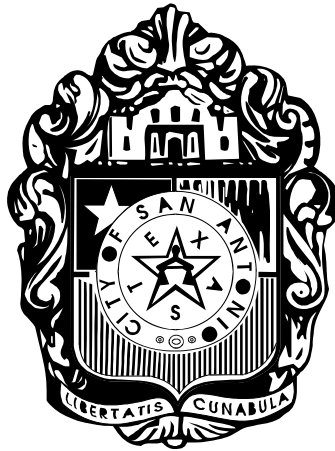


CITY OF SAN ANTONIO, TEXAS



Houston Street Tax Increment Reinvestment Zone Nine

Participation Levels:

City (100%)

Bexar County (100% O&M) after Extension

Bexar County (100%) until September 30, 2012

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

Alamo Colleges (100%) until September 30, 2014

AMENDED FINAL FINANCE PLAN

Approved: August 23, 2000

Amended: September 20, 2007

Amended: April 1, 2010

Amended: September 30, 2014

Updated: October 1, 2015

Houston Street Tax Increment Reinvestment Zone – Plan of Finance

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 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 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 tax increment reinvestment zone (“TIRZ”) provides a source of funding for public improvements primarily along Houston Street. These public improvements are a significant part of a broader plan to revitalize and redevelop the commercial, retail, and residential property along Houston Street and beyond.

The Project includes redevelopment of Houston Street through projects such as HVHC, ARGO, Maverick Building, Weston Urban Tower Project, San Pedro Creek Redevelopment Project, Alameda Theater and Houston Street Lighting.

Plan of Finance

The tax year 1999 beginning appraised value of the TIRZ was \$223,511,790.00. Projected captured values that would be taxed to produce revenues to pay for the TIRZ expenses commenced in tax year 1999 with collections commencing in tax year 2000 (fiscal year 2001). Increases in the assessed values within the TIRZ varied by Participating Taxing Entity depending on exemptions and adjustments applicable to each. The tax revenue provided by the projected captured value was used to pay principal and interest on the certificates of obligation and the Developer loan. The City of San Antonio (“City”) issued certificates of obligation in November 2000 to fund improvements and certain costs of issuance. These certificates of obligation were subsequently redeemed March 15, 2010.

The City and Houston Street TIRZ Board have represented and expressly agree that they may only use the Bexar County (“County”) Contribution in the Tax Increment Fund to pay expenditures in the following order or priority of payment: (i) to pay up to Fifteen Thousand and Zero Cents (\$15,000.00) per year of the City’s ongoing Administrative Costs to the City; (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 Theatre 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 TIF 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) Annual TIF Administrative Fees; (ii) \$165,000 for Houston Street Lighting Project; (iii) Reimbursement for previous scheduled payments on behalf of HVAC and Argo (iv) Annual Reimbursements for the following projects: HVAC, Argo, Maverick Building 15 Year Annual Tax Reimbursement; and (v) Other projects approved by the Houston Street TIRZ Board of Directors.

The participating levels of each taxing entity after the Extension (approved through Ordinance 2014-09-18-0713) include 100% for the City, 100% of O&M for Bexar County. A growth rate of 3.25% in assessed value was assumed.

The TIRZ collections for this Project shall not extend beyond September 30, 2034 (approved through Ordinance 2014-09-18-0713) and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

TABLE – TIRZ Contributions	
Participating Taxing Entities	Maximum Length of Contribution
City of San Antonio	September 30, 2034
Bexar County	September 30, 2034

In accordance with the TIF Act Section 311.011(c)(3), the Finance Plan for Houston Street Tax Increment Reinvestment Zone Number Nine is determined to be economically feasible.

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.

Inspection

The City, Participating Taxing Entities, or Administrator shall have the right to inspect the project site or sites.

**Houston Street
 Tax Increment Reinvestment Zone Nine
 Summary Fact Sheet**

	Original Finance Plan <u>2000</u>	Amended Finance Plan <u>2007</u>	Amended Finance Plan <u>2010</u>	Amended Finance Plan <u>2014</u>	Current Finance Plan <u>2015</u>
Plan of Finance:					
Site Area	0.9832 sq. mi.	0.9832 sq. mi.	0.9832 sq. mi.	0.9832 sq. mi.	.2800 sq. mi. (179.74 parcel acres)
Beginning Assessed Value (1999)	\$ 222,695,290.00	\$ 223,199,790.00	\$ 223,511,790.00	\$ 223,511,790.00	\$ 223,511,790.00
Assessed Value after Extended Boundaries (2015)					\$ 1,189,013,420.00

Developer:
 Varied

Performance Bonds
 Per Texas Government Code Chapter 2253

Payment Bonds
 Per Texas Government Code Chapter 2253

	Original Finance Plan <u>2000</u>	Amended Finance Plan <u>2007</u>	Amended Finance Plan <u>2010</u>	Amended Finance Plan <u>2014</u>	Current Finance Plan <u>2015</u>
Assumptions:					
Year-End Assessed Tax Incremental Value	\$ 205,767,030.00	\$ 293,476,180.00	\$ 364,903,334.00	\$ 275,997,138.00	\$ 1,313,461,899.74
Growth Factor	2.80%	2.80%	2.80%	3.25%	3.25%
Collection Rate	97.50%	97.50%	97.50%	97.50%	97.50%
Estimated Total TIF Revenues	\$ 16,063,733.00	\$ 19,732,045.00	\$ 19,732,046.00	\$ 145,618,669.51	\$ 145,618,669.51
Estimated TIF Life (12/9/1999 to 09/30/2034)	14.82 yrs.	14.82 yrs.	14.82 yrs.	14.82 yrs.	34.83 yrs.
	(12/9/1999 to 09/30/14)				

**Houston Street
Tax Increment Reinvestment Zone Nine
Sources and Uses**

Sources of Funds ¹		
	TIF Revenues (12/09/1999 - 09/30/14)	\$ 20,049,374.18
	TIF Revenues (10/01/2014 - 09/30/2034)	\$ 125,569,295.33
	TIF Fund Interest Earnings	198,092.00
	Developer Payment to DS Shortfall	1,272,298.00
	Debt Service Close-out	12,548.51
Total Sources of Funds		\$ 147,101,608.02
 Uses of Funds		
	Start-Up and Administrative Expenses	2,564,000.00
Original Projects:	Transfers to Debt Service	\$ 8,461,250.30
	Costs of Defeasance	11,800.00
	Taxing Entity Reimbursements for Overpayment and Litigation Expenses	317,329.18
	DS Shortfall Reimbursements	2,489,129.35
	Façade Preservation and Predevelopment Reimbursements	3,923,960.90
	Majestic Courtyard Reimbursements	3,026,508.95
	Walgreens/Stuart Building Reimbursements	1,843,659.32
	Houston Street Bridge Linkage Reimbursements ²	-
	Kress Building Reimbursements ²	1,299,777.22
Extension Projects:	HVHC ³	\$3,087,000.00
	ARGO ⁴	\$3,366,000.00
	Bexar County Projects ⁵	40,190,508.00
	Houston Street Lighting	165,000.00
	Maverick Building ⁶	415,753.05
	Other City Projects	75,939,931.75
Total Uses of Funds		\$ 147,101,608.01
Project Financing Surplus/(Shortage)		\$ 0.00

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

³ On Sep 1, 2011, Ordinance No. 2011-09-01-0721 authorized Ch380 Economic Development Agreement with HVHC.

On Apr 1, 2013, Ordinance No. 2011-09-01-0257 authorized Amendment on Ch380 Economic Development Agreement with HVHC.

⁴ On Sep 1, 2011, Ordinance No. 2011-09-01-0761 authorized Ch380 Economic Development Agreement with ARGO

⁵ On _____, 2015, Ordinance No. 2015-__-__-___ authorized the Interlocal Agreement with Bexar County. Projects include Weston Urban Tower Project, Alameda Theater Project, and San Pedro Creek Improvements Project.

⁶ On _____, 2015, Ordinance No. 2015-__-__-___ authorized Ch380 Agreement with Area Real Estate for Maverick Building.

Houston Street
Tax Increment Reinvestment Zone Nine
Revenues

Tax Year	Tax Increment Zone				City of San Antonio							Fiscal Year
	Beginning Appraised Value	New Values	Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ²	Captured Taxable Value	Tax Rate	Actual Tax	Projected Tax	
										Increment	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	1,189,013,420.00	-	96,957,242.00	1,285,970,662.00	(96,041,549.00)	1,189,929,113.00	811,008,144.00	378,920,969.00	0.55827		2,062,517.00	2016
2016	1,285,970,662.00	-	41,794,046.52	1,327,764,708.52	(99,162,899.34)	1,228,601,809.17	811,008,144.00	417,593,665.17	0.55827		2,273,018.00	2017
2017	1,327,764,708.52	5,000,000.00	43,152,353.03	1,375,917,061.54	(102,385,693.57)	1,273,531,367.97	811,008,144.00	462,523,223.97	0.55827		2,517,575.00	2018
2018	1,375,917,061.54	-	44,717,304.50	1,420,634,366.04	(105,713,228.61)	1,314,921,137.43	811,008,144.00	503,912,993.43	0.55827		2,742,865.00	2019
2019	1,420,634,366.04	-	46,170,616.90	1,466,804,982.94	(109,148,908.54)	1,357,656,074.40	811,008,144.00	546,647,930.40	0.55827		2,975,477.00	2020
2020	1,466,804,982.94	-	47,671,161.95	1,514,476,144.88	(112,696,248.07)	1,401,779,896.81	811,008,144.00	590,771,752.81	0.55827		3,215,649.00	2021
2021	1,514,476,144.88	-	49,220,474.71	1,563,696,619.59	(116,358,876.13)	1,447,337,743.46	811,008,144.00	636,329,599.46	0.55827		3,463,626.00	2022
2022	1,563,696,619.59	-	50,820,140.14	1,614,516,759.73	(120,140,539.61)	1,494,376,220.12	811,008,144.00	683,368,076.12	0.55827		3,719,663.00	2023
2023	1,614,516,759.73	-	52,471,794.69	1,666,988,554.42	(124,045,107.14)	1,542,943,447.28	811,008,144.00	731,935,303.28	0.55827		3,984,021.00	2024
2024	1,666,988,554.42	-	54,177,128.02	1,721,165,682.44	(128,076,573.13)	1,593,089,109.31	811,008,144.00	782,080,965.31	0.55827		4,256,970.00	2025
2025	1,721,165,682.44	-	55,937,884.68	1,777,103,567.12	(132,239,061.75)	1,644,864,505.37	811,008,144.00	833,856,361.37	0.55827		4,538,791.00	2026
2026	1,777,103,567.12	-	57,755,865.93	1,834,859,433.05	(136,536,831.26)	1,698,322,601.79	811,008,144.00	887,314,457.79	0.55827		4,829,770.00	2027
2027	1,834,859,433.05	-	59,632,931.57	1,894,492,364.62	(140,974,278.28)	1,753,518,086.35	811,008,144.00	942,509,942.35	0.55827		5,130,206.00	2028
2028	1,894,492,364.62	-	61,571,001.85	1,956,063,366.47	(145,555,942.32)	1,810,507,424.16	811,008,144.00	999,499,280.16	0.55827		5,440,407.00	2029
2029	1,956,063,366.47	-	63,572,059.41	2,019,635,425.88	(150,286,510.44)	1,869,348,915.44	811,008,144.00	1,058,340,771.44	0.55827		5,760,689.00	2030
2030	2,019,635,425.88	-	65,638,151.34	2,085,273,577.23	(155,170,822.03)	1,930,102,755.19	811,008,144.00	1,119,094,611.19	0.55827		6,091,380.00	2031
2031	2,085,273,577.23	-	67,771,391.26	2,153,044,968.49	(160,213,873.75)	1,992,831,094.74	811,008,144.00	1,181,822,950.74	0.55827		6,432,819.00	2032
2032	2,153,044,968.49	-	69,973,961.48	2,223,018,929.96	(165,420,824.65)	2,057,598,105.31	811,008,144.00	1,246,589,961.31	0.55827		6,785,354.00	2033
2033	2,223,018,929.96	-	72,248,115.22	2,295,267,045.19	(170,797,001.45)	2,124,470,043.74	811,008,144.00	1,313,461,899.74	0.55827		7,149,347.00	2034
										\$ 13,687,867.33	\$ 83,370,144.00	
<u>Existing Value Growth Factors</u>												
Base Model Growth Factor				3.25%	Participation Level							100%
Growth Factor Above Base				0.00%	Tax Rate Growth Factor							0.00%
Combined Growth Rate				3.25%	Tax Rate Collection Factor							97.50%

¹ Appraised Value for Tax Year 2015 was adjusted by \$673,931,106 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 will change due to boundary amendment Ordinance 2015-06-04-0489.

Houston Street
 Tax Increment Reinvestment Zone Nine
 Revenues

Tax Year	Tax Increment Zone				Bexar County								Fiscal Year	
	Beginning Appraised		Appraisal	Year-End Appraised	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		
	Value	New Values	Growth	Value										
1999				223,511,790.00	(20,000,000.00)	203,511,790.00	203,511,790.00	-	-	-	-	-	-	2000
2000	223,511,790.00	9,171,700.00	11,686,054.00	244,369,544.00	(20,000,000.00)	224,369,544.00	203,511,790.00	(5,368,700.00)	15,489,054.00	0.339458	50,097.73	-	-	2001
2001	244,369,544.00	380,300.00	(14,244,804.00)	230,505,040.00	(19,321,419.00)	211,183,621.00	202,212,590.00	-	8,971,031.00	0.320756	15,043.96	-	-	2002
2002	230,505,040.00	6,669,100.00	(7,013,400.00)	230,160,740.00	(19,127,000.00)	211,033,740.00	202,212,590.00	-	8,821,150.00	0.317571	28,858.30	-	-	2003
2003	230,160,740.00	14,163,588.00	10,646,100.00	254,970,428.00	(18,218,000.00)	236,752,428.00	202,212,590.00	-	34,539,838.00	0.320952	75,067.24	-	-	2004
2004	254,970,428.00	3,424,512.00	899,965.00	259,294,905.00	-	259,294,905.00	202,212,590.00	-	57,082,315.00	0.318471	374,671.09	-	-	2005
2005	259,294,905.00	1,434,160.00	19,647,087.00	280,376,152.00	-	280,376,152.00	203,199,790.00	(4,653,800.00)	72,522,562.00	0.318471	(97,813.73)	-	-	2006
2006	280,376,152.00	1,602,460.00	62,661,864.00	344,640,476.00	(2,046,274.00)	342,594,202.00	203,199,790.00	(4,653,800.00)	134,740,612.00	0.314147	371,804.00	-	-	2007
2007	344,640,476.00	22,100,000.00	61,451,366.00	428,191,842.00	(2,566,614.00)	425,625,228.00	203,199,790.00	(4,653,800.00)	217,771,638.00	0.295104	641,541.40	-	-	2008
2008	428,191,842.00	19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	201,900,590.00	(5,700,800.00)	325,210,977.00	0.289399	1,100,768.19	-	-	2009
2009	536,231,267.00	2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	203,199,790.00	(5,723,342.00)	311,054,840.00	0.296187	892,001.32	-	-	2010
2010	523,393,042.00	2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	203,199,790.00	(5,723,342.00)	228,638,110.00	0.296187	625,871.50	-	-	2011
2011	443,994,232.00	7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	203,199,790.00	(5,723,342.00)	256,334,423.00	0.296187	164,773.23	-	-	2012
2012	482,334,625.00	7,132,000.00	(5,126,707.00)	484,339,918.00	(15,776,040.00)	468,563,878.00	203,199,790.00	(5,700,800.00)	259,663,288.00	0.296187	(34,471.42)	-	-	2013
2013														2014
2014														2015
2015	1,189,013,420.00	-	96,957,242.00	1,285,970,662.00	(17,138,678.92)	1,268,831,983.08	811,008,144.00		457,823,839.08	0.239991	1,071,268.00	-	-	2016
2016	1,285,970,662.00	-	41,794,046.52	1,327,764,708.52	(17,695,685.99)	1,310,069,022.53	811,008,144.00		499,060,878.53	0.239991	1,167,759.00	-	-	2017
2017	1,327,764,708.52	5,000,000.00	43,152,353.03	1,375,917,061.54	(18,270,795.78)	1,357,646,265.76	811,008,144.00		546,638,121.76	0.239991	1,279,085.00	-	-	2018
2018	1,375,917,061.54	-	44,717,304.50	1,420,634,366.04	(18,864,596.64)	1,401,769,769.40	811,008,144.00		590,761,625.40	0.239991	1,382,330.00	-	-	2019
2019	1,420,634,366.04	-	46,170,616.90	1,466,804,982.94	(19,477,696.04)	1,447,327,286.90	811,008,144.00		636,319,142.90	0.239991	1,488,931.00	-	-	2020
2020	1,466,804,982.94	-	47,671,161.95	1,514,476,144.88	(20,110,721.16)	1,494,365,423.73	811,008,144.00		683,357,279.73	0.239991	1,598,996.00	-	-	2021
2021	1,514,476,144.88	-	49,220,474.71	1,563,696,619.59	(20,764,319.59)	1,542,932,300.00	811,008,144.00		731,924,156.00	0.239991	1,712,638.00	-	-	2022
2022	1,563,696,619.59	-	50,820,140.14	1,614,516,759.73	(21,439,159.98)	1,593,077,599.75	811,008,144.00		782,069,455.75	0.239991	1,829,974.00	-	-	2023
2023	1,614,516,759.73	-	52,471,794.69	1,666,988,554.42	(22,135,932.68)	1,644,852,621.74	811,008,144.00		833,844,477.74	0.239991	1,951,123.00	-	-	2024
2024	1,666,988,554.42	-	54,177,128.02	1,721,165,682.44	(22,855,350.49)	1,698,310,331.95	811,008,144.00		887,302,187.95	0.239991	2,076,209.00	-	-	2025
2025	1,721,165,682.44	-	55,937,884.68	1,777,103,567.12	(23,598,149.38)	1,753,505,417.74	811,008,144.00		942,497,273.74	0.239991	2,205,361.00	-	-	2026
2026	1,777,103,567.12	-	57,755,865.93	1,834,859,433.05	(24,365,089.24)	1,810,494,343.81	811,008,144.00		999,486,199.81	0.239991	2,338,710.00	-	-	2027
2027	1,834,859,433.05	-	59,632,931.57	1,894,492,364.62	(25,156,954.64)	1,869,335,409.99	811,008,144.00		1,058,327,265.99	0.239991	2,476,393.00	-	-	2028
2028	1,894,492,364.62	-	61,571,001.85	1,956,063,366.47	(25,974,555.66)	1,930,088,810.81	811,008,144.00		1,119,080,666.81	0.239991	2,618,551.00	-	-	2029
2029	1,956,063,366.47	-	63,572,059.41	2,019,635,425.88	(26,818,728.72)	1,992,816,697.16	811,008,144.00		1,181,808,553.16	0.239991	2,765,328.00	-	-	2030
2030	2,019,635,425.88	-	65,638,151.34	2,085,273,577.23	(27,690,337.41)	2,057,583,239.82	811,008,144.00		1,246,575,095.82	0.239991	2,916,876.00	-	-	2031
2031	2,085,273,577.23	-	67,771,391.26	2,153,044,968.49	(28,590,273.37)	2,124,454,695.11	811,008,144.00		1,313,446,551.11	0.239991	3,073,350.00	-	-	2032
2032	2,153,044,968.49	-	69,973,961.48	2,223,018,929.96	(29,519,457.26)	2,193,499,472.70	811,008,144.00		1,382,491,328.70	0.239991	3,234,908.00	-	-	2033
2033	2,223,018,929.96	-	72,248,115.22	2,295,267,045.19	(30,478,839.62)	2,264,788,205.57	811,008,144.00		1,453,780,061.57	0.239991	3,401,718.00	-	-	2034
		\$ 101,685,367.00	\$ 1,265,396,386.19								\$ 4,208,212.81	\$ 40,589,508.00		
	<u>Existing Value Growth Factors</u>													
	Base Model Growth Factor						Participation Level				100% of O&M			
	Growth Factor Above Base						Tax Rate Growth Factor				0.00%			
	Combined Growth Rate						Tax Rate Collection Factor				97.50%			

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.

Values above are approximate; total certified values for tax year 2015 have not been received at the time of this Finance Plan.

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	New Values	Appraisal	Year-End Appraised	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ⁵	Captured Taxable Value Adjustment ³	Captured Taxable Value	Tax Rate	Actual Tax Increment ⁶		
	Value		Growth	Value									
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		
	<u>Existing Value Growth Factors</u>												
				2.80%	Participation Level						60%		
				0.00%	Tax Rate Growth Factor						0.00%		
				2.80%	Tax Rate Collection Factor						97.50%		

⁵ 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.

⁶ 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 FY 2014.

Houston Street
Tax Increment Reinvestment Zone Nine
Revenues

Tax Year	Tax Increment Zone				Alamo Colleges						Combined Tax Increments	Fiscal Year
	Beginning Appraised		Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value ⁷	Captured Taxable Value	Tax Rate	Actual Tax Increment ⁸		
	Value	New Values										
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	-	-	-	-	-	-	-	-	-	-	3,133,785.00	2016
2016	-	-	-	-	-	-	-	-	-	-	3,440,777.00	2017
2017	-	-	-	-	-	-	-	-	-	-	3,796,660.00	2018
2018	-	-	-	-	-	-	-	-	-	-	4,125,195.00	2019
2019	-	-	-	-	-	-	-	-	-	-	4,464,408.00	2020
2020	-	-	-	-	-	-	-	-	-	-	4,814,645.00	2021
2021	-	-	-	-	-	-	-	-	-	-	5,176,264.00	2022
2022	-	-	-	-	-	-	-	-	-	-	5,549,637.00	2023
2023	-	-	-	-	-	-	-	-	-	-	5,935,144.00	2024
2024	-	-	-	-	-	-	-	-	-	-	6,333,179.00	2025
2025	-	-	-	-	-	-	-	-	-	-	6,744,152.00	2026
2026	-	-	-	-	-	-	-	-	-	-	7,168,480.00	2027
2027	-	-	-	-	-	-	-	-	-	-	7,606,599.00	2028
2028	-	-	-	-	-	-	-	-	-	-	8,058,958.00	2029
2029	-	-	-	-	-	-	-	-	-	-	8,526,017.00	2030
2030	-	-	-	-	-	-	-	-	-	-	9,008,256.00	2031
2031	-	-	-	-	-	-	-	-	-	-	9,506,169.00	2032
2032	-	-	-	-	-	-	-	-	-	-	10,020,262.00	2033
2033	-	-	-	-	-	-	-	-	-	-	10,551,065.00	2034
		\$ 96,685,367.00	\$ 164,142,761.00							\$ 1,607,377.11	\$ 145,618,669.51	
	<u>Existing Value Growth Factors</u>											
	Base Model Growth Factor										100%	Participation Level
	Growth Factor Above Base										0.00%	Tax Rate Growth Factor
	Combined Growth Rate										97.50%	Tax Rate Collection Factor

⁷ Base Taxable Value was \$223,511,790. Due to litigation and account corrections, the base value changed to \$223,199,790 in 2005.

⁸ 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 FY 2014.

Houston Street
Tax Increment Reinvestment Zone Nine
Reimbursements

Tax Year	Actual		Projected		Developer Payment to DS Shortfall ¹	Debt Service Close-out ²	TIF Fund Sources Sub-total	Transfer of TIF Revenue to Debt Service	Transfer of Developer DS Shortfall ¹	Costs of Defeasance ³	Debt Service Expenses Sub-total	Start-Up & City Administrative Expenses		Bexar County Administrative Expenses		Overpayment and Litigation			Taxing Entity Expenses Sub-total		
	TIF Revenue	Cumulative TIF Revenue	Interest Earned in TIF Fund	TIF Fund Interest Rate								City Administrative Expenses	Bexar County Administrative Expenses	Bexar County Reimbursements ⁴	UHS Reimbursements ⁵	Alamo Colleges Reimbursements ⁶					
1999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2000	206,166.10	-	206,166.10	5.6776%	-	-	206,166.10	-	-	-	-	-	-	-	-	-	-	-	-	-	
2001	103,112.22	-	309,278.32	2.5725%	-	-	103,112.22	-	-	-	-	-	-	-	-	-	-	-	-	-	
2002	117,754.99	-	427,033.31	1.2975%	-	-	117,754.99	-	-	-	-	-	-	-	-	-	-	-	-	-	
2003	367,309.29	-	794,342.60	1.0900%	-	-	367,309.29	-	-	-	-	-	-	-	-	-	-	-	-	-	
2004	997,381.78	-	1,791,724.38	2.8215%	-	-	997,381.78	-	-	-	-	-	-	-	-	-	-	-	-	-	
2005	536,608.48	-	2,328,332.86	4.6610%	-	-	536,608.48	-	-	-	-	-	-	-	-	-	-	-	-	-	
2006	1,496,844.00	-	3,825,176.86	5.1832%	-	-	1,496,844.00	-	-	-	-	-	-	-	-	-	-	-	-	-	
2007	2,514,963.51	-	6,340,140.37	3.3481%	-	-	2,514,963.51	-	-	-	-	-	-	-	-	-	-	-	-	-	
2008	3,829,919.41	-	10,170,059.78	1.4135%	-	-	3,829,919.41	-	-	-	-	-	-	-	-	-	-	-	-	-	
2009	5,517,807.81	-	13,687,867.59	0.3922%	-	-	5,517,807.81	-	-	-	-	-	-	-	-	-	-	-	-	-	
2010	2,463,172.64	-	16,151,040.23	0.2696%	-	-	2,463,172.64	-	-	-	-	-	-	-	-	-	-	-	-	-	
2011	1,792,852.35	-	17,943,892.58	0.2086%	-	-	1,792,852.35	-	-	-	-	-	-	-	-	-	-	-	-	-	
2012	1,037,763.21	-	18,981,655.79	0.1995%	-	-	1,037,763.21	-	-	-	-	-	-	-	-	-	-	-	-	-	
2013	1,007,718.39	-	20,049,374.18	0.1897%	-	-	1,007,718.39	-	-	-	-	-	-	-	-	-	-	-	-	-	
2014	1,609,643.33	-	21,659,017.51	0.1532%	165.94	-	1,609,643.33	-	-	-	-	-	-	-	-	-	-	-	-	-	
2015	-	3,133,785.00	24,792,802.51	0.4125%	-	681.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2016	-	3,440,777.00	28,233,579.51	1.3750%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2017	-	3,796,660.00	32,030,239.51	2.2750%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2018	-	4,125,195.00	36,155,434.51	3.3125%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2019	-	4,464,408.00	40,619,842.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2020	-	4,814,645.00	45,434,487.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2021	-	5,176,264.00	50,610,751.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2022	-	5,549,637.00	56,160,388.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2023	-	5,935,144.00	62,095,532.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2024	-	6,333,179.00	68,428,711.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2025	-	6,744,152.00	75,172,863.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2026	-	7,168,480.00	82,341,343.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2027	-	7,606,599.00	89,947,942.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2028	-	8,058,958.00	98,006,900.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2029	-	8,526,017.00	106,532,917.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2030	-	9,008,256.00	115,541,173.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2031	-	9,506,169.00	125,047,342.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2032	-	10,020,262.00	135,067,604.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2033	-	10,551,065.00	145,618,669.51	3.5000%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	\$ 21,659,017.51	\$ 123,959,652.00			\$ 197,244.81	\$ 847.19	\$ 1,272,298.00	\$ 12,548.51	\$ 147,101,608.02	\$ (7,188,952.30)	\$ (1,272,298.00)	\$ (11,800.00)	\$ (8,473,050.30)	\$ (170,000.00)	\$ (2,280,000.00)	\$ -	\$ (114,000.00)	\$ (134,595.81)	\$ (128,689.26)	\$ (54,044.11)	\$ (2,881,329.18)

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 TIF Fund from Houston Street Certificates of Obligation debt service fund close-out.

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

⁴ Bexar County was reimbursed \$18,097.39 for overpayment above stated maximum contribution and \$116,498.22 for litigation expenses.

⁵ University Health System was erroneously reimbursed \$66,200.74 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.

⁶ This amount was received and documented into the Houston Street fund as of December 5, 2014 for FY 2014.

⁷ Alamo Colleges was erroneously reimbursed \$54,044.11 for litigation expenses and consequently owes \$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 FY 2014.

Houston Street
Tax Increment Reinvestment Zone Nine
Reimbursements

DS Shortfall	Façade Preservation & Predevelopment	Majestic Courtyard	Walgreens/ Stuart Building	Houston Street Bridge Linkage	Kress Building	Before Extension Reimbursements ⁷	Before Extension Reimbursements ⁸		ARGO Reimbursements ⁹		Houston Street Lighting	Maverick Building ¹⁰		City's Other Projects	Bexar County's Projects ¹¹	After Extension Reimbursements	Fiscal Year Cashflow	Fiscal Year Fund Balance	Fiscal Year
							Actual	Projected	Actual	Projected		Actual	Projected						
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2000
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2001
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2002
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2003
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2004
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2005
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2006
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2007
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2008
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2009
(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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2012
-	(151,244.60)	(3,026,508.95)	(299,278.39)	-	-	(3,477,031.93)	-	-	-	-	-	-	-	-	-	-	-	-	2013
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2014
-	-	-	-	-	(1,299,777.22)	-	-	(650,107.50)	(782,600.45)	-	-	-	-	-	-	-	(1,432,707.95)	-	2015
-	-	-	-	-	-	-	-	(1,096,200.00)	(600,699.55)	(165,000.00)	-	-	-	(261,450.30)	(1,050,268.00)	(3,173,617.85)	(165,151.60)	-	2016
-	-	-	-	-	-	-	-	(277,042.50)	(332,700.00)	-	-	-	-	(1,558,275.50)	(1,146,759.00)	(3,314,777.00)	-	-	2017
-	-	-	-	-	-	-	-	(252,000.00)	(360,000.00)	-	-	-	(27,716.87)	(1,772,858.13)	(1,258,085.00)	(3,670,660.00)	-	-	2018
-	-	-	-	-	-	-	-	(252,000.00)	(360,000.00)	-	-	-	(27,716.87)	(1,998,148.13)	(1,361,330.00)	(3,999,195.00)	-	-	2019
-	-	-	-	-	-	-	-	(252,000.00)	(360,000.00)	-	-	-	(27,716.87)	(2,230,760.13)	(1,467,931.00)	(4,338,408.00)	-	-	2020
-	-	-	-	-	-	-	-	(252,000.00)	(360,000.00)	-	-	-	(27,716.87)	(2,470,932.13)	(1,577,996.00)	(4,688,645.00)	-	-	2021
-	-	-	-	-	-	-	-	(55,650.00)	(210,000.00)	-	-	-	(27,716.87)	(3,065,259.13)	(1,691,638.00)	(5,050,264.00)	-	-	2022
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(3,586,946.13)	(1,808,974.00)	(5,423,637.00)	-	-	2023
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(3,851,304.13)	(1,930,123.00)	(5,809,144.00)	-	-	2024
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(4,124,253.13)	(2,055,209.00)	(6,207,179.00)	-	-	2025
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(4,400,074.13)	(2,184,361.00)	(6,618,152.00)	-	-	2026
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(4,697,053.13)	(2,317,710.00)	(7,042,480.00)	-	-	2027
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(4,997,489.13)	(2,455,393.00)	(7,480,599.00)	-	-	2028
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(5,307,690.13)	(2,597,551.00)	(7,932,958.00)	-	-	2029
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(5,627,972.13)	(2,744,328.00)	(8,400,017.00)	-	-	2030
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(5,958,663.13)	(2,895,876.00)	(8,882,256.00)	-	-	2031
-	-	-	-	-	-	-	-	-	-	-	-	-	(27,716.87)	(6,300,102.13)	(3,052,350.00)	(9,380,169.00)	-	-	2032
-	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,680,354.00)	(3,213,908.00)	(9,894,262.00)	-	-	2033
-	-	-	-	-	-	-	-	-	-	-	-	-	-	(7,044,347.00)	(3,380,718.00)	(10,425,065.00)	-	-	2034
\$ (2,489,129.35)	\$ (3,923,960.90)	\$ (3,026,508.95)	\$ (1,843,659.32)	\$ -	\$ (1,299,777.22)	\$ (12,583,035.73)	\$ -	\$ (3,087,000.00)	\$ -	\$ (3,366,000.00)	\$ (165,000.00)	\$ -	\$ (415,753.05)	\$ (75,939,931.75)	\$ (40,190,508.00)	\$ (123,164,192.80)	\$ -	0.00	

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.

⁸ On May 21, 2015, Ordinance No. 2015-05-21-0441 authorized the Settlement and Release Agreement with Street Retail Developer.

⁹ On Sep 1, 2011, Ordinance No. 2011-09-01-0721 authorized CH380 Economic Development Agreement with HVHC. (The "Parking Reimbursement Grants" is in a cumulative amount of approximately \$2,869,956.00 based on FY 2012 Parking Rate)

¹⁰ On Sep 1, 2011, Ordinance No. 2011-09-01-0761 authorized CH380 Economic Development Agreement with ARGO. (The "Parking Reimbursement Grants" is in a cumulative amount of approximately \$2,850,120.00 based on FY 2012 Parking Rate)

¹¹ On _____, 2015, Ordinance No. 2015-____-____ authorized CH380 Agreement with Area Real Estate for Maverick Building renovation.

¹² On _____, 2015, Ordinance No. 2015-____-____ authorized the Intercal Agreement with Bexar County. Projects include Weston Urban Tower Project, Alameda Theater Project, and San Pedro Creek Improvements Project.

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

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses ³
City of San Antonio	\$ 0.565690	100%	\$ 0.565690	66.65%	\$ 97,058,011.33	\$ 98,046,422.11
Bexar County ^{1,2}	0.296187	100%	0.296187	30.76%	44,797,720.81	45,253,927.87
University Health System ¹	0.276235	60%	0.165741	1.48%	2,155,560.26	2,177,511.86
Alamo Colleges ¹	0.141623	100%	0.141623	1.10%	1,607,377.11	1,623,746.17
TOTAL	\$ 1.279735		\$ 1.169241	100.00%	\$ 145,618,669.51	\$ 147,101,608.01

¹ Tax rate shown as of year of last contribution of increment.

² Bexar County Participation is 100% of O&M

³ Variance between Revenues and Expenses include TIF Fund Interest Earnings, Developer Payment to DS Shortfall, and Debt Service Close-out

Houston Street
 Tax Increment Reinvestment Zone Nine
 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	Annual Total	Fiscal Year
1999														2000
2000	1,674,400.00	1,739,600.00	400,000.00	1,369,000.00	1,500,900.00	130,000.00	948,400.00	1,409,400.00	-	-	-	-	9,171,700.00	2001
2001	-	-	283,300.00	-	-	97,000.00	-	-	-	-	-	-	380,300.00	2002
2002	-	-	-	-	-	-	-	6,669,100.00	-	-	-	-	6,669,100.00	2003
2003	-	1,835,300.00	1,065,800.00	-	-	230,500.00	-	9,776,988.00	555,000.00	-	700,000.00	-	14,163,588.00	2004
2004	-	-	301,700.00	-	-	-	-	2,697,812.00	425,000.00	-	-	-	3,424,512.00	2005
2005	686,620.00	-	-	-	-	-	-	-	747,540.00	-	-	-	1,434,160.00	2006
2006	-	-	-	-	-	-	-	-	1,602,460.00	-	-	-	1,602,460.00	2007
2007	-	-	-	-	-	-	-	-	-	-	22,100,000.00	-	22,100,000.00	2008
2008	-	-	-	-	-	-	-	11,933,500.00	-	-	7,288,600.00	-	19,222,100.00	2009
2009	-	-	-	-	-	178,680.00	1,971,430.00	-	-	-	-	-	2,150,110.00	2010
2010	-	-	-	-	-	515,960.00	916,270.00	-	-	600,000.00	-	-	2,032,230.00	2011
2011	-	-	-	918,900.00	-	-	-	-	-	2,800,000.00	3,484,207.00	-	7,203,107.00	2012
2012	-	-	-	-	-	-	-	-	5,432,000.00	1,700,000.00	-	-	7,132,000.00	2013
2013	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2014
2014	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2015
2015	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2016
2016	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2017
2017	-	-	-	-	-	-	-	-	-	-	-	5,000,000.00	5,000,000.00	2018
2018	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2019
2019	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2020
2020	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2021
2021	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2022
2022	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2023
2023	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2024
2024	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2025
2025	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2026
2026	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2027
2027	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2028
2028	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2029
2029	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2030
2030	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2031
2031	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2032
2032	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2033
2033	-	-	-	-	-	-	-	-	-	-	-	-	0.00	2034
	2,361,020.00	3,574,900.00	2,050,800.00	2,287,900.00	1,500,900.00	1,152,140.00	3,836,100.00	32,486,800.00	8,762,000.00	5,100,000.00	33,572,807.00	5,000,000.00	101,685,367.00	

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.