.00		22,100,000.00	61,451,366.00	428,191,842.00	(3,187,334.00)	341,453,142.00	199,987,190.00	141,465,952.00	0.57854	800,811.13	-	2007
2007	428,191,842.00		19,222,100.00	88,817,325.00	536,231,267.00	(2,628,740.00)	425,563,102.00	199,987,190.00	225,575,912.00	0.57230	1,292,249.72	-	2008
2008	536,231,267.00		2,150,110.00	(14,988,335.00)	523,393,042.00	(3,418,900.00)	532,812,367.00	198,687,990.00	334,124,377.00	0.56714	1,884,112.28	-	2009
2009	523,393,042.00		2,032,230.00	(81,431,040.00)	443,994,232.00	(3,415,070.00)	519,977,972.00	199,987,190.00	319,990,782.00	0.56569	1,754,820.81	-	2010
2010	443,994,232.00		7,203,107.00	31,137,286.00	482,334,625.00	(6,432,990.00)	437,561,242.00	199,987,190.00	237,574,052.00	0.56569	1,361,445.06	-	2011
2011	482,334,625.00		7,132,000.00	(5,126,707.00)	484,339,918.00	(17,077,070.00)	465,257,555.00	199,987,190.00	265,270,365.00	0.56569	1,498,478.76	-	2012
2012	484,339,918.00		-	20,274,540.00	504,614,458.00	(21,176,040.00)	463,163,878.00	199,987,190.00	263,176,688.00	0.56569	1,201,834.99	-	2013
2013	504,614,458.00		-	10,467,856.00	515,082,314.00	(28,630,130.00)	475,984,328.00	199,987,190.00	275,997,138.00	0.56569	951,246.27	-	2014
2014	515,082,314.00	688,413,434.00	-	67,342,252.00	1,270,838,000.00	(30,202,085.00)	484,880,229.00	199,987,190.00	284,893,039.00	0.56569	1,609,643.33	-	2015
2015	1,270,838,000.00		14,955,610.00	234,924,239.00	1,520,717,849.00	(159,227,918.00)	1,111,610,082.00	786,497,415.00	325,112,667.00	0.55827	1,814,538.73	-	2016
2016	1,315,320.00		13,241,536.00	1,547,114,705.00	1,547,114,705.00	(130,085,746.00)	1,390,632,103.00	786,497,415.00	604,134,688.00	0.55827	3,243,480.07	-	2017
2017	1,547,114,705.00		15,466,550.00	50,281,228.00	1,612,862,483.00	(224,357,267.00)	1,322,757,438.00	786,497,415.00	536,260,023.00	0.55827	2,595,366.73	-	2018
2018	1,612,862,483.00		199,662,184.00	52,418,031.00	1,864,942,698.00	(233,891,784.00)	1,378,970,699.00	786,497,415.00	592,473,284.00	0.55827		3,241,448.59	2019
2019	1,864,942,698.00		123,335,900.00	60,610,638.00	2,048,889,236.00	(270,447,592.00)	1,594,495,106.00	786,497,415.00	807,997,691.00	0.55827		4,420,592.54	2020
2020	2,048,889,236.00		97,300,000.00	66,588,900.00	2,212,778,136.00	(297,122,888.00)	1,751,766,348.00	786,497,415.00	965,268,933.00	0.55827		5,281,030.73	2021
2021	2,212,778,136.00		-	71,915,289.00	2,284,693,425.00	(320,889,494.00)	1,891,888,642.00	786,497,415.00	1,105,391,227.00	0.55827		6,047,646.25	2022
2022	2,284,693,425.00		-	74,252,536.00	2,358,945,961.00	(331,318,403.00)	1,953,375,022.00	786,497,415.00	1,166,877,607.00	0.55827		6,384,041.06	2023
2023	2,358,945,961.00		-	76,665,744.00	2,435,611,705.00	(342,086,251.00)	2,016,859,710.00	786,497,415.00	1,230,362,295.00	0.55827		6,731,368.71	2024
2024	2,435,611,705.00		-	79,157,380.00	2,514,769,085.00	(353,204,054.00)	2,082,407,651.00	786,497,415.00	1,295,910,236.00	0.55827		7,089,984.51	2025
2025	2,514,769,085.00		-	81,729,995.00	2,596,499,080.00	(364,683,186.00)	2,150,085,899.00	786,497,415.00	1,363,588,484.00	0.55827		7,460,255.32	2026
2026	2,596,499,080.00		-	84,386,220.00	2,680,885,300.00	(376,535,389.00)	2,219,963,691.00	786,497,415.00	1,433,466,276.00	0.55827		7,842,559.94	2027
2027	2,680,885,300.00		-	87,128,772.00	2,768,014,072.00	(388,772,789.00)	2,292,112,511.00	786,497,415.00	1,505,615,096.00	0.55827		8,237,289.45	2028
2028	2,768,014,072.00		-	89,960,457.00	2,857,974,529.00	(401,407,905.00)	2,366,606,167.00	786,497,415.00	1,580,108,752.00	0.55827		8,644,847.67	2029
2029	2,857,974,529.00		-	92,884,172.00	2,950,858,701.00	(414,453,662.00)	2,443,520,867.00	786,497,415.00	1,657,023,452.00	0.55827		9,065,651.53	2030
2030	2,950,858,701.00		-	95,902,908.00	3,046,761,609.00	(427,923,406.00)	2,522,935,295.00	786,497,415.00	1,736,437,880.00	0.55827		9,500,131.52	2031
2031	3,046,761,609.00		-	99,019,752.00	3,145,781,361.00	(441,830,916.00)	2,604,930,693.00	786,497,415.00	1,818,433,278.00	0.55827		9,948,732.11	2032
2032	3,145,781,361.00		-	102,237,894.00	3,248,019,255.00	(456,190,421.00)	2,689,590,940.00	786,497,415.00	1,903,093,525.00	0.55827		10,411,912.22	2033
2033						(471,016,610.00)	2,777,002,645.00	786,497,415.00	1,990,505,230.00	0.55827		10,890,145.68	2034
												\$ 21,341,252.86	\$ 121,197,637.83
<u>Existing Value Growth Factors</u>													
Base Model Growth Factor					3.25%	Participation Level							100%
Growth Factor Above Base					0.00%	Tax Rate Growth Factor							0.00%
Combined Growth Rate					3.25%	Tax Rate Collection Factor							98.00%

¹ Assessed Value for Tax Year 2015 was adjusted by \$688,413,434 to reflect Boundary Changes.

² Base Taxable Value was \$200,299,190 in 1999. Due to litigation and account corrections, the base value changed to \$199,987,190 in 2005; to \$198,687,990 in 2008 and to \$199,987,190 in 2009.

In 2015, Base Taxable changed to \$786,497,415 due to boundary amendment authorized by Ordinance No. 2015-06-04-0489.

**Houston Street
Tax Increment Reinvestment Zone #9
Revenues**

Tax Year	Tax Increment Zone				Bexar County								Fiscal Year
	Beginning		Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total	Captured	Actual		Projected		
	Appraised Value	New Values					Base Taxable Value ³	Taxable Value Adjustment ⁴	Captured Taxable Value	Tax Rate	Tax Increment ⁵	Tax Increment	
1999				\$ 223,511,790.00	\$ (20,000,000.00)	\$ 203,511,790.00	\$ 203,511,790.00	\$ -	\$ -	\$ -	\$ -	2000	
2000	\$ 223,511,790.00	\$ 9,171,700.00	\$ 11,686,054.00	244,369,544.00	(20,000,000.00)	224,369,544.00	203,511,790.00	(5,368,700.00)	15,489,054.00	0.339458	50,097.73	-	2001
2001	244,369,544.00	380,300.00	(14,244,804.00)	230,505,040.00	(19,321,419.00)	211,183,621.00	202,212,590.00	-	8,971,031.00	0.320756	15,043.96	-	2002
2002	230,505,040.00	6,669,100.00	(7,013,400.00)	230,160,740.00	(19,127,000.00)	211,033,740.00	202,212,590.00	-	8,821,150.00	0.317571	28,858.30	-	2003
2003	230,160,740.00	14,163,588.00	10,646,100.00	254,970,428.00	(18,218,000.00)	236,752,428.00	202,212,590.00	-	34,539,838.00	0.320952	75,067.24	-	2004
2004	254,970,428.00	3,424,512.00	899,965.00	259,294,905.00	-	259,294,905.00	202,212,590.00	-	57,082,315.00	0.318471	374,671.09	-	2005
2005	259,294,905.00	1,434,160.00	19,647,087.00	280,376,152.00	-	280,376,152.00	203,199,790.00	(4,653,800.00)	72,522,562.00	0.318471	(97,813.73)	-	2006
2006	280,376,152.00	1,602,460.00	62,661,864.00	344,640,476.00	(2,046,274.00)	342,594,202.00	203,199,790.00	(4,653,800.00)	134,740,612.00	0.314147	371,804.00	-	2007
2007	344,640,476.00	22,100,000.00	61,451,366.00	428,191,842.00	(2,566,614.00)	425,625,228.00	203,199,790.00	(4,653,800.00)	217,771,638.00	0.295104	641,541.40	-	2008
2008	428,191,842.00	19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	201,900,590.00	(5,700,800.00)	325,210,977.00	0.289399	1,100,768.19	-	2009
2009	536,231,267.00	2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	203,199,790.00	(5,723,342.00)	311,054,840.00	0.296187	892,001.32	-	2010
2010	523,393,042.00	2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	203,199,790.00	(5,723,342.00)	228,638,110.00	0.296187	625,871.50	-	2011
2011	443,994,232.00	7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	203,199,790.00	(5,723,342.00)	256,334,423.00	0.296187	164,773.23	-	2012
2012	482,334,625.00	7,132,000.00	(5,126,707.00)	484,339,918.00	(15,776,040.00)	468,563,878.00	203,199,790.00	(5,700,800.00)	259,663,288.00	0.296187	(34,471.42)	-	2013
2013													2014
2014													2015
2015				1,270,838,000.00	(96,495,347.00)	1,174,342,653.00	786,497,415.00		387,845,238.00	0.239991	922,730.84	-	2016
2016	1,270,838,000.00	14,955,610.00	234,924,239.00	1,520,717,849.00	(183,794,356.00)	1,336,923,493.00	786,497,415.00		550,426,078.00	0.236000	1,295,455.04	-	2017
2017	1,520,717,849.00	13,155,320.00	15,159,948.00	1,549,033,117.00	(149,284,041.00)	1,399,749,076.00	786,497,415.00		613,251,661.00	0.236250	1,296,515.01	-	2018
2018	1,549,033,117.00	15,466,550.00	50,343,576.00	1,614,843,243.00	(155,626,321.00)	1,459,216,922.00	786,497,415.00		672,719,507.00	0.236250		1,557,513.84	2019
2019	1,614,843,243.00	199,662,184.00	52,482,405.00	1,866,987,832.00	(179,926,100.00)	1,687,061,732.00	786,497,415.00		900,564,317.00	0.236250		2,085,031.53	2020
2020	1,866,987,832.00	123,335,900.00	60,677,105.00	2,051,000,837.00	(197,659,875.00)	1,853,340,962.00	786,497,415.00		1,066,843,547.00	0.236250		2,470,009.52	2021
2021	2,051,000,837.00	97,300,000.00	66,657,527.00	2,214,958,364.00	(213,460,856.00)	2,001,497,508.00	786,497,415.00		1,215,000,093.00	0.236250		2,813,028.97	2022
2022	2,214,958,364.00	-	71,986,147.00	2,286,944,511.00	(220,398,334.00)	2,066,546,177.00	786,497,415.00		1,280,048,762.00	0.236250		2,963,632.90	2023
2023	2,286,944,511.00	-	74,325,697.00	2,361,270,208.00	(227,561,280.00)	2,133,708,928.00	786,497,415.00		1,347,211,513.00	0.236250		3,119,131.46	2024
2024	2,361,270,208.00	-	76,741,282.00	2,438,011,490.00	(234,957,021.00)	2,203,054,469.00	786,497,415.00		1,416,557,054.00	0.236250		3,279,683.72	2025
2025	2,438,011,490.00	-	79,235,373.00	2,517,246,863.00	(242,593,125.00)	2,274,653,738.00	786,497,415.00		1,488,156,323.00	0.236250		3,445,453.93	2026
2026	2,517,246,863.00	-	81,810,523.00	2,599,057,386.00	(250,477,401.00)	2,348,579,985.00	786,497,415.00		1,562,082,570.00	0.236250		3,616,611.67	2027
2027	2,599,057,386.00	-	84,469,365.00	2,683,526,751.00	(258,617,917.00)	2,424,908,834.00	786,497,415.00		1,638,411,419.00	0.236250		3,793,332.04	2028
2028	2,683,526,751.00	-	87,214,619.00	2,770,741,370.00	(267,022,999.00)	2,503,718,371.00	786,497,415.00		1,717,220,956.00	0.236250		3,975,795.82	2029
2029	2,770,741,370.00	-	90,049,095.00	2,860,790,465.00	(275,701,246.00)	2,585,089,219.00	786,497,415.00		1,798,591,804.00	0.236250		4,164,189.67	2030
2030	2,860,790,465.00	-	92,975,690.00	2,953,766,155.00	(284,661,537.00)	2,669,104,618.00	786,497,415.00		1,882,607,203.00	0.236250		4,358,706.33	2031
2031	2,953,766,155.00	-	95,997,400.00	3,049,763,555.00	(293,913,037.00)	2,755,850,518.00	786,497,415.00		1,969,353,103.00	0.236250		4,559,544.77	2032
2032	3,049,763,555.00	-	99,117,316.00	3,148,880,871.00	(303,465,211.00)	2,845,415,660.00	786,497,415.00		2,058,918,245.00	0.236250		4,766,910.47	2033
2033	3,148,880,871.00	-	102,338,628.00	3,251,219,499.00	(313,327,830.00)	2,937,891,669.00	786,497,415.00		2,151,394,254.00	0.236250		4,981,015.55	2034
				\$ 560,560,931.00									
				\$ 1,680,648,696.00									

**Houston Street
Tax Increment Reinvestment Zone Nine
Revenues**

Tax Year	Tax Increment Zone				University Health System							Fiscal Year
	Beginning		Appraisal Growth	Year-End	Tax Exemptions	Year-End Taxable Value	Total	Captured	Captured Taxable Value	Tax Rate	Actual	
	Appraised Value	New Values		Appraised Value			Base Taxable Value ⁶	Taxable Value Adjustment ³			Tax Increment ⁷	
1999				\$ 223,511,790.00	\$ (20,000,000.00)	\$ 203,511,790.00	\$ 203,511,790.00	\$ -	\$ -	\$ -		2000
2000	\$ 223,511,790.00	\$ 9,171,700.00	\$ 11,686,054.00	244,369,544.00	(20,000,000.00)	224,369,544.00	203,511,790.00	(5,368,700.00)	15,489,054.00	0.243869	21,738.17	2001
2001	244,369,544.00	380,300.00	(14,244,804.00)	230,505,040.00	(19,321,419.00)	211,183,621.00	202,212,590.00	-	8,971,031.00	0.243869	6,835.85	2002
2002	230,505,040.00	6,669,100.00	(7,013,400.00)	230,160,740.00	(19,127,000.00)	211,033,740.00	202,212,590.00	-	8,821,150.00	0.243869	13,192.65	2003
2003	230,160,740.00	14,163,588.00	10,646,100.00	254,970,428.00	(18,218,000.00)	236,752,428.00	202,212,590.00	-	34,539,838.00	0.243869	-	2004
2004	254,970,428.00	3,424,512.00	899,965.00	259,294,905.00	-	259,294,905.00	202,212,590.00	-	57,082,315.00	0.243869	212,403.62	2005
2005	259,294,905.00	1,434,160.00	19,647,087.00	280,376,152.00	-	280,376,152.00	203,199,790.00	(4,653,800.00)	72,522,562.00	0.243869	106,341.37	2006
2006	280,376,152.00	1,602,460.00	62,661,864.00	344,640,476.00	(2,046,274.00)	342,594,202.00	203,199,790.00	(4,653,800.00)	134,740,612.00	0.243869	164,965.36	2007
2007	344,640,476.00	22,100,000.00	61,451,366.00	428,191,842.00	(2,566,614.00)	425,625,228.00	203,199,790.00	(4,653,800.00)	217,771,638.00	0.237408	309,505.08	2008
2008	428,191,842.00	19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	203,199,790.00	(5,700,800.00)	323,911,777.00	0.261022	425,056.06	2009
2009	536,231,267.00	2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	203,199,790.00	(5,723,342.00)	311,054,840.00	0.266235	481,102.05	2010
2010	523,393,042.00	2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	203,199,790.00	(5,723,342.00)	228,638,110.00	0.276235	351,991.53	2011
2011	443,994,232.00	7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	203,199,790.00	(5,723,342.00)	256,334,423.00	0.276235	45,833.65	2012
2012	482,334,625.00	7,132,000.00	(5,126,707.00)	484,339,918.00	(15,776,040.00)	468,563,878.00	203,199,790.00	(5,700,800.00)	259,663,288.00	0.276235	(45,833.65)	2013
2013	-	-	-	-	-	-	-	-	-	-	62,428.52	2014
2014	-	-	-	-	-	-	-	-	-	-	-	2015
2015	-	-	-	-	-	-	-	-	-	-	-	2016
2016	-	-	-	-	-	-	-	-	-	-	-	2017
2017	-	-	-	-	-	-	-	-	-	-	-	2018
2018	-	-	-	-	-	-	-	-	-	-	-	2019
2019	-	-	-	-	-	-	-	-	-	-	-	2020
2020	-	-	-	-	-	-	-	-	-	-	-	2021
2021	-	-	-	-	-	-	-	-	-	-	-	2022
2022	-	-	-	-	-	-	-	-	-	-	-	2023
2023	-	-	-	-	-	-	-	-	-	-	-	2024
2024	-	-	-	-	-	-	-	-	-	-	-	2025
2025	-	-	-	-	-	-	-	-	-	-	-	2026
2026	-	-	-	-	-	-	-	-	-	-	-	2027
2027	-	-	-	-	-	-	-	-	-	-	-	2028
2028	-	-	-	-	-	-	-	-	-	-	-	2029
2029	-	-	-	-	-	-	-	-	-	-	-	2030
2030	-	-	-	-	-	-	-	-	-	-	-	2031
2031	-	-	-	-	-	-	-	-	-	-	-	2032
2032	-	-	-	-	-	-	-	-	-	-	-	2033
2033	-	-	-	-	-	-	-	-	-	-	-	2034
\$ 96,685,367.00 \$ 164,142,761.00 \$ 2,155,560.26												
Existing Value Growth Factors												
Base Model Growth Factor				3.25%	Participation Level							60%
Growth Factor Above Base				0.00%	Tax Rate Growth Factor							0.00%
Combined Growth Rate				3.25%	Tax Rate Collection Factor							97.50%

⁶ Base Taxable Value was \$203,511,790. Due to litigation and account corrections, the base value changed to \$202,212,590 in 2001; to \$203,199,790 in 2005.

⁷ University Health System was erroneously reimbursed \$66,260.74 for overpayment above stated maximum contribution and \$62,428.52 for litigation expenses and consequently owed \$62,428.52 to the Houston Street TIRZ due to litigation. This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

**Houston Street
Tax Increment Reinvestment Zone Nine
Revenues**

Tax Year	Tax Increment Zone				Alamo Colleges						Total Tax Increment	Fiscal Year
	Beginning Appraised Value	New Values	Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ⁸	Captured Taxable Value	Tax Rate	Actual Tax Increment ⁹		
1999				\$ 223,511,790.00	\$ -	\$ 223,511,790.00	\$ 223,511,790.00	\$ -		\$ -	\$ -	2000
2000	\$ 223,511,790.00	\$ 9,171,700.00	\$ 11,686,054.00	244,369,544.00	-	244,369,544.00	223,511,790.00	20,857,754.00	0.106900	21,810.91	206,166.10	2001
2001	244,369,544.00	380,300.00	(7,144,804.00)	237,605,040.00	(194,419.00)	237,410,621.00	223,511,790.00	13,898,831.00	0.104600	1,804.01	103,112.22	2002
2002	237,605,040.00	6,669,100.00	(7,203,400.00)	237,070,740.00	-	237,070,740.00	223,511,790.00	13,558,950.00	0.107100	18,105.02	117,754.99	2003
2003	237,070,740.00	14,163,588.00	11,719,200.00	262,953,528.00	-	262,953,528.00	223,511,790.00	39,441,738.00	0.107050	42,047.28	367,309.29	2004
2004	262,953,528.00	3,424,512.00	(1,130,135.00)	265,247,905.00	-	265,247,905.00	223,511,790.00	41,736,115.00	0.107050	43,531.70	997,381.78	2005
2005	265,247,905.00	1,434,160.00	13,694,087.00	280,376,152.00	-	280,376,152.00	223,199,790.00	57,176,362.00	0.107050	61,372.71	536,608.48	2006
2006	280,376,152.00	1,602,460.00	62,661,864.00	344,640,476.00	(2,046,274.00)	342,594,202.00	223,199,790.00	119,394,412.00	0.137050	159,263.51	1,496,844.00	2007
2007	344,640,476.00	22,100,000.00	61,451,366.00	428,191,842.00	(2,566,614.00)	425,625,228.00	223,199,790.00	202,425,438.00	0.134550	271,667.31	2,514,963.51	2008
2008	428,191,842.00	19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	221,900,590.00	310,911,777.00	0.135855	419,982.88	3,829,919.41	2009
2009	536,231,267.00	2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	223,199,790.00	296,778,182.00	0.135855	389,883.63	3,517,807.81	2010
2010	523,393,042.00	2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	223,199,790.00	214,361,452.00	0.141623	123,864.55	2,463,172.64	2011
2011	443,994,232.00	7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	223,199,790.00	242,057,765.00	0.141623	83,766.71	1,792,852.35	2012
2012	482,334,625.00	7,132,000.00	(5,126,707.00)	484,339,918.00	(15,776,040.00)	468,563,878.00	223,199,790.00	245,364,088.00	0.149150	(83,766.71)	1,037,763.21	2013
2013	-	-	-	-	-	-	-	-	-	54,043.60	1,067,718.39	2014
2014	-	-	-	-	-	-	-	-	-	-	1,609,643.33	2015
2015	-	-	-	-	-	-	-	-	-	-	2,737,269.57	2016
2016	-	-	-	-	-	-	-	-	-	-	4,538,935.11	2017
2017	-	-	-	-	-	-	-	-	-	-	3,891,881.74	2018
2018	-	-	-	-	-	-	-	-	-	-	4,798,962.43	2019
2019	-	-	-	-	-	-	-	-	-	-	6,505,624.07	2020
2020	-	-	-	-	-	-	-	-	-	-	7,751,040.25	2021
2021	-	-	-	-	-	-	-	-	-	-	8,860,675.22	2022
2022	-	-	-	-	-	-	-	-	-	-	9,347,673.96	2023
2023	-	-	-	-	-	-	-	-	-	-	9,850,500.17	2024
2024	-	-	-	-	-	-	-	-	-	-	10,369,668.23	2025
2025	-	-	-	-	-	-	-	-	-	-	10,905,709.25	2026
2026	-	-	-	-	-	-	-	-	-	-	11,459,171.61	2027
2027	-	-	-	-	-	-	-	-	-	-	12,030,621.49	2028
2028	-	-	-	-	-	-	-	-	-	-	12,620,643.49	2029
2029	-	-	-	-	-	-	-	-	-	-	13,229,841.20	2030
2030	-	-	-	-	-	-	-	-	-	-	13,858,837.85	2031
2031	-	-	-	-	-	-	-	-	-	-	14,508,276.88	2032
2032	-	-	-	-	-	-	-	-	-	-	15,178,822.69	2033
2033	-	-	-	-	-	-	-	-	-	-	15,871,161.23	2034
	\$ 96,685,367.00	\$ 164,142,761.00								\$ 1,607,377.11	\$ 209,974,333.95	
	<u>Existing Value Growth Factors</u>											
	Base Model Growth Factor				Participation Level						100%	
	Growth Factor Above Base				Tax Rate Growth Factor						0.00%	
	Combined Growth Rate				Tax Rate Collection Factor						97.50%	

⁸ Base Taxable Value was \$223,511,790. Due to litigation and account corrections, the base value changed to \$223,199,790 in 2005.

⁹ Alamo Colleges was erroneously reimbursed \$54,044.11 for litigation expenses and consequently owed \$54,043.60 to the Houston Street TIRZ due to litigation.

This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

**Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements**

	Actual	Projected	Cumulative		Actual	Projected	Developer		TIRZ Fund	Transfer of	Transfer of	Before Extension	
Tax	Tax Increment		Tax Increment	TIRZ Fund	Interest Earned		Payment to	Debt Service	Sources	TIF Revenue to	Developer	Costs of	Debt Service
Year	Revenues		Revenues	Interest Rate	in TIRZ Fund		DS Shortfall ¹	Close-out ²	Sub-total	Debt Service	DS Shortfall ¹	Defeasance ³	Sub-total
1999	-	-	-	-	-	-	-	-	-	-	-	-	-
2000	206,166.10	-	206,166.10	5.6776%	-	-	-	-	206,166.10	-	-	-	-
2001	103,112.22	-	309,278.32	2.5725%	2,630.60	-	-	-	105,742.82	-	-	-	-
2002	117,754.99	-	427,033.31	1.2975%	1,966.55	-	472,397.00	-	592,118.54	(348,358.90)	(472,397.00)	-	(820,755.90)
2003	367,309.29	-	794,342.60	1.0900%	1,913.80	-	433,538.00	-	802,761.09	-	(433,538.00)	-	(433,538.00)
2004	997,381.78	-	1,791,724.38	2.8215%	166.09	-	258,491.00	-	1,256,038.87	(923,830.87)	(258,491.00)	-	(1,182,321.87)
2005	536,608.48	-	2,328,332.86	4.6610%	18,625.29	-	107,872.00	-	663,105.77	(38,979.13)	(107,872.00)	-	(146,851.13)
2006	1,496,844.00	-	3,825,176.86	5.1832%	64,981.74	-	-	-	1,561,825.74	(2,399,180.48)	-	-	(2,399,180.48)
2007	2,514,963.51	-	6,340,140.37	3.3481%	26,123.95	-	-	-	2,541,087.46	(1,227,249.72)	-	-	(1,227,249.72)
2008	3,829,919.41	-	10,170,059.78	1.4135%	39,915.55	-	-	-	3,869,834.96	(2,251,353.20)	-	-	(2,251,353.20)
2009	3,517,807.81	-	13,687,867.59	0.3922%	19,408.32	-	-	12,548.51	3,549,764.64	-	-	(11,800.00)	(11,800.00)
2010	2,463,172.64	-	16,151,040.23	0.2696%	4,084.19	-	-	-	2,467,256.83	-	-	-	-
2011	1,792,852.35	-	17,943,892.58	0.2086%	6,340.28	-	-	-	1,799,192.63	-	-	-	-
2012	1,037,763.21	-	18,981,655.79	0.1838%	5,842.70	-	-	-	1,043,605.91	-	-	-	-
2013	1,067,718.39	-	20,049,374.18	0.1558%	2,195.46	-	-	-	1,069,913.85	-	-	-	-
2014	1,609,643.33	-	21,659,017.51	0.2303%	3,503.63	-	-	-	1,613,146.96	-	-	-	-
2015	2,737,269.57	-	24,396,287.08	0.4982%	6,859.49	-	-	-	2,744,129.06	-	-	-	-
2016	4,538,935.11	-	28,935,222.19	0.8385%	28,542.18	-	-	-	4,567,477.29	-	-	-	-
2017	3,891,881.74	-	32,827,103.93	1.7620%	89,050.83	-	-	-	3,980,932.57	-	-	-	-
2018	-	4,798,962.43	37,626,066.36	2.6250%	28,867.34	142,591.77	-	-	4,970,421.54	-	-	-	-
2019	-	6,505,624.07	44,131,690.43	3.4375%	-	-	-	-	6,505,624.07	-	-	-	-
2020	-	7,751,040.25	51,882,730.68	3.5000%	-	-	-	-	7,751,040.25	-	-	-	-
2021	-	8,860,675.22	60,743,405.90	3.5000%	-	-	-	-	8,860,675.22	-	-	-	-
2022	-	9,347,673.96	70,091,079.86	3.5000%	-	-	-	-	9,347,673.96	-	-	-	-
2023	-	9,850,500.17	79,941,580.03	3.5000%	-	-	-	-	9,850,500.17	-	-	-	-
2024	-	10,369,668.23	90,311,248.26	3.5000%	-	-	-	-	10,369,668.23	-	-	-	-
2025	-	10,905,709.25	101,216,957.51	3.5000%	-	-	-	-	10,905,709.25	-	-	-	-
2026	-	11,459,171.61	112,676,129.12	3.5000%	-	-	-	-	11,459,171.61	-	-	-	-
2027	-	12,030,621.49	124,706,750.61	3.5000%	-	-	-	-	12,030,621.49	-	-	-	-
2028	-	12,620,643.49	137,327,394.10	3.5000%	-	-	-	-	12,620,643.49	-	-	-	-
2029	-	13,229,841.20	150,557,235.30	3.5000%	-	-	-	-	13,229,841.20	-	-	-	-
2030	-	13,858,837.85	164,416,073.15	3.5000%	-	-	-	-	13,858,837.85	-	-	-	-
2031	-	14,508,276.88	178,924,350.03	3.5000%	-	-	-	-	14,508,276.88	-	-	-	-
2032	-	15,178,822.69	194,103,172.72	3.5000%	-	-	-	-	15,178,822.69	-	-	-	-
2033	-	15,871,161.23	209,974,333.95	3.5000%	-	-	-	-	15,871,161.23	-	-	-	-
	\$ 32,827,103.93	\$ 177,147,230.02			\$ 351,017.99	\$ 142,591.77	\$ 1,272,298.00	\$ 12,548.51	\$ 211,752,790.22	\$ (7,188,952.30)	\$ (1,272,298.00)	\$ (11,800.00)	\$ (8,473,050.30)

¹ Pursuant to the Development Agreement Article 11 Section 11.1, the Developer shall be responsible for any Debt Service shortfall.

² Transfer of \$12,548.51 to Houston Street TIRZ Fund from Houston Street Certificates of Obligation Debt Service fund close-out.

³ Houston Street Defeasance expenses of \$1,800 for Bond Counsel fees payable to McCall, Parkhurst & Horton L.L.P and \$10,000 for Financial Advisory fees payable to Coastal Securities, Inc.

**Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements**

	Actual	Projected	Actual	Projected	Overpayment and Litigation			Taxing Entity		Facade Preservation	Majestic	Walgreens/ Stuart Building	Houston Street Bridge Linkage & Kress Building	Before Extension
Tax	Start-Up &				Bexar County	UHS	Alamo Colleges	Expenses	DS Shortfall	& Predevelopment	Courtyard			
Year	City Administrative Expenses		Bexar County Administrative Expenses		Reimbursements ⁴	Reimbursements ⁵	Reimbursements ⁶	Sub-total	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements ⁷	Reimbursements
														Sub-total
1999	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	(64,293.34)	-	-	-	-	-	-	(64,293.34)	-	-	-	-	-	-
2009	(15,000.00)	-	-	-	-	-	-	(15,000.00)	(2,489,129.35)	(3,772,716.31)	-	(250,434.84)	-	(6,512,280.49)
2010	-	-	-	-	-	-	-	-	-	-	-	(1,293,946.09)	-	(1,293,946.09)
2011	(30,000.00)	-	-	-	(116,498.22)	-	-	(146,498.22)	-	-	-	-	-	-
2012	(15,000.00)	-	-	-	(18,097.59)	(128,689.26)	(54,044.11)	(215,830.96)	-	(151,244.60)	(3,026,508.95)	(299,278.39)	-	(3,477,031.93)
2013	(30,706.66)	-	-	-	-	-	-	(30,706.66)	-	-	-	-	-	-
2014	(15,000.00)	-	-	-	-	-	-	(15,000.00)	-	-	-	-	(1,299,777.22)	(1,299,777.22)
2015	(120,000.00)	-	(6,000.00)	-	-	-	-	(126,000.00)	-	-	-	-	-	-
2016	(120,000.00)	-	(6,000.00)	-	-	-	-	(126,000.00)	-	-	-	-	-	-
2017	(120,000.00)	-	(6,000.00)	-	-	-	-	(126,000.00)	-	-	-	-	-	-
2018		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2019		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2020		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2021		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2022		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2023		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2024		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2025		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2026		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2027		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2028		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2029		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2030		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2031		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2032		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
2033		(120,000.00)		(6,000.00)	-	-	-	(126,000.00)	-	-	-	-	-	-
	\$ (530,000.00)	\$ (1,920,000.00)	\$ (18,000.00)	\$ (96,000.00)	\$ (134,595.81)	\$ (128,689.26)	\$ (54,044.11)	\$ (2,881,329.18)	\$ (2,489,129.35)	\$ (3,923,960.90)	\$ (3,026,508.95)	\$ (1,843,659.32)	\$ (1,299,777.22)	\$ (12,583,035.73)

⁴ Bexar County was reimbursed \$18,097.59 for overpayment above stated maximum contribution and \$116,498.22 for litigation expenses.

⁵ University Health System was erroneously reimbursed \$66,260.74 for overpayment above stated maximum contribution and \$62,428.52 for litigation expenses and consequently owed \$62,428.52 to the Houston Street TIRZ due to litigation.

This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

⁶ Alamo Colleges was erroneously reimbursed \$54,044.11 for litigation expenses and consequently owed \$54,043.60 to the Houston Street TIRZ due to litigation. This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

⁷ Approval of Federal Realty Investment Trust invoice for Kress Building improvements for \$1,780,048.91 was approved by Houston Street TIRZ Board on December 17, 2012.

Ordinance No. 2015-05-21-0441 authorized the Settlement and Release Agreement with Street Retail Developer.

**Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements**

Tax Year	Alameda Theater Restoration City's Debt Service ⁸		Alameda Theater Conservancy Reimbursement ⁸		Alameda Theater Renovation Reimbursement ⁸		San Pedro Creek Security Reimbursement ⁹		HVHC Reimbursements ¹⁰		ARGO Reimbursements ¹¹		Houston Street Lighting
	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
1999	-	-	-	-	-	-	-	-	-	-	-	-	-
2000	-	-	-	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	(650,107.50)	-	(782,600.45)	-	-
2016	-	-	-	-	-	-	-	-	(1,347,717.00)	-	(913,899.55)	-	(165,000.00)
2017	(134,017.74)	-	(166,666.64)	-	-	-	-	-	(219,240.00)	-	(313,200.00)	-	-
2018	-	(620,578.00)	(33,333.36)	-	-	(500,000.00)	(77,818.23)	(417,885.77)	-	(252,000.00)	-	(360,000.00)	-
2019	-	(622,202.00)	-	-	-	-	-	(218,941.00)	-	(252,000.00)	-	(360,000.00)	-
2020	-	(622,869.25)	-	-	-	-	-	(229,888.00)	-	(252,000.00)	-	(360,000.00)	-
2021	-	(617,863.00)	-	-	-	-	-	(241,383.00)	-	(252,000.00)	-	(210,000.00)	-
2022	-	(622,228.00)	-	-	-	-	-	(250,000.00)	-	(202,230.00)	-	-	-
2023	-	(620,708.50)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2024	-	(618,540.50)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2025	-	(620,057.00)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2026	-	(620,138.25)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2027	-	(619,642.00)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2028	-	(618,568.25)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2029	-	(616,917.00)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2030	-	(614,688.25)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2031	-	(616,785.75)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2032	-	(617,717.25)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
2033	-	(571,396.25)	-	-	-	-	-	(250,000.00)	-	-	-	-	-
	\$ (134,017.74)	\$ (9,860,899.25)	\$ (200,000.00)	\$ -	\$ -	\$ (500,000.00)	\$ (77,818.23)	\$ (4,108,097.77)	\$ (2,217,064.50)	\$ (1,210,230.00)	\$ (2,009,700.00)	\$ (1,290,000.00)	\$ (165,000.00)

⁸ Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with City, Bexar County, Alameda Theater Conservancy and Texas Public Radio for the renovation and restoration of the historic Alameda Theater and adjacent annex which includes \$200,000 for Alameda Theater Conservancy, \$500,000 for Alameda Theater Restoration, and \$8,500,000 in self supporting 2018 Certificates of Obligation (CO) for Alameda Theater Restoration. The self supporting 2018 Taxable CO was issued in an amount of \$8,600,000; which provided \$8,500,000 project fund after netted discount and cost of issuance. The interest cost is \$3,899,209.49. Fiscal Year 2018 transfer includes the February 2019 Debt Service due to the timing of TIF Revenue, the same method will be applied to the following through the TIRZ term. Any remaining debt service beyond the TIRZ term, September 30, 2034, will be paid by another funding source, if the TIRZ is not extended.

⁹ On April 12, 2018, Ordinance No. 2018-04-12-0273 authorized the cumulative reimbursement of \$4,185,916.00 in connection with the San Pedro Creek Project. Annual projected amounts were provided by CCDO to the Board on February 26, 2018. Parks/Recs will submit the invoice packet for eligible expense reimbursement prior to October 31 of each year to be reviewed by the TIF Unit. Savings, if any, between the actuals and projections from prior year(s) will carry forward to the following year's projections.

¹⁰ On September 1, 2011, Ordinance No. 2011-09-01-0721 authorized CH380 Economic Development Agreement and Parking with HVHC.
On April 1, 2013, Ordinance No. 2011-04-11-0256 authorized Amendment to CH380 Economic Development Agreement and Parking Agreement with HVHC.
Projected annual amounts subject to change per the applicable annual rate defined in the Parking Agreement.

¹¹ On September 1, 2011, Ordinance No. 2011-09-01-0761 authorized CH380 Economic Development Agreement with ARGO.
Projected annual amounts subject to change per the applicable annual rate defined in the Parking Agreement.

**Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements**

Tax	Maverick Building @ 400 E. Houston Street ¹²		Encore Riverwalk @ 304 and 308 S. Flores ¹³		Witte and Fish Building @ 135 and 155-161 E. Commerce ¹⁴		Heritage Plaza @ 307 Dwyer and 410 S. Main ¹⁵		Floodgate @ 139 - 151 E. Commerce St. ¹⁶		Burns Building @ 401 E. Houston ¹⁷		Maverick Whiskey @ 115 Broadway ¹⁸	
Year	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected
1999	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2001	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2003	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2004	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2006	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	(55,433.74)	-	-	-	-	-	-	-	-	-	(255,880.00)	-	(15,000.00)
2019	-	(27,716.87)	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	-	-	-	-	-	-	-
2021	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2022	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2023	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2024	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2025	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2026	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2027	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2028	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2029	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2030	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2031	-	(27,716.87)	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2032	-	-	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
2033	-	-	-	(303,032.80)	-	(354,991.80)	-	(287,861.07)	-	(207,940.47)	-	-	-	-
\$	-	\$ (415,753.05)	\$ -	\$ (4,242,459.20)	\$ -	\$ (4,969,885.20)	\$ -	\$ (3,742,193.91)	\$ -	\$ (2,703,226.11)	\$ -	\$ (255,880.00)	\$ -	\$ (15,000.00)

¹² Ordinance No. 2015-09-17-0804 authorized CH380 Economic Development Agreement with 400 East Houston Street, LP for Maverick Building.

¹³ Center City Housing Incentive Policy Agreement for Encore Riverwalk at 304 and 308 S. Flores.

¹⁴ Ordinance No. 2016-06-30-0521 authorized a CH380 Economic Development Agreement with Crockett Urban Ventures, LLC for Witte and Fish Buildings @ 135 and 155-161 E. Commerce.

¹⁵ Center City Housing Incentive Policy Agreement for Heritage Plaza at 307 Dwyer and 410 S. Main.

¹⁶ Center City Housing Incentive Policy Agreement for Floodgate at 139 - 151 E. Commerce St.

¹⁷ Ordinance No. 2018-12-13-1038 authorized the execution of a Development Agreement for Burns Building at 401 E. Houston in an amount not to exceed \$255,880.

¹⁸ Ordinance No. 2018-12-13-1033 authorized the execution of a Development Agreement for Maverick Whiskey at 115 Broadway in an amount not to exceed \$15,000.

**Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements**

Tax	Grant Kress Bldg @ 305-315 E Houston Travis Park Garage @ 213 E Travis ¹⁹		Main Plaza Saga Light Show Reimbursement ²⁰		City's Other Projects ²¹	Alameda Theater Bexar County's Debt Service ^{22, 23}		Weston Urban - Frost Bank Tower Reimbursements ^{22, 24}		Bexar County's Other Projects ^{22, 25}	After Extension Reimbursements	Fiscal Year Cash flow
Year	Actual	Projected	Actual	Projected	Projected	Actual	Projected	Actual	Projected	Projected	Sub-total	Balance
1999	-	-	-	-	-	-	-	-	-	-	-	\$ -
2000	-	-	-	-	-	-	-	-	-	-	-	\$ 206,166.10
2001	-	-	-	-	-	-	-	-	-	-	-	\$ 105,742.82
2002	-	-	-	-	-	-	-	-	-	-	-	\$ (228,637.36)
2003	-	-	-	-	-	-	-	-	-	-	-	\$ 369,223.09
2004	-	-	-	-	-	-	-	-	-	-	-	\$ 73,717.00
2005	-	-	-	-	-	-	-	-	-	-	-	\$ 516,254.64
2006	-	-	-	-	-	-	-	-	-	-	-	\$ (837,354.74)
2007	-	-	-	-	-	-	-	-	-	-	-	\$ 1,313,837.74
2008	-	-	-	-	-	-	-	-	-	-	-	\$ 1,554,188.42
2009	-	-	-	-	-	-	-	-	-	-	-	\$ (2,989,315.85)
2010	-	-	-	-	-	-	-	-	-	-	-	\$ 1,173,310.74
2011	-	-	-	-	-	-	-	-	-	-	-	\$ 1,652,694.41
2012	-	-	-	-	-	-	-	-	-	-	-	\$ (2,649,256.98)
2013	-	-	-	-	-	-	-	-	-	-	-	\$ 1,039,207.19
2014	-	-	-	-	-	-	-	-	-	-	-	\$ 298,369.74
2015	-	-	-	-	-	-	-	-	-	-	(1,432,707.95)	\$ 1,185,421.11
2016	-	-	-	-	-	-	-	(861,878.89)	-	-	(3,288,495.44)	\$ 1,152,981.85
2017	-	-	-	-	-	-	-	(439,877.23)	-	-	(1,273,001.61)	\$ 2,581,930.96
2018	-	(2,500,000.00)	-	(150,000.00)	(2,438,514.71)	-	(856,500.00)	-	(1,698,243.88)	(1,131,714.73)	(11,362,902.42)	\$ (6,518,480.88)
2019	-	-	-	(150,000.00)	(2,684,732.67)	-	(913,450.00)	-	-	(1,150,581.53)	(6,379,624.07)	\$ -
2020	-	-	-	(150,000.00)	(2,875,532.01)	-	(914,600.00)	-	-	(1,534,409.52)	(7,625,040.25)	\$ -
2021	-	-	-	(150,000.00)	(3,289,857.24)	-	(914,250.00)	-	-	(1,877,778.97)	(8,734,675.22)	\$ -
2022	-	-	-	(150,000.00)	(3,873,040.05)	-	(912,400.00)	-	-	(2,030,232.90)	(9,221,673.96)	\$ -
2023	-	-	-	(150,000.00)	(4,424,117.20)	-	(913,900.00)	-	-	(2,184,231.46)	(9,724,500.17)	\$ -
2024	-	-	-	-	(4,934,901.00)	-	(908,750.00)	-	-	(2,349,933.72)	(10,243,668.23)	\$ -
2025	-	-	-	-	(5,303,655.31)	-	(911,800.00)	-	-	(2,512,653.93)	(10,779,709.25)	\$ -
2026	-	-	-	-	(5,685,878.68)	-	(907,900.00)	-	-	(2,687,711.67)	(11,333,171.61)	\$ -
2027	-	-	-	-	(6,081,104.44)	-	(907,050.00)	-	-	(2,865,282.04)	(11,904,621.49)	\$ -
2028	-	-	-	-	(6,489,736.41)	-	(908,950.00)	-	-	(3,045,845.82)	(12,494,643.49)	\$ -
2029	-	-	-	-	(6,912,191.52)	-	(903,600.00)	-	-	(3,239,589.67)	(13,103,841.20)	\$ -
2030	-	-	-	-	(7,348,900.26)	-	(905,850.00)	-	-	(3,431,856.33)	(13,732,837.85)	\$ -
2031	-	-	-	-	(7,795,403.35)	-	(905,400.00)	-	-	(3,633,144.77)	(14,382,276.88)	\$ -
2032	-	-	-	-	(8,285,368.83)	-	(902,250.00)	-	-	(3,843,660.47)	(15,052,822.69)	\$ -
2033	-	-	-	-	(8,809,923.29)	-	(901,250.00)	-	-	(4,058,765.55)	(15,745,161.23)	\$ -
\$	-	\$ (2,500,000.00)	\$ -	\$ (900,000.00)	\$ (87,232,856.97)	\$ -	\$ (14,487,900.00)	\$ (1,301,756.12)	\$ (1,698,243.88)	\$ (41,577,393.08)	\$ (187,815,375.01)	\$ -

¹⁹ T09 2018-10-22-05R approved funding in an amount not to exceed \$2,500,000 for Travis Park/Grant Kress Projects. Pending Agreement, Final Board, and City Council approval.

²⁰ T09 2018-10-22-04R approved funding in an amount not to exceed \$900,000 for Main Plaza Saga Light Show.

²¹ Any amount not spent on Eligible Expenses will remain in fund balance.

²² On October 15, 2015, Ordinance No. 2015-10-15-0881 authorized an Interlocal Agreement with Bexar County.

Projects include Weston Urban Tower Project, Alameda Theater Project, and San Pedro Creek Improvements Project.

²³ On August 31, 2017, Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with the City, Bexar County, Alameda Theater Conservancy

and Texas Public Radio. Assumed issuance of 2018 Series Bonds. The Debt Service schedule is an estimate of the reimbursements to Bexar County for their \$9,000,000.00 contribution. Pending Board and Bexar County approval.

²⁴ On March 22, 2016, Bexar County authorized the CH381 Grant Agreement with Weston Urban LLC for the development of the Frost Bank Tower.

Board Resolution T9-2017-03-06-03R approved Fiscal Year 2017 payment schedule from Weston Urban, LLC for the Frost Bank Tower Project, additionally T09 2017-11-06-02R and T09 2018-10-22-07R approved supplemental payment schedules.

²⁵ Any amount not spent on Eligible Expenses will remain in fund balance.

Houston Street
Tax Increment Reinvestment Zone #9
Reimbursements

Tax Year	Fiscal Year Fund Balance			Fiscal Year
	City	Bexar County	Total	
1999			\$ -	2000
2000			\$ 206,166.10	2001
2001			\$ 311,908.92	2002
2002			\$ 83,271.56	2003
2003			\$ 452,494.65	2004
2004			\$ 526,211.65	2005
2005			\$ 1,042,466.29	2006
2006			\$ 205,111.55	2007
2007			\$ 1,518,949.29	2008
2008			\$ 3,073,137.71	2009
2009			\$ 83,821.86	2010
2010			\$ 1,257,132.60	2011
2011			\$ 2,909,827.01	2012
2012			\$ 260,570.03	2013
2013			\$ 1,299,777.22	2014
2014			\$ 1,598,146.96	2015
2015	1,881,837.23	901,730.84	\$ 2,783,568.07	2016
2016	2,622,242.93	1,314,306.99	\$ 3,936,549.92	2017
2017	4,368,536.11	2,149,944.77	\$ 6,518,480.88	2018
2018	-	-	\$ -	2019
2019	-	-	\$ -	2020
2020	-	-	\$ -	2021
2021	-	-	\$ -	2022
2022	-	-	\$ -	2023
2023	-	-	\$ -	2024
2024	-	-	\$ -	2025
2025	-	-	\$ -	2026
2026	-	-	\$ -	2027
2027	-	-	\$ -	2028
2028	-	-	\$ -	2029
2029	-	-	\$ -	2030
2030	-	-	\$ -	2031
2031	-	-	\$ -	2032
2032	-	-	\$ -	2033
2033	-	-	\$ -	2034

**Houston Street
Tax Increment Reinvestment Zone #9
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	Tax Increment Revenues ⁴	TIF Expenses ⁵
City of San Antonio	\$ 0.558270	100%	\$ 0.558270	67.88%	\$ 142,538,890.69	\$ 143,768,207.73
Bexar County ¹	0.236250	100%	0.236250	30.32%	63,672,505.89	64,221,645.12
University Health System ²	0.276235	60%	0.165741	1.03%	2,155,560.26	2,155,560.26
Alamo Colleges ³	0.141623	100%	0.141623	0.77%	1,607,377.11	1,607,377.11
Total	\$ 1.212378		\$ 1.101884	100.00%	\$ 209,974,333.95	\$ 211,752,790.22

¹ Bexar County participation ended on September 30, 2012 and restarted in Tax Year 2015. Bexar County Participation is 100% of O&M from Tax Year 2015 to Tax Year 2033.

² University Health System participation ended on September 30, 2012.

³ Alamo Colleges participation ended on September 30, 2014, but reached its maximum contribution on September 30, 2012.

⁴ Excludes Interest Earned in TIRZ Fund, Developer Payment to Debt Service Shortfall, and Debt Service Close-out.

⁵ TIF Expenses include Litigation and Overpayment Reimbursement to Participating Tax Entities.

**Houston Street
Tax Increment Reinvestment Zone #9
Collections**

Taxing Entity	Maximum Length of Contribution	Maximum Dollar Contribution ¹	TIF Revenues Collected ²	Litigation Reimbursement	Overpayment Reimbursement	Remaining Collections/ (Refund)
City of San Antonio ²	September 30, 2034	N/A	\$ 21,341,252.86	\$ -	\$ -	N/A
Bexar County ³	September 30, 2034	N/A	7,722,913.70	116,498.22	18,097.59	N/A
University Health System ⁴	September 30, 2012	2,026,871.00	2,155,560.26	62,428.52	66,260.74	-
Alamo Colleges ⁵	September 30, 2014	1,553,333.00	1,607,377.11	54,044.11	-	-
Total		\$ 3,580,204.00	\$ 32,827,103.93	\$ 232,970.85	\$ 84,358.33	N/A

¹ Maximum Dollar Contribution for University Health System and Alamo Colleges based on each Interlocal Agreement.

Maximum Dollar Contribution for Bexar County and the City were not listed on the Fiscal Year 2015 Interlocal Agreement.

² City revenues were reduced by \$225,543.58 for litigation expenses in Fiscal Year 2013.

³ Bexar County was reimbursed \$18,097.59 for overpayment above the stated maximum contribution and \$116,498.22 for litigation expenses.

⁴ University Health System was erroneously reimbursed \$66,260.74 for overpayment above the stated maximum contribution and \$62,428.52 for litigation expenses and consequently owed \$62,428.52 to the Houston Street TIRZ due to litigation. This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

⁵ Alamo Colleges was erroneously reimbursed \$54,044.11 for litigation expenses and consequently owed \$54,043.60 to the Houston Street TIRZ due to litigation. This amount was received and documented into the Houston Street fund as of December 5, 2014 for Fiscal Year 2014.

**Houston Street
Tax Increment Reinvestment Zone #9
New Values**

Tax Year	Frost / Joseph's Building ¹	Harvey House / Carl Court ²	Vogue Building	Kress Building	East Hotel Site ³	Stuart Building	Walgreens Building	Valencia Hotel	South Texas Building	Neisner Building ⁴	Alamo National Building	Maverick Building
1999												
2000	\$ 1,674,400	\$ 1,739,600	\$ 400,000	\$ 1,369,000	\$ 1,500,900	\$ 130,000	\$ 948,400	\$ 1,409,400	\$ -	\$ -	\$ -	\$ -
2001	-	-	283,300	-	-	97,000	-	-	-	-	-	-
2002	-	-	-	-	-	-	-	6,669,100	-	-	-	-
2003	-	1,835,300	1,065,800	-	-	230,500	-	9,776,988	555,000	-	700,000	-
2004	-	-	301,700	-	-	-	-	2,697,812	425,000	-	-	-
2005	686,620	-	-	-	-	-	-	-	747,540	-	-	-
2006	-	-	-	-	-	-	-	-	1,602,460	-	-	-
2007	-	-	-	-	-	-	-	-	-	-	22,100,000	-
2008	-	-	-	-	-	-	-	11,933,500	-	-	7,288,600	-
2009	-	-	-	-	-	178,680	1,971,430	-	-	-	-	-
2010	-	-	-	-	-	515,960	916,270	-	-	600,000	-	-
2011	-	-	-	918,900	-	-	-	-	-	2,800,000	3,484,207	-
2012	-	-	-	-	-	-	-	-	5,432,000	1,700,000	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-	-	-	-	-	-
2016	-	-	-	-	-	-	-	-	-	-	-	-
2017	-	-	-	-	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-	-	-	-	2,390,040
2019	-	-	-	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-	-
	\$ 2,361,020	\$ 3,574,900	\$ 2,050,800	\$ 2,287,900	\$ 1,500,900	\$ 1,152,140	\$ 3,836,100	\$ 32,486,800	\$ 8,762,000	\$ 5,100,000	\$ 33,572,807	\$ 2,390,040

¹ Parcels combined in 2005.

² Parcels combined in 2003.

³ No new improvements; site is a parking lot. New value due to laying of asphalt.

⁴ Property receives 100% tax exemption for Historic.

Houston Street
Tax Increment Reinvestment Zone #9
New Values

Tax Year	Encore Riverwalk	Witte and Fish Buildings	Heritage Plaza	Floodgate	Weston Urban Frost Bank Tower	Other Hotels New and Remodel ⁵	Burns Building	Maverick Whiskey	Travis Park Garage	Grant Kress Building	Annual Total	Fiscal Year
1999												2000
2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,171,700	2001
2001	-	-	-	-	-	-	-	-	-	-	\$ 380,300	2002
2002	-	-	-	-	-	-	-	-	-	-	\$ 6,669,100	2003
2003	-	-	-	-	-	-	-	-	-	-	\$ 14,163,588	2004
2004	-	-	-	-	-	-	-	-	-	-	\$ 3,424,512	2005
2005	-	-	-	-	-	-	-	-	-	-	\$ 1,434,160	2006
2006	-	-	-	-	-	-	-	-	-	-	\$ 1,602,460	2007
2007	-	-	-	-	-	-	-	-	-	-	\$ 22,100,000	2008
2008	-	-	-	-	-	-	-	-	-	-	\$ 19,222,100	2009
2009	-	-	-	-	-	-	-	-	-	-	\$ 2,150,110	2010
2010	-	-	-	-	-	-	-	-	-	-	\$ 2,032,230	2011
2011	-	-	-	-	-	-	-	-	-	-	\$ 7,203,107	2012
2012	-	-	-	-	-	-	-	-	-	-	\$ 7,132,000	2013
2013	-	-	-	-	-	-	-	-	-	-	\$ -	2014
2014	-	-	-	-	-	-	-	-	-	-	\$ -	2015
2015	-	-	-	-	-	-	-	-	-	-	\$ -	2016
2016	-	-	-	-	-	14,955,610	-	-	-	-	\$ 14,955,610	2017
2017	-	-	5,841,430	-	-	7,313,890	-	-	-	-	\$ 13,155,320	2018
2018	4,164,100	-	-	-	4,433,830	4,478,580	-	-	-	-	\$ 15,466,550	2019
2019	-	-	-	-	128,268,550	-	11,385,018	3,000,000	13,426,500	43,582,116	\$ 199,662,184	2020
2020	55,835,900	67,500,000	-	-	-	-	-	-	-	-	\$ 123,335,900	2021
2021	-	-	57,300,000	40,000,000	-	-	-	-	-	-	\$ 97,300,000	2022
2022	-	-	-	-	-	-	-	-	-	-	\$ -	2023
2023	-	-	-	-	-	-	-	-	-	-	\$ -	2024
2024	-	-	-	-	-	-	-	-	-	-	\$ -	2025
2025	-	-	-	-	-	-	-	-	-	-	\$ -	2026
2026	-	-	-	-	-	-	-	-	-	-	\$ -	2027
2027	-	-	-	-	-	-	-	-	-	-	\$ -	2028
2028	-	-	-	-	-	-	-	-	-	-	\$ -	2029
2029	-	-	-	-	-	-	-	-	-	-	\$ -	2030
2030	-	-	-	-	-	-	-	-	-	-	\$ -	2031
2031	-	-	-	-	-	-	-	-	-	-	\$ -	2032
2032	-	-	-	-	-	-	-	-	-	-	\$ -	2033
2033	-	-	-	-	-	-	-	-	-	-	\$ -	2034
	\$ 60,000,000	\$ 67,500,000	\$ 63,141,430	\$ 40,000,000	\$ 132,702,380	\$ 26,748,080	\$ 11,385,018	\$ 3,000,000	\$ 13,426,500	\$ 43,582,116	\$ 560,560,931	

⁵ Non-TIRZ funded projects.

Houston Street TIRZ
Tax Increment Reinvestment Zone #9
Estimated SERIES 2018 Bonds
Principal and Interest Requirements
Alameda Theater - Bexar County - Self Supporting ¹

Date	Principal	Rate	Yield	Interest	Debt Service	Fiscal Year	TIRZ Fiscal Year
						Debt Service	Debt Service
2/1/2018							
8/1/2018							316,500.00
2/1/2019				316,500	316,500		
8/1/2019	-	6.000%	6.000%	270,000	270,000	586,500	540,000.00
2/1/2020				270,000	270,000		
8/1/2020	385,000	6.000%	6.000%	270,000	655,000	925,000	913,450.00
2/1/2021				258,450	258,450		
8/1/2021	410,000	6.000%	6.000%	258,450	668,450	926,900	914,600.00
2/1/2022				246,150	246,150		
8/1/2022	435,000	6.000%	6.000%	246,150	681,150	927,300	914,250.00
2/1/2023				233,100	233,100		
8/1/2023	460,000	6.000%	6.000%	233,100	693,100	926,200	912,400.00
2/1/2024				219,300	219,300		
8/1/2024	490,000	6.000%	6.000%	219,300	709,300	928,600	913,900.00
2/1/2025				204,600	204,600		
8/1/2025	515,000	6.000%	6.000%	204,600	719,600	924,200	908,750.00
2/1/2026				189,150	189,150		
8/1/2026	550,000	6.000%	6.000%	189,150	739,150	928,300	911,800.00
2/1/2027				172,650	172,650		
8/1/2027	580,000	6.000%	6.000%	172,650	752,650	925,300	907,900.00
2/1/2028				155,250	155,250		
8/1/2028	615,000	6.000%	6.000%	155,250	770,250	925,500	907,050.00
2/1/2029				136,800	136,800		
8/1/2029	655,000	6.000%	6.000%	136,800	791,800	928,600	908,950.00
2/1/2030				117,150	117,150		
8/1/2030	690,000	6.000%	6.000%	117,150	807,150	924,300	903,600.00
2/1/2031				96,450	96,450		
8/1/2031	735,000	6.000%	6.000%	96,450	831,450	927,900	905,850.00
2/1/2032				74,400	74,400		
8/1/2032	780,000	6.000%	6.000%	74,400	854,400	928,800	905,400.00
2/1/2033				51,000	51,000		
8/1/2033	825,000	6.000%	6.000%	51,000	876,000	927,000	902,250.00
2/1/2034				26,250	26,250		
8/1/2034	875,000	6.000%	6.000%	26,250	901,250	927,500	901,250.00
				5,487,900.00	14,487,900.00	14,487,900.00	14,487,900.00

Sale Date 6/1/2018
Dated Date 6/15/2018
Delivery Date 6/30/2018

¹ On August 31, 2017, Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with City, Bexar County, Alameda Theater Conservancy and Texas Public Radio. This Debt Service schedule is an estimate of the reimbursements to Bexar County for their \$9,000,000.00 contribution. Pending Board and Bexar County approval.

Houston Street TIRZ
Tax Increment Reinvestment Zone #9
CERTIFICATES OF OBLIGATION, SERIES 2018
Principal and Interest Requirements
Alameda Theater - City - Self Supporting ¹

Date	Principal	Rate	Yield	Interest	Debt Service	Fiscal Year Debt Service	TIRZ Fiscal Year Debt Service
8/1/2018							134,017.74
2/1/2019				134,017.74	134,017.74		
8/1/2019	305,000.00	2.580%	2.580%	159,756.25	464,756.25	598,773.99	620,578.00
2/1/2020				155,821.75	155,821.75		
8/1/2020	315,000.00	2.820%	2.820%	155,821.75	470,821.75	626,643.50	622,202.00
2/1/2021				151,380.25	151,380.25		
8/1/2021	325,000.00	3.010%	3.010%	151,380.25	476,380.25	627,760.50	622,869.25
2/1/2022				146,489.00	146,489.00		
8/1/2022	330,000.00	3.100%	3.100%	146,489.00	476,489.00	622,978.00	617,863.00
2/1/2023				141,374.00	141,374.00		
8/1/2023	345,000.00	3.200%	3.200%	141,374.00	486,374.00	627,748.00	622,228.00
2/1/2024				135,854.00	135,854.00		
8/1/2024	355,000.00	3.380%	3.380%	135,854.00	490,854.00	626,708.00	620,708.50
2/1/2025				129,854.50	129,854.50		
8/1/2025	365,000.00	3.380%	3.380%	129,854.50	494,854.50	624,709.00	618,540.50
2/1/2026				123,686.00	123,686.00		
8/1/2026	380,000.00	3.850%	3.850%	123,686.00	503,686.00	627,372.00	620,057.00
2/1/2027				116,371.00	116,371.00		
8/1/2027	395,000.00	3.850%	3.850%	116,371.00	511,371.00	627,742.00	620,138.25
2/1/2028				108,767.25	108,767.25		
8/1/2028	410,000.00	3.850%	3.850%	108,767.25	518,767.25	627,534.50	619,642.00
2/1/2029				100,874.75	100,874.75		
8/1/2029	425,000.00	3.850%	3.850%	100,874.75	525,874.75	626,749.50	618,568.25
2/1/2030				92,693.50	92,693.50		
8/1/2030	440,000.00	3.850%	3.850%	92,693.50	532,693.50	625,387.00	616,917.00
2/1/2031				84,223.50	84,223.50		
8/1/2031	455,000.00	3.850%	3.850%	84,223.50	539,223.50	623,447.00	614,688.25
2/1/2032				75,464.75	75,464.75		
8/1/2032	475,000.00	3.850%	3.850%	75,464.75	550,464.75	625,929.50	616,785.75
2/1/2033				66,321.00	66,321.00		
8/1/2033	495,000.00	4.010%	4.010%	66,321.00	561,321.00	627,642.00	617,717.25
2/1/2034				56,396.25	56,396.25		
8/1/2034	515,000.00	4.050%	4.050%	56,396.25	571,396.25	627,792.50	571,396.25
2/1/2035				45,967.50	45,967.50		
8/1/2035	535,000.00	4.050%	4.050%	45,967.50	580,967.50	626,935.00	
2/1/2036				35,133.75	35,133.75		
8/1/2036	555,000.00	4.050%	4.050%	35,133.75	590,133.75	625,267.50	
2/1/2037				23,895.00	23,895.00		
8/1/2037	580,000.00	4.050%	4.050%	23,895.00	603,895.00	627,790.00	
2/1/2038				12,150.00	12,150.00		
8/1/2038	600,000.00	4.050%	4.050%	12,150.00	612,150.00	624,300.00	
2/1/2039							
8/1/2039							
	<u>8,600,000.00</u>			<u>3,899,209.49</u>	<u>12,499,209.49</u>	<u>12,499,209.49</u>	<u>9,994,916.99</u>
Sale Date			7/31/2018				
Dated Date			8/30/2018				
Delivery Date			8/30/2018				

¹ Ordinance No. 2017-08-31-0620 authorized a Funding and Development Agreement with City, Bexar County, Alameda Theater Conservancy and Texas Public Radio for the renovation and restoration of the historic Alameda Theater and adjacent annex which includes \$200,000 for Alameda Theater Conservancy, \$500,000 for Alameda Theater Restoration, and \$8,500,000 in self supporting 2018 Certificates of Obligation (CO) for Alameda Theater Restoration. The self supporting 2018 Taxable CO was issued in an amount of \$8,600,000; which provided \$8,500,000 project fund after netted discount and cost of issuance. The interest cost is \$3,899,209.49. Fiscal Year 2018 transfer includes the February 2019 Debt Service due to the timing of TIF Revenue, the same method will be applied to the following thru the TIRZ term. Any remaining debt service beyond the TIRZ term, September 30, 2034, will be paid by another funding source, if TIRZ is not extended.