

ORDINANCE

2019-02-21-0146

**APPROVING THE AMENDED PROJECT PLAN AND FINANCE PLAN
FOR TAX INCREMENT REINVESTMENT ZONE NUMBER NINE,
CITY OF SAN ANTONIO KNOWN AS THE HOUSTON STREET TIRZ.**

* * * * *

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 ("the TIF Act"), City Council in 1999 through Ordinance No. 90969 designated the Houston Street Tax Increment Reinvestment Zone (the "Zone"), located within City Council District 1; and

WHEREAS, the Board of Directors ("Board") of the Houston Street TIRZ and the City have amended the TIRZ Project Plan (the "Plan") from time to time as necessary and convenient; and

WHEREAS, since June 4, 2015 when the Plan was last amended pursuant to Ordinance No. 2015-06-04-0489, the City and the Board have approved new economic development projects and boundary amendments to promote development within the Zone and areas adjacent; and

WHEREAS, on January 28, 2019, in accordance with the Act, the Board adopted Resolution T09-2019-01-28-01R, set out as **Exhibit B**, approving an Amended Project Plan, set out in **Exhibit A**, to include 12 new development projects and adopted Resolution T09-2019-01-28-02R, set out as **Exhibit D**, approving the Amended Finance Plan, set out in **Exhibit C**; and

WHEREAS, notice of the public hearing at which City Council would consider approval of the Amended Project Plan was posted in accordance with Sections 311.003 and 311.011 of the Act; and

WHEREAS, the public hearing was conducted during the same meeting at which this Ordinance was passed and both the hearing and the meeting were open to the public and public notice was provided as required by Chapter 551, Texas Government Code; **NOW THEREFORE:**


BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Houston Street TIRZ Amended Project Plan, set out in **Exhibit A**, and as approved by Board Resolution T09-2019-01-28-01R, set out in **Exhibit B**, is hereby adopted.

SECTION 2. The Houston Street TIRZ Amended Finance Plan, set out in **Exhibit C**, and as approved by Board Resolution T09-2019-01-28-02R, set out in **Exhibit D**, is hereby adopted.

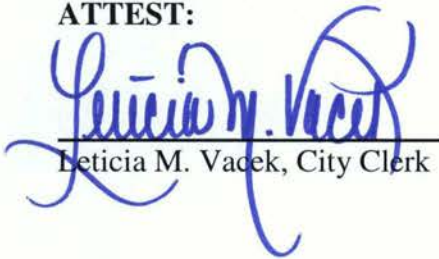
SECTION 3. This Ordinance shall be effective upon passage by eight affirmative votes; otherwise it shall be effective on the tenth day after passage.

PASSED AND APPROVED this 21st day of February, 2019.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	26 (in consent vote: 4, 6, 7, 8, 10A, 10B, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26)						
Date:	02/21/2019						
Time:	09:38:53 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance approving amendments to the Houston Street Tax Increment Reinvestment Zone (TIRZ) #9 Project and Finance Plan adding 12 development projects within the TIRZ boundary. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Art A. Hall	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

EXHIBIT A

CITY OF SAN ANTONIO, TEXAS
Neighborhood and Housing Services Department



Houston Street
Tax Increment Reinvestment Zone Number Nine
Project Plan

Approved August 23, 2000

Amended:

September 20, 2007

April 1, 2010

October 15, 2015

February 21, 2019

PROJECT PLAN

TAX INCREMENT REINVESTMENT ZONE NUMBER 9

Section 1: Project Overview

The Houston Street Tax Increment Reinvestment Zone Number 9 (TIRZ) will provide the financing needed to develop public improvements and support economic development activities associated with revitalization in the San Antonio's Central Business District. This Project Plan describes, pursuant to Section 311.011 of the Texas Tax Code:

- (1) An overview of the TIRZ project,
- (2) Existing uses and conditions of real property in the TIRZ,
- (3) Proposed improvements and property uses in the TIRZ,
- (4) Proposed changes to municipal ordinances,
- (5) Estimated non-project costs, and
- (6) Relocation of persons to be displaced as a result of plan implementation.

The Houston Street TIRZ was designated by City Council on December 9, 1999 through Ordinance 90969. The initial TIRZ Project and Finance Plans were originally approved by City Council on August 24, 2000 through Ordinance 92409. Since then the Project and Finance Plans have been amended on occasion to accommodate changes to the TIRZ project list and boundaries. Amendments to the TIRZ Project and Finance Plans are as follows:

- September 20, 2007 – Addition of the Walgreens/Stuart Building redevelopment
 - Ordinance # 2007-09-20-0986
- April 1, 2010 – Addition of the Kress Building redevelopment
 - Ordinance # 2010-04-01-0270
- September 18, 2014 – Term extension and changes to board composition
 - Ordinance # 2014-09-18-0713
- June 4, 2015 – Amendment to the Boundary of the TIRZ
 - Ordinance # 2015-06-04-0489
- October 15, 2015 – Amendments to the TIRZ Project and Finance Plans
 - Ordinance # 2015-10-15-0881
- February 14, 2019 – Amendments to the TIRZ Project and Finance Plans
 - Ordinance # 2019-02-14-Click here to enter text.

There are two major periods that describe the life of the Houston Street TIRZ. The first period marked by the inclusion of Street Retail San Antonio, L.P. (a wholly owned affiliate of Federal Realty Investment Trust). Street Retail was the primary developer

throughout the period which began at designation (1999) and ran approximately fifteen years until a Closeout Agreement was executed with Street Retail in May 2015. In addition to Street Retail, the Houston Street TIRZ, during this period included three participating taxing entities other than the City of San Antonio; Bexar County, University Health Systems and Alamo Community College District. During this period the TIRZ was instrumental in supporting several key revitalization projects that helped breathe new life into a section of downtown that had been experiencing significant decline.

For details about these projects and an overview of the first period of the Houston Street TIRZ see the previous versions of the Houston Street Project and Finance Plans.

The second period, essentially the future of the Houston Street TIRZ, began with the extension of the term in September of 2014, which added 20 years to the Houston Street TIRZ, taking the term end date out to September 30, 2034. In addition to extending the term, the composition of the TIRZ Board was changed, ending the participation of both University Health Systems and the Alamo Community College District. With the reduction in Participating Taxing Entities, the size of the TIRZ Board was reduced from eleven to seven members, three from Bexar County and four from the City of San Antonio.

In June of 2015, the Houston Street TIRZ boundary was expanded by adding 260 parcels or roughly 138 parcel acres. The amended TIRZ boundary encompasses approximately 179.74 parcel acres in and around the central business district. The boundary amendments were intended to continue the revitalization efforts from the previous period of the TIRZ and to support the City's economic development goals for downtown. More specifically, the boundary change will enable the Houston Street TIRZ to support several key catalytic projects including; the San Pedro Creek redevelopment, the Alameda Theater Revitalization project and the development of the Frost Bank Tower which through a public private partnership (P3) will facilitate the consolidation of city offices and the adaptive reuse of current offices into 265 units of housing in the central business district.

Key projects include:

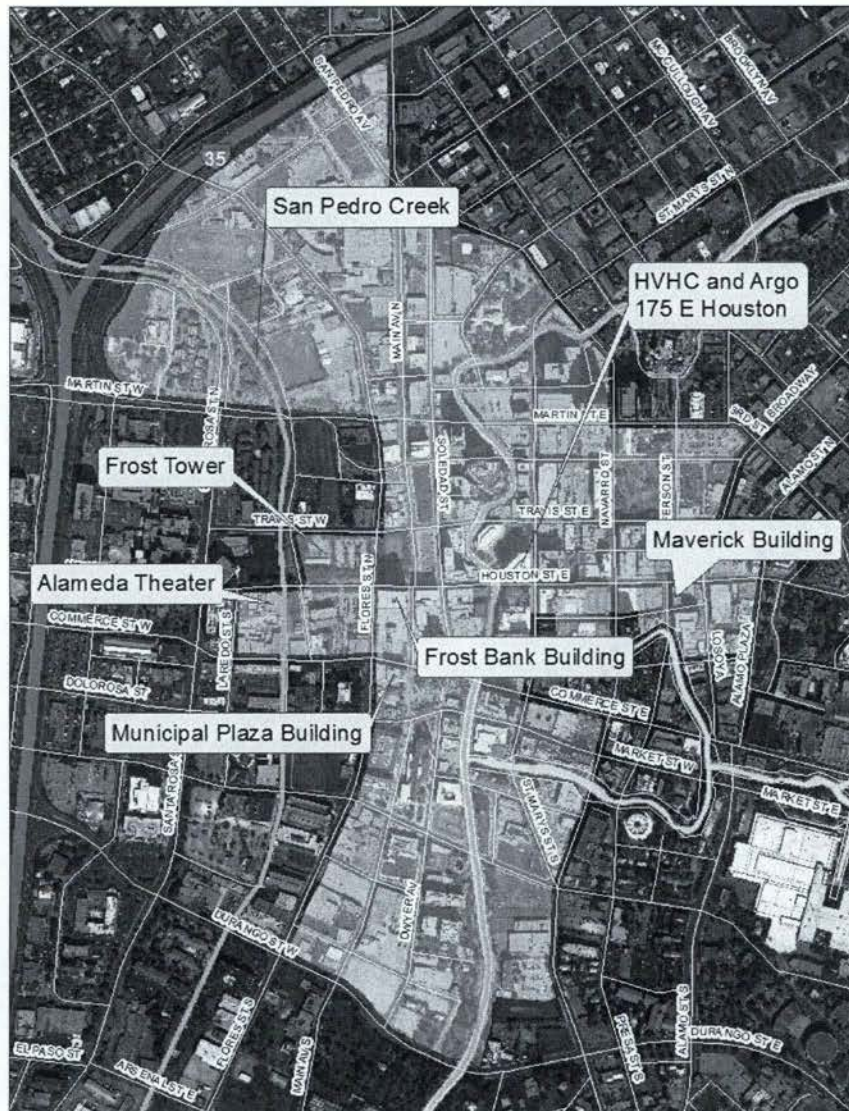
1 st Period
Houston Street Improvements
Crockett Street Improvements
Historic Civic Center Linkage
The Houston Street Bridge Linkage
The Majestic Courtyard Improvements
Façade Preservation projects along Houston Street
The Walgreens/Stuart Building Renovations
The Kress Building Renovations

2 nd Period
HVHC
Argo
Maverick Building
Houston Street Lighting
Frost Bank Tower
Alameda Theater
San Pedro Creek Redevelopment/Park police
Burns Building Rehabilitation
Grant/Kress Building & Travis Parking Garage Rehabilitation
Main Plaza Conservancy
Sam Maverick Spirits
USAA 10 Year Tax Abatement
Witte & Fish Market
CCHIP Encore Riverwalk - Acequia Plaza
CCHIP Commerce Street Floodgate
CCHIP Heritage Plaza-Argyle

Section 2: Existing Uses and Conditions

The Zone is in a developed area, San Antonio's Central Business District. Within the zone are retail, office, residential, cultural, governmental, religious, hospitality, park, and academic uses. A boundary map of the Houston Street TIRZ and proposed projects are shown below.

HOUSTON STREET BOUNDARY MAP



Section 3: Proposed Improvements and Uses for 2nd period

HVHC

In September of 2011, the City of San Antonio executed a Chapter 380 Economic Development Agreement with HVHC, a wholly owned subsidiary of Highmark Inc. a private, worldwide provider of healthcare and vision services, to support the relocation and expansion of its workforce into the central business district at 175 E. Houston Street. As part of the overall incentive, the City agreed to provide a parking subsidy and incentive of approximately \$3,087,000.00 over ten years which is to be reimbursed through the Houston Street TIRZ from City's tax increment. HVHC, in order to receive City incentives agreed to: (1) retain their operations and corporate headquarters in San Antonio; (2) relocate 265 corporate jobs to the IBC Centre building on Houston Street; (3) relocate their vision care benefits subsidiary, Davis Vision, from Latham, NY to San Antonio and add 85 new jobs for a total of 350 jobs; (5) meet the City's minimum wage requirements; and (6) pay an annual average salary of at least \$50,000.

Argo

In September of 2011, the City of San Antonio executed a Chapter 380 Economic Development Agreement with Argo Group Inc., an international underwriter of specialty insurance and reinsurance products in the property and casualty market, to support the relocation of 200 corporate jobs into the central business district at 175 E. Houston Street. As an incentive, the City of San Antonio has agreed to provide a parking subsidy and incentive to Argo of approximately \$3,366,000.00 over ten years which is to be reimbursed through the Houston Street TIRZ from City's tax increment. In exchange for this financial incentive, Argo agreed to locate a minimum of 200 jobs into the central business district at the IBC Centre building at 175 E. Houston and retain these jobs at this location for 10 years. Argo also agreed to meet the City's minimum wage requirements and pay an average annual salary of at least \$50,000.

Maverick Building

The Maverick Building, listed on the National Register of Historic Places, was built in 1921 as an office building with first floor retail and a barber shop in the basement. It was converted in 1996 to low-income housing with loan assistance from the City of San Antonio and the federal Community Development Block Grant program. Since that time, the apartments within the building have fallen into disrepair and the retail space has not been actively leased for decades. The new owner, 400 East Houston Street, LP is proposing to invest approximately \$5,000,000.00 to renovate all 85 multifamily units and reactivate the approximately 6,000 square feet of street-level retail space. The rehabilitation of this property will provide local



workforce housing, create new retail value along an important section of Houston Street, and reenergize a historic building.

In order to support the project the City has offered several economic development incentives including a 15-year tax reimbursement grant valued at approximately \$415,753.05 which is to be reimbursed through the Houston Street TIRZ from City's tax increment. The developer also applied for a 10-year historic tax abatement from the Office of Historic Preservation and received a Historic Tax Certification. The historic tax abatement allows the developer to pay no City taxes for 5 years, and then 50% of taxes on the full value of the property for an additional 5 years. This incentive will be applied in parallel to the tax reimbursement grant referenced above, but the total amount of the tax reimbursement grant will only rebate taxes paid to the City on the improved value of the property for the first 15 years.

Houston Street Lighting Project

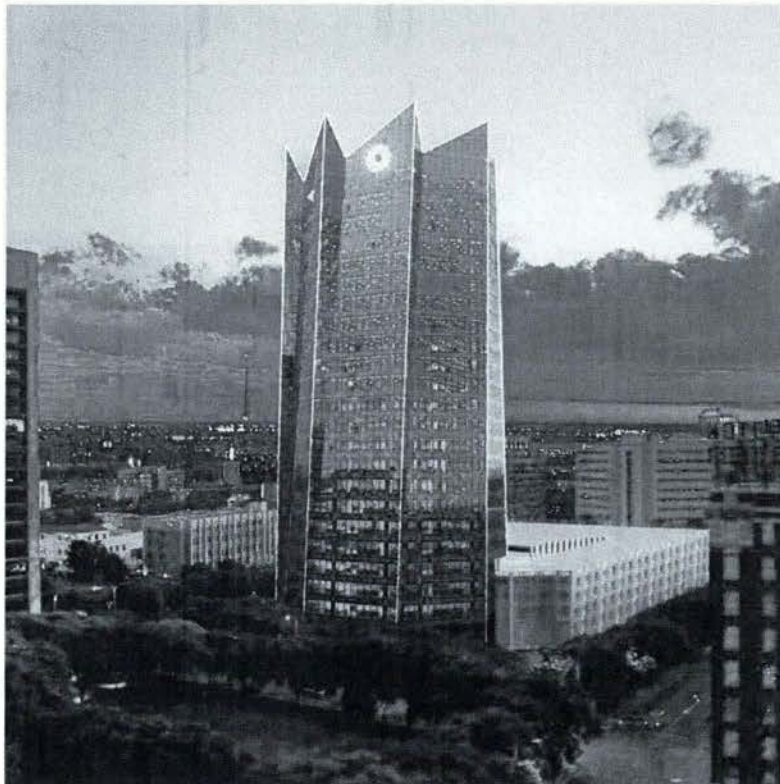
In an effort to improve lighting conditions along Houston Street, the TIRZ Board authorized up to \$165,000.00 for lighting upgrades from City's tax increments. The project will include upgrades to the existing Houston St. Pedestrian Pole Top Fixtures located between Santa Rosa St. and Alamo Street and the demolition of 75 existing fixtures which will be replaced with Riverside Cast Frame or equal, reflectors, and 125 Watt LED lamps.

Frost Bank Tower

In August of 2014, the City of San Antonio received a proposal from Weston Urban, a San Antonio based real estate development firm, and Frost Bank that would result in a consolidated

administrative office tower for the City, 265 housing units in the central business district, and the construction of the first class "A" office tower downtown since 1989.

Under the terms of the proposal: 1) Frost would sell the Frost Bank Tower and Parking Garage to the City for the purpose of consolidating the City's administrative offices and creating a public parking garage; and 2) the City would sell Weston Urban



three properties for the purpose of providing funds to apply to the purchase price of the Frost Tower and to provide Weston Urban with property to facilitate housing development in the central business district. The three properties include: 114 W Commerce (Municipal Plaza Building), 319 W Travis (San Fernando Gym), and 403 N Flores (Surface Parking Lot). In addition, the proposal provided for Weston Urban to construct a new office tower to serve as the Frost Bank Headquarters to be located on the Frost Motor Bank and surface parking lot on the northwest corner of Flores and Houston Street.

To support the project, Bexar County has agreed to enter into an Economic Development Agreement with Weston Urban which will help fund public infrastructure improvements associated with the new Frost Bank Tower up to \$3,000,000.00. The Houston Street TIRZ will reimburse Weston Urban for these costs from Bexar County tax increment.



Alameda Theater

Once the largest theater in the nation dedicated to Spanish-language entertainment, The Alameda Theater opened in 1949 and showed films of the golden age of Mexican cinema. Renovations of the theater have begun and include construction of a new stage house and production building that will allow the theater to better accommodate modern performances. The multiphase project is being led by the Alameda Theater 501(c)(3) non-profit corporation. The new addition will include an orchestra pit, and rooms for dressing, storage, prop making and rehearsal. From Laredo Street, a load-in

area is being constructed for the touring shows.

The Houston Street TIRZ will support the renovation of the historic theater. City shall contribute funding in the amount of nine million dollars for capital improvements and an additional two hundred thousand dollars for operational costs of the Alameda Theater Conservancy. Bexar County shall contribute funding in the amount of nine million dollars for capital improvements and an additional two hundred thousand dollars for operational costs of the Alameda Theater Conservancy. Once restored, the Alameda Theater will be returned to its vintage condition and will be able to seat 2,400 patrons.

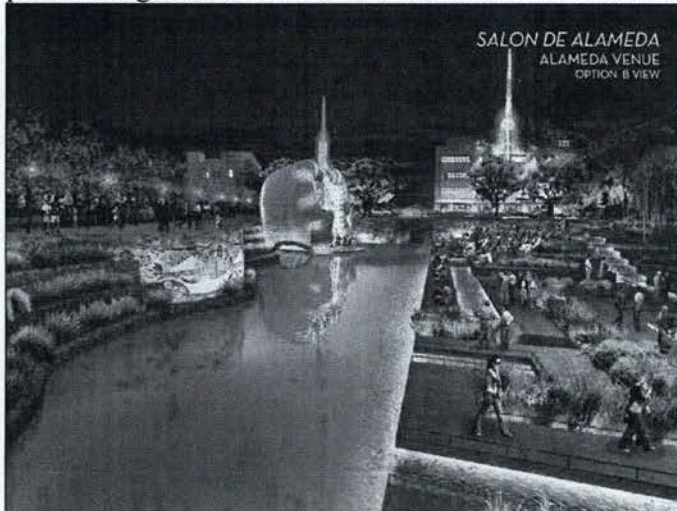
San Pedro Creek Redevelopment/Park Police

Many times mistaken for a drainage ditch, modest San Pedro Creek is a functional but unsightly creek that runs through the historic Westside of downtown San Antonio. In attempt to reconstitute its life-giving qualities, reflect on its rich history and create a sense of place, Bexar County and the San Antonio River Authority, in coordination with the City of San Antonio, have undertaken the San Pedro Creek Improvement Project.

On February 18, 2014, the Bexar County Commissioners Court, under the leadership of Commissioner Paul Elizondo, entered into an agreement with the San Antonio River Authority (SARA) to begin the design phase of an ambitious \$175 million revitalization of a two-mile segment of the creek through downtown. The project, from north to south, begins near IH-35 at the flood tunnel inlet near Fox Tech High School and continues to the confluence with the Alazan/Apache Creeks at IH-35 near the stockyards. Following final design, construction began in 2016 and was completed in 2018 in celebration of the 300th anniversary of the establishment of the City.



In accordance with the Interlocal Agreement, Bexar County agreed to support economic development projects associated with the San Pedro Creek redevelopment which will provide significant benefit to the Houston Street TIRZ. The TIRZ may provide tax increment generated from Bexar County taxes to support economic development projects along San Pedro Creek.



The Project is expected to enhance the containment of the 100-year floodplain, restore and improve water quality, reconnect people to a storied and historic natural resource, catalyze economic growth and drive revitalization efforts for the area.

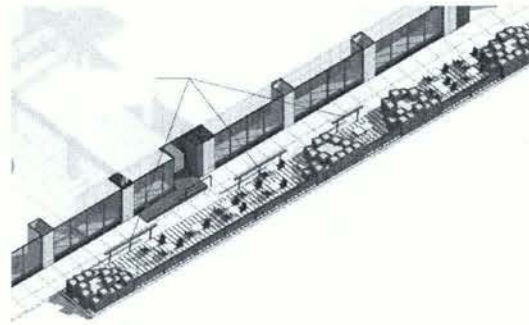
The Houston Street TIRZ Board approved financial support for redevelopment of San Pedro Creek with up to \$4,185,916.00 of TIRZ funding from City's tax increment.

The City of San Antonio will add the staffing, equipment and supplies necessary to provide proactive patrol and security to support the San Pedro Creek restoration project.

As segments of this new River Walk style recreation resource are constructed, it is imperative to ensure the safety and security of the area for local citizens and the many tourists that will frequent the newly accessible areas of the Riverwalk.

Burns Building

The Burns Building Redevelopment is the renovation of a five-story historic building constructed in 1918 located at 401 East Houston Street. The structure showcases Chicago-style windows and minimalist storefront with a glazed terra cotta fifth floor cap that provides iconic detail throughout the façade. The project has an estimated development cost of \$11.3 million for 39,413 square feet of office space, as well as, 14,449 square feet of retail space along Houston and



Jefferson streets. Once completed, the building will house up to 250 professional employees with first floor retail space for a restaurant.

The developer approached the City about implementing a concept unique to San Antonio on the existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley called a "Parklet".

A Parklet is the repurposing of a portion of an existing street right of way into a public space intended to enhance the streetscape and create increased public open spaces. Parklets provide

amenities like seating, planting, bike parking, and art. Parklets are funded and maintained by the adjacent property owner; however they are accessible and available to the public.

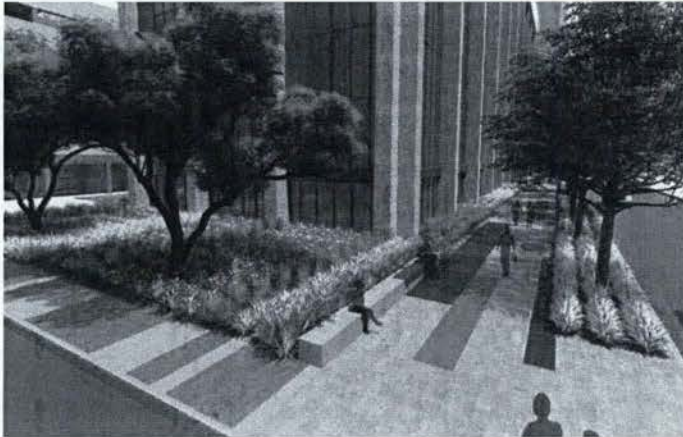
The Houston Street TIRZ Board approved a Development Agreement up to \$255,880.00 of TIRZ funding from City's tax increment for public infrastructure associated with redevelopment of the Burns Building.

Grant/Kress Building and Travis Parking Garage Rehabilitation



The Grant Kress project is located at 305 and 315 E Houston Street. The Travis Parking Garage project is located at 213 E Travis Street. Both projects are in Council District 1. Total development cost of the Grant Kress project is estimated to be \$43,582,116.00. Total development cost of the Travis Parking Garage project is estimated to be \$13,426,500.00. Total development costs for both projects is approximately \$57,008,616.00

The Grant Kress project will house approximately 63,000 square feet of office space. The Grant Kress project will see the two buildings integrated on multiple levels, with a 15,000 square foot food hall on the ground floor, underground parking spots, a rooftop terrace, restored historical façades, and new glass openings on the east wall of the Kress Building.



The Travis Parking Garage project will house 1054 paid parking spaces in an eight level parking garage. Plans for the Travis Parking Garage streetscape improvements will add green space in the surface lot between the office building and the garage. The project includes landscaping all around the office building and canopies added to the front and back of the building.

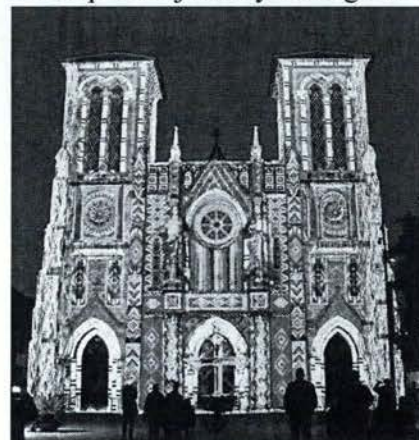
The Houston Street TIRZ Board approved up to \$2,500,000.00 of TIRZ funding from City's tax increment for public infrastructure associated with redevelopment of the Grant/Kress and Travis Parking Project.

Main Plaza Conservancy

The board desires to support community events in Main Plaza to enhance its economic impact through the activation of public spaces. Main Plaza events are intended to generate further activity in the surrounding area thereby enhancing downtown economic development.

The SAGA is a 24 minute artistic light show by video artist Xavier de Richemont. The art projection covers the facade of San Fernando Cathedral and depicts a journey through the historical discovery, settlement and development of San Antonio, Texas and US history. The art installation started in 2014 and Main Plaza Conservancy has rights to the show through 2024. Public viewing is available for free every Tuesday, Friday, Saturday and Sunday evening, three times per night.

The TIRZ will reimburse CCDO's Inner City Incentive Fund (ICIF) \$150,000.00 annually for six years in support of SAGA. Total reimbursement from the TIRZ shall not exceed \$900,000.00 from City's tax increment.



Sam Maverick Spirits



The Maverick Whiskey Project is a \$3,000,000.00 project that will serve as a high end distilled spirits plant for manufacturing craft spirits. The building will feature event space and conference rooms

The plant will be housed in the historic building which stands on what was originally the corner of the Maverick family homestead. The building will pay homage to Samuel Maverick's pivotal role in the Battle of the Alamo as well as his significant impact on local and state history. In 1918 the historic building was the Lockwood National Bank which also acted as a regional mint.

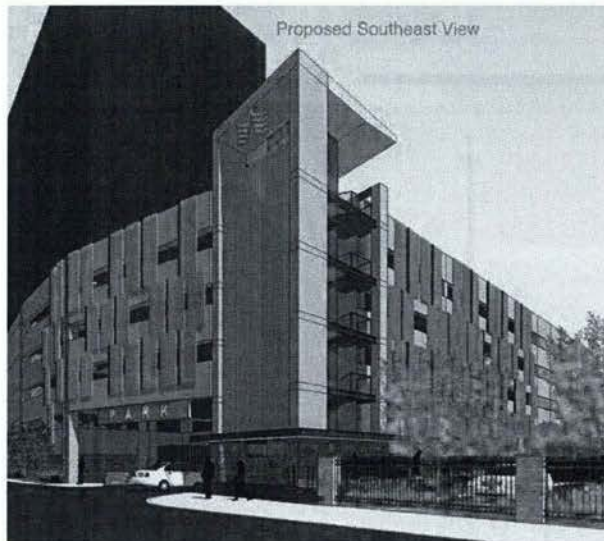
The Houston Street TIRZ Board approved up to \$15,000.00 of TIRZ funding from City's tax increment for public infrastructure associated with development of Sam Maverick Spirits.

USAA Tax Abatement (10 years)

USAA employs nearly 32,000 people in various markets, with approximately 60 percent of its workforce being located in San Antonio including a few hundred downtown. In addition to new hires, USAA plans to relocate employees from its other locations to San Antonio which could result in 1,500 net new full-time jobs to the City and up to 2,000 employees in the downtown area.

To accelerate the project, and to benefit from the additional jobs and structured parking available downtown, City Council has approved a forgivable Chapter 380 Economic Development Program Loan in the amount of \$4 million to support the construction or expansion of a parking garage for USAA-owned One Riverwalk Plaza.

City Council approved a 10 year Tax Abatement in an amount not to exceed \$2 million, for real and personal property taxes paid to the City on improvements made to One Riverwalk Plaza and the Bank of America Financial Services Center. It is projected that USAA will invest at least \$70 million into these two buildings, the expanded parking facilities, and the adjacent property.



Witte Fish Market Project:

Crockett Urban Ventures, LLC shall invest a cumulative amount of approximately seven million five hundred thousand dollars shall be invested in real and property improvements on the Witte Building redevelopment located at 135 E. Commerce.

The Witte Minimum Investment shall include the construction and establishment of: (1) four housing units, (2) approximately 2,500 sq. ft. of river level retail/restaurant space; (3) approximately 1,900 sq. ft. of street level retail space; (4) approximately 1,000 sq. ft. of banquet/event space; and 5) a newly constructed stairway and elevator providing Americans with Disabilities Act compliant public access to the Riverwalk.

A cumulative amount of approximately sixty million dollars (\$60,000,000.00) shall be invested in real and personal property improvements on the Fish Market Building redevelopment located at 155-161 E. Commerce St.

The Fish Market Minimum Investment shall include expenditures in the construction and establishment of an approximately 18 story, Hilton Canopy Hotel that includes: 1) 195 rooms; 2) a restaurant; and 3) a roof-top pool bar. Developer shall also ensure that historic elements of the Fish Market Building will be preserved in accordance to a plan approved by the Historic Design Review Commission.

CITY, and TIRZ, are providing DEVELOPER with Economic Development Program Incentives in the combined amount of approximately seven million four hundred forty thousand nine hundred and seventy-three dollars.

For a period of fifteen (15) years, each tax year the CITY shall provide DEVELOPER an Annual Incremental Property Tax Reimbursement from City's tax increment. In no case shall the cumulative Annual Incremental Property Tax Reimbursements made to DEVELOPER exceed five million three hundred twenty-four thousand eight hundred seventy-seven dollars.

CCHIP Agreements

Encore Riverwalk Acequia Plaza Project: Encore Multi-Family LLC has proposed the redevelopment of the 304 & 308 parcels on South Flores Street. The Encore Riverwalk project is a 338 unit, "Class A", market rate multifamily apartment complex with structured parking. The project will be a high-rise mixed use development includes 5,000 square feet of retail space and structured parking.

CITY and TIRZ are providing DEVELOPER with Incentives in a cumulative amount of approximately five million nine hundred sixty-one thousand two hundred forty-six dollars (\$5,961,246.00).

For each tax year, for a total of fifteen (15) consecutive tax years, CITY and TIRZ shall provide DEVELOPER, an annual grant for the Term of this Agreement in the cumulative amount of approximately, four million five hundred forty-five thousand four hundred ninety-two dollars (\$4,545,492.00) from City's tax increment.

Commerce Street Floodgate Project: Burgos, L.P. and Uriarte, L.P. shall invest approximately forty million dollars in an economic development project that will consist of the construction of approximately fifty-three (53) rental housing units, 15,000 square feet of commercial retail space, and a structured parking garage located at 139-151 E Commerce St.

Once completed, the project is anticipated to result in the investment of approximately forty million dollars in land acquisition and real property improvements.

CITY and TIRZ are providing DEVELOPER with Incentives in a cumulative amount of approximately three million nine hundred five thousand three hundred ninety-five dollars (\$3,905,395.00).

For each tax year commencing with the Initial Reimbursement Tax Year and then continuing annually for a total of fifteen (15) consecutive tax years, CITY and TIRZ shall provide DEVELOPER, an annual grant in the cumulative amount of approximately three million one hundred nineteen thousand one hundred seven dollars from City's tax increment.

Heritage Plaza Argyle Project: Main & Dwyer Land, LLC shall invest approximately fifty-seven million three hundred thousand dollars in an economic development project that will be located at 410 South Main & 307 Dwyer that will consist of the construction of approximately three hundred forty-three (343) rental housing units and a structured parking garage located at the Project Site.

CITY and TIRZ are providing DEVELOPER with Incentives in a cumulative amount of approximately four million four hundred seventy-six thousand three hundred fifty-eight dollars.

For each tax year commencing with the Initial Reimbursement Tax Year and then continuing annually for a total of fifteen (15) consecutive tax years CITY and TIRZ shall provide DEVELOPER an annual grant in the cumulative amount of approximately four million three hundred seventeen thousand nine hundred sixteen dollars from City's tax increment.

Section 4: Proposed Changes to Municipal Ordinances

Houston Street Design Guidelines

Winter & Company, under contract for the City, developed a set of design guidelines for the Houston Street area. These guidelines are intended to serve as a tool to help address design issues, to promote the preservation of historic resources, to promote new development that is compatible with historic resources, to enhance the pedestrian experience along Houston Street, and to provide a climate for investment in downtown. These guidelines were adopted in 2000 by the City as policy, and later adopted as part of the City's Unified Development Code, as a designated historic district, through overlay zoning, or through other mechanisms.

With the adoption of the SA Tomorrow Comprehensive Plan in 2016 the City of San Antonio initiated a program of planning around a framework of Regional Center Plans. The Houston Street TIRZ falls within one such plan, the Downtown Regional Center Plan, which aims to guide growth in the plan area through future land use planning, placemaking, mobility, public amenities, and other recommendations. The Downtown Regional Center Plan is currently being developed through a process of public engagement and input, with an anticipated adoption date of September 2019. It is the intent of the Houston Street TIRZ to implement the goals and policies of the subarea plan.

Rezoning

The vast majority of property within the Houston Street TIRZ is currently zoned “D” or Downtown zoning district to meet the goals of revitalizing downtown San Antonio by relaxing certain development requirements. While some of the proposed projects may require rezoning, at this time no specific zoning changes have been identified.

Section 5: Estimated Non-project Costs

Estimated non-project costs will include administrative fees for both the City of San Antonio and Bexar County. The City’s administrative costs will be \$120,000.00 for each year beginning in FY 2016 throughout the life of the TIRZ. A portion, \$15,000.00, of the City’s administrative fee will be paid from Bexar County tax increment annually. Bexar County will be paid an administrative fee of \$6,000.00 which will be paid from the County’s tax increment annually throughout the life of the TIRZ.

Section 6: Relocation of Persons to be Displaced

At this time it is not anticipated that any of the projects identified in this Project Plan will require the relocation or displacement of persons.

EXHIBIT B

T09-2019-01-28-01R

**A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX
INCREMENT REINVESTMENT ZONE NUMBER NINE, CITY OF
SAN ANTONIO, TEXAS KNOWN AS THE HOUSTON STREET
TIRZ APPROVING AN AMENDED PROJECT PLAN**

* * * * *

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the "TIF Act"), the City Council in 1999 through Ordinance No. 90969 designated the Houston Street Tax Increment Reinvestment Zone (the "TIRZ"), located within and near the central business district and City Council District I; and

WHEREAS, on September 18, 2014 City Council through Ordinance No. 2014-09-18-0713 extended the term of the Houston Street TIRZ for an additional twenty years until September 30, 2034 and reduced the size of the Board of Directors from eleven to seven members of which four are to be appointed by City Council; and

WHEREAS, on June 4, 2015 City Council through Ordinance No. 2015-06-04-0489 extended the boundary of the Houston Street TIRZ; and

WHEREAS, City staff has proposed amending the Project Plan to include new projects within the boundary of the Houston Street TIRZ; and

WHEREAS, City staff has determined that these new projects facilitate the City's economic development goals for the downtown area; and

WHEREAS, this Board of Directors has reviewed the proposed amendment to the Project Plan and has found that the changes set forth in the Plan promote the development of the Zone and enhancement of property values in the Zone; **NOW THEREFORE:**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT
REINVESTMENT ZONE NUMBER NINE, THE HOUSTON STREET TIRZ,
CITY OF SAN ANTONIO, TEXAS:**

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

SECTION 2: The TIRZ Board approves of the Amended Project Plan attached as

Exhibit A and incorporated for all purposes herein and subject to final approval by San Antonio City Council.

PASSED AND APPROVED this 28th day of January 2019.



Councilman Roberto Trevino
Presiding Officer

ATTEST:



APPROVED AS TO FORM:



Christina A. Ramirez
Assistant City Attorney

EXHIBIT C

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	\$ (23,212,600.00)	\$ 200,299,190.00	\$ 200,299,190.00	\$ -		\$ -	\$ -	2000
2000	\$ 223,511,790.00	\$ -	\$ 9,171,700.00	\$ 11,686,054.00	244,369,544.00	(24,209,000.00)	220,160,544.00	200,299,190.00	19,861,354.00	0.57979	112,519.29	-	2001
2001	244,369,544.00		380,300.00	(7,144,804.00)	237,605,040.00	(23,870,419.00)	213,734,621.00	200,299,190.00	13,435,431.00	0.57854	79,428.40	-	2002
2002	237,605,040.00		6,669,100.00	(7,203,400.00)	237,070,740.00	(23,511,050.00)	213,559,690.00	200,299,190.00	13,260,500.00	0.57854	57,599.02	-	2003
2003	237,070,740.00		14,163,588.00	11,719,200.00	262,953,528.00	(19,118,000.00)	243,835,528.00	200,299,190.00	43,536,338.00	0.57854	250,194.77	-	2004
2004	262,953,528.00		3,424,512.00	(1,130,135.00)	265,247,905.00	(1,046,800.00)	264,201,105.00	200,299,190.00	63,901,915.00	0.57854	366,775.37	-	2005
2005	265,247,905.00		1,434,160.00	13,694,087.00	280,376,152.00	-	280,376,152.00	199,987,190.00	80,388,962.00	0.57854	466,708.13	-	2006
2006	280,376,152.00		1,602,460.00	62,661,864.00	344,640,476.00	(3,187,334.00)	341,453,142.00	199,987,190.00	141,465,952.00	0.57854	800,811.13	-	2007
2007	344,640,476.00		22,100,000.00	61,451,366.00	428,191,842.00	(2,628,740.00)	425,563,102.00	199,987,190.00	225,575,912.00	0.57230	1,292,249.72	-	2008
2008	428,191,842.00		19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	198,687,990.00	334,124,377.00	0.56714	1,884,112.28	-	2009
2009	536,231,267.00		2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	199,987,190.00	319,990,782.00	0.56569	1,754,820.81	-	2010
2010	523,393,042.00		2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	199,987,190.00	237,574,052.00	0.56569	1,361,445.06	-	2011
2011	443,994,232.00		7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	199,987,190.00	265,270,365.00	0.56569	1,498,478.76	-	2012
2012	482,334,625.00		7,132,000.00	(5,126,707.00)	484,339,918.00	(21,176,040.00)	463,163,878.00	199,987,190.00	263,176,688.00	0.56569	1,201,834.99	-	2013
2013	484,339,918.00		-	20,274,540.00	504,614,458.00	(28,630,130.00)	475,984,328.00	199,987,190.00	275,997,138.00	0.56569	951,246.27	-	2014
2014	504,614,458.00		-	10,467,856.00	515,082,314.00	(30,202,085.00)	484,880,229.00	199,987,190.00	284,893,039.00	0.56569	1,609,643.33	-	2015
2015	515,082,314.00	688,413,434.00	-	67,342,252.00	1,270,838,000.00	(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	1,270,838,000.00		14,955,610.00	234,924,239.00	1,520,717,849.00	(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	1,520,717,849.00		13,155,320.00	13,241,536.00	1,547,114,705.00	(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	1,547,114,705.00		15,466,550.00	50,281,228.00	1,612,862,483.00	(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	1,612,862,483.00		199,662,184.00	52,418,031.00	1,864,942,698.00	(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	1,864,942,698.00		123,335,900.00	60,610,638.00	2,048,889,236.00	(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	2,048,889,236.00		97,300,000.00	66,588,900.00	2,212,778,136.00	(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	2,212,778,136.00		-	71,915,289.00	2,284,693,425.00	(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	2,284,693,425.00		-	74,252,536.00	2,358,945,961.00	(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	2,358,945,961.00		-	76,665,744.00	2,435,611,705.00	(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	2,435,611,705.00		-	79,157,380.00	2,514,769,085.00	(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	2,514,769,085.00		-	81,729,995.00	2,596,499,080.00	(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	2,596,499,080.00		-	84,386,220.00	2,680,885,300.00	(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	2,680,885,300.00		-	87,128,772.00	2,768,014,072.00	(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	2,768,014,072.00		-	89,960,457.00	2,857,974,529.00	(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	2,857,974,529.00		-	92,884,172.00	2,950,858,701.00	(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	2,950,858,701.00		-	95,902,908.00	3,046,761,609.00	(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	3,046,761,609.00		-	99,019,752.00	3,145,781,361.00	(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	3,145,781,361.00		-	102,237,894.00	3,248,019,255.00	(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
		\$ 688,413,434.00	\$ 560,560,931.00	\$ 1,775,533,100.00							\$ 21,341,252.86	\$ 121,197,637.83	
Existing Value Growth Factors													
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 Appraised Value	New Values	Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ³	Captured Taxable Value Adjustment ⁴	Captured Taxable Value	Tax Rate	Actual Tax Increment ⁵	Projected 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	\$ 223,511,790.00	(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								\$ 7,722,913.70	\$ 55,949,592.19	
	Existing Value Growth Factors												
	Base Model Growth Factor												3.25%
	Growth Factor Above Base												0.00%
	Combined Growth Rate												3.25%
					Participation Level								100% of O&M
					Tax Rate Growth Factor								0.00%
					Tax Rate Collection Factor								98.00%

³ 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; to \$201,900,590 in 2008; to \$203,199,790 in 2009.

In 2015, Base Taxable Value changed to \$790,265,295 due to Boundary Amendment authorized by Ordinance No. 2015-06-04-0489.

⁴ Captured Taxable Value was adjusted according to Interlocal Agreements with Bexar County and UHS to exclude Westin Hotel parking garage located at the corner of Market and Commerce Streets.

⁵ Bexar County was reimbursed \$18,097.59 for overpayment above stated maximum contribution and \$116,498.22 for litigation expenses.

Houston Street
Tax Increment Reinvestment Zone Nine
Revenues

Tax Year	Tax Increment Zone				University Health System							Fiscal Year
	Beginning Appraised Value	New Values	Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ⁶	Captured Taxable Value Adjustment ⁷	Captured Taxable Value	Tax Rate	Actual 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					Participation Level							
Base Model Growth Factor				3.25%								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 ^a	Captured Taxable Value	Tax Rate	Actual Tax Increment ^b		
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	
Existing Value Growth Factors					Participation Level							
Base Model Growth Factor				3.25%	Tax Rate Growth Factor						100%	
Growth Factor Above Base				0.00%	Tax Rate Collection Factor						0.00%	
Combined Growth Rate				3.25%							97.50%	

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

^b 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	Defecance 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 Defecance 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

Tax Year	Actual	Projected	Actual	Projected	Overpayment and Litigation			Taxing Entity	DS Shortfall Reimbursements	Facade Preservation & Predevelopment Reimbursements	Majestic Courtyard Reimbursements	Walgreens/ Stuart Building Reimbursements	Houston Street Bridge Linkage & Kress Building Reimbursements ⁷	Before Extension Reimbursements
	Start-Up & City Administrative Expenses		Bexar County Administrative Expenses		Bexar County Reimbursements ⁴	UHS Reimbursements ⁵	Alamo Colleges Reimbursements ⁶	Expenses 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/Recreation 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

	Maverick Building @		Encore Riverwalk @		Witte and Fish Building @		Heritage Plaza @		Floodgate @		Burns Building @		Maverick Whiskey @							
Tax	400 E. Houston Street ¹²		304 and 308 S. Flores ¹³		135 and 155-161 E. Commerce ¹⁴		307 Dwyer and 410 S. Main ¹⁵		139 - 151 E. Commerce St. ¹⁶		401 E. Houston ¹⁷		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 Year	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 Balance
	Actual	Projected	Actual	Projected	Projected	Actual	Projected	Actual	Projected	Projected	Sub-total	
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)	\$ -
<hr/>												
	\$ -	\$ (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 Debt Service	TIRZ Fiscal Year 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
				<u>5,487,900.00</u>	<u>14,487,900.00</u>	<u>14,487,900.00</u>	<u>14,487,900.00</u>
				<u>9,000,000</u>			

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>3,899,209.49</u>	<u>12,499,209.49</u>	<u>12,499,209.49</u>	<u>9,994,916.99</u>
				<u>8,600,000.00</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.

EXHIBIT D

T09-2019-01-28-02R

**A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX
INCREMENT REINVESTMENT ZONE NUMBER NINE, CITY OF
SAN ANTONIO, TEXAS KNOWN AS THE HOUSTON STREET
TIRZ APPROVING AN AMENDED FINANCE PLAN.**

* * * * *

WHEREAS, in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311 (the "TIF Act"), the City Council in 1999 through Ordinance No. 90969 designated the Houston Street Tax Increment Reinvestment Zone (the "TIRZ"), located within and near the central business district and City Council District I; and

WHEREAS, on September 18, 2014 City Council through Ordinance No. 2014-09-18-0713 extended the term of the Houston Street TIRZ for an additional twenty years until September 30, 2034 and reduced the size of the Board of Directors from eleven to seven members of which four are to be appointed by City Council; and

WHEREAS, on June 4, 2015 City Council through Ordinance No. 2015-06-04-0489 extended the boundary of the Houston Street TIRZ; and

WHEREAS, City staff has proposed amending the Finance Plan to include funding for new projects within the boundary of the Houston Street TIRZ; and

WHEREAS, City staff has determined that these new projects facilitate the City's economic development goals for the downtown area; and

WHEREAS, this Board of Directors has reviewed the proposed amendment to the Finance Plan and has found that the changes set forth in the Plan promote the development of the Zone and enhancement of property values in the Zone; **NOW THEREFORE:**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT
REINVESTMENT ZONE NUMBER NINE, THE HOUSTON STREET TIRZ,
CITY OF SAN ANTONIO, TEXAS:**

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

SECTION 2: The TIRZ Board approves of the Amended Finance Plan attached as Exhibit A and incorporated for all purposes herein and subject to final approval by San

Antonio City Council.

PASSED AND APPROVED this 28th day of January 2019.



Councilman Roberto Trevino
Presiding Officer

ATTEST:



APPROVED AS TO FORM:



Christina A. Ramirez
Assistant City Attorney