

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 2014 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

Amended: December 19, 2024

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. Additionally, Ordinance No. 2024-12-19-____ further amended the boundary by relocating seventeen (17) parcels from the Westside TIRZ to Houston Street TIRZ. The life of the TIRZ is projected to be 60.81 years with the TIRZ being in existence with a new termination date on September 30, 2060.

The term of the TIRZ is being extended based on the approval of a Memorandum of Understanding to construct a proposed new downtown minor league baseball stadium. This contemplates the issuance of debt; a portion of which is paid for by the new development in the Houston Street TIRZ. See further description below.

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.

The City has entered into various Chapter 380 Economic Development Grant (CH380) Agreements, Development Agreements, Center City Housing Incentive Policy (CCHIP) Agreements, Tax Abatement Agreement, and Funding Agreements; Bexar County has entered into various Chapter 381 Economic Development Grant (CH381) Agreements; and the City and Bexar County have entered into some Funding Agreements, together. A complete list of projects can be located 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 recommended by the Houston Street TIRZ Board of Directors and approved by City Council.

Finance Plan

Tax Year 1999 Year End Assessed Value of the Houston Street TIRZ was \$223,511,790. Projected Captured Values taxed to produce revenues to pay for TIRZ expenses commenced in Tax Year 1999 with collections commencing in Tax Year 2000. The City’s Captured Taxable Value was \$19,861,354 in Tax Year 2000 and is projected to reach \$7,247,729,849 net of exemptions in Tax Year 2059. 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's issuance of Taxable Certificates of Obligation in 2018 with a principal amount of \$8,600,000 and interest cost of \$3,899,209, provided \$8,500,000 for the Theater Phase and the Annex Phase of the Alameda Theater Restoration Project. The City's issuance of Certificates of Obligation in 2022 with a principal amount of \$6,305,000 and interest cost of \$1,815,358, provided an additional \$7,000,000 for the Theater Phase of the Alameda Theater Restoration Project.

The City's issuance of Certificates of Obligation in 2022 with a principal amount of \$1,805,000 and interest cost of \$625,358, provided proceeds of \$2,000,000 for the design of the Dolorosa Street Project (from Frio to Flores) and Flores Street Project (from Cesar Chavez to Martin). Currently, the remaining cost for the design and construction of the projects and Public Art has been excluded from this Finance Plan.

The City's issuance of Certificates of Obligation in 2024 with a principal amount of \$4,900,000 and interest cost of \$1,435,514, provided proceeds of \$5,350,000 for the African American Museum Project.

In Fiscal Year 2023, a portion of the Tax Increment was reserved for the City Debt Service Reserve for an accumulated amount of \$2,500,000. At the beginning of Fiscal Year 2024, a portion of the Tax Increment was reserved for the City and the County's Contingency Reserve, the balance will accumulate to \$3,500,000 each. This is in addition to the \$2,500,000 reserve. The reserves will be released back to the participating entities in Fiscal Year 2060 at the TIRZ termination.

In September 2024 the City entered into a Memorandum of Understanding with Bexar County, Designated Bidders, LLC, and Weston Urban LLC for a proposed new downtown minor league baseball stadium. The proposed project is a multi-purpose ballpark facility with approximately 4,500 fixed seats and a total capacity for approximately 7,500 attendees. The ballpark stadium will be located in the northwest quadrant of downtown near San Pedro Creek Culture Park and Fox Tech High School. The project plan also includes privately funded new surrounding development with an approximate taxable value of \$1 billion anticipated to be constructed over four phases through 2031. The proposed ballpark stadium project site is located in the TIRZ along with the majority of property tracts upon which the planned new private development would be constructed. Certain parcels upon which planned new development are anticipated to be constructed are located within the current boundaries of the Westside TIRZ. As part of this Finance Plan update, the TIRZ boundaries are being revised to realign these specific tracts from the Westside TIRZ into the Houston Street TIRZ. This Finance Plan will be updated if the ballpark project moves forward. It is anticipated that it will proceed in the Fall of 2025.

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 TIRZ 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 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;

- (iii) To pay the City’s ongoing annual Administrative Costs;
- (iv) To reimburse the City for costs of the repair, replacement, construction, or re-construction of Public Improvements and associated costs;
- (v) To reimburse the City under any reclaim of funds pursuant to any applicable Development Agreement; and
- (vi) 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, 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 interest and principal should the TIRZ 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 up to Fifteen Thousand Dollars (\$15,000) per year of the City’s ongoing Administrative Costs;
- (iii) To pay ongoing Administrative Costs up to Six Thousand Dollars (\$6,000) per year to the County;
- (iv) To reimburse up to Three Million Dollars (\$3,000,000) of project costs associated with the Weston Urban Tower Project;
- (v) To reimburse the County for principal, interest, and costs of issuing and administering all financing instruments associated with the Alameda Theater Project;
- (vi) To reimburse County Economic Development Project Costs for projects along the San Pedro Creek Improvements Project; and
- (vii) 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 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 \$0.541590 in Tax Year 2024, and the Bexar County’s current participation is at 100% Operations & Maintenance portion of the Tax Rate which is \$0.236067 in Tax Year 2024. Annual Tax Increment was \$206,166 in Fiscal Year 2001 and is projected to reach \$55,166,814. in Fiscal Year 2060. A 3.25% growth factor in Assessed Value is assumed other than the values from new development; but no tax rate growth is assumed at this time.

The TIRZ collections for this Project shall not extend beyond September 30, 2060, 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, 2060 |
| Bexar County | N/A | September 30, 2060 |

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, 2060, and may be terminated prior to September 30, 2060, 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**

| | Amended Finance Plan - FY 2019 | Amended Finance Plan - FY 2025 |
|---|---|---|
| Finance Plan | | |
| Site Area | 179.74 parcel acres | 191.10 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 |
| Amended Assessed Value - Extended Boundaries (2024) | \$ - | \$ 36,409,280.00 |
| Developer | | |
| Various | | |
| Assumptions | | |
| Captured Value | \$ 1,990,505,230.00 | \$ 7,247,729,849.00 |
| Growth Factor | 3.25% | 3.25% |
| Collection Rate | 98.00% | 98.50% |
| Estimated Total Tax Increment Revenues | \$ 209,974,333.95 | \$ 1,164,696,582.92 |
| Estimated TIF Life | 34.83 yrs. (12/9/1999 to 09/30/2034) | 60.81 yrs. (12/9/1999 to 09/30/2060) |

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

| | Amended Finance Plan - FY 2019 | Amended Finance Plan - FY 2025 |
|--|-----------------------------------|-----------------------------------|
| 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) | 189,924,959.77 | 205,890,269.46 |
| Tax Increment Revenues (10/01/2035 - 09/30/2060) | - | 938,756,939.28 |
| Interest Earnings in TIRZ Fund | 493,609.76 | 1,334,957.31 |
| Developer Payment to Debt Service Shortfall | 1,272,298.00 | 1,272,298.00 |
| Debt Service Close-Out | 12,548.51 | 12,548.51 |
| PID Revenues | | 46,760,086.86 |
| Team Revenues (Lease & Ticket Fee) | | 46,860,000.00 |
| Total Sources of Funds | \$ 211,752,790.22 | \$ 1,260,936,473.60 |
| Uses of Funds | | |
| Start-Up and Administrative Expenses | \$ 2,564,000.00 | \$ 5,840,000.00 |
| 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 |
| After 2014 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 |
| CH381 / Bexar County - Weston Urban - Frost Bank Tower ^{6,8} | 3,000,000.00 | 3,000,000.00 |
| CH380 / HVHC ⁴ | \$ 3,427,294.50 | \$ 3,028,714.50 |
| CH380 / ARGO ⁵ | 3,299,700.00 | 3,299,700.00 |
| DEV / Travis Park Garage @ 213 E. Travis ²⁰ | 1,250,000.00 | 1,250,000.00 |
| CH380 / Sidewalk Shade Project ²² | | 180,000.00 |
| FUNDING / Affordable Housing ²³ | | 1,500,000.00 |
| CH380 / Alameda Theater Conservancy ²⁴ | | 550,000.00 |
| DEV / Pinkerton's BBQ (Weston Urban) ²⁷ | | 225,000.00 |
| FUNDING / COVID-19 Emergency Housing Assistance Program ²⁹ | | 1,500,000.00 |
| FUNDING / 305 Soledad Saws Impact Fee ³⁴ | | 1,000,000.00 |
| CH380 / Alamo Plaza Construction Relief Program ³⁵ | | 242,500.00 |
| CH380 / LiftFund Hospitality Relief Program ³⁶ | | 250,000.00 |
| FUNDING / Bexar County - Alameda Theater Project ^{6,7} | 9,000,000.00 | |
| Alameda Stagehouse Construction ⁷ | | 945,742.00 |
| Annex Phase Development ⁷ | | 3,758,068.00 |
| Theater Phase Development ⁷ | | 5,296,190.00 |
| Financing expenses ⁷ | 5,487,900.00 | - |
| Bexar County - Activation Initiatives Project ⁴⁴ | | 250,000.00 |
| <i>Ongoing / Not Fully Paid Projects:</i> | | |
| FUNDING / Bexar County - Artpace Roof Deck ³³ | | 175,000.00 |
| Bexar County - Contingency Reserve | | 3,500,000.00 |
| Bexar County - Other Projects ⁶ | 41,577,393.08 | 270,070,430.72 |
| CH380 / Maverick Building @ 400 E. Houston Street ⁹ | 415,753.05 | 466,080.94 |
| CH380 / Witte and Fish Buildings @ 135 and 155-161 E. Commerce ¹⁰ | 4,969,885.20 | 4,234,132.12 |
| CCHIP / Encore Riverwalk @ 304 and 308 S. Flores ¹¹ | 4,242,459.20 | 6,139,720.07 |
| CCHIP / Heritage Plaza @ 307 Dwyer and 410 S. Main ¹² | 3,742,193.91 | 5,655,419.25 |
| CCHIP / Floodgate 139 - 151 E. Commerce St. ¹³ | 2,703,226.11 | 1,491,305.86 |
| Abatement / USAA @ 300 Convent St. and 700 North St. Mary's ¹⁴ | - | - |

| | | |
|--|--------------------------|----------------------------|
| FUNDING / City - Alameda Theater Project ^{15, 40} | | |
| Alameda Theater Conservancy | 200,000.00 | 200,000.00 |
| Alameda Theater Restoration | 500,000.00 | 500,000.00 |
| Certificates of Obligation, Series 2018 - Principal | 8,600,000.00 | 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 | 3,899,209.49 |
| Less: Interest Beyond TIRZ Term (FY 2035 ~ FY 2038) | (234,292.50) | - |
| Certificates of Obligation, Series 2021 - Principal | | 6,305,000.00 |
| Certificates of Obligation, Series 2021 - Interest | | 1,815,358.33 |
| Alameda Theater Remediation - FY 2021 | | 400,000.00 |
| San Pedro Creek Security (I), (2) ^{16, 38} | 4,185,916.00 | 7,342,131.00 |
| Add: Reimbursement above/(below) the estimated amounts in Ordinances | | 12,469,519.31 |
| DEV / Burns Building @ 401 E. Houston ¹⁷ | 255,880.00 | 155,807.00 |
| DEV / Maverick Whiskey @ 115 Broadway ¹⁸ | 15,000.00 | 15,000.00 |
| DEV / African American Museum formerly Grant/Kress Building Project @ 305-315 E. Houston ^{19, 42} | 1,250,000.00 | 900,000.00 |
| FUNDING / Main Plaza Saga Light Show ²¹ | | 900,000.00 |
| FUNDING / Alameda Theater Remediation ²⁵ | | 1,400,000.00 |
| DEV / Main Plaza Renovation @ 114 Main ²⁶ | | 0.00 |
| City Tower ²⁸ | | 14,945,966.14 |
| MDEV / Continental Hotel ³⁰ | | 250,000.00 |
| MDEV / Continental Hotel City Fee Waivers ³⁰ | | 161,000.00 |
| CCHIP /305 Soledad ³¹ | 6,378,372.00 | 8,697,780.00 |
| CCHIP / Riverplace ³² | 2,957,268.00 | - |
| FUNDING / Artpace Roof Deck ³³ | | 175,000.00 |
| CH380 /Art Everywhere and Travis Park Programing ^{22, 37, 39} | | 520,000.00 |
| Dolorosa Street & Flores Street Public Improvements ⁴¹ | | |
| Certificates of Obligation, Series 2022 - Principal | | 1,805,000.00 |
| Certificates of Obligation, Series 2022 - Interest | | 625,358.33 |
| African American Museum Project ⁴² | | |
| Certificates of Obligation, Series 2024 - Principal | | 4,900,000.00 |
| Certificates of Obligation, Series 2024 - Interest | | 1,435,513.89 |
| Lighting Project ⁴³ | | 491,681.00 |
| Activation Initiatives Project ⁴⁴ | | 500,000.00 |
| Alameda Theater Stucco Repairs Project ⁴⁵ | | 310,000.00 |
| Corazon Feasibility Study ⁴⁶ | | 125,000.00 |
| City - Debt Service Reserve | | 2,500,000.00 |
| City - Contingency Reserve | | 3,500,000.00 |
| Baseball Stadium Debt Service | | 298,277,073.44 |
| Baseball Stadium Routine Maintenance | | 16,500,000.00 |
| Available for Other City Projects | 87,232,856.97 | 514,928,657.00 |
| Total Uses of Funds | \$ 211,752,790.22 | \$ 1,260,936,473.61 |
| Project Financing Surplus/(Shortage) | \$ - | \$ - |

¹ An EDA Grant in the amount of \$1,500,000 and UDAG in the amount of \$974,500 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. Bexar County entered into a Memorandum of Understanding (MOU) with Alameda Theater.

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 Ordinance No. 2017-12-14-1022 authorized 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 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 Ordinance No. 2019-06-13-0520 authorized an agreement in amount not to exceed \$1,250,000 for Grant Kress Building Project.

²⁰ Ordinance No. 2019-06-13-0521 authorized an agreement in amount not to exceed \$1,250,000 for Travis Parking Garage Project.

²¹ Ordinance No. 2018-09-13-0709, Section SS authorized Main Plaza Saga Light Show in amount not to exceed \$900,000.

²² Ordinance No. 2021-05-06-0304 approved funding in an amount not to exceed \$500,000 for Downtown Shade Project. Project only used \$180,000; the remaining \$320,000 was moved to Art Everywhere Project.

²³ Ordinance No. 2019-11-14-0970 authorized approval of funding for Affordable Housing in amount not to exceed \$1,500,000.

²⁴ Ordinance No. 2019-12-12-1068 authorized approval of Alameda Theater Conservancy in amount not to exceed \$550,000.

²⁵ Ordinance No. 2019-12-12-1067 authorized approval of Alameda Theater Remediation in amount not to exceed \$1,400,000.

²⁶ Ordinance No. 2020-02-20-0114 authorized approval of 114 Main Plaza Renovation in amount not to exceed \$1,132,912.

²⁷ Ordinance No. 2020-02-20-0113 authorized approval of Pinkerton's BBQ in amount not to exceed \$225,000.

²⁸ Ordinance No. 2022-06-16-0457 authorized approval of City Tower Funding in an amount not to exceed \$4M.

²⁹ Ordinance No. 2020-04-23-0277 authorized approval of Covid 19 funds in an amount not to exceed \$1,500,000.

³⁰ Ordinance No. 2020-06-04-0364 Master Economic Development Agreement for Continental Hotel grant in the amount of \$250,000 and fee waiver of \$161,000.

³¹ Center City Housing Incentive Policy Agreement for 305 Soledad.

³² Center City Housing Incentive Policy Agreement for Riverplace at 500 N. Main Ave.

³³ Ordinance No. 2023-11-30-0879 approved a Funding Agreement for ArtPace Rooftop Renovation in amount of \$175,000 for the City. Bexar County approved a Funding Agreement for ArtPace Rooftop Renovation in amount of \$175,000 on February 20, 2024.

³⁴ Ordinance No. 2021-05-06-0303 authorized funding in an amount not to exceed \$1,000,000 for public improvements related to 305 Soledad project.

³⁵ Ordinance No. 2021-03-04-0143 authorized funding in an amount of \$262,500 with Centro for Alamo Plaza Construction Relief. The Board unencumbered \$20,000.

³⁶ Ordinance No. 2021-03-04-0144 authorized funding in an amount of \$250,000 with LiftFund for Hospitality Relief.

³⁷ Ordinance No. 2021-11-04-0828 authorized funding in an amount of \$50,000 with Centro for Art Everywhere Initiative.

³⁸ Ordinance No. 2021-09-16-0678 authorized the cumulative reimbursement of \$3,156,217 in connection with 3 additional Park Police for San Pedro Creek Project.

³⁹ Ordinance No. 2021-11-04-0828 authorized funding in an amount of \$50,000 with Centro for Art Everywhere Initiative.

The unused remaining \$320,000 from Downtown Shade Project was used in this Art Everywhere Project.

Ordinance No. 2023-11-09-0857 is a 2nd amendment to approve an additional \$100,000 for Art Everywhere.

⁴⁰ Ordinance No. 2021-11-04-0832 authorized additional funding up to \$400,000 for Alameda Theater Remediation, and up to \$7,000,000 and financing costs for the Alameda Theater Restoration.

⁴¹ Ordinance No. 2021-12-16-0996 approved Dolorosa Street & Flores Street Public Improvements up to \$36,000,000 and Public Art up to \$540,000 in Certificates of Obligation, and the interest costs. The current Finance Plan only supports \$22,000,000 for the Dolorosa Street Project, \$2,800,000 for the Design Phase of the Flores Street Project, \$372,000 for Public Art, and interest costs.

⁴² Ordinance No. 2023-11-09-0859 approved African American Museum for \$900,000 cash and \$5,350,000 in Certificates of Obligation and interest costs.

⁴³ Ordinance No. 2023-11-02-0774 approved a Funding Agreement for lighting improvements and decorations on Houston St in amount of \$241,681.

Ordinance No. 2024-05-02-0302 approved additional funding in an amount of \$250,000 for Houston St lighting.

⁴⁴ Ordinance No. 2023-11-09-0856 approved a Funding Agreement for Activation Initiatives in Downtown SA for an amount of \$100,000 for the City.

Ordinance No. 2024-05-02-0304 approved additional funding in an amount of \$400,000 for Activation Initiatives.

Bexar County approved a Funding Agreement for an amount of \$250,000 for Activation Initiatives on February 20, 2024.

⁴⁵ Ordinance No. 2024-05-02-0302 approved funding in an amount of \$310,000 for Alameda Stucco.

⁴⁶ Proposed project Corazon Feasibility Study in amount of \$125,000.

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

| | <u>Preliminary Finance Plan</u> |
|---|--|
| Baseball Project Sources: | |
| Team Contribution | \$ 34,000,000.00 |
| Bond Financing | 156,728,774.00 |
| Total Sources of Funds | <u>\$ 190,728,774.00</u> |
| Baseball Project Uses: | |
| Site Acquisition | \$ 31,000,000.00 |
| Design and Engineering | 12,500,000.00 |
| Construction Fund | 96,377,416.00 |
| Project Management | 5,782,645.00 |
| Furniture Fixtures and Equipment | 6,961,952.00 |
| Contingency | 2,784,781.00 |
| Debt Service Reserve | 14,011,127.00 |
| Capitalized Interest | 18,263,484.00 |
| Cost of Issuance | 3,047,369.00 |
| Total Uses of Funds | <u>\$ 190,728,774.00</u> |
| Project Financing Surplus/(Shortage) | <u><u>\$ -</u></u> |

Houston Street
Tax Increment Reinvestment Zone #9
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 | | (44,456,660.00) | 70,853,516.00 | 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 | 73,886,143.00 | 1,636,467,398.00 | (256,735,841.00) | 1,379,731,557.00 | 786,497,415.00 | 593,234,142.00 | 0.55827 | 2,766,311.53 | - | 2019 |
| 2019 | 1,636,467,398.00 | | 105,257,690.00 | 86,912,179.00 | 1,828,637,267.00 | (288,259,206.00) | 1,540,378,061.00 | 786,497,415.00 | 753,880,646.00 | 0.55827 | 4,005,923.24 | - | 2020 |
| 2020 | 1,828,637,267.00 | | 98,955,610.00 | 11,085,076.00 | 1,938,677,953.00 | (310,408,080.00) | 1,628,269,873.00 | 786,497,415.00 | 841,772,458.00 | 0.55827 | 4,490,435.88 | - | 2021 |
| 2021 | 1,938,677,953.00 | | 37,951,740.00 | (143,153,590.00) | 1,833,476,103.00 | (264,196,198.00) | 1,569,279,905.00 | 786,497,415.00 | 782,782,490.00 | 0.55827 | 4,189,789.10 | - | 2022 |
| 2022 | 1,833,476,103.00 | | 68,135,010.00 | 192,318,302.00 | 2,093,929,415.00 | (284,608,877.00) | 1,809,320,538.00 | 786,497,415.00 | 1,022,823,123.00 | 0.54161 | 5,311,763.34 | - | 2023 |
| 2023 | 2,093,929,415.00 | | 69,865,066.00 | 165,077,289.00 | 2,328,871,770.00 | (337,001,089.00) | 1,991,870,681.00 | 786,497,415.00 | 1,205,373,266.00 | 0.54159 | 5,983,147.33 | - | 2024 |
| 2024 | 2,328,871,770.00 | 36,409,280.00 | 51,713,170.00 | (9,041,354.00) | 2,407,952,866.00 | (303,248,609.00) | 2,104,704,257.00 | 822,889,282.00 | 1,281,814,975.00 | 0.54159 | 6,838,049.00 | - | 2025 |
| 2025 | 2,407,952,866.00 | | 27,283,204.00 | 78,258,468.00 | 2,513,494,538.00 | (316,540,134.00) | 2,196,954,404.00 | 822,889,282.00 | 1,374,065,122.00 | 0.54159 | 7,330,172.30 | - | 2026 |
| 2026 | 2,513,494,538.00 | | 75,000,000.00 | 81,688,572.00 | 2,670,183,110.00 | (326,827,688.00) | 2,343,355,422.00 | 822,889,282.00 | 1,520,466,140.00 | 0.54159 | 8,111,172.18 | - | 2027 |
| 2027 | 2,670,183,110.00 | | 150,000,000.00 | 86,780,951.00 | 2,906,964,061.00 | (337,449,588.00) | 2,569,514,473.00 | 822,889,282.00 | 1,746,625,191.00 | 0.54159 | 9,317,654.16 | - | 2028 |
| 2028 | 2,906,964,061.00 | | 143,750,000.00 | 94,476,332.00 | 3,145,190,393.00 | (348,416,700.00) | 2,796,773,693.00 | 822,889,282.00 | 1,973,884,411.00 | 0.54159 | 10,530,005.17 | - | 2029 |
| 2029 | 3,145,190,393.00 | | 137,500,000.00 | 102,218,688.00 | 3,384,909,081.00 | (359,740,242.00) | 3,025,168,839.00 | 822,889,282.00 | 2,202,279,557.00 | 0.54159 | 11,748,415.96 | - | 2030 |
| 2030 | 3,384,909,081.00 | | 68,750,000.00 | 110,009,545.00 | 3,563,668,626.00 | (371,431,800.00) | 3,192,236,826.00 | 822,889,282.00 | 2,369,347,544.00 | 0.54159 | 12,639,667.12 | - | 2031 |
| 2031 | 3,563,668,626.00 | | - | 115,819,230.00 | 3,679,487,856.00 | (383,503,333.00) | 3,295,984,523.00 | 822,889,282.00 | 2,473,095,241.00 | 0.54159 | 13,193,125.97 | - | 2032 |
| 2032 | 3,679,487,856.00 | | - | 119,583,355.00 | 3,799,071,211.00 | (395,967,192.00) | 3,403,104,019.00 | 822,889,282.00 | 2,580,214,737.00 | 0.54159 | 13,764,572.22 | - | 2033 |
| 2033 | 3,799,071,211.00 | | - | 123,469,814.00 | 3,922,541,025.00 | (408,836,125.00) | 3,513,704,900.00 | 822,889,282.00 | 2,690,815,618.00 | 0.54159 | 14,354,590.48 | - | 2034 |
| 2034 | 3,922,541,025.00 | | - | 127,482,583.00 | 4,050,023,608.00 | (422,123,299.00) | 3,627,900,309.00 | 822,889,282.00 | 2,805,011,027.00 | 0.54159 | 14,963,784.33 | - | 2035 |
| 2035 | 4,050,023,608.00 | | - | 131,625,767.00 | 4,181,649,375.00 | (435,842,307.00) | 3,745,807,068.00 | 822,889,282.00 | 2,922,917,786.00 | 0.54159 | 15,592,776.98 | - | 2036 |
| 2036 | 4,181,649,375.00 | | - | 135,903,605.00 | 4,317,552,980.00 | (450,007,182.00) | 3,867,545,798.00 | 822,889,282.00 | 3,044,656,516.00 | 0.54159 | 16,242,211.90 | - | 2037 |
| 2037 | 4,317,552,980.00 | | - | 140,320,472.00 | 4,457,873,452.00 | (464,632,415.00) | 3,993,241,037.00 | 822,889,282.00 | 3,170,351,755.00 | 0.54159 | 16,912,753.45 | - | 2038 |
| 2038 | 4,457,873,452.00 | | - | 144,880,887.00 | 4,602,754,339.00 | (479,732,968.00) | 4,123,021,371.00 | 822,889,282.00 | 3,300,132,089.00 | 0.54159 | 17,605,087.60 | - | 2039 |
| 2039 | 4,602,754,339.00 | | - | 149,589,516.00 | 4,752,343,855.00 | (495,324,290.00) | 4,257,019,565.00 | 822,889,282.00 | 3,434,130,283.00 | 0.54159 | 18,319,922.61 | - | 2040 |
| 2040 | 4,752,343,855.00 | | - | 154,451,175.00 | 4,906,795,030.00 | (511,422,329.00) | 4,395,372,701.00 | 822,889,282.00 | 3,572,483,419.00 | 0.54159 | 19,057,989.75 | - | 2041 |
| 2041 | 4,906,795,030.00 | | - | 159,470,838.00 | 5,066,265,868.00 | (528,043,555.00) | 4,538,222,313.00 | 822,889,282.00 | 3,715,333,031.00 | 0.54159 | 19,820,044.08 | - | 2042 |
| 2042 | 5,066,265,868.00 | | - | 164,653,641.00 | 5,230,919,509.00 | (545,204,971.00) | 4,685,714,538.00 | 822,889,282.00 | 3,862,825,256.00 | 0.54159 | 20,606,865.17 | - | 2043 |
| 2043 | 5,230,919,509.00 | | - | 170,004,884.00 | 5,400,924,393.00 | (562,924,132.00) | 4,838,000,261.00 | 822,889,282.00 | 4,015,110,979.00 | 0.54159 | 21,419,257.96 | - | 2044 |
| 2044 | 5,400,924,393.00 | | - | 175,530,043.00 | 5,576,454,436.00 | (581,219,167.00) | 4,995,235,269.00 | 822,889,282.00 | 4,172,345,987.00 | 0.54159 | 22,258,053.50 | - | 2045 |
| 2045 | 5,576,454,436.00 | | - | 181,234,769.00 | 5,757,689,205.00 | (600,108,790.00) | 5,157,580,415.00 | 822,889,282.00 | 4,334,691,133.00 | 0.54159 | 23,124,109.90 | - | 2046 |
| 2046 | 5,757,689,205.00 | | - | 187,124,899.00 | 5,944,814,104.00 | (619,612,325.00) | 5,325,201,779.00 | 822,889,282.00 | 4,502,312,497.00 | 0.54159 | 24,018,313.14 | - | 2047 |
| 2047 | 5,944,814,104.00 | | - | 193,206,458.00 | 6,138,020,562.00 | (639,749,726.00) | 5,498,270,836.00 | 822,889,282.00 | 4,675,381,554.00 | 0.54159 | 24,941,577.97 | - | 2048 |
| 2048 | 6,138,020,562.00 | | - | 199,485,668.00 | 6,337,506,230.00 | (660,541,592.00) | 5,676,964,638.00 | 822,889,282.00 | 4,854,075,356.00 | 0.54159 | 25,894,848.92 | - | 2049 |
| 2049 | 6,337,506,230.00 | | - | 205,968,952.00 | 6,543,475,182.00 | (682,009,193.00) | 5,861,465,989.00 | 822,889,282.00 | 5,038,576,707.00 | 0.54159 | 26,879,101.17 | - | 2050 |
| 2050 | 6,543,475,182.00 | | - | 212,662,943.00 | 6,756,138,125.00 | (704,174,492.00) | 6,051,963,633.00 | 822,889,282.00 | 5,229,074,351.00 | 0.54159 | 27,895,341.62 | - | 2051 |
| 2051 | 6,756,138,125.00 | | - | 219,574,489.00 | 6,975,712,614.00 | (727,060,163.00) | 6,248,652,451.00 | 822,889,282.00 | 5,425,763,169.00 | 0.54159 | 28,944,609.89 | - | 2052 |
| 2052 | 6,975,712,614.00 | | - | 226,710,660.00 | 7,202,423,274.00 | (750,689,618.00) | 6,451,733,656.00 | 822,889,282.00 | 5,628,844,374.00 | 0.54159 | 30,027,979.37 | - | 2053 |
| 2053 | 7,202,423,274.00 | | - | 234,078,756.00 | 7,436,502,030.00 | (775,087,031.00) | 6,661,414,999.00 | 822,889,282.00 | 5,838,525,717.00 | 0.54159 | 31,146,558.36 | - | 2054 |
| 2054 | 7,436,502,030.00 | | - | 241,686,316.00 | 7,678,188,346.00 | (800,277,360.00) | 6,877,910,986.00 | 822,889,282.00 | 6,055,021,704.00 | 0.54159 | 32,301,491.17 | - | 2055 |
| 2055 | 7,678,188,346.00 | | - | 249,541,121.00 | 7,927,729,467.00 | (826,286,374.00) | 7,101,443,093.00 | 822,889,282.00 | 6,278,553,811.00 | 0.54159 | 33,493,959.29 | - | 2056 |
| 2056 | 7,927,729,467.00 | | - | 257,651,208.00 | 8, | | | | | | | | |

Houston Street
Tax Increment Reinvestment Zone #9
Revenues

| Tax Year | Tax Increment Zone | | | | | Bexar County | | | | | | | | Fiscal Year |
|-------------|---------------------------------|---|-----------------|---------------------|-------------------------------|--------------------|---------------------------|---|--|---------------------------|-------------|---|-------------------------------|----------------|
| | Beginning Appraised Value | Amended Assessed Value ¹ | New Values | Appraisal Growth | Year-End Assessed 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 | \$ - | \$ - | \$ 0.339458 | \$ - | \$ - | 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 | 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 | | (44,456,660.00) | 72,771,928.00 | 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 | 71,967,731.00 | 1,636,467,398.00 | (163,362,087.00) | 1,473,105,311.00 | 786,497,415.00 | | 686,607,896.00 | 0.236250 | 1,593,223.55 | - | 2019 |
| 2019 | 1,636,467,398.00 | | 105,257,690.00 | 86,912,179.00 | 1,828,637,267.00 | (187,228,294.00) | 1,641,408,973.00 | 786,497,415.00 | | 854,911,558.00 | 0.236250 | 1,992,171.95 | - | 2020 |
| 2020 | 1,828,637,267.00 | | 98,955,610.00 | 11,085,076.00 | 1,938,677,953.00 | (237,126,004.00) | 1,701,551,949.00 | 786,497,415.00 | | 915,054,534.00 | 0.237165 | 2,142,401.16 | - | 2021 |
| 2021 | 1,938,677,953.00 | | 37,951,740.00 | (143,153,590.00) | 1,833,476,103.00 | (237,736,540.00) | 1,595,739,563.00 | 786,497,415.00 | | 809,242,148.00 | 0.236067 | 1,949,146.60 | - | 2022 |
| 2022 | 1,833,476,103.00 | | 68,135,010.00 | 192,318,302.00 | 2,093,929,415.00 | (272,735,177.00) | 1,821,194,238.00 | 786,497,415.00 | | 1,034,696,823.00 | 0.236067 | 2,379,442.13 | - | 2023 |
| 2023 | 2,093,929,415.00 | 36,391,867.00 | 69,865,066.00 | 165,077,289.00 | 2,328,871,770.00 | (340,317,066.00) | 1,988,554,704.00 | 786,497,415.00 | | 1,202,057,289.00 | 0.236067 | 2,693,422.67 | - | 2024 |
| 2024 | 2,328,871,770.00 | | 51,173,170.00 | (9,041,354.00) | 2,407,935,453.00 | (303,248,609.00) | 2,104,704,257.00 | 822,889,282.00 | | 1,281,814,975.00 | 0.236067 | | 2,980,553.02 | 2025 |
| 2025 | 2,407,935,453.00 | | 27,283,204.00 | 78,257,902.00 | 2,513,476,559.00 | (367,293,287.00) | 2,146,183,272.00 | 822,889,282.00 | | 1,323,293,990.00 | 0.236067 | | 3,077,002.52 | 2026 |
| 2026 | 2,513,476,559.00 | | 75,000,000.00 | 81,687,988.00 | 2,670,164,547.00 | (379,230,319.00) | 2,290,934,228.00 | 822,889,282.00 | | 1,468,044,946.00 | 0.236067 | | 3,413,586.12 | 2027 |
| 2027 | 2,670,164,547.00 | | 150,000,000.00 | 86,780,348.00 | 2,906,944,895.00 | (391,555,304.00) | 2,515,389,591.00 | 822,889,282.00 | | 1,692,500,309.00 | 0.236067 | | 3,935,503.18 | 2028 |
| 2028 | 2,906,944,895.00 | | 143,750,000.00 | 94,475,709.00 | 3,145,170,604.00 | (404,280,852.00) | 2,740,889,752.00 | 822,889,282.00 | | 1,918,000,470.00 | 0.236067 | | 4,459,849.68 | 2029 |
| 2029 | 3,145,170,604.00 | | 137,500,000.00 | 102,218,045.00 | 3,384,888,649.00 | (417,419,980.00) | 2,967,468,669.00 | 822,889,282.00 | | 2,144,579,387.00 | 0.236067 | | 4,986,704.56 | 2030 |
| 2030 | 3,384,888,649.00 | | 68,750,000.00 | 110,008,881.00 | 3,563,647,530.00 | (430,986,129.00) | 3,132,661,401.00 | 822,889,282.00 | | 2,309,772,119.00 | 0.236067 | | 5,370,820.60 | 2031 |
| 2031 | 3,563,647,530.00 | | - | 115,818,545.00 | 3,679,466,075.00 | (444,993,178.00) | 3,234,472,897.00 | 822,889,282.00 | | 2,411,583,615.00 | 0.236067 | | 5,607,558.80 | 2032 |
| 2032 | 3,679,466,075.00 | | - | 119,582,647.00 | 3,799,048,722.00 | (459,455,456.00) | 3,339,593,266.00 | 822,889,282.00 | | 2,516,703,984.00 | 0.236067 | | 5,851,990.98 | 2033 |
| 2033 | 3,799,048,722.00 | | - | 123,469,083.00 | 3,922,517,805.00 | (474,387,758.00) | 3,448,130,047.00 | 822,889,282.00 | | 2,625,240,765.00 | 0.236067 | | 6,104,367.21 | 2034 |
| 2034 | 3,922,517,805.00 | | - | 127,481,829.00 | 4,049,999,634.00 | (489,805,361.00) | 3,560,194,273.00 | 822,889,282.00 | | 2,737,304,991.00 | 0.236067 | | 6,364,945.67 | 2035 |
| 2035 | 4,049,999,634.00 | | - | 131,624,988.00 | 4,181,624,622.00 | (505,724,035.00) | 3,675,900,587.00 | 822,889,282.00 | | 2,853,011,305.00 | 0.236067 | | 6,633,992.92 | 2036 |
| 2036 | 4,181,624,622.00 | | - | 135,902,800.00 | 4,317,527,422.00 | (522,160,066.00) | 3,795,367,356.00 | 822,889,282.00 | | 2,972,478,074.00 | 0.236067 | | 6,911,784.22 | 2037 |
| 2037 | 4,317,527,422.00 | | - | 140,319,641.00 | 4,457,847,063.00 | (539,130,268.00) | 3,918,716,795.00 | 822,889,282.00 | | 3,095,827,513.00 | 0.236067 | | 7,198,603.73 | 2038 |
| 2038 | 4,457,847,063.00 | | - | 144,880,030.00 | 4,602,727,093.00 | (556,652,002.00) | 4,046,075,091.00 | 822,889,282.00 | | 3,223,185,809.00 | 0.236067 | | 7,494,744.87 | 2039 |
| 2039 | 4,602,727,093.00 | | - | 149,588,631.00 | 4,752,315,724.00 | (574,743,192.00) | 4,177,572,532.00 | 822,889,282.00 | | 3,354,683,250.00 | 0.236067 | | 7,800,510.61 | 2040 |
| 2040 | 4,752,315,724.00 | | - | 154,450,261.00 | 4,906,765,985.00 | (593,422,346.00) | 4,313,343,639.00 | 822,889,282.00 | | 3,490,454,357.00 | 0.236067 | | 8,116,213.72 | 2041 |
| 2041 | 4,906,765,985.00 | | - | 159,469,895.00 | 5,066,235,880.00 | (612,708,572.00) | 4,453,527,308.00 | 822,889,282.00 | | 3,630,638,026.00 | 0.236067 | | 8,442,177.19 | 2042 |
| 2042 | 5,066,235,880.00 | | - | 164,652,666.00 | 5,230,888,546.00 | (632,621,601.00) | 4,598,266,945.00 | 822,889,282.00 | | 3,775,377,663.00 | 0.236067 | | 8,778,734.48 | 2043 |
| 2043 | 5,230,888,546.00 | | - | 170,003,878.00 | 5,400,892,424.00 | (653,181,803.00) | 4,747,710,621.00 | 822,889,282.00 | | 3,924,821,339.00 | 0.236067 | | 9,126,229.87 | 2044 |
| 2044 | 5,400,892,424.00 | | - | 175,529,004.00 | 5,576,421,428.00 | (674,410,211.00) | 4,902,011,217.00 | 822,889,282.00 | | 4,079,121,935.00 | 0.236067 | | 9,485,018.87 | 2045 |
| 2045 | 5,576,421,428.00 | | - | 181,233,696.00 | 5,757,655,124.00 | (696,328,543.00) | 5,061,326,581.00 | 822,889,282.00 | | 4,238,437,299.00 | 0.236067 | | 9,855,468.50 | 2046 |
| 2046 | 5,757,655,124.00 | | - | 187,123,792.00 | 5,944,778,916.00 | (718,959,221.00) | 5,225,819,695.00 | 822,889,282.00 | | 4,402,930,413.00 | 0.236067 | | 10,237,957.75 | 2047 |
| 2047 | 5,944,778,916.00 | | - | 193,205,315.00 | 6,137,984,231.00 | (742,325,396.00) | 5,395,658,835.00 | 822,889,282.00 | | 4,572,769,553.00 | 0.236067 | | 10,632,877.90 | 2048 |
| 2048 | 6,137,984,231.00 | | - | 199,484,488.00 | 6,337,468,719.00 | (766,450,971.00) | 5,571,017,748.00 | 822,889,282.00 | | 4,748,128,466.00 | 0.236067 | | 11,040,632.96 | 2049 |
| 2049 | 6,337,468,719.00 | | - | 205,967,733.00 | 6,543,436,452.00 | (791,360,628.00) | 5,752,075,824.00 | 822,889,282.00 | | 4,929,186,542.00 | 0.236067 | | 11,461,640.05 | 2050 |
| 2050 | 6,543,436,452.00 | | - | 212,661,685.00 | 6,756,098,137.00 | (817,079,848.00) | 5,939,018,289.00 | 822,889,282.00 | | 5,116,129,007.00 | 0.236067 | | 11,896,329.88 | 2051 |
| 2051 | 6,756,098,137.00 | | - | 219,573,189.00 | 6,975,671,326.00 | (843,634,943.00) | 6,132,036,383.00 | 822,889,282.00 | | 5,309,147,101.00 | 0.236067 | | 12,345,147.12 | 2052 |
| 2052 | 6,975,671,326.00 | | - | 226,709,318.00 | 7,202,380,644.00 | (871,053,079.00) | 6,331,327,565.00 | 822,889,282.00 | | 5,508,438,283.00 | 0.236067 | | 12,808,550.93 | 2053 |
| 2053 | 7,202,380,644.00 | | - | 234,077,371.00 | 7,436,458,015.00 | (899,362,304.00) | 6,537,095,711.00 | 822,889,282.00 | | 5,714,206,429.00 | 0.236067 | | 13,287,015.36 | 2054 |
| 2054 | 7,436,458,015.00 | | - | 241,684,885.00 | 7,678,142,900.00 | (928,591,579.00) | 6,749,551,321.00 | 822,889,282.00 | | 5,926,662,039.00 | 0.236067 | | 13,781,029.88 | 2055 |
| 2055 | 7,678,142,900.00 | | - | 249,539,644.00 | 7,927,682,544.00 | (958,770,805.00) | 6,968,911,739.00 | 822,889,282.00 | | | | | | |

**Houston Street
Tax Increment Reinvestment Zone #9
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 |
| 2034 | - | - | - | - | - | - | - | - | - | - | - | 2035 |
| 2035 | - | - | - | - | - | - | - | - | - | - | - | 2036 |
| 2036 | - | - | - | - | - | - | - | - | - | - | - | 2037 |
| 2037 | - | - | - | - | - | - | - | - | - | - | - | 2038 |
| 2038 | - | - | - | - | - | - | - | - | - | - | - | 2039 |
| 2039 | - | - | - | - | - | - | - | - | - | - | - | 2040 |
| 2040 | - | - | - | - | - | - | - | - | - | - | - | 2041 |
| 2041 | - | - | - | - | - | - | - | - | - | - | - | 2042 |
| 2042 | - | - | - | - | - | - | - | - | - | - | - | 2043 |
| 2043 | - | - | - | - | - | - | - | - | - | - | - | 2044 |
| 2044 | - | - | - | - | - | - | - | - | - | - | - | 2045 |
| 2045 | - | - | - | - | - | - | - | - | - | - | - | 2046 |
| 2046 | - | - | - | - | - | - | - | - | - | - | - | 2047 |
| 2047 | - | - | - | - | - | - | - | - | - | - | - | 2048 |
| 2048 | - | - | - | - | - | - | - | - | - | - | - | 2049 |
| 2049 | - | - | - | - | - | - | - | - | - | - | - | 2050 |
| 2050 | - | - | - | - | - | - | - | - | - | - | - | 2051 |
| 2051 | - | - | - | - | - | - | - | - | - | - | - | 2052 |
| 2052 | - | - | - | - | - | - | - | - | - | - | - | 2053 |
| 2053 | - | - | - | - | - | - | - | - | - | - | - | 2054 |
| 2054 | - | - | - | - | - | - | - | - | - | - | - | 2055 |
| 2055 | - | - | - | - | - | - | - | - | - | - | - | 2056 |
| 2056 | - | - | - | - | - | - | - | - | - | - | - | 2057 |
| 2057 | - | - | - | - | - | - | - | - | - | - | - | 2058 |
| 2058 | - | - | - | - | - | - | - | - | - | - | - | 2059 |
| 2059 | - | - | - | - | - | - | - | - | - | - | - | 2060 |
| | \$ 96,685,367.00 | \$ 164,142,761.00 | | | | | | | | \$ 2,155,560.26 | | |
| | Existing Value Growth Factors | | | | | | | | | | | |
| | Base Model Growth Factor | | | | Participation Level | | | | | | | 60% |
| | Growth Factor Above Base | | | | Tax Rate Growth Factor | | | | | | | 0.00% |
| | Combined Growth Rate | | | | 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 #9
Revenues

| Tax Year | Tax Increment Zone | | | | Alamo Colleges | | | | | | Total Tax Increment | Fiscal Year | | |
|-------------------------------|---------------------------------|----------------|---------------------|--------------------------------|-------------------|----------------------------|---|---------------------------|---|----------------|---------------------------|----------------|---------------|------------------|
| | Beginning Appraised Value | New Values | Appraisal Growth | Year-End Appraised Value | Tax Exemptions | Year-End Taxable Value | Total Base Taxable Value ⁸ | Captured Taxable Value | Actual Tax Increment ⁹ | | | | | |
| | | | | | | | | | | | | | | |
| 1999 | | | | \$ | 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 | 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) | (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 | 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 | 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 | 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 | 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 | (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 | (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 | (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) | (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) | (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 | (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) | (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 | | - | | - | | - | - | - | - | - | - | - | 4,359,535.08 | 2019 |
| 2019 | | - | | - | | - | - | - | - | - | - | - | 5,998,095.19 | 2020 |
| 2020 | | - | | - | | - | - | - | - | - | - | - | 6,632,837.04 | 2021 |
| 2021 | | - | | - | | - | - | - | - | - | - | - | 6,138,935.70 | 2022 |
| 2022 | | - | | - | | - | - | - | - | - | - | - | 7,691,205.47 | 2023 |
| 2023 | | - | | - | | - | - | - | - | - | - | - | 8,676,570.00 | 2024 |
| 2024 | | - | | - | | - | - | - | - | - | - | - | 9,818,602.02 | 2025 |
| 2025 | | - | | - | | - | - | - | - | - | - | - | 10,407,174.82 | 2026 |
| 2026 | | - | | - | | - | - | - | - | - | - | - | 11,524,758.30 | 2027 |
| 2027 | | - | | - | | - | - | - | - | - | - | - | 13,253,157.34 | 2028 |
| 2028 | | - | | - | | - | - | - | - | - | - | - | 14,989,854.85 | 2029 |
| 2029 | | - | | - | | - | - | - | - | - | - | - | 16,735,120.52 | 2030 |
| 2030 | | - | | - | | - | - | - | - | - | - | - | 18,010,487.72 | 2031 |
| 2031 | | - | | - | | - | - | - | - | - | - | - | 18,800,684.77 | 2032 |
| 2032 | | - | | - | | - | - | - | - | - | - | - | 19,616,563.20 | 2033 |
| 2033 | | - | | - | | - | - | - | - | - | - | - | 20,458,957.69 | 2034 |
| 2034 | | - | | - | | - | - | - | - | - | - | - | 21,328,730.00 | 2035 |
| 2035 | | - | | - | | - | - | - | - | - | - | - | 22,226,769.90 | 2036 |
| 2036 | | - | | - | | - | - | - | - | - | - | - | 23,153,996.12 | 2037 |
| 2037 | | - | | - | | - | - | - | - | - | - | - | 24,111,357.18 | 2038 |
| 2038 | | - | | - | | - | - | - | - | - | - | - | 25,099,832.47 | 2039 |
| 2039 | | - | | - | | - | - | - | - | - | - | - | 26,120,433.22 | 2040 |
| 2040 | | - | | - | | - | - | - | - | - | - | - | 27,174,203.47 | 2041 |
| 2041 | | - | | - | | - | - | - | - | - | - | - | 28,262,221.27 | 2042 |
| 2042 | | - | | - | | - | - | - | - | - | - | - | 29,385,599.65 | 2043 |
| 2043 | | - | | - | | - | - | - | - | - | - | - | 30,545,487.83 | 2044 |
| 2044 | | - | | - | | - | - | - | - | - | - | - | 31,743,072.37 | 2045 |
| 2045 | | - | | - | | - | - | - | - | - | - | - | 32,979,578.40 | 2046 |
| 2046 | | - | | - | | - | - | - | - | - | - | - | 34,256,270.89 | 2047 |
| 2047 | | - | | - | | - | - | - | - | - | - | - | 35,574,455.87 | 2048 |
| 2048 | | - | | - | | - | - | - | - | - | - | - | 36,935,481.88 | 2049 |
| 2049 | | - | | - | | - | - | - | - | - | - | - | 38,340,741.22 | 2050 |
| 2050 | | - | | - | | - | - | - | - | - | - | - | 39,791,671.50 | 2051 |
| 2051 | | - | | - | | - | - | - | - | - | - | - | 41,289,757.01 | 2052 |
| 2052 | | - | | - | | - | - | - | - | - | - | - | 42,836,530.30 | 2053 |
| 2053 | | - | | - | | - | - | - | - | - | - | - | 44,433,573.72 | 2054 |
| 2054 | | - | | - | | - | - | - | - | - | - | - | 46,082,521.05 | 2055 |
| 2055 | | - | | - | | - | - | - | - | - | - | - | 47,785,059.16 | 2056 |
| 2056 | | - | | - | | - | - | - | - | - | - | - | 49,542,929.77 | 2057 |
| 2057 | | - | | - | | - | - | - | - | - | - | - | 51,357,931.18 | 2058 |
| 2058 | | - | | - | | - | - | - | - | - | - | - | 53,231,920.13 | 2059 |
| 2059 | | - | | - | | - | - | - | - | - | - | - | 55,166,813.72 | 2060 |
| | | | | | \$ | 96,685,367.00 | \$ | 164,142,761.00 | | | \$ | 1,607,377.11 | \$ | 1,164,696,582.92 |
| 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 | | | | | 97.50% | | | |

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

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

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

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

Houston Street
Finance Plan
December 2024

| Tax Year | Cumulative | | TIRZ Fund Interest Rate | Interest Earned in TIRZ Fund | Baseball Stadium PID Revenues | Baseball Stadium Team Revenues (Lease & Ticket Fee) | Developer Payment to DS Shortfall ¹ | Debt Service Close-out ² | TIRZ Fund | Transfer of TIF Revenue to Debt Service | Transfer of Developer DS Shortfall ¹ | Costs of Defeasance ³ | Before 2014 Extension | | | Bexar County Administrative Expenses | Bexar County Administrative Expenses | Bexar County Reimbursements ⁴ | Ovr |
|-------------|---------------------------|---------------------------|----------------------------|---------------------------------|----------------------------------|---|--|--|---------------|---|---|-------------------------------------|-----------------------|---------------------------------|--------------|--|--|---|-----|
| | Tax Increment Revenues | Tax Increment Revenues | | | | | | | Sources | | | | Debt Service | City Administrative Expenses | | | | | |
| | | | | | | | | | Sub-total | | | | | | | | | | |
| 1999 | \$ - | \$ - | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | | |
| 2000 | 206,166.10 | 206,166.10 | 5.678% | - | - | - | - | - | 206,166.10 | - | - | - | - | - | - | - | - | | |
| 2001 | 103,112.22 | 309,278.32 | 2.573% | 2,630.60 | - | - | - | - | 105,742.82 | - | - | - | - | - | - | - | - | | |
| 2002 | 117,754.99 | 427,033.31 | 1.298% | 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 | 1.090% | 1,913.80 | - | - | 433,538.00 | - | 802,761.09 | - | (433,538.00) | - | - | (433,538.00) | - | - | - | | |
| 2004 | 997,381.78 | 1,791,724.38 | 2.821% | 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 | 4.661% | 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 | 5.183% | 64,981.74 | - | - | - | - | 1,561,825.74 | (2,399,180.48) | - | - | - | (2,399,180.48) | - | - | - | | |
| 2007 | 2,514,963.51 | 6,340,140.37 | 3.348% | 26,123.95 | - | - | - | - | 2,541,087.46 | (1,227,249.72) | - | - | - | (1,227,249.72) | - | - | - | | |
| 2008 | 3,829,919.41 | 10,170,059.78 | 1.414% | 39,915.55 | - | - | - | - | 3,869,834.96 | (2,251,353.20) | - | - | - | (2,251,353.20) | (64,293.34) | - | - | | |
| 2009 | 3,517,807.81 | 13,687,867.59 | 0.392% | 19,408.32 | - | - | - | 12,548.51 | 3,549,764.64 | - | - | (11,800.00) | - | (11,800.00) | (15,000.00) | - | - | | |
| 2010 | 2,463,172.64 | 16,151,040.23 | 0.270% | 4,084.19 | - | - | - | - | 2,467,256.83 | - | - | - | - | - | - | - | - | | |
| 2011 | 1,792,852.35 | 17,943,892.58 | 0.209% | 6,340.28 | - | - | - | - | 1,799,192.63 | - | - | - | - | - | (30,000.00) | - | (116,498.22) | | |
| 2012 | 1,037,763.21 | 18,981,655.79 | 0.184% | 5,842.70 | - | - | - | - | 1,043,605.91 | - | - | - | - | - | (15,000.00) | - | (18,097.59) | | |
| 2013 | 1,067,718.39 | 20,049,374.18 | 0.156% | 2,195.46 | - | - | - | - | 1,069,913.85 | - | - | - | - | - | (30,706.66) | - | - | | |
| 2014 | 1,609,643.33 | 21,659,017.51 | 0.230% | 3,503.63 | - | - | - | - | 1,613,146.96 | - | - | - | - | - | (15,000.00) | - | - | | |
| 2015 | 2,737,269.57 | 24,396,287.08 | 0.498% | 6,859.49 | - | - | - | - | 2,744,129.06 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2016 | 4,538,935.11 | 28,935,222.19 | 0.839% | 28,542.18 | - | - | - | - | 4,567,477.29 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2017 | 3,891,881.74 | 32,827,103.93 | 1.762% | 89,050.83 | - | - | - | - | 3,980,932.57 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2018 | 4,359,535.08 | 37,186,639.01 | 2.484% | 195,178.31 | - | - | - | - | 4,554,713.39 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2019 | 5,998,095.19 | 43,184,734.20 | 1.365% | 120,440.24 | - | - | - | - | 6,118,535.43 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2020 | 6,632,837.04 | 49,817,571.24 | 0.250% | 9,574.65 | - | - | - | - | 6,642,411.69 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2021 | 6,138,935.70 | 55,956,506.94 | 0.505% | (57,646.21) | - | - | - | - | 6,081,289.49 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2022 | 7,691,205.47 | 63,647,712.41 | 2.774% | 247,810.45 | - | - | - | - | 7,939,015.92 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2023 | 8,676,570.00 | 72,324,282.41 | 3.125% | 541,231.51 | - | - | - | - | 9,217,801.51 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2024 | 9,818,602.02 | 82,142,884.43 | 2.875% | (43,782.29) | - | - | - | - | 9,774,819.73 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2025 | 10,407,174.82 | 92,550,059.25 | 2.625% | - | - | - | - | - | 10,407,174.82 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2026 | 11,524,758.30 | 104,074,817.55 | 2.500% | - | 110,812.50 | - | - | - | 11,635,570.80 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2027 | 13,253,157.34 | 117,327,974.89 | 2.500% | - | 336,038.91 | 1,420,000.00 | - | - | 15,009,196.25 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2028 | 14,989,854.85 | 132,317,829.74 | 2.500% | - | 559,350.80 | 1,420,000.00 | - | - | 16,969,205.65 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2029 | 16,735,120.52 | 149,052,950.26 | 2.500% | - | 780,685.95 | 1,420,000.00 | - | - | 18,935,806.47 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2030 | 18,010,487.72 | 167,063,437.98 | 2.500% | - | 907,636.37 | 1,420,000.00 | - | - | 20,338,124.09 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2031 | 18,800,684.77 | 185,864,122.75 | 2.500% | - | 937,134.55 | 1,420,000.00 | - | - | 21,157,819.32 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2032 | 19,616,563.20 | 205,480,685.95 | 2.500% | - | 967,591.42 | 1,420,000.00 | - | - | 22,004,154.62 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2033 | 20,458,957.69 | 225,939,643.64 | 2.500% | - | 999,038.14 | 1,420,000.00 | - | - | 22,877,995.83 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2034 | 21,328,730.00 | 247,268,373.64 | 2.500% | - | 1,031,506.88 | 1,420,000.00 | - | - | 23,780,236.88 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2035 | 22,226,769.90 | 269,495,143.54 | 2.500% | - | 1,065,030.86 | 1,420,000.00 | - | - | 24,711,800.76 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2036 | 23,153,996.12 | 292,649,139.66 | 2.500% | - | 1,099,644.36 | 1,420,000.00 | - | - | 25,673,640.48 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2037 | 24,111,357.18 | 316,760,496.84 | 2.500% | - | 1,135,382.80 | 1,420,000.00 | - | - | 26,666,739.98 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2038 | 25,099,832.47 | 341,860,329.31 | 2.500% | - | 1,172,282.74 | 1,420,000.00 | - | - | 27,692,115.21 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2039 | 26,120,433.22 | 367,980,762.53 | 2.500% | - | 1,210,381.93 | 1,420,000.00 | - | - | 28,750,815.15 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2040 | 27,174,203.47 | 395,154,966.00 | 2.500% | - | 1,249,719.34 | 1,420,000.00 | - | - | 29,843,922.81 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2041 | 28,262,221.27 | 423,417,187.27 | 2.500% | - | 1,290,335.22 | 1,420,000.00 | - | - | 30,972,556.49 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2042 | 29,385,599.65 | 452,802,786.92 | 2.500% | - | 1,332,271.12 | 1,420,000.00 | - | - | 32,137,870.77 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2043 | 30,545,487.83 | 483,348,274.75 | 2.500% | - | 1,375,569.93 | 1,420,000.00 | - | - | 33,341,057.76 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2044 | 31,743,072.37 | 515,091,347.12 | 2.500% | - | 1,420,275.95 | 1,420,000.00 | - | - | 34,583,348.32 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2045 | 32,979,578.40 | 548,070,925.52 | 2.500% | - | 1,466,434.92 | 1,420,000.00 | - | - | 35,866,013.32 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2046 | 34,256,270.89 | 582,327,196.41 | 2.500% | - | 1,514,094.05 | 1,420,000.00 | - | - | 37,190,364.94 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2047 | 35,574,455.87 | 617,901,652.28 | 2.500% | - | 1,563,302.11 | 1,420,000.00 | - | - | 38,557,757.98 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2048 | 36,935,481.88 | 654,837,134.16 | 2.500% | - | 1,614,109.43 | 1,420,000.00 | - | - | 39,969,591.31 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2049 | 38,340,741.22 | 693,177,875.38 | 2.500% | - | 1,666,567.98 | 1,420,000.00 | - | - | 41,427,309.20 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2050 | 39,791,671.50 | 732,969,546.88 | 2.500% | - | 1,720,731.44 | 1,420,000.00 | - | - | 42,932,402.94 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2051 | 41,289,757.01 | 774,259,303.89 | 2.500% | - | 1,776,655.22 | 1,420,000.00 | - | - | 44,486,412.23 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2052 | 42,836,530.30 | 817,095,834.19 | 2.500% | - | 1,834,396.51 | 1,420,000.00 | - | - | 46,090,926.81 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2053 | 44,433,573.72 | 861,529,407.91 | 2.500% | - | 1,894,014.40 | 1,420,000.00 | - | - | 47,747,588.12 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2054 | 46,082,521.05 | 907,611,928.96 | 2.500% | - | 1,955,569.86 | 1,420,000.00 | - | - | 49,458,090.91 | - | - | - | - | - | (120,000.00) | (6,000.00) | - | | |
| 2055 | 47,785,059.16 | 955,3,39 | | | | | | | | | | | | | | | | | |

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

Houston Street
Finance Plan
December 2024

| Tax Year | Payment and Litigation | | Taxing Entity | | Facade Preservation | | Majestic | | Walgreens/ Stuart Building | | Houston Street | | Bridge Linkage | | 2014 Extension | | Alameda Theater Restoration | Alameda Theater Conservancy | Alameda Theater Restoration | San Pedro Creek Security | HVHC | ARGO |
|-------------|-----------------------------|-----------------------------|-------------------|-------------------|---------------------|-------------------|-------------------|----------------|-------------------------------|--------------------|--------------------|-----------------------------|-----------------|--------------------|-------------------|-------------------|----------------------------------|--------------------------------|--------------------------------|-----------------------------|------------------------------|------------------------------|
| | UHS | Alamo Colleges | Expenses | DS Shortfall | & Predevelopment | Courtyard | | | | | Bridge Linkage | & Kress Building | | | Reimbursements | | City's Debt Service ¹ | Reimbursement ⁸ | Reimbursement ¹ | Reimbursement ² | Reimbursements ¹⁰ | Reimbursements ¹¹ |
| | Reimbursements ⁵ | Reimbursements ⁶ | Sub-total | Reimbursements | Reimbursements | Reimbursements | Reimbursements | Reimbursements | Reimbursements | Reimbursements | Reimbursements | Reimbursements ⁷ | Reimbursements | Reimbursements | Sub-total | | | | | | | |
| 1999 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2001 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2002 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2003 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2004 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2005 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2006 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2007 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2008 | - | - | (64,293.34) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2009 | - | - | (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 | - | - | (146,498.22) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | (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) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | (15,000.00) | - | - | - | - | - | - | - | - | (1,299,777.22) | (1,299,777.22) | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (650,107.50) | (782,600.45) | - |
| 2016 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (1,347,717.00) | (913,899.55) | - |
| 2017 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (134,017.74) | (166,666.64) | - | - | - | - | (219,240.00) | (313,200.00) | - |
| 2018 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (620,578.00) | (33,333.36) | - | - | - | (336,151.89) | (252,000.00) | (360,000.00) | - |
| 2019 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (622,202.00) | - | - | - | - | (188,340.81) | (252,000.00) | (360,000.00) | - |
| 2020 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (622,869.25) | - | - | - | - | (199,203.35) | (252,000.00) | (360,000.00) | - |
| 2021 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (617,863.00) | - | - | - | - | (379,283.49) | (55,650.00) | (210,000.00) | - |
| 2022 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (622,228.00) | - | - | - | - | (354,200.39) | - | - | - |
| 2023 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (490,854.00) | - | - | - | - | (384,153.38) | - | - | - |
| 2024 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (624,709.00) | - | (500,000.00) | - | - | (479,423.00) | - | - | - |
| 2025 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,372.00) | - | - | - | - | (490,894.00) | - | - | - |
| 2026 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,742.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2027 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,534.50) | - | - | - | - | (500,000.00) | - | - | - |
| 2028 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (626,749.50) | - | - | - | - | (500,000.00) | - | - | - |
| 2029 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (625,387.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2030 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (623,447.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2031 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (625,929.50) | - | - | - | - | (500,000.00) | - | - | - |
| 2032 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,642.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2033 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,792.50) | - | - | - | - | (500,000.00) | - | - | - |
| 2034 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (626,935.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2035 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (625,267.50) | - | - | - | - | (500,000.00) | - | - | - |
| 2036 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (627,790.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2037 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | (624,300.00) | - | - | - | - | (500,000.00) | - | - | - |
| 2038 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2039 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2040 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2041 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2042 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2043 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2044 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2045 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2046 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2047 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2048 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2049 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2050 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2051 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2052 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2053 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2054 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2055 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2056 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2057 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2058 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| 2059 | - | - | (126,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (500,000.00) | - | - | - |
| | \$ (128,689.26) | \$ (54,044.11) | \$ (6,157,329.18) | \$ (2,489,129.35) | \$ (3,923,960.90) | \$ (3,026,508.95) | \$ (1,843,659.32) | \$ - | \$ (1,299,777.22) | \$ (12,583,035.73) | \$ (12,499,209.49) | \$ (200,000.00) | \$ (500,000.00) | \$ (19,811,650.31) | \$ (3,028,714.50) | \$ (3,299,700.00) | | | | | | |

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

Houston Street
Finance Plan
December 2024

| Tax Year | Houston Street Lighting | Maverick Building @ Street ³ | Encore Riverwalk @ Flores ⁴ | Witte and Fish Building @ Commerce ⁵ | Heritage Plaza @ S. Main ⁶ | Floodgate @ Commerce St. ⁷ | Burns Building @ 401 E. Houston ⁸ | Maverick Whiskey @ 115 Broadway ⁹ | Museum (Former Grant Kress Bldg) @ ¹⁰ | Travis Park Garage @ 213 E Travis ²⁰ | Main Plaza Saga Light Show Reimbursement ¹¹ | Downtown Shade Project Reimbursement ^{22, 39} | Affordable Housing Reimbursement ²³ | Alameda Theater Conserv Operations Reimbursement ²⁴ | Alameda Theater Remediation Reimbursement ²⁵ | Main Plaza Bookstore @ 114 Main Reimbursement ¹² |
|----------|-------------------------|---|--|---|---------------------------------------|---------------------------------------|--|--|--|---|--|--|--|--|---|---|
| 1999 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2001 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2002 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2003 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2004 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2005 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2006 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2007 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2008 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2009 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2010 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2011 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2013 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2016 | (165,000.00) | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2017 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2018 | - | (2,763.21) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2019 | - | - | (139,595.47) | - | - | - | - | - | - | - | (150,000.00) | - | (1,500,000.00) | (150,000.00) | (476,730.86) | - |
| 2020 | - | - | - | - | - | - | - | - | - | (589,136.78) | (59,691.52) | (180,000.00) | - | (16,802.98) | (923,269.14) | - |
| 2021 | - | - | (323,256.14) | (133,344.30) | (227,369.65) | - | - | - | - | (660,863.22) | - | - | - | (116,353.41) | - | - |
| 2022 | - | - | (686,396.31) | (206,237.76) | (292,617.46) | - | (155,807.00) | (13,836.61) | (895,929.00) | - | (588,472.25) | - | - | (266,843.61) | - | - |
| 2023 | - | - | (349,307.08) | (242,164.23) | (318,872.78) | - | - | - | - | - | - | - | - | - | - | - |
| 2024 | - | (50,218.36) | (395,810.57) | (250,636.94) | (330,111.44) | (75,524.84) | - | (1,163.39) | (4,071.00) | - | (101,836.23) | - | - | - | - | - |
| 2025 | - | (27,064.84) | (409,713.47) | (259,385.01) | (341,715.37) | (78,478.84) | - | - | - | - | - | - | - | - | - | - |
| 2026 | - | (28,425.25) | (424,068.22) | (268,417.40) | (353,696.43) | (81,528.84) | - | - | - | - | - | - | - | - | - | - |
| 2027 | - | (29,829.88) | (438,889.50) | (277,743.34) | (366,066.86) | (84,677.98) | - | - | - | - | - | - | - | - | - | - |
| 2028 | - | (77,354.48) | (454,192.47) | (287,372.37) | (378,839.34) | (87,929.46) | - | - | - | - | - | - | - | - | - | - |
| 2029 | - | (80,349.31) | (469,992.78) | (297,314.34) | (392,026.92) | (91,286.61) | - | - | - | - | - | - | - | - | - | - |
| 2030 | - | (83,441.48) | (486,306.60) | (307,579.43) | (405,643.10) | (94,752.87) | - | - | - | - | - | - | - | - | - | - |
| 2031 | - | (86,634.13) | (503,150.63) | (318,178.14) | (419,701.81) | (98,331.78) | - | - | - | - | - | - | - | - | - | - |
| 2032 | - | - | (520,542.08) | (329,121.30) | (434,217.42) | (102,027.01) | - | - | - | - | - | - | - | - | - | - |
| 2033 | - | - | (538,498.76) | (340,420.11) | (449,204.79) | (105,842.34) | - | - | - | - | - | - | - | - | - | - |
| 2034 | - | - | - | (352,086.14) | (464,679.25) | (109,781.66) | - | - | - | - | - | - | - | - | - | - |
| 2035 | - | - | - | (364,131.31) | (480,656.63) | (113,849.00) | - | - | - | - | - | - | - | - | - | - |
| 2036 | - | - | - | - | - | (118,048.55) | - | - | - | - | - | - | - | - | - | - |
| 2037 | - | - | - | - | - | (122,384.57) | - | - | - | - | - | - | - | - | - | - |
| 2038 | - | - | - | - | - | (126,861.51) | - | - | - | - | - | - | - | - | - | - |
| 2039 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2040 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2041 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2042 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2043 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2044 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2045 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2046 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2047 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2048 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2049 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2050 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2051 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2052 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2053 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2054 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2055 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2056 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2057 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2058 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2059 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | \$ (165,000.00) | \$ (466,080.94) | \$ (6,139,720.07) | \$ (4,234,132.12) | \$ (5,655,419.25) | \$ (1,491,305.86) | \$ (155,807.00) | \$ (15,000.00) | \$ (900,000.00) | \$ (1,250,000.00) | \$ (900,000.00) | \$ (180,000.00) | \$ (1,500,000.00) | \$ (550,000.00) | \$ (1,400,000.00) | \$ - |

Houston Street
Finance Plan
December 2024

18

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

Houston Street
Finance Plan
December 2024

| Tax Year | Alameda Theater Stucco Repairs Reimbursement ²² | Dolorosa Public Improvements Debt Services ²³ | Flores Public Improvements Debt Services ²⁴ | African American Museum ²⁵ Debt Services | Corazon Feasibility Study Reimbursement ⁴⁶ | Debt Service Reserve | Contingency Reserve | Baseball Stadium Routine Maintenance | Baseball Stadium Net Debt Service | Baseball Stadium Surplus / Deficit City's Adjustments | Available for Other City Projects | Alameda Theater Reimbursement ²⁶ | Weston Urban - Frost Bank Tower ⁴⁹ | Bexar County Activation Initiatives in Reimbursements ²⁷ | Bexar County Artpace Reimbursements ²⁸ | Contingency Reserve |
|----------|--|--|--|---|---|-------------------------|------------------------|--|--------------------------------------|---|--------------------------------------|--|---|--|---|------------------------|
| | | 2022 Series \$1.5M | 2022 Series \$0.5M | \$5.35M | | | | | | | | | | | | |
| 1999 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 2000 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2001 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2002 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2003 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2004 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2005 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2006 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2007 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2008 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2009 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2010 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2011 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2012 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2013 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2014 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2015 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2016 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 2017 | - | - | - | - | - | - | - | - | - | - | - | - | (861,878.89) | - | - | - |
| 2018 | - | - | - | - | - | - | - | - | - | - | - | - | (439,877.23) | - | - | - |
| 2019 | - | - | - | - | - | - | - | - | - | - | - | - | (1,602,055.08) | - | - | - |
| 2020 | - | - | - | - | - | - | - | - | - | - | - | (5,495,096.39) | (70,372.81) | - | - | - |
| 2021 | - | - | - | - | - | - | - | - | - | - | - | (1,592,248.64) | (25,815.99) | - | - | - |
| 2022 | - | (63,331.25) | (20,902.08) | - | - | (1,500,000.00) | - | - | - | - | - | - | - | - | - | - |
| 2023 | (310,000.00) | (160,625.00) | (51,500.00) | - | - | (1,000,000.00) | (3,500,000.00) | - | - | - | - | (2,912,654.97) | - | (250,000.00) | - | (2,825,508.95) |
| 2024 | - | (160,750.00) | (54,875.00) | (549,388.89) | (125,000.00) | - | - | - | - | - | (1,517,213.22) | - | - | - | (175,000.00) | (674,491.05) |
| 2025 | - | (160,625.00) | (53,125.00) | (578,750.00) | - | - | - | - | - | - | (2,236,622.76) | - | - | - | - | - |
| 2026 | - | (160,250.00) | (51,375.00) | (580,250.00) | - | - | - | - | - | 342,653.31 | (3,079,414.22) | - | - | - | - | - |
| 2027 | - | (159,625.00) | (54,500.00) | (580,750.00) | - | - | - | (500,000.00) | (3,818,699.60) | (160,253.66) | (2,399,456.36) | - | - | - | - | - |
| 2028 | - | (158,750.00) | (52,500.00) | (580,250.00) | - | - | - | (500,000.00) | (8,967,399.20) | (2,044,080.66) | (806,538.25) | - | - | - | - | - |
| 2029 | - | (162,500.00) | (50,500.00) | (578,750.00) | - | - | - | (500,000.00) | (9,123,326.70) | (1,437,634.07) | (1,757,969.61) | - | - | - | - | - |
| 2030 | - | (160,875.00) | (53,375.00) | (576,250.00) | - | - | - | (500,000.00) | (9,287,716.70) | (1,127,274.26) | (2,423,365.32) | - | - | - | - | - |
| 2031 | - | (163,875.00) | (51,125.00) | (577,625.00) | - | - | - | (500,000.00) | (9,449,444.20) | (1,116,924.02) | (2,794,413.33) | - | - | - | - | - |
| 2032 | - | (161,500.00) | (53,750.00) | (577,750.00) | - | - | - | (500,000.00) | (9,618,098.20) | (1,107,072.58) | (4,134,119.89) | - | - | - | - | - |
| 2033 | - | (158,875.00) | (51,250.00) | (576,625.00) | - | - | - | (500,000.00) | (9,792,630.20) | (1,097,099.34) | (4,541,699.56) | - | - | - | - | - |
| 2034 | - | - | - | (579,125.00) | - | - | - | (500,000.00) | (9,966,991.20) | (1,083,880.33) | (5,724,671.03) | - | - | - | - | - |
| 2035 | - | - | - | - | - | - | - | (500,000.00) | (10,145,411.20) | (1,069,427.84) | (6,756,427.29) | - | - | - | - | - |
| 2036 | - | - | - | - | - | - | - | (500,000.00) | (10,330,066.20) | (1,054,723.81) | (8,697,595.04) | - | - | - | - | - |
| 2037 | - | - | - | - | - | - | - | (500,000.00) | (10,518,008.70) | (1,038,185.00) | (9,515,343.52) | - | - | - | - | - |
| 2038 | - | - | - | - | - | - | - | (500,000.00) | (10,708,896.20) | (1,019,527.13) | (10,699,663.55) | - | - | - | - | - |
| 2039 | - | - | - | - | - | - | - | (500,000.00) | (10,902,728.70) | (998,633.44) | (11,410,997.60) | - | - | - | - | - |
| 2040 | - | - | - | - | - | - | - | (500,000.00) | (11,099,506.20) | (975,383.44) | (12,016,142.78) | - | - | - | - | - |
| 2041 | - | - | - | - | - | - | - | (500,000.00) | (11,302,103.70) | (951,090.18) | (12,641,242.80) | - | - | - | - | - |
| 2042 | - | - | - | - | - | - | - | (500,000.00) | (11,505,961.20) | (923,345.18) | (13,289,320.79) | - | - | - | - | - |
| 2043 | - | - | - | - | - | - | - | (500,000.00) | (11,714,846.20) | (893,899.53) | (13,959,260.25) | - | - | - | - | - |
| 2044 | - | - | - | - | - | - | - | (500,000.00) | (11,932,103.70) | (864,288.77) | (14,650,180.87) | - | - | - | - | - |
| 2045 | - | - | - | - | - | - | - | (500,000.00) | (12,150,816.20) | (830,912.71) | (15,366,359.34) | - | - | - | - | - |
| 2046 | - | - | - | - | - | - | - | (500,000.00) | (12,372,991.20) | (794,629.11) | (16,107,636.45) | - | - | - | - | - |
| 2047 | - | - | - | - | - | - | - | (500,000.00) | (12,600,866.20) | (756,405.95) | (16,873,765.40) | - | - | - | - | - |
| 2048 | - | - | - | - | - | - | - | (500,000.00) | (12,837,166.20) | (717,450.07) | (17,664,284.02) | - | - | - | - | - |
| 2049 | - | - | - | - | - | - | - | (500,000.00) | (13,069,341.20) | (671,325.74) | (18,486,396.86) | - | - | - | - | - |
| 2050 | - | - | - | - | - | - | - | (500,000.00) | (13,310,466.20) | (624,404.54) | (19,334,526.21) | - | - | - | - | - |
| 2051 | - | - | - | - | - | - | - | (500,000.00) | (13,557,716.20) | (575,102.60) | (20,211,075.56) | - | - | - | - | - |
| 2052 | - | - | - | - | - | - | - | (500,000.00) | (13,808,266.20) | (521,830.55) | (21,118,480.56) | - | - | - | - | - |
| 2053 | - | - | - | - | - | - | - | (500,000.00) | (14,069,291.20) | (467,993.22) | (22,054,210.16) | - | - | - | - | - |
| 2054 | - | - | - | - | - | - | - | (500,000.00) | (316,214.64) | 6,598,886.26 | (30,031,643.42) | - | - | - | - | - |
| 2055 | - | - | - | - | - | - | - | (500,000.00) | - | 6,953,520.87 | (32,052,224.24) | - | - | - | - | - |
| 2056 | - | - | - | - | - | - | - | (500,000.00) | - | 7,156,435.30 | (33,249,428.69) | - | - | - | - | - |
| 2057 | - | - | - | - | - | - | - | (500,000.00) | - | 7,365,944.45 | (34,485,542.29) | - | - | - | - | - |
| 2058 | - | - | - | - | - | - | - | (500,000.00) | - | 7,582,262.64 | (35,761,829.57) | - | - | - | - | - |
| 2059 | - | - | - | - | - | - | - | (500,000.00) | - | 7,805,611.18 | (37,079,596.20) | - | - | - | - | - |
| | \$ (310,000.00) | \$ (1,831,581.25) | \$ (598,777.08) | \$ (6,335,513.89) | \$ (125,000.00) | \$ (2,500,000.00) | \$ (3,500,000.00) | \$ (16,500,000.00) | \$ (298,277,073.44) | \$ 18,882,536.28 | \$ (514,928,657.00) | \$ (10,000,000.00) | \$ (3,000,000.00) | \$ (250,000.00) | \$ (175,000.00) | \$ (3,500,000.00) |

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

Houston Street
Finance Plan
December 2024

| Tax Year | Baseball Stadium Surplus / Deficit Bexar County's | | | Fiscal Year | | | Fiscal Year | | | Fiscal Year | | | Fiscal Year |
|-------------|---|---------------------|-----------------------|----------------------|--------------------------|--------------|-----------------|---|--------------------------------|--------------|------------------|------|----------------|
| | Adjustments | Other Projects | Total Reimbursements | Cash flow Balance | Fiscal Year Fund Balance | | | Cumulative City's Debt Service Reserve | Fiscal Year Total Fund Balance | | | | |
| | | | | | City | Bexar County | Total | | City | Bexar County | Total | | |
| 1999 | \$ - | \$ - | \$ - | \$ - | | | \$ - | \$ - | \$ - | \$ - | \$ - | 2000 | |
| 2000 | - | - | - | \$ 206,166.10 | | | \$ 206,166.10 | - | - | - | - | 2001 | |
| 2001 | - | - | - | \$ 105,742.82 | | | \$ 311,908.92 | - | - | - | - | 2002 | |
| 2002 | - | - | - | \$ (228,637.36) | | | \$ 83,271.56 | - | - | - | - | 2003 | |
| 2003 | - | - | - | \$ 369,223.09 | | | \$ 452,494.65 | - | - | - | - | 2004 | |
| 2004 | - | - | - | \$ 73,717.00 | | | \$ 526,211.65 | - | - | - | - | 2005 | |
| 2005 | - | - | - | \$ 516,254.64 | | | \$ 1,042,466.29 | - | - | - | - | 2006 | |
| 2006 | - | - | - | \$ (837,354.74) | | | \$ 205,111.55 | - | - | - | - | 2007 | |
| 2007 | - | - | - | \$ 1,313,837.74 | | | \$ 1,518,949.29 | - | - | - | - | 2008 | |
| 2008 | - | - | - | \$ 1,554,188.42 | | | \$ 3,073,137.71 | - | - | - | - | 2009 | |
| 2009 | - | - | - | \$ (2,989,315.85) | | | \$ 83,821.86 | - | - | - | - | 2010 | |
| 2010 | - | - | - | \$ 1,173,310.74 | | | \$ 1,257,132.60 | - | - | - | - | 2011 | |
| 2011 | - | - | - | \$ 1,652,694.41 | | | \$ 2,909,827.01 | - | - | - | - | 2012 | |
| 2012 | - | - | - | \$ (2,649,256.98) | | | \$ 260,570.03 | - | - | - | - | 2013 | |
| 2013 | - | - | - | \$ 1,039,207.19 | | | \$ 1,299,777.22 | - | - | - | - | 2014 | |
| 2014 | - | - | - | \$ 298,369.74 | | | \$ 1,598,146.96 | - | - | - | - | 2015 | |
| 2015 | - | - | (1,432,707.95) | \$ 1,185,421.11 | 1,881,837.23 | 901,730.84 | \$ 2,783,568.07 | - | 1,881,837.23 | 901,730.84 | \$ 2,783,568.07 | 2016 | |
| 2016 | - | - | (3,288,495.44) | \$ 1,152,981.85 | 2,622,242.93 | 1,314,306.99 | \$ 3,936,549.92 | - | 2,622,242.93 | 1,314,306.99 | \$ 3,936,549.92 | 2017 | |
| 2017 | - | - | (1,273,001.61) | \$ 2,581,930.96 | 4,368,536.11 | 2,149,944.77 | \$ 6,518,480.88 | - | 4,368,536.11 | 2,149,944.77 | \$ 6,518,480.88 | 2018 | |
| 2018 | - | - | (3,206,881.54) | \$ 1,221,831.85 | 5,620,199.49 | 2,120,113.24 | \$ 7,740,312.73 | - | 5,620,199.49 | 2,120,113.24 | \$ 7,740,312.73 | 2019 | |
| 2019 | - | - | (5,338,869.14) | \$ 653,666.29 | 4,302,693.83 | 4,091,285.19 | \$ 8,393,979.02 | - | 4,302,693.83 | 4,091,285.19 | \$ 8,393,979.02 | 2020 | |
| 2020 | - | - | (9,505,942.22) | \$ (2,989,530.53) | 4,757,231.34 | 647,217.15 | \$ 5,404,448.49 | - | 4,757,231.34 | 647,217.15 | \$ 5,404,448.49 | 2021 | |
| 2021 | - | - | (5,500,013.84) | \$ 455,275.65 | 4,902,425.02 | 957,299.12 | \$ 5,859,724.14 | - | 4,902,425.02 | 957,299.12 | \$ 5,859,724.14 | 2022 | |
| 2022 | - | - | (5,187,816.10) | \$ 2,625,199.82 | 5,169,182.71 | 3,315,741.25 | \$ 8,484,923.96 | 1,500,000.00 | 6,669,182.71 | 3,315,741.25 | \$ 9,984,923.96 | 2023 | |
| 2023 | - | - | (16,290,092.53) | \$ (7,198,291.02) | 1,286,632.94 | - | \$ 1,286,632.94 | 8,825,508.95 | 7,286,632.94 | 2,825,508.95 | \$ 10,112,141.89 | 2024 | |
| 2024 | - | (2,110,061.97) | (10,935,452.67) | \$ (1,286,632.94) | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2025 | |
| 2025 | - | (3,056,002.52) | (10,281,174.82) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2026 | |
| 2026 | 342,653.31 | (3,560,844.93) | (11,509,570.80) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2027 | |
| 2027 | (160,253.66) | (3,225,398.21) | (14,883,196.25) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2028 | |
| 2028 | (2,044,080.66) | (1,514,473.92) | (16,843,205.65) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2029 | |
| 2029 | (1,437,634.07) | (2,299,442.56) | (18,809,806.47) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2030 | |
| 2030 | (1,127,274.26) | (2,794,126.38) | (20,212,124.09) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2031 | |
| 2031 | (1,116,924.02) | (2,994,791.17) | (21,031,819.32) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2032 | |
| 2032 | (1,107,072.58) | (3,201,142.37) | (21,878,154.62) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2033 | |
| 2033 | (1,097,099.34) | (3,414,001.62) | (22,751,995.83) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2034 | |
| 2034 | (1,083,880.33) | (3,636,700.44) | (23,654,236.88) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2035 | |
| 2035 | (1,069,427.84) | (3,867,440.82) | (24,585,800.76) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2036 | |
| 2036 | (1,054,723.81) | (4,105,462.11) | (25,547,640.48) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2037 | |
| 2037 | (1,038,185.00) | (4,352,575.98) | (26,540,739.98) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2038 | |
| 2038 | (1,019,527.13) | (4,609,302.61) | (27,566,115.21) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2039 | |
| 2039 | (998,633.44) | (4,876,002.29) | (28,624,815.15) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2040 | |
| 2040 | (975,383.44) | (5,153,046.97) | (29,717,922.81) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2041 | |
| 2041 | (951,090.18) | (5,439,383.25) | (30,846,556.49) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2042 | |
| 2042 | (923,345.18) | (5,737,687.66) | (32,011,870.77) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2043 | |
| 2043 | (893,899.53) | (6,046,485.90) | (33,215,057.76) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2044 | |
| 2044 | (864,288.77) | (6,364,528.22) | (34,457,348.32) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2045 | |
| 2045 | (830,912.71) | (6,695,709.84) | (35,740,013.32) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2046 | |
| 2046 | (794,629.11) | (7,039,477.70) | (37,064,364.94) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2047 | |
| 2047 | (756,405.95) | (7,395,178.36) | (38,431,757.98) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2048 | |
| 2048 | (717,450.07) | (7,761,929.75) | (39,843,591.31) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2049 | |
| 2049 | (671,325.74) | (8,146,502.95) | (41,301,309.20) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2050 | |
| 2050 | (624,404.54) | (8,542,872.61) | (42,806,402.94) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2051 | |
| 2051 | (575,102.60) | (8,952,980.07) | (44,360,412.23) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2052 | |
| 2052 | (521,830.55) | (9,378,783.84) | (45,964,926.81) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2053 | |
| 2053 | (467,993.22) | (9,817,260.16) | (47,621,588.12) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2054 | |
| 2054 | 6,598,886.26 | (17,281,279.40) | (49,332,090.91) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2055 | |
| 2055 | 6,953,520.87 | (18,045,960.81) | (51,098,185.04) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2056 | |
| 2056 | 7,156,435.30 | (18,672,248.56) | (52,921,677.25) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2057 | |
| 2057 | 7,365,944.45 | (19,318,890.66) | (54,804,432.95) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2058 | |
| 2058 | 7,582,262.64 | (19,986,548.63) | (56,748,378.21) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2059 | |
| 2059 | 7,805,611.18 | (20,675,905.48) | (58,755,501.69) | \$ - | - | - | \$ - | 9,500,000.00 | 6,000,000.00 | 3,500,000.00 | \$ 9,500,000.00 | 2060 | |
| | \$ 18,882,536.28 | \$ (270,070,430.72) | \$ (1,233,723,058.39) | | | | | | | | | | |

**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 | \$ 0.541590 | 100% | \$ 0.541590 | 69.90% | \$ 814,077,448.79 | \$ 881,563,411.48 |
| Bexar County ¹ | 0.236067 | 100% | 0.236067 | 29.78% | 346,856,196.76 | 375,610,124.76 |
| University Health System ² | 0.276235 | 60% | 0.165741 | 0.19% | 2,155,560.26 | 2,155,560.26 |
| Alamo Colleges ³ | 0.149150 | 100% | 0.149150 | 0.14% | 1,607,377.11 | 1,607,377.11 |
| Total | \$ 1.203042 | | \$ 1.092548 | 100.00% | \$ 1,164,696,582.92 | \$ 1,260,936,473.61 |

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, 2060 | N/A | \$ 48,088,623.28 | \$ - | \$ - | N/A |
| Bexar County ³ | September 30, 2060 | N/A | 20,472,721.76 | 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 | \$ 72,324,282.41 | \$ 232,970.85 | \$ 84,358.33 | N/A |

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

² Maximum Dollar Contribution for Bexar County and the City were not listed on the Fiscal Year 2015 Interlocal Agreement.

³ City revenues were reduced by \$225,543.58 for litigation expenses in Fiscal Year 2013.

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

⁵ 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.

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.