

# **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**

	<b>Amended Finance Plan - FY 2019</b>	<b>Amended Finance Plan - FY 2025</b>
<b>Finance Plan</b>		
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
<b>Developer</b>		
Various		
<b>Assumptions</b>		
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		Amended	
	Finance Plan - FY 2019		Finance Plan - FY 2025	
Sources of Funds <sup>1</sup>				
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 <sup>2</sup>		1,299,777.22		1,299,777.22
After 2014 Extension Projects				
Finished / Closed / Terminated / Fully Paid Projects:				
CCHIP/ Flats on St. Mary's @ 601 - 617 N. St. Mary's <sup>3</sup>		-		-
Houston Street Lighting		165,000.00		165,000.00
CH381 / Bexar County - Weston Urban - Frost Bank Tower <sup>6, 8</sup>		3,000,000.00		3,000,000.00
CH380 / HVHC <sup>4</sup>	\$	3,427,294.50	\$	3,028,714.50
CH380 / ARGO <sup>5</sup>		3,299,700.00		3,299,700.00
DEV / Travis Park Garage @ 213 E. Travis <sup>20</sup>		1,250,000.00		1,250,000.00
CH380 / Sidewalk Shade Project <sup>22</sup>				180,000.00
FUNDING / Affordable Housing <sup>23</sup>				1,500,000.00
CH380 / Alameda Theater Conservancy <sup>24</sup>				550,000.00
DEV / Pinkerton's BBQ (Weston Urban) <sup>27</sup>				225,000.00
FUNDING / COVID-19 Emergency Housing Assistance Program <sup>29</sup>				1,500,000.00
FUNDING / 305 Soledad Saws Impact Fee <sup>34</sup>				1,000,000.00
CH380 / Alamo Plaza Construction Relief Program <sup>35</sup>				242,500.00
CH380 / LiftFund Hospitality Relief Program <sup>36</sup>				250,000.00
FUNDING / Bexar County - Alameda Theater Project <sup>6, 7</sup>		9,000,000.00		
Alameda Stagehouse Construction <sup>7</sup>				945,742.00
Annex Phase Development <sup>7</sup>				3,758,068.00
Theater Phase Development <sup>7</sup>				5,296,190.00
Financing expenses <sup>7</sup>		5,487,900.00		-
Bexar County - Activation Initiatives Project <sup>44</sup>				250,000.00
Ongoing / Not Fully Paid Projects:				
FUNDING / Bexar County - Artpace Roof Deck <sup>33</sup>				175,000.00
Bexar County - Contingency Reserve				3,500,000.00
Bexar County - Other Projects <sup>6</sup>		41,577,393.08		270,070,430.72
CH380 / Maverick Building @ 400 E. Houston Street <sup>9</sup>		415,753.05		466,080.94
CH380 / Witte and Fish Buildings @ 135 and 155-161 E. Commerce <sup>10</sup>		4,969,885.20		4,234,132.12
CCHIP / Encore Riverwalk @ 304 and 308 S. Flores <sup>11</sup>		4,242,459.20		6,139,720.07
CCHIP / Heritage Plaza @ 307 Dwyer and 410 S. Main <sup>12</sup>		3,742,193.91		5,655,419.25
CCHIP / Floodgate 139 - 151 E. Commerce St. <sup>13</sup>		2,703,226.11		1,491,305.86
Abatement / USAA @ 300 Convent St. and 700 North St. Mary's <sup>14</sup>		-		-

FUNDING / City - Alameda Theater Project <sup>15, 40</sup>		
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) <sup>16, 38</sup>	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 <sup>17</sup>	255,880.00	155,807.00
DEV / Maverick Whiskey @ 115 Broadway <sup>18</sup>	15,000.00	15,000.00
DEV / African American Museum formerly Grant/Kress Building Project @ 305-315 E. Houston <sup>19, 42</sup>	1,250,000.00	900,000.00
FUNDING / Main Plaza Saga Light Show <sup>21</sup>		900,000.00
FUNDING / Alameda Theater Remediation <sup>25</sup>		1,400,000.00
DEV / Main Plaza Renovation @ 114 Main <sup>26</sup>		0.00
City Tower <sup>28</sup>		14,945,966.14
MDEV / Continental Hotel <sup>30</sup>		250,000.00
MDEV / Continental Hotel City Fee Waivers <sup>30</sup>		161,000.00
CCHIP /305 Soledad <sup>31</sup>	6,378,372.00	8,697,780.00
CCHIP / Riverplace <sup>32</sup>	2,957,268.00	-
FUNDING / Artpace Roof Deck <sup>33</sup>		175,000.00
CH380 /Art Everywhere and Travis Park Programing <sup>22, 37, 39</sup>		520,000.00
Dolorosa Street & Flores Street Public Improvements <sup>41</sup>		
Certificates of Obligation, Series 2022 - Principal		1,805,000.00
Certificates of Obligation, Series 2022 - Interest		625,358.33
African American Museum Project <sup>42</sup>		
Certificates of Obligation, Series 2024 - Principal		4,900,000.00
Certificates of Obligation, Series 2024 - Interest		1,435,513.89
Lighting Project <sup>43</sup>		491,681.00
Activation Initiatives Project <sup>44</sup>		500,000.00
Alameda Theater Stucco Repairs Project <sup>45</sup>		310,000.00
Corazon Feasibility Study <sup>46</sup>		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
<b>Total Uses of Funds</b>	<b>\$ 211,752,790.22</b>	<b>\$ 1,260,936,473.61</b>
<b>Project Financing Surplus/(Shortage)</b>	<b>\$ -</b>	<b>\$ -</b>



<sup>1</sup> 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.

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

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> 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.

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

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

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

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

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

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

<sup>14</sup> Ordinance No. 2017-12-14-1022 authorized a Tax Abatement Agreement with the City and USAA.

<sup>15</sup> 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.

<sup>16</sup> Ordinance No. 2018-04-12-0273 authorized the cumulative reimbursement of \$4,185,916 in connection with the San Pedro Creek Project.

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

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

<sup>19</sup> Ordinance No. 2019-06-13-0520 authorized an agreement in amount not to exceed \$1,250,000 for Grant Kress Building Project.

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

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

<sup>22</sup> 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.

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

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

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

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

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

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

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

<sup>30</sup> 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.

<sup>31</sup> Center City Housing Incentive Policy Agreement for 305 Soledad.

<sup>32</sup> Center City Housing Incentive Policy Agreement for Riverplace at 500 N. Main Ave.

<sup>33</sup> 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.

<sup>34</sup> 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.

<sup>35</sup> 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.

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

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

<sup>38</sup> 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.

<sup>39</sup> 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.

<sup>40</sup> 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.

<sup>41</sup> 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.

<sup>42</sup> 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.

<sup>43</sup> 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.

<sup>44</sup> 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.

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

<sup>46</sup> Proposed project Corazon Feasibility Study in amount of \$125,000.

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

	<b>Preliminary Finance Plan</b>
<b>Baseball Project Sources:</b>	
Team Contribution	\$ 34,000,000.00
Bond Financing	156,728,774.00
<b>Total Sources of Funds</b>	<b>\$ 190,728,774.00</b>
<b>Baseball Project Uses:</b>	
Site Acquisition	\$ 31,000,000.00
Desing 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
<b>Total Uses of Funds</b>	<b>\$ 190,728,774.00</b>
<b>Project Financing Surplus/(Shortage)</b>	<b>\$ -</b>

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 <sup>1</sup>	New Values	Appraisal Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Base Taxable Value <sup>2</sup>	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 <sup>1</sup>	New Values	Appraisal Growth	Year-End Assessed Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value <sup>3</sup>	Captured Taxable Value Adjustment <sup>4</sup>	Captured Taxable Value	Tax Rate	Actual Tax Increment <sup>5</sup>	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	-	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	822,88						

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

Tax Year	Tax Increment Zone				University Health System							Fiscal Year			
	Beginning		Appraisal Growth	Year-End Appraised Value	Tax Exemptions	Year-End Taxable Value	Total Base Taxable Value <sup>6</sup>	Captured Taxable Value Adjustment <sup>3</sup>	Captured Taxable Value	Tax Rate	Actual Tax Increment <sup>7</sup>				
	Value	New Values													
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															
Existing Value Growth Factors															
Base Model Growth Factor 3.25%															
Growth Factor Above Base 0.00%															
Combined Growth Rate 3.25%															
Participation Level 60%															
Tax Rate Growth Factor 0.00%															
Tax Rate Collection Factor 97.50%															

<sup>6</sup> 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.

<sup>7</sup> 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		Appraisal	Year-End	Tax	Year-End	Total		Actual			
	Appraised	New Values	Growth	Appraised	Exemptions	Taxable Value	Base Taxable	Captured	Tax			
	Value			Value			Value <sup>8</sup>	Taxable Value	Tax Rate	Increment <sup>9</sup>		
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		\$ -	244,369,544.00	223,511,790.00		21,810.91	206,166.10	2001
2001	244,369,544.00	380,300.00	(7,144,804.00)	237,605,040.00	(194,419.00)	237,410,621.00	223,511,790.00	13,898,831.00	0.104600	1,804.01	103,112.22	2002
2002	237,605,040.00	6,669,100.00	(7,203,400.00)	237,070,740.00		237,070,740.00	223,511,790.00	13,558,950.00	0.107100	18,105.02	117,754.99	2003
2003	237,070,740.00	14,163,588.00	11,719,200.00	262,953,528.00		262,953,528.00	223,511,790.00	39,441,738.00	0.107050	42,047.28	367,309.29	2004
2004	262,953,528.00	3,424,512.00	(1,130,135.00)	265,247,905.00		265,247,905.00	223,511,790.00	41,736,115.00	0.107050	43,531.70	997,381.78	2005
2005	265,247,905.00	1,434,160.00	13,694,087.00	280,376,152.00		280,376,152.00	223,199,790.00	57,176,362.00	0.107050	61,372.71	536,608.48	2006
2006	280,376,152.00	1,602,460.00	62,661,864.00	344,640,476.00	(2,046,274.00)	342,594,202.00	223,199,790.00	119,394,412.00	0.137050	159,263.51	1,496,844.00	2007
2007	344,640,476.00	22,100,000.00	61,451,366.00	428,191,842.00	(2,566,614.00)	425,625,228.00	223,199,790.00	202,425,438.00	0.134550	271,667.31	2,514,963.51	2008
2008	428,191,842.00	19,222,100.00	88,817,325.00	536,231,267.00	(3,418,900.00)	532,812,367.00	221,900,590.00	310,911,777.00	0.135855	419,982.88	3,829,919.41	2009
2009	536,231,267.00	2,150,110.00	(14,988,335.00)	523,393,042.00	(3,415,070.00)	519,977,972.00	223,199,790.00	296,778,182.00	0.135855	389,883.63	3,517,807.81	2010
2010	523,393,042.00	2,032,230.00	(81,431,040.00)	443,994,232.00	(6,432,990.00)	437,561,242.00	223,199,790.00	214,361,452.00	0.141623	123,864.55	2,463,172.64	2011
2011	443,994,232.00	7,203,107.00	31,137,286.00	482,334,625.00	(17,077,070.00)	465,257,555.00	223,199,790.00	242,057,765.00	0.141623	83,766.71	1,792,852.35	2012
2012	482,334,625.00	7,132,000.00	(5,126,707.00)	484,339,918.00	(15,776,040.00)	468,563,878.00	223,199,790.00	245,364,088.00	0.149150	(83,766.71)	1,037,763.21	2013
2013	-	-	-	-	-	-	-	-	-	54,043.60	1,067,718.39	2014
2014	-	-	-	-	-	-	-	-	-	-	1,609,643.33	2015
2015	-	-	-	-	-	-	-	-	-	-	2,737,269.57	2016
2016	-	-	-	-	-	-	-	-	-	-	4,538,935.11	2017
2017	-	-	-	-	-	-	-	-	-	-	3,891,881.74	2018
2018	-	-	-	-	-	-	-	-	-	-	4,359,535.08	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%		

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

<sup>9</sup> 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 <sup>1</sup>	Debt Service Close-out <sup>2</sup>	TIRZ Fund	Transfer of TIF Revenue to Debt Service	Transfer of Developer DS Shortfall <sup>1</sup>	Costs of Defeasance <sup>3</sup>	Before 2014 Extension			Bexar County Administrative Expenses	Bexar County Administrative Expenses	Bexar County Reimbursements <sup>4</sup>	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	955,396																	

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

Houston Street  
Finance Plan  
December 2024

Houston Street											Before		Alameda Theater Restoration		Alameda Theater Conservancy		Alameda Theater Restoration		San Pedro Creek Security		HVHC		ARGO					
erpayment and Litigation			Taxing Entity		Facade Preservation		Majestic		Walgreens/		Houston Street		Bridge Linkage		2014 Extension		City's Debt Service <sup>1</sup>		Reimbursement <sup>8</sup>		Reimbursement <sup>1</sup>		Reimbursement <sup>2</sup>		Reimbursements <sup>10</sup>		Reimbursements <sup>11</sup>	
Tax	UHS	Alamo Colleges	Expenses	DS Shortfall	& Predevelopment	Courtyard	Stuart Building	Bridge Linkage	& Kress Building	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements
Year	Reimbursements <sup>5</sup>	Reimbursements <sup>6</sup>	Sub-total	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements	Reimbursements <sup>7</sup>	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)	-	-	-	-	-	-	-	-	-	-	(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  
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Tax Year	Houston Street Lighting	Maverick Building @ Street <sup>3</sup>	Encore Riverwalk @ Flores <sup>4</sup>	Witte and Fish Building @ Commerce <sup>5</sup>	Heritage Plaza @ S. Main <sup>6</sup>	Floodgate @ Commerce St. <sup>7</sup>	Burns Building @ 401 E. Houston <sup>8</sup>	Maverick Whiskey @ 115 Broadway <sup>9</sup>	Museum (Former Grant Kress Bldg) @ <sup>10</sup>	Travis Park Garage @ 213 E Travis <sup>20</sup>	Main Plaza Saga Light Show Reimbursement <sup>11</sup>	Downtown Shade Project Reimbursement <sup>22, 39</sup>	Affordable Housing Reimbursement <sup>23</sup>	Alameda Theater Conserv Operations Reimbursement <sup>24</sup>	Alameda Theater Remediation Reimbursement <sup>25</sup>	Main Plaza Bookstore @ 114 Main Reimbursement <sup>12</sup>
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  
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**Houston Street  
Tax Increment Reinvestment Zone #9  
Reimbursements**

Houston Street  
Finance Plan  
December 2024

Tax Year	Alameda Theater Stucco Repairs Reimbursement <sup>22</sup>	Dolorosa Public Improvements Debt Services <sup>23</sup>	Flores Public Improvements Debt Services <sup>24</sup>	African American Museum <sup>25</sup> Debt Services	Corazon Feasibility Study Reimbursement <sup>46</sup>	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 <sup>26</sup>	Weston Urban - Frost Bank Tower <sup>49</sup>	Bexar County Activation Initiatives in Reimbursements <sup>27</sup>	Bexar County Artpace Reimbursements <sup>28</sup>	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	(5,495,096.39)	(70,372.81)	-	-	-
2022	-	(63,331.25)	(20,902.08)	-	-	(1,500,000.00)	-	-	-	-	-	(1,592,248.64)	(25,815.99)	-	-	-
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 <sup>4</sup>	TIF Expenses <sup>5</sup>
City of San Antonio	\$ 0.541590	100%	\$ 0.541590	69.90%	\$ 814,077,448.79	\$ 881,563,411.48
Bexar County <sup>1</sup>	0.236067	100%	0.236067	29.78%	346,856,196.76	375,610,124.76
University Health System <sup>2</sup>	0.276235	60%	0.165741	0.19%	2,155,560.26	2,155,560.26
Alamo Colleges <sup>3</sup>	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

<sup>1</sup> 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.

<sup>2</sup> University Health System participation ended on September 30, 2012.

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

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

<sup>5</sup> 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 <sup>1</sup>	TIF Revenues Collected <sup>2</sup>	Litigation Reimbursement	Overpayment Reimbursement	Remaining Collections/ (Refund)
City of San Antonio <sup>2</sup>	September 30, 2060	N/A	\$ 48,088,623.28	\$ -	\$ -	N/A
Bexar County <sup>3</sup>	September 30, 2060	N/A	20,472,721.76	116,498.22	18,097.59	N/A
University Health System <sup>4</sup>	September 30, 2012	2,026,871.00	2,155,560.26	62,428.52	66,260.74	-
Alamo Colleges <sup>5</sup>	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

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

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

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

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

<sup>5</sup> 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.

<sup>6</sup> 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.