### **Brooks City Base**

**Adopted Budget Fiscal Year 2015** 





### **Brooks City Base**

# Adopted Annual Operating and Capital Budget Fiscal Year 2015

#### **Brooks Development Authority Staff**

#### **President and CEO**

Leo Gomez

Chief Operating Officer	Chief Finan	cial Officer	Fiscal Manager
Roland A. Lozano	Milo Nitschke		Samantha Carneiro
Matthew Akes	Trish Gonzales	Mac McCarthy	Rosario Solis
Eloy Alcantar	Greg Hammer	Debbie Perales	Thelma Stowers
Stoney Burke	Valerie Humphreys	Lorenzo Perez	Matthew Tapia
Karen Dickson	Jaime Lawhn	Samuel Reid	Daniel Trujillo
Philip Elmore	James LeBlanc	Sha-Rone Caffie-Reyes	Jose Urbino
Mary Fletcher	Natalia Martinez	Tom Salazar	Sonia Veliz
Elizabeth Gallegos	Lucynda Massey	Carlos Salinas	

## **Brooks City Base**

### **Vision**

Brooks City Base is a thriving, mixed-use community that offers a competitive environment for local, national, and international businesses; providing a full complement of amenities including residential, retail, entertainment, and open green space.

### **Mission**

Our mission is to promote, develop, and sustain a vibrant community to catalyze progressive economic development and prosperity.

It is a place to live, work, learn and play.

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### **Brooks City Base Board Members**

#### Fiscal Year 2015



Manuel A. Pelaez-Prada District 7 Board of Directors - Chair



John P. Jennings
District 1



Margaret Wilson-Anaglia
District 2



Michelle Krupa
District 3



Ramiro A. Cavazos
District 4



Carlos Contreras
District 5 City Manager's Office



Manuel Villa District 6



Steven Goldberg
District 8



**Tamara Tapman**District 9



Jesse Hereford District 10



**Iñigo Arzac** Mayor's Office





In the past two years Brooks City Base has adopted a new vision, taking Brooks from a Research and Technology Park to a mixed use community where citizens of San Antonio and surrounding areas can live, work, learn, and play. The Fiscal Year 2015 Operating and Capital Budget was built to continue to turn this vision into a reality. The budget focuses on an enhanced Campus Appearance Program, EB-5 Regional Center, Aggressive Marketing Campaign, and an effort to secure public funding for various projects throughout the campus. Our budget reflects our dedication to promote, develop, and sustain a vibrant community that will serve as a catalyst for economic development and prosperity on the Southside of San Antonio.

The FY 2015 Operating Budget has expenditures totaling \$ 8,601,497 with an Operating Reserve of \$ 4,878,879; the equivalent of six months of operating capital. This year's budget has a 14.28% increase over the FY 2014 Adopted Budget. The FY 2015 Capital Budget contains projects totaling \$ 145,953,959. A significant portion of the Capital Budget is allocated to new developments to include residential, hospitality, and commercial components. Additional funds are designated to improve various facilities throughout campus, streets, drainage, and green space.

#### **Budget Highlights:**

#### **Enhanced Campus Appearance**

Brooks City Base is a vibrant 1,200 acre community with a combination of developed and vacant land. One of Brooks largest operations is the maintenance of its acreage. In an effort to improve the overall appearance, Brooks City Base has enlisted support from Port San Antonio. The FY 2015 Adopted Budget includes a full year landscape contract with Port SA. This contract will provide the Brooks' landscape staff with general support, and a more specilized focus on trees, irrigation and tenant areas. Also included in the budget is additional campus security during overnight shifts to assist in protecting the property.

#### EB-5 Regional Center

EB-5 is a foreign investment program created by Congress in 1990 to help stimulate the U.S. economy and provide an opportunity for foreign investors to gain permanent residency for themselves and their families. Brooks City Base is a designated EB-5 Regional Center or an entity that is permitted to pool EB-5 capital from multiple foreign investors for qualified economic development projects. The FY 2015 Adopted Budget includes an increase to the EB-5 Program. This increase aids in creation of new contacts for funding sources and the pursuit cost of investors through the EB-5 Program and Foreign Direct Investment.

#### Aggressive Marketing Campaign

Over the past two years, Brooks City Base has reinvented itself. No longer a "research and technology center," this live/work/learn/play community has a new logo, a new land use plan, and a new vision for its continued redevelopment. As much of the behind-the-scenes work is now complete, it is time to roll out this new vision with an aggressive new marketing and communications strategy that will re-introduce Brooks City Base to local, regional, and national audiences. The goal is to use a comprehensive approach inclusive of multimedia portals to raise the profile of Brooks City Base. Our strategy is threefold:

- 1. Establish strong narrative.
- 2. Build brand equity and community awareness.
- 3. Market land use plan to choice employers.

#### Secure Public Funding

The local, state and federal lobbying program is geared toward identifying funding opportunities for Brooks priority projects, and leveraging relationships to secure at least \$35 million in funds from strategic partners/target resources. Our strategy is threefold:

- 1. Secure Brooks' champions at each government level (local, state, federal).
- 2. Lobby grant applications, and other proposals (legislative amendments, and submissions to corporate RFQs).
- 3. Raise Brooks profile by promoting unique BRAC (Base Realignment and Closure) redevelopment model for progressive economic development.

#### Linear Park

The Brooks City Base Linear Park will include ponds surrounded by walking/jogging/biking trails and a covered pavilion for events on approximately 40 acres. Eventually the trails will connect to the Mission Reach part of the San Antonio River. This is a multi-phase project with Phase I included as part of the FY 2015 Capital Budget.

#### Hangar 9

Hangar 9 is recognized as the oldest existing wooden airplane hangar in the nation, and a National Historic Landmark. Also included on the site is the gravesite and memorial for Sidney J. Brooks, the campus namesake. This is a multi-phase project with the initial phase funded in the FY 2015 Capital Budget. Phase 1 will address restoration of the gravesite and memorial, enhancements to the gravesite area, landscaping, lighting, public amenities, and required studies/tests for the site and the hangar itself. This project will establish a visible effort at the site, to be quickly followed by the large-scale project to rehabilitate Hangar 9 and restore it for public access and use.

#### Conclusion

The FY 2015 Operating and Capital Budget allocates funds to carry out the vision and mission of Brooks City Base as laid out by the Board of Directors. It focuses on economic development, project funding, brand awareness, and appearance enhancement. It puts into motion a plan that strategically positions Brooks City Base to become a progressive development that offers a unique community within San Antonio where one can live, work, learn, and play.

Milo Nitschke

Chief Financial Officer

Léo Gomez

President & CEO



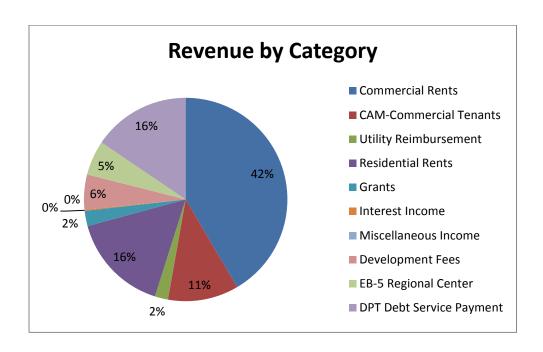
## **Operating Budget**

### FY 2015 Budget Summary

The FY 2015 Operating Budget estimates revenues to be \$ 9,074,463. This is a 30.1% increase from the FY 2014 budget. Operating expenditures are budgeted at \$ 8,601,497 which represents a 14.28% increase from FY 2014. Debt service requirements total \$ 2,272,396 which is comprised of; (1) an adjustable rate promissory note agreement with JPMorgan Chase Bank, N.A., with principal and interest payments budgeted at \$ 1,408,442 and (2) the State Energy Conservation Organization loans with principal and interest payments in the amount of \$ 863,954. The total operating and debt service budget is \$10,873,893. The operating budget includes a 3% COLA (Cost of Living Adjustment) for all Brooks Development Authority employees. Funds from the Operating Shortfall Reserve will be utilized to cover the variances between revenues and expenditures.

#### Revenue

As owner and operator of the land and buildings located at Brooks City Base, approximately 69% of Brooks Development Authority's revenue is generated from lease income. This includes rent from commercial tenants and residents. Also included is a Common Area Maintenance (CAM) charge. This fee is charged to tenants to help maintain the campus. Revenue collected from CAM charges is used for expenses including but not limited to maintenance, campus security, landscaping, parks, utilities for common areas, and street maintenance.

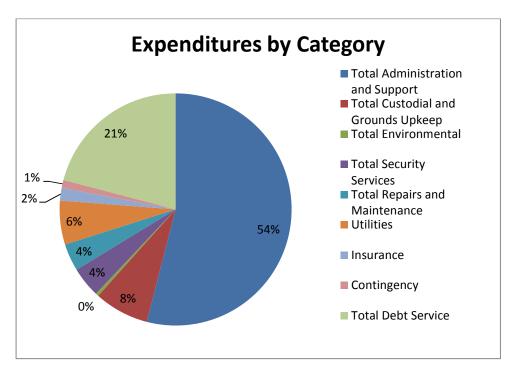


Other income is received from a Bexar County 381 grant used for infrastructure, development fees from current economic development projects, and EB-5 Regional Center fees. Utility Reimbursement and DPT Debt Service revenue function as pass through payments to CPS Energy and JP Morgan Chase respectively.

#### **Expenditures**

Operating expenditures are separated into 9 categories with Administration and Support as the largest. Administration and Support is approximately 54% of all operating expenditures. Included in it are salaries and benefits, professional services, marketing and public affairs, information technology and telecommunications, travel, training and education, memberships, and sponsorships. This category includes all expenditures related to the operation of Brooks Development Authority.

Custodial and Grounds Upkeep, Environmental, Security Services, Repairs and Maintenance, Utilities, and Insurance are all functions of CAM. Each of these categories contributes to the operation of the Brooks City Base campus. Included are contracts for security, landscaping, janitorial services, HVAC systems maintenance, plumbing and electrical work, and buildings repairs.



Currently, Brooks Development Authority has an annual debt service payment of \$ 2,272,396. The first is an adjustable rate promissory note agreement with JPMorgan Chase Bank, N.A., with principal and interest payments budgeted at \$ 1,408,442. This loan was used to construct a build-to-suit facility for DPT Laboratories. The second is a combination of 3 separate loans from the State Energy Conservation Organization. Together, the loans' annual principal and interest

payments total \$ 863,954. These loans were used to fund energy upgrades in various buildings on campus including installations of new HVAC systems and energy efficient lighting.

With revenue budgeted at \$ 9,074,463 and expenditures totaling \$ 10,873,893, there is an expected shortfall of \$ 1,799,430. This variance will be covered by the Operating Shortfall Reserve. FY 2015 is the second year of a three year plan to increase revenue to cover all expenditures with a forecasted breakeven in FY 2017. Revenue has risen over the past year and is estimated to increase by 30.1% in FY 2015. This increase is due to additional tenants and new programs. Those along with revenue producing capital investments planned in FY 2015 will increase revenue to reach a balanced budget in FY 2017.

## Brooks City Base FY 2015 Adopted Operating Budget

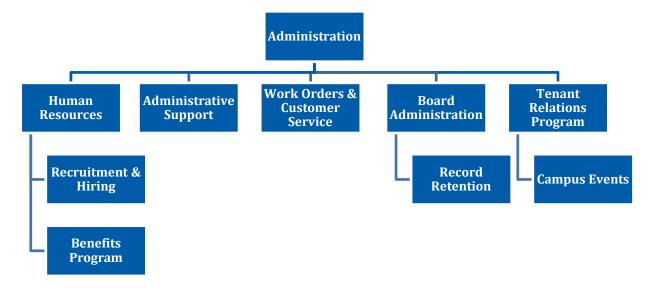
Revenue		FY 2014 Revised Budget	FY 2014 Projected Year End	FY 2015 Proposed
CAM-Commercial Tenants         712,436.85         785,152.00         1,021,680.94           Utility Reimbursement         245,367.00         244,453.00         1,88,462.40           Residential Rents         1,443,492.00         1,464,370.00         1,443,000.00           Grants         220,000.00         220,000.00         220,000.00           Interest Income         806,701.06         14,900.00           Miscellaneous Income         27,341.00         508,018.93           EB-5 Regional Center         500,000.00         500,000.00           DPT Debt Service Payment         1,408,441.83         1,408,441.83         1,408,441.83           Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures           Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00	Revenue			
CAM-Commercial Tenants         712,436.85         785,152.00         1,021,680.94           Utility Reimbursement         245,367.00         244,453.00         1,88,462.40           Residential Rents         1,443,492.00         1,464,370.00         1,443,000.00           Grants         220,000.00         220,000.00         220,000.00           Interest Income         806,701.06         14,900.00           Miscellaneous Income         27,341.00         508,018.93           EB-5 Regional Center         500,000.00         500,000.00           DPT Debt Service Payment         1,408,441.83         1,408,441.83         1,408,441.83           Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures           Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00		2.945.465.60	3.419.663.02	3.769.958.63
Utility Reimbursement         245,367.00         244,453.00         188,462.40           Residential Rents         1,443,492.00         1,464,370.00         1,443,000.00           Grants         220,000.00         220,000.00         220,000.00           Interest Income         806,701.06         14,900.00           Miscellaneous Income         27,341.00         508,018.93           EB-5 Regional Center         500,000.00         500,000.00           DPT Debt Service Payment         1,408,441.83         1,408,441.83         1,408,441.83           Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures           Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00				
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Grants         220,000.00         220,000.00         220,000.00           Interest Income         806,701.06         14,900.00           Miscellaneous Income         27,341.00         14,900.00           Development Fees         508,018.93           EB-5 Regional Center         500,000.00           DPT Debt Service Payment         1,408,441.83         1,408,441.83         1,408,441.83           Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures         Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         1,408,441.83         1,408,441.83	•	· · · · · · · · · · · · · · · · · · ·		
Interest Income   806,701.06   14,900.00	Grants			
Miscellaneous Income         27,341.00         508,018.93           EB-5 Regional Center         500,000.00         500,000.00           DPT Debt Service Payment         1,408,441.83         1,408,441.83         1,408,441.83           Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures         Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,	Interest Income	,	,	· ·
Development Fees   508,018.93	Miscellaneous Income			,
DPT Debt Service Payment Revenue Total   1,408,441.83   1,408,44	Development Fees		,	508,018.93
DPT Debt Service Payment Revenue Total   1,408,441.83   1,408,44	•			· ·
Revenue Total         6,975,203.28         8,376,121.91         9,074,462.72           Expenditures         Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           SECO Loan         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42) <td><del>_</del></td> <td>1,408,441.83</td> <td>1,408,441.83</td> <td>1,408,441.83</td>	<del>_</del>	1,408,441.83	1,408,441.83	1,408,441.83
Administration and Support         4,813,141.23         4,894,264.87         5,873,427.31           Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         1,799,430.42	<del>-</del>			
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Custodial and Grounds Upkeep         815,427.10         655,241.76         828,899.00           Environmental         31,500.00         41,500.00         45,000.00           Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service         DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operati	•	4,813,141.23	4,894,264.87	5,873,427.31
Security Services         395,435.00         376,435.00         462,375.00           Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Variance         (2,782,554.40)         -         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Custodial and Grounds Upkeep	815,427.10	655,241.76	828,899.00
Repairs and Maintenance         379,246.00         307,171.50         414,300.00           Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Variance         (2,782,554.40)         -         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Environmental	31,500.00	41,500.00	45,000.00
Utilities         715,177.60         731,035.00         663,117.00           Insurance         327,115.00         327,115.00         194,379.00           Contingency         50,000.00         45,000.00         120,000.00           Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Variance         (2,782,554.40)         -         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Security Services	395,435.00	376,435.00	462,375.00
Insurance	Repairs and Maintenance	379,246.00	307,171.50	414,300.00
Contingency Expenditure Total         50,000.00         45,000.00         120,000.00           Debt Service         7,527,041.93         7,377,763.13         8,601,497.31           DPT Loan SECO Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Utilities	715,177.60	731,035.00	663,117.00
Expenditure Total         7,527,041.93         7,377,763.13         8,601,497.31           Debt Service         DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Insurance	327,115.00	327,115.00	194,379.00
Debt Service           DPT Loan         1,408,441.83         1,408,441.83         1,408,441.83           SECO Loan         822,273.92         863,954.00         863,954.00           2,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Contingency			120,000.00
DPT Loan         1,408,441.83	Expenditure Total	7,527,041.93	7,377,763.13	8,601,497.31
SECO Loan         822,273.92         863,954.00         863,954.00           Z,230,715.75         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         (2,782,554.40)         -         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Debt Service			
2,230,715.75         2,272,395.83         2,272,395.83         2,272,395.83           Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	DPT Loan	1,408,441.83	1,408,441.83	1,408,441.83
Total Expenditures & Debt Service         9,757,757.68         9,650,158.96         10,873,893.14           Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	SECO Loan	822,273.92	863,954.00	863,954.00
Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)		2,230,715.75	2,272,395.83	2,272,395.83
Operating Sources Over/(Under)         (2,782,554.40)         (1,274,037.05)         (1,799,430.42)           Transfer In from Shortfall Reserve         1,274,037.05         1,799,430.42           Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)				
Transfer In from Shortfall Reserve       1,274,037.05       1,799,430.42         Variance       (2,782,554.40)       -       -         Beginning Reserve Fund Balance Fund Balance Fund Balance Transfer to Operating       5,924,655.26       4,650,618.21         Fund Balance Transfer to Operating       (1,274,037.05)       (1,799,430.42)	Total Expenditures & Debt Service	9,757,757.68	9,650,158.96	10,873,893.14
Variance         (2,782,554.40)         -         -           Beginning Reserve Fund Balance         5,924,655.26         4,650,618.21           Fund Balance Transfer to Operating         (1,274,037.05)         (1,799,430.42)	Operating Sources Over/(Under)	( 2,782,554.40 )	( 1,274,037.05 )	( 1,799,430.42 )
Beginning Reserve Fund Balance 5,924,655.26 4,650,618.21 Fund Balance Transfer to Operating (1,274,037.05) (1,799,430.42)	Transfer In from Shortfall Reserve		1,274,037.05	1,799,430.42
Fund Balance Transfer to Operating (1,274,037.05) (1,799,430.42)	Variance	(2,782,554.40)	-	<u>-</u>
Fund Balance Transfer to Operating (1,274,037.05) (1,799,430.42)	Reginning Reserve Fund Ralance		5 924 655 26	4 650 618 21
	<b>5 5</b>			



### Administration

#### **Department Overview**

The Administration Department is responsible for the human capital of the organization. This includes day-to-day management of activities connected with employee recruitment and hiring, medical benefits, payroll, worker's compensation claims, personnel policy compliance, and organizational strategic planning. Any open record requests associated with board meetings or the organization in general are handled through this department. In addition to human resources, this department is also responsible for the implementation of a tenant relations program to include special events held on the campus to attract external stakeholders and the surrounding community. In addition, the Administration Department is responsible for the board, foundation, and committee meetings. Functional responsibilities include compliance with all city and state laws/regulations of all documentation and board members. The other area of responsibility includes the customer service component for the organization. Responsibilities include but not limited to tenant work orders and providing a comfortable, welcoming environment for stakeholders who are visiting and are interested in Brooks City Base. The Administration Department is organized into the following areas:



#### **Department Goals & Objectives**

- Implement an organizational staffing plan.
- Develop and implement the Tenant Relations Program's and its subsequent components customer service, communication, and community involvement.
- Provide a database for easy access to any information related to board or committee meetings.
- ❖ Develop a special events program that will ensure community involvement and external stakeholder participation.
- Review and streamline work order process to include a customer service component.

#### **Department Budget**

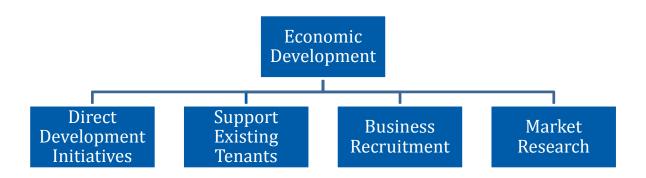
The Administration Department is funded 100% by the Operating Fund. Decreases in Personal Services, Professional Services, and Insurance are due to the transfer of several line items to the Non-Departmental budget. The increase in Business Expenses is due to the enhancement of the tenant relations program. The Sources and Uses of funds for the Administration Department are below.

	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds	-		-
Operating Fund	1,026,085	670,364	534,265
<b>Total Funds</b>	1,026,085	670,364	534,265
			_
Uses of Funds			
Administration & Support			
Personal Services	508,620	480,014	333,570
<b>Professional Services</b>	99,500	99,500	91,990
IT & Telecommunications			
Marketing/Advertising			
Business Expenses	59,800	59,800	72,825
Office Expenses	31,050	31,050	35,880
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance	327,115		
Contingency			
Total Funds	1,026,085	670,364	534,265
Positions	4	4	4

## Economic Development

#### **Department Overview**

The Economic Development Department is responsible for working closely with the Board of Directors, Planning and Development Committee, and BDA Leadership in promoting the business and economic development interests within the campus. The department provides guidance to individuals and companies to establish, relocate, or expand their businesses within Brooks City Base. In addition, the department serves as a liaison between business, industry, local, regional, state, and federal regulatory agencies. The Economic Development Department is organized into the following:



#### **Department Goals & Objectives**

- Stimulate the economic development of Brooks City Base through the recruitment of new tenants and assist with the development of short and long term development initiatives for current leaseholders.
- ❖ Work with the Economic Development Committee to formulate and implement marketing and business attraction strategies, by utilizing an aggressive outreach program targeting site location consultants and corporate real estate executives with the goal of bringing Brooks City Base to the forefront of future relocation and expansion plans.
- Maintain a liaison with current developers and assist with development needs as projects progress through the development cycle.
- ❖ Provide professional economic development advice, assist local real estate and economic development allies, and serve as an advocate for economic development in line with the Master Land Use Plan, BDA Leadership, and goals as established by the Board of Directors.
- Attend professional development workshops and conferences to keep abreast of trends and developments in the field of economic development, and to represent the interest of Brooks City Base on matters related to economic development.

#### **Department Budget**

The Economic Development Department is funded 100% by the Operating Fund. There is a significant increase in the Business Expenses line item. This increase is due to the implementation of a more aggressive development program. Included are increases in travel, external relations, memberships, special events, and conferences. These enhancements will provide the funds necessary to actively recruit new tenants and business partners in order to place quality development at Brook City Base. The decrease in Professional Services is reflective of decreased work by outside legal counsel. The Sources and Uses of Funds for the Economic Development Department are listed below.

	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	397,370	381,030	379,151
<b>Total Funds</b>	397,370	381,030	379,151
Uses of Funds			
Administration & Support			
Personal Services	202 220	202.000	250 445
	283,220	283,880	258,445
Professional Services	101,500	76,601	-
IT & Telecommunications	1,000	1,000	300
Marketing/Advertising			
<b>Business Expenses</b>	4,900	15,799	115,656
Office Expenses	6,750	3,750	4,750
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance			
Contingency			
Total Funds	397,370	381,030	379,151
Positions	2	2	2

### Executive

#### **Department Overview**

The Executive Department is responsible for the general administration of the Brooks Development Authority and is not only comprised of the office of the President & CEO, but provides Public Affairs oversight. Executive management meets daily with employees, board members, business heads and community leaders to discuss the organization's purpose and mission which is to create jobs through progressive development and public-private partnerships. The Executive Department is organized into the following areas:



#### **Department Goals & Objectives**

- Cultivate a strong and transparent working relationship with the Board and ensure open communication about the measurement of financial, programmatic, and impact performance against stated milestones and goals.
- Create, communicate, and implement the organization's vision, mission, and overall direction. Leading the development and implementation of the overall organization's strategy.
- ❖ Formulate and execute comprehensive marketing, branding and development strategies that will ensure consistency throughout the organization and enhance revenue from local business partners and worldwide corporations.
- ❖ Ensure that the flow of funds permits the EB-5 program to make continuous progress towards the achievement of its mission and that those funds are allocated properly to reflect present needs and future potential.
- Begin to build partnerships in new markets, with an emphasis in the Eagle Ford Shale arena, with the intent to highlight economic development concepts aboard the campus.

Represent the organization for civic and professional association responsibilities and activities in the local community, the state, and at the national level.

#### **Department Budget**

The Executive Department is funded 100% by the Operating Fund. Significant increases are in the Personal Services and Business Expenses line item. Personal Services increase is due to a rise in the cost of health benefits. Also included is a 3% Cost of Living Adjustment for staff. Increase in the Business Expense line item is due to increased external relations with potential business partners and stakeholders. It includes the cost of travel, sponsorships, conferences, special events, and promotions. The Sources and Uses of funds for the Executive Department are below.

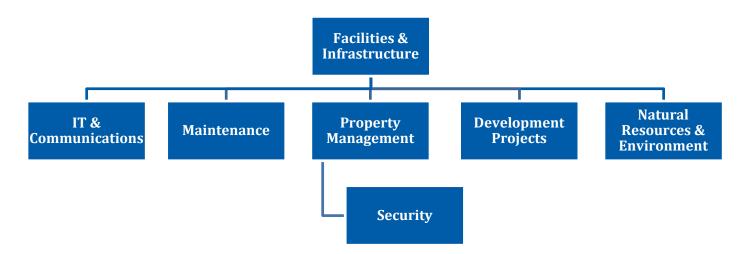
	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	676,356	694,225	756,633
Total Funds	676,356	694,225	756,633
Uses of Funds			
Administration & Support			
Personal Services	584,876	595,745	634,783
Professional Services	·	·	
IT & Telecommunications	-	7,000	3,000
Marketing/Advertising			
Business Expenses	88,300	88,300	116,100
Office Expenses	3,180	3,180	2,750
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance			
Contingency			
Total Funds	676,356	694,225	756,633
Positions	3	3	3

### Facilities & Infrastructure

#### **Department Overview**

The Facilities & Infrastructure Department is responsible for management of the buildings, facilities and infrastructure assets of Brooks City Base and the Brooks Development Authority. This staff provides dependable operations and maintenance support for Brooks' tenants and the campus as a whole, including landscape, building maintenance, communications support, property enhancement, security and preservation and development of our natural and historic resources. The newest component of the department provides coordination and support for campus development projects and management of development teams and consultants. The staff comprises approximately one-half of the authority's personnel component and engages daily with tenants and visitors.

Functional responsibilities include daily attention to campus appearance and aesthetics including landscape and facilities requirements, ensuring optimal building environmental systems operation and reliability of communications infrastructure, 24/7 security for Brooks' properties, oversight and management of construction projects, monitoring environmental and utility conditions, and development of new buildings, facilities and assets for Brooks. Additionally, the department maintains contacts with numerous city, county and utility offices to support and facilitate Brooks' initiatives, and relationships with state and other external organizations, such as the Texas Department of Environmental Quality, Texas Historic Preservation Office and the U.S. Air Force. The Facilities & Infrastructure Department is organized into the following areas:



#### **Department Goals & Objectives**

- Sustain high-level landscape and aesthetics program to elevate campus appearance and identity.
- Rehabilitate and preserve historic and natural resources and develop destination venues.
- Utilize best practices in management of building systems including preventative maintenance.
- Develop Class A projects to attract and house new tenants, visitors and investors.
- Provide responsive customer service for all tenant requests and projects.
- Reduce utility costs through effective monitoring and installation of efficient systems and equipment.

- ❖ Plan, deploy and support all office hardware, software, and mobile communications.
- ❖ Design, implement and manage the entire campus wide telecommunications infrastructure.
- ❖ Establish a safe and secure campus environment for employees, tenants and visitors by providing armed, professional security patrol services 24 hours per day, 7 days a week, 52 weeks per year.

#### **Department Budget**

The Facilities & Infrastructure Department is funded 100% by the Operating Fund. The increase in Personal Services is due to the addition of a position and a rise in health benefits costs. Also included is a 3% Cost of Living Adjustment for employees. The IT & Telecommunications line item reflects the addition of a contract for Telecom Engineering & Consulting Services. The Custodial Grounds & Upkeep increase is due to an enhancement in the campus grounds program. The FY 2015 budget reflects the first full year of a landscaping contract with Port San Antonio. This contract will lend general support to the current 4 full-time Brooks employees that maintain the 1,200 acre campus. The increase in Security Services is reflective of the addition of a second night security officer. The rise in Repairs and Maintenance is due to the implementation of a Preventative Maintenance Program. The Preventative Maintenance Program will help upkeep the many older structures at Brooks City Base and avoid large repair costs in the future. There is a significant decrease in Office Expenses due to an adjustment made to the office phone after hours answering service. The decrease in Contingency reflects the transfer of that line item to the Non-Departmental budget. The Sources and Uses of funds for the Facilities & Infrastructure Department are below.

Facilities & Infrastructure			
	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	3,562,515	3,569,673	3,791,831
Total Funds	3,562,515	3,569,673	3,791,831
<b>Uses of Funds</b>			
Administration & Support			
Personal Services	987,920	985,078	1,133,690
<b>Professional Services</b>			
IT & Telecommunications	148,305	148,305	217,750
Marketing/Advertising			
<b>Business Expenses</b>	8,500	8,500	10,500
Office Expenses	41,004	41,004	16,200
Custodial Grounds & Upkeep	815,427	815,427	828,899
Environmental	31,500	31,500	45,000
Security Services	395,435	395,435	462,375
Repairs & Maintenance	369,246	379,246	414,300
Utilities	715,178	715,178	663,117
Insurance	-	-	-
Contingency	50,000	50,000	-
Total Funds	3,562,515	3,569,673	3,791,831
Positions	12	12	13

## Finance

The Finance Department is responsible for the administration and management of the operational and capital finances of Brooks Development Authority. This includes the management of all Brooks City Base's financial assets and resources. Functional responsibilities include the development of the annual Operating and Capital Budgets, monthly financial reports, annual financial audit as well as integrating, coordinating and communicating financial information within the Brooks organizational structure, Board, and interested third parties. Additionally, the Finance Department oversees the debt program, investment practices and implementation of banking services. Further responsibilities of the department include the management of all contracts, procurement of materials and services, and inventory of assets for the organization. The Finance Department is organized into the following areas:



#### **Department Goals & Objectives**

- Develop financing structures that incorporate multiple sources of funding such as land equity, cash equity, debt, EB-5 financing, New Market Tax Credits (NMTC), Historic Tax Credits and other financial instruments and tools to finance capital improvements.
- Minimize the cost of financing.
- Develop and protect Brooks' credit-worthiness.
- ❖ Monetize Brooks' assets to help fund various projects on campus.
- Provide opportunities for small, minority, African American and woman-owned business enterprises when procuring products and services for Brooks City Base.

#### **Department Budget**

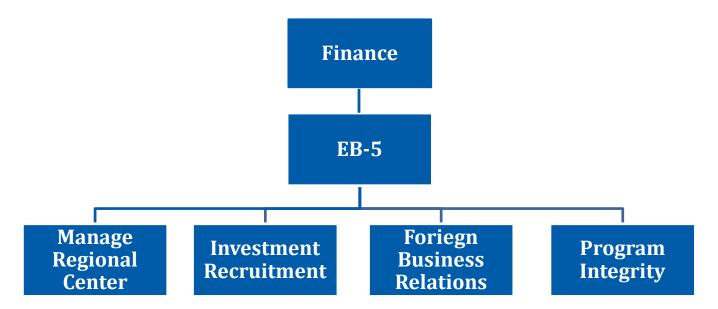
The Finance Department is funded 100% by the Operating Fund. Significant improvements are in the Personal Services and Office Expenses. The increase in Personal Services is due to the addition of a position and a rise in health benefits cost. Also included is a 3% Cost of Living Adjustment for employees. The increase in Office Expenses is due to the printing of budget books and Comprehensive Annual Financial Report (CAFR) reports. Significant decreases in Professional Services and Insurance reflect the transfer of Brooks General Counsel and insurance to the Non-Departmental budget. The Sources and Uses of funds for the Finance Department are below.

	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	903,813	1,247,205	937,431
Total Funds	903,813	1,247,205	937,431
			_
Uses of Funds			
Administration & Support			
Personal Services	733,269	749,546	811,046
<b>Professional Services</b>	138,000	135,450	97,550
IT & Telecommunications	20,000	20,000	-
Marketing/Advertising			
<b>Business Expenses</b>	10,675	13,225	17,485
Office Expenses	1,869	1,869	11,350
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance	-	327,115	-
Contingency			
Total Funds	903,813	1,247,205	937,431
Positions	7	7	8
Positions	<b>903,813</b> 7	7	8

## EB-5

#### **Department Overview**

The EB-5 Regional Center is responsible for managing the Brooks City Base EB-5 program. EB-5 is a federal investment visa program administered by the United States Citizenship and Immigration Services. The main directive of the center is to educate qualified foreign investors on approved development projects and facilitate the participation of financiers to investing in development projects. Appropriate use of these investments must meet the program's eligibility criteria of development, current capacity expansion, or business growth. The EB-5 Regional Center is organized into the following areas:



#### **Department Goals & Objectives**

- ❖ Partner with local businesses and economic development agencies to coordinate investment opportunities, within the regional center's area of responsibility, which will create jobs both on the Brooks City Base campus and the surrounding area.
- ❖ Ensure program integrity by utilizing the existing USCIS Fraud Detection and National Security resources to identify potential fraud and take appropriate action as warranted.
- Develop and execute a global marketing plan with the intent to target foreign investors and highlight investment opportunities on the Brooks City Base campus.
- ❖ Provide expert guidance to overseas investors that will ensure investment offerings comply with U.S. federal and state securities laws and SEC regulations as specific within EB-5 guidelines.
- **Solution** Establishing contractual relationships with experts in the countries that will be visited in order to better tailor the marketing strategy to the target audience.

#### **Department Budget**

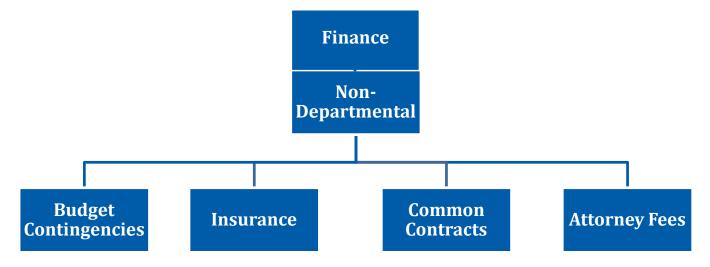
The Regional Center is funded 100% by the Operating Fund. The increase in Personal Services is due to the addition of a position and an increase in health benefits cost. Also included is a 3% Cost of Living Increase for employees. Other significant increase in the Professional Services, Marketing/ Advertising, and Business Expenses line items are reflective of the departmental goals. Included in these goals are the identification of strategic markets, development of marketing collateral, compliance reviews and creation of investor pipelines. The Sources and Uses of funds for the EB-5 Department are below.

Adopted FY 2014	Revised FY 2014	Adopted FY 2015
333,516	335,897	587,941
333,516	335,897	587,941
138,516	140,897	210,941
75,000	65,000	77,000
35,000	15,000	75,000
63,500	93,500	212,000
21,500	21,500	13,000
p		
333,516	335,897	587,941
1	1	2
	333,516 333,516 138,516 75,000 35,000 63,500 21,500	333,516 335,897  138,516 140,897 75,000 65,000  35,000 15,000 63,500 93,500 21,500 21,500

# Non - Departmental

#### **Department Overview**

Included in this budget are common costs which are either not directly related to any one department or are common budgets shared by all entities within the Brooks Development Authority. Oversight of this budget resides with the Finance Department. The Non-Departmental responsibilities are organized as follows:



#### **Department Goals & Objectives**

- Develop and provide budgetary support for unplanned occurrences, future uncertainties, and unforeseen budget projections.
- ❖ Budget in its entirety all insurance premiums, administration, consultant services related to the provision of insurance. Budget inclusions encompass property, automobile, casualty, liability and travel policies.
- Budget and manage required attorney and professional fees for all Brooks Development Authority projects and departments.
- ❖ Budget and manage contingency, overtime and performance pay line items.

#### **Department Budget**

The Non-Departmental section is funded 100% by the Operating Fund. Line items shown below reflect transfers from various other departments with a significant increase in contingency to cover necessary but unplanned or unexpected expenses. This increase was made to help align the cost expenditure with the overall FY 2015 Operating Budget. The Sources and Uses of funds for the Non-Departmental budget are below.

	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	-	-	558,889
Total Funds	-	-	558,889
<b>Uses of Funds</b>			
Administration & Support			
Personal Services	-	-	155,010
<b>Professional Services</b>	-	-	75,000
IT & Telecommunications			
Marketing/Advertising			
<b>Business Expenses</b>	-	-	14,500
Office Expenses			
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance	-	-	194,379
Contingency	-	-	120,000
<b>Total Funds</b>	-	-	558,889
Positions	0	0	0

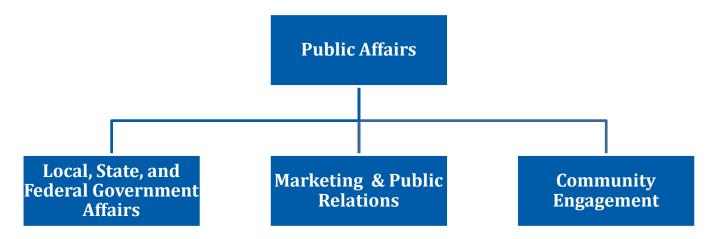
## Public Affairs

#### **Department Overview**

The Marketing Department oversees operations relating to strategic alliances and external communications pursuant to Brooks's organizational mission and vision.

The main functions of the department head include: providing strategic direction and managing consultants to foster productive external relationships for the organization by way of public relations, marketing, and legislative affairs.

Constant interaction with relevant constituencies, including existing and potential stakeholders is maintained by the department head, and supported by consultants in each area to drive forward the public interests of Brooks City Base.



#### **Department Goals & Objectives**

**❖ Develop Comprehensive Marketing Strategy** to raise Brooks's profile locally, regionally, nationally, and internationally.

i.e. create compelling messaging, and maintain media approach in target markets to advance brand equity; all while engaging local constituencies to incorporate the surrounding community's interests in development plans.

**Implement Integrative Communication Tactics** to support business attraction and retention efforts.

i.e. support new business, economic development, and international investment initiatives by promoting brand visibility in order to establish a positive image with desired partners.

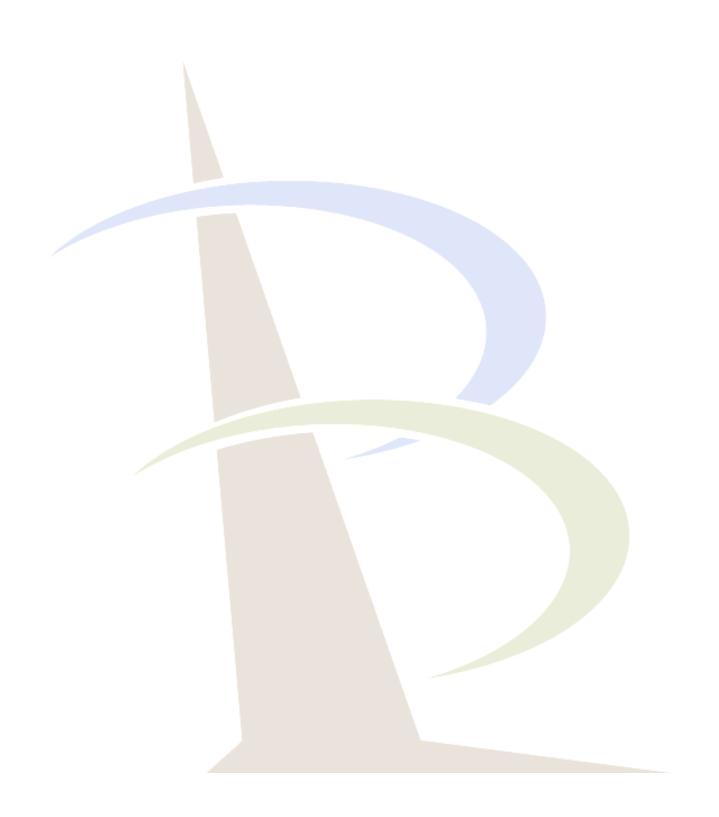
**Execute Legislative Programs** in all levels of government to advance Brooks' interests.

i.e. position Brooks to secure sound vehicles for priority projects; namely TEA provision to designate BRAC bases, and funding for building demolition as well as infrastructure development projects tied to economic development.

#### **Department Budget**

The Public Affairs Department is funded 100% by the Operating Fund. The increase in Personal Services is due to a rise in health benefits cost and a paid intern position. Also included is a 3% Cost of Living Adjustment for employees. All other increases are due to the implementation of an Aggressive Marketing Campaign. This includes website revamp, TV ads, social media promotions, special events, conferences, and all marketing materials and consultants. The Sources and Uses of funds for the Public Affairs Department are below.

	Adopted FY 2014	Revised FY 2014	Adopted FY 2015
Sources of Funds			
Operating Fund	627,387	628,648	1,055,356
Total Funds	627,387	628,648	1,055,356
Uses of Funds			
Administration & Support			
Personal Services	85,487	86,748	128,806
<b>Professional Services</b>	239,000	239,000	300,000
IT & Telecommunications	2,000	2,000	-
Marketing/Advertising	155,000	131,000	429,000
<b>Business Expenses</b>	144,900	168,900	172,400
Office Expenses	1,000	1,000	25,150
Custodial Grounds & Upkeep	)		
Environmental			
Security Services			
Repairs & Maintenance			
Utilities			
Insurance			
Contingency			
Total Funds	627,387	628,648	1,055,356
Positions	1	1	1



# **Capital Budget**

#### Brooks City Base Capital Projects Summary FY 2015 Budget

	ctuals to 9.30.14		FY 2015 Budget		FY 2016 Budget		FY 2017 Budget		Total Budget
Sources of Funds									
Commercial Loan			65,001,532		35,415,437				100,416,970
Land/Building Value			14,108,515						14,108,515
EB-5 Loan			18,000,000						18,000,000
BDA Cash Balance	430,000		5,117,174		950,000		450,000		6,947,174
Equity Contribution			15,291,738		2,448,856				17,740,594
City of San Antonio			7,385,000						7,385,000
CoSA (Mission Solar)			7,000,000						7,000,000
CoSA Certificates of Obligation			4,300,000						4,300,000
Hangar 9 Fund			1,500,000						1,500,000
Historic Tax Credits			500,000						500,000
Reimburseable Expenditures			750,000		1,050,000		1,050,000		2,850,000
Sale of Land			7,000,000		7,000,000		6,000,000		20,000,000
Unfunded					2,174,656				2,174,656
Sources Total	\$ 430,000	\$	145,953,959	\$	49,038,950	\$	7,500,000	\$	202,922,909
Uses of Funds:									
Development Projects									
Aviator Apartments	-		25,927,424		4,575,428		-		30,502,852
Full-Service Hotel	370,000		31,344,251		5,500,000		-		37,214,251
Landings II	35,000		22,736,888		15,157,925		-		37,929,813
Multi-Family Housing	25,000		23,664,867		4,176,153		-		27,866,020
Class -A Office Building	-		8,228,355		8,454,788		-		16,683,143
Linear Park	 420.000	,	9,940,000	ć	1,919,656	<u>,</u>	-	\$	11,859,656
Development Projects Total	\$ 430,000	\$	121,841,785	\$	39,783,950	\$	- ;	>	162,055,735
Roadways Total			9,226,174						9,226,174
Tenant Improvements/Demolition Total			6,111,000				-		6,111,000
Other Total			275,000		755,000		-		1,030,000
Pre-Development Total			1,500,000		1,500,000		1,500,000		4,500,000
Capital Reserve			7,000,000		7,000,000		6,000,000		20,000,000
Capital Projects Total	\$ 430,000	\$	145,953,959	\$	49,038,950	\$	7,500,000	\$	202,922,909

#### FY 2015 Capital Budget

		Aviator Apartments			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Commercial Loan		12,810,987.71	4,575,427.73		17,386,415.4
Land/Bldg Value		4,116,436.07			4,116,436.0
EB-5 Loan		9,000,000.00			9,000,000.00
Total	-	25,927,423.78	4,575,427.73	-	30,502,851.50
Expenditures		25,927,423.78	4,575,427.73		30,502,851.50
		Full-Service Hotel			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Commercial Loan		20,819,645.13	5,500,000.00		26,319,645.13
Land/Bldg Value		1,524,605.95			1,524,605.9
EB-5 Loan		9,000,000.00			9,000,000.0
BDA Cash	370,000.00				370,000.0
Total	370,000.00	31,344,251.08	5,500,000.00	-	37,214,251.0
Expenditures	370,000.00	31,344,251.08	5,500,000.00		37,214,251.0
		Landings II			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Commercial Loan		10,668,583.31	15,157,925.20		25,826,508.5
Equity Contribution		7,585,963.00			7,585,963.0
Land/Bldg Value		4,482,341.49			4,482,341.4
BDA Cash	35,000.00				35,000.0
Total	35,000.00	22,736,887.80	15,157,925.20	-	37,929,813.0
Expenditures	35,000.00	22,736,887.80	15,157,925.20		37,929,813.0
		fulti-Family Housing			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Commercial Loan		16,698,362.00	4,176,153.00		20,874,515.0
Equity Contribution		5,573,204.00			5,573,204.0
Land/Bldg Value		1,393,301.00			1,393,301.00
BDA Cash	25,000.00				25,000.0
Total	25,000.00	23,664,867.00	4,176,153.00	-	27,866,020.00
Expenditures	25,000.00	23,664,867.00	4,176,153.00	-	27,866,020.00
	Cla	ass- A Office Building	:		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds		4,003,954.32	6,005,931.48		10,009,885.80
Sources of Funds Commercial Loan		4,003,334.32			
		1,632,570.83	2,448,856.25		4,081,427.0
Commercial Loan					
Equity Contribution		1,632,570.83		-	4,081,427.03 2,591,830.13 16,683,143.00

		Linear Park			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
City of San Antonio		2,940,000.00			2,940,000.00
COSA (Mission Solar)		7,000,000.00			7,000,000.00
Unfunded		2 2 4 2 2 2 2 2 2	1,919,656.00		1,919,656.00
Total	-	9,940,000.00	1,919,656.00	-	11,859,656.00
Expenditures		9,940,000.00	1,919,656.00		11,859,656.00
		Hill Roadway			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Equity Contribution		500,000.00			500,000.00
BDA Cash Balance		226,174.10			226,174.10
COSA		4,200,000.00			4,200,000.00
COSA Cert of Obligation (TIRZ #16)		4,300,000.00			4,300,000.00
Total	-	9,226,174.10	-	-	9,226,174.10
Expenditures		9,226,174.10			9,226,174.10
	Researc	ch Plaza Roadway Land	dscape		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		16,000.00			16,000.00
Total		16,000.00	-	-	16,000.00
Expenditures		16,000.00			16,000.00
	Bldg 470	0 - Security Bldg Renov	ations /		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		660,000.00			660,000.00
Total	-	660,000.00	-	-	660,000.00
Expenditures		660,000.00			660,000.00
	Pati	o Area for Bldg 510 &5	511		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		75,000.00			75,000.00
Total		75,000.00	-	-	75,000.00
Expenditures		75,000.00			75,000.00
	В	ldg 570-B Spine & Pair	1		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		75,000.00			75,000.00
Total	-	75,000.00	-	-	75,000.00
Expenditures		75,000.00			75,000.00

		Hangar 9 Renovation			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
City of San Antonio		245,000.00			245,000.00
Hangar 9 Fund		1,500,000.00			1,500,000.00
Historic Tax Credit		500,000.00			500,000.00
Unfunded		2 2 4 5 2 2 2 2 2	255,000.00		255,000.00
Total		2,245,000.00	255,000.00	-	2,500,000.00
Expenditures		2,245,000.00	255,000.00		2,500,000.00
		Campus Signs			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		350,000.00			350,000.00
Total	-	350,000.00	-	-	350,000.00
Expenditures		350,000.00			350,000.00
	Purchase of Heavy	Equipment for Landsc	ane/Maintenance		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		75,000.00			75,000.00
Total	-	75,000.00	-	-	75,000.00
Expenditures		75,000.00			75,000.00
		ampus Improvements FY 2015	FY 2016	FY 2017	Total
	Actuals to 9.30.14	Budget	Budget	Budget	Budget
Sources of Funds	3.30.14		Duuget	Duuget	Duuget
BDA Cash Balance		1,000,000.00	500,000.00		1,500,000.00
Total		1,000,000.00	500,000.00		1,500,000.00
Total		1,000,000.00	300,000.00		1,300,000.00
Expenditures		1,000,000.00	500,000.00		1,500,000.00
		Chapel Renovation			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		850,000.00			850,000.00
Total	-	850,000.00	-	-	850,000.00
Expenditures		850,000.00			850,000.00
		oldg 663 - Renovations			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		15,000.00			15,000.00
		15,000.00 15,000.00	-	<del>-</del>	15,000.00 15,000.00

		167 & Bldg 176 Renova			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds  BDA Cash Balance		700,000.00			700,000.00
Total		700,000.00	-	-	700,000.00
Expenditures		700,000.00			700,000.00
		Legal Fees			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		50,000.00			50,000.00
Fotal	-	50,000.00	-	-	50,000.00
Expenditures		50,000.00			50,000.00
	Purchase Propte	ery adjacent to West G	iate at S. Presa		
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds  BDA Cash Balance		225 000 00			225 000 00
Total		225,000.00 225,000.00			225,000.00 225,000.00
Total		223,000.00			223,000.00
Expenditures		225,000.00			225,000.00
		Company Vehicles			
	Actuals to 9.30.14	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget	Total Budget
Sources of Funds	3.30.14	buuget	buuget	buuget	buuget
BDA Cash Balance		50,000.00			50,000.00
Total	-	50,000.00	-	-	50,000.00
Expenditures		50,000.00			50,000.00
	Actuals to	Predevelopment FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
BDA Cash Balance		750,000.00	450,000.00	450,000.00	1,650,000.00
Reimbursable Expenditures		750,000.00	1,050,000.00	1,050,000.00	2,850,000.00
Total		750,000.00	450,000.00	450,000.00	4,500,000.00
Expenditures		1,500,000.00	1,500,000.00	1,500,000.00	4,500,000.00
		Capital Reserve			
	Actuals to	FY 2015	FY 2016	FY 2017	Total
	9.30.14	Budget	Budget	Budget	Budget
Sources of Funds					
Sale of Land		7,000,000.00	7,000,000.00	6,000,000.00	20,000,000.00
Total	-	7,000,000.00	7,000,000.00	6,000,000.00	20,000,000.00
Expenditures		7,000,000.00	7,000,000.00	6,000,000.00	20,000,000.00



## **Debt Service**

## **Debt Service**

Under Local Government Code Sec. 379B, Brooks Development Authority may exercise its power to perform its public and essential governmental functions. The Authority can borrow money or issue bonds in an amount that does not exceed the maximum amount set by the Brooks Development Authority Board of Directors. Brooks may issue bonds authorized by Board resolution. Bonds are payable solely from Authority revenue, must mature not later than 40 years after the date of issuance, and state on the face of the bond that it is not an obligation of the state or any other municipality.

Currently, Brooks Development Authority has two outstanding debts. They are listed below.

#### **Outstanding Debt**

#### (1) DPT Loan:

On May 6, 2005 the Brooks Development Authority entered into an adjustable rate promissory note agreement with JPMorgan Chase Bank, N.A., in the principal amount of \$14,270,451 with a stated maturity date of April 5, 2019. The loan proceeds were used to construct: (1) approximately 226,500 square foot light industrial warehouse building, and (2) approximately 30,000 square foot office and laboratory building. In July 2008 the note was amended to extend the maturity to April 5, 2027. The principal balance was adjusted to \$14,446,043.74. Annual payments are approximately \$1,408, 442. As of June 30, 2014, the outstanding principal balance was \$11,765,896.96.

#### (2) State Energy Conservation Organization (SECO) Loans:

Brooks has work with SECO to secure three loans with the first loan drawn on at April 26, 2011. The aggregate face value of the three loans is \$7,273,649.70. Interest was accrued through the construction period and added to the principal amount upon construction completion. The original principal plus accrued interest total is \$7,399,634.66. Loans #1 and #2 have a final maturity of August 31, 2022. The final maturity for Loan #3 is February 28, 2022.

The SECO loans are low interest cost loans. The proceeds were used to conserve HVAC energy requirements and reduce costs. The interest rate on Loans #1 and #2 is 2.00%. The interest rate Loan #3 is 3.00%. As of June 30, 2014, the outstanding principal balance was \$6,371,873.79.

#### **Debt Limitations**

Brooks Development Authority is a Defense Base Development Authority created under Local Government Code Chapter 379B (LGC 379B). The statute does not set a debt limitation. The Board of Directors may set a debt limit; however, no Board limitation has been set or is required as the financial markets dictate the amount of debt that may be incurred. Financing projects using debt must comply with market requirements which include, but are not limited to, pro forma cash flow analysis which demonstrates that net revenues are sufficient to pay for outstanding obligations throughout the term of such obligations, debt service security based on pledged revenues, debt service coverage requirements, various covenants that support the operating viability and protect the rental rate structure, and overall creditworthiness. LGC 379B provides that Brooks' debt is payable solely from revenues, must mature within forty years, and is not an obligation of the state or any municipality.

#### **Debt Service Schedules**

#### (1)

#### **DPT Loan**

Lender:JP Morgan ChasePrincipal:\$ 14,446,043.74First Payment:May 2007Maturity Date:03/05/27

#### **Notional Amount Schedule:**

Effective From	<b>Notional Amount</b>	Effective From	Notional Amount
12/05/11	13,060,119.00	09/05/14	11,571,093.00
01/05/12	13,021,920.00	10/06/14	11,522,150.00
02/06/12	12,929,447.00	11/05/14	11,475,134.00
03/05/12	12,885,837.00	12/05/14	11,425,640.00
04/05/12	12,846,924.00	01/05/15	11,378,051.00
05/08/12	12,805,317.00	02/05/15	11,330,179.00
06/06/12	12,765,925.00	03/05/15	11,275,508.00
07/05/12	12,723,853.00	04/07/15	11,227,027.00
08/06/12	12,683,977.00	05/05/15	11,176,105.00
09/05/12	12,643,865.00	06/05/15	11,127,034.00
10/05/12	12,601,091.00	07/06/15	11,075,538.00
11/05/12	12,560,486.00	08/05/15	11,025,868.00
12/05/12	12,517,232.00	09/08/15	10,975,904.00
01/07/13	12,476,129.00	10/05/15	10,923,539.00
02/05/13	12,434,781.00	11/05/15	10,872,966.00
03/05/13	12,386,038.00	12/07/15	10,820,010.00
04/05/13	12,344,155.00	01/05/16	10,768,822.00
05/07/13	12,299,658.00	02/05/16	10,717,330.00
06/05/13	12,257,262.00	03/07/16	10,661,424.00
07/05/13	12,212,265.00	04/05/16	10,609,294.00
08/05/13	12,169,349.00	05/05/16	10,554,821.00
09/05/13	12,126,179.00	06/06/16	10,502,058.00
10/07/13	12,080,428.00	07/05/16	10,446,969.00
11/05/13	12,036,729.00	08/05/16	10,393,565.00
12/05/13	11,990,464.00	09/06/16	10,339,843.00
01/06/14	11,046,231.00	10/05/16	10,283,821.00
02/05/14	11,901,735.00	11/07/16	10,229,447.00
03/05/14	11,850,131.00	12/05/16	10,172,790.00
04/07/14	11,805,064.00	01/05/17	10,117,757.00
05/06/14	11,757,467.00	02/06/17	10,062,397.00
06/05/14	11,711,850.00	03/06/17	10,000,922.00
07/07/14	11,663,716.00	04/05/17	9,944,868.00
08/05/14	11,617,542.00	05/05/17	9,886,574.00

Effective From	Notional Amount	Effective From	Notional Amount
06/05/17	9,829,840.00	02/05/21	6,925,901.00
07/05/17	9,770,886.00	03/05/21	6,847,593.00
08/07/17	9,713,464.00	04/06/21	6,772,803.00
09/05/17	9,655,702 00	05/05/21	6,696,270.00
10/05/17	9,595,746.00	06/07/21	6,620,581.00
11/06/17	9,537,284.00	07/06/21	6,543,173 00
12/05/17	9,476,647.00	08/05/21	6,466,574.00
01/05/18	9,417,478.00	09/07/21	6,389,519.00
02/05/18	9,357,957 00	10/05/21	6,310,783.00
03/05/18	9,292,701.00	11/05/21	6,232,803.00
04/05/18	9,232,439.00	12/06/21	6,153,165.00
05/08/18	9,170,049.00	01/05/22	6,074,248.00
06/05/18	9,109,058.00	02/07/22	5,994,863.00
07/05/18	9,045,959.00	03/07/22	5,911,559.00
08/06/18	8,984,230,00	04/05/22	5,831,207.00
09/05/18	8,922,135.00	05/05/22	5,749,260.00
10/05/18	8,857,961.00	06/06/22	5,667,944.00
11/05/18	8,795,115.00	07/05/22	5,585,058,00
12/05/18	8,730,211.00	08/05/22	5,502,766.00
01/07/19	8,666,606.00	09/06/22	5,419,985.00
02/05/19	8,602,624.00	10/05/22	5,335,674.00
03/05/19	8,533,315.00	11/07/22	5,251,900,00
04/05/19	8,468,541.00	12/05/22	5,166,622.00
05/07/19	8,401,758.00	01/05/23	5,081,844.00
06/05/19	8,336,202.00	02/06/23	4,996,562.00
07/05/19	8,268,659.00	03/06/23	4,907,900.00
08/05/19	8,202,312.00	04/05/23	4,821,585,00
09/05/19	8,135,571.00	05/05/23	4,733,833.00
10/07/19	8,066,874.00	06/05/23	4,646,483.00
11/05/19	7,999,328.00	07/05/23	4,557,724.00
12/05/19	7,929,848.00	08/07/23	4,469,328.00
01/06/20	7,861,488.00	09/05/23	4,380,407.00
02/05/20	7,792,722.00	10/05/23	4,290,118.00
03/05/20	7,720,560.00	11/06/23	4,200,132.00
04/06/20	7,650,957.00	12/05/23	4,108,806,00
05/05/20	7,579,473.00	01/05/24	4,017,743,00
06/05/20	7,509,031.00	02/05/24	3,926,138 00
07/06/20	7,436,732 00	03/05/24	3,832,484.00
08/05/20	7,365,442.00	04/05/24	3,739,779.00
09/08/20	7,293,728.00	05/07/24	3,645,807.00
10/05/20	7,220,191.00	06/05/24	3,551,992.00
11/05/20	7,147,614.00	07/05/24	3,456,940.00
12/07/20	7,073,237.00	08/05/24	3,362,003.00
01/05/21	6,999,787.00	09/05/24	3,266,503.00

Effective From	Notional Amount
10/07/24	3,169,809.00
11/05/24	3,073,166.00
12/05/24	2,975,360.00
01/06/25	2,877,563 00
02/05/25	2,779,184.00
03/05/25	2,678,622,00
04/07/25	2,579,061,00
05/06/25	2,478,414.00
06/05/25	2,377,664.00
07/07/25	2,275,859.00
08/05/25	2,173,905 00
09/05/25	2,071,345.00
10/06/25	1,967,779.00
11/05/25	1,863,994.00
12/05/25	1,759,236.00
01/05/26	1,654,212.00
02/05/26	1,548,564.00
03/05/26	1,441,398.00
04/07/26	1,334,486.00
05/05/26	1,226,683.00
06/05/26	1,118,495.00
07/06/26	1,009,450.00
08/05/26	899,971.00
09/08/26	789,842 00
10/05/26	678,907.00
11/05/26	567,465.00
12/07/26	455,251.00
01/05/27	342,480.00
02/05/27	229,038.00
03/05/27	114,791.00

#### (2)

#### **SECO Loan**

 Lender:
 SECO

 Principal:
 \$ 7,399,634.66

 Maturity Date:
 08/31/22

				FY Year		Principal
Month	Principal	Interest	Total	Total	Balance	Payments
11/30/12	122,858.74	27,126.50	149,985.24		5,302,441.46	122,858.74
02/28/13	123,473.03	26,512.21	149,985.24		5,178,968.43	246,331.77
05/31/13	124,090.40	25,894.84	149,985.24		5,054,878.04	370,422.16
08/31/13	124,710.85	25,274.39	149,985.24	599,940.95	4,930,167.19	495,133.01
11/30/13	176,529.94	39,458.34	215,988.29		6,727,971.71	671,662.95
02/28/14	177,540.58	38,447.71	215,988.29		6,550,431.13	849,203.54
05/31/14	178,557.23	37,431.05	215,988.29		6,371,873.89	1,027,760.77
08/31/14	179,579.94	36,408.35	215,988.29	863,953.15	6,192,293.96	1,207,340.71
11/30/14	180,608.73	35,379.56	215,988.29		6,011,685.23	1,387,949.43
02/28/15	181,643.64	34,344.65	215,988.29		5,830,041.59	1,569,593.07
05/31/15	182,684.72	33,303.57	215,988.29		5,647,356.87	1,752,277.79
08/31/15	183,732.00	32,256.29	215,988.29	863,953.15	5,463,624.87	1,936,009.79
11/30/15	184,785.52	31,202.77	215,988.29		5,278,839.35	2,120,795.32
02/29/16	185,845.32	30,142.96	215,988.29		5,092,994.02	2,306,640.64
05/31/16	186,911.44	29,076.85	215,988.29		4,906,082.58	2,493,552.08
08/31/16	187,983.92	28,004.37	215,988.29	863,953.15	4,718,098.66	2,681,536.00
11/30/16	189,062.79	26,925.50	215,988.29		4,529,035.87	2,870,598.79
02/28/17	190,148.10	25,840.19	215,988.29		4,338,887.78	3,060,746.89
05/31/17	191,239.88	24,748.40	215,988.29		4,147,647.89	3,251,986.77
08/31/17	192,338.19	23,650.10	215,988.29	863,953.15	3,955,309.70	3,444,324.96
11/30/17	193,443.05	22,545.24	215,988.29		3,761,866.66	3,637,768.01
02/28/18	194,554.50	21,433.78	215,988.29		3,567,312.15	3,832,322.51
05/31/18	195,672.60	20,315.69	215,988.29		3,371,639.55	4,027,995.11
08/31/18	196,797.38	19,190.91	215,988.29	863,953.15	3,174,842.17	4,224,792.49
11/30/18	197,928.88	18,059.41	215,988.29		2,976,913.30	4,422,721.37
02/28/19	199,067.14	16,921.15	215,988.29		2,777,846.16	4,621,788.51
05/31/19	200,212.21	15,776.08	215,988.29		2,577,633.95	4,822,000.72
08/31/19	201,364.13	14,624.16	215,988.29	863,953.15	2,376,269.82	5,023,364.84
11/30/19	202,522.93	13,465.35	215,988.29		2,173,746.89	5,225,887.78
02/29/20	203,688.68	12,299.61	215,988.29		1,970,058.21	5,429,576.46
05/31/20	204,861.40	11,126.89	215,988.29		1,765,196.81	5,634,437.85
08/31/20	206,041.14	9,947.15	215,988.29	863,953.15	1,559,155.68	5,840,478.99
11/30/20	207,227.94	8,760.35	215,988.29		1,351,927.73	6,047,706.93
02/28/21	208,421.85	7,566.43	215,988.29		1,143,505.88	6,256,128.79
05/31/21	209,622.92	6,365.37	215,988.29		933,882.96	6,465,751.71
08/31/21	210,831.18	5,157.10	215,988.29	863,953.15	723,051.78	6,676,582.89
11/30/21	212,046.69	3,941.60	215,988.29		511,005.09	6,888,629.58
02/28/22	213,269.48	2,718.80	215,988.29		297,735.60	7,101,899.06
05/31/22	148,496.56	1,488.68	149,985.24		149,239.04	7,250,395.62
08/31/22	149,239.04	746.20	149,985.24	731,947.05	(0.00)	7,399,634.66
	\$ 7,399,634.66	\$ 843,878.55	\$ 8,243,513.22	\$ 8,243,513.22		



# **Brooks City Base Profile**

# **Brooks City Base History**

Since its inception in 1917, Brooks Field (later Brooks Air Force Base) in San Antonio, Texas, has been a focal point of military innovation. Pioneers of early aviation, including Charles Lindbergh, earned their wings at Brooks, and military leaders, like Lieutenant General Claire Chennault, commander of the famed WWII "Flying Tigers," served as flight instructors at Brooks. Life-saving techniques, such as instrument flying, where pilots rely on cockpit instruments rather than their own senses, were developed at Brooks. Later, the breakthroughs that took place at the U.S. Air Force



School of Aerospace Medicine contributed greatly to our nation's space program: the development of high altitude pressure suits, aeromedical research supporting the Mercury Program, advances in protective eyewear, and methods to counter weightlessness employed during Space Shuttle extravehicular activities. The creativity of other scientists at Brooks resulted in revolutionary discoveries, such as Dr. Raymond Damadian's experiments in x-ray technology that led him to invent the world's first MRI medical scanner.

The technology-based Air Force missions at Brooks proved to be an attraction for academia, industry and other government agencies. A "City-Base" concept that benefited both the Air Force and the San Antonio community seemed a natural evolution for the base.

In 2000, Congress enacted Public Law 106-246, authorizing the creation of Brooks City Base, a collaboration between the Air Force and San Antonio to improve Air Force mission effectiveness and reduce the cost of providing quality installation support at Brooks. The resulting partnership also encouraged and enhanced future development in southeast San Antonio.

The 2005 Base Realignment and Closure (BRAC) decision relocated Air Force missions to other installations and brought to an end 95 years of active military operations at Brooks. In September of 2011 a new era of innovation began at Brooks City Base as the Air Force officially left the development. For the first time in more than 95 years, Brooks City Base became an open campus as part of that transition.

As the owner and developer, the Brooks Development Authority has been tasked with the duty to ensure that this place that witnessed the birth and development of military aviation, the nation's space program and aerospace medicine never fades. Today, Brooks City Base represents a master planned community offering various housing options and more than 1,200 acres of real estate for mixed-use development, to include office space, light industrial space, retail opportunities, and low/medium density residential. With support from local governments, business partners, and the surrounding community Brooks Development Authority is quickly turning the campus into a community where one can live, work, learn, and play.

## **Brooks City Base Community**

Brooks City Base is a vibrant, 1200-acre community in San Antonio, Texas. This growing development is transforming the region with high-paying jobs, state-of-the-art medical care, nearby dining, retail and entertainment venues, family-friendly open space, and high-end housing. Currently, Brooks is home to various businesses which account for approximately 3,000 jobs. Included are divisions from the City of San Antonio and Bexar County as well as the offices of elected state officials. Brooks also has two educational facilities with a student enrollment of 3,500 and close to 1000 residents in two housing complexes.

#### **Businesses:**

- 1. Bridge PTS
- 2. Brooks Health and Wellness Center
- 3. Brooks Medical Plaza
- 4. Calumet
- 5. Carenet (On Call Nurse Services)
- 6. Community Bible Church
- 7. DPT Laboratories
- 8. Grubb Engineering, Inc.
- 9. Mission Solar
- 10. Mission Trail Baptist Hospital
- 11. South San Antonio Chamber of Commerce
- 12. Spine and Pain Center
- 13. VMC Consulting
- 14. Wyle Laboratories

#### **County Facilities:**

15. Bexar County Office of Emergency Management

#### City of San Antonio Facilities:

- 16. Animal Care Services
- 17. CoSA Radio Shop
- 18. Emergency Operations Center
- 19. Metropolitan Health District
- 20. Police Department K-9 Unit
- 21. Public Safety Dispatch Center

#### **Elected Officials District Offices:**

- 22. Senator Carlos Uresti, District 19, Texas Senate
- 23. Representative Roland Gutierrez
  District 119, Texas House of
  Representatives
- 24. Councilwoman Rebecca J. Viagran District 3, City of San Antonio

#### **Education Facilities:**

- 25. Texas A&M University San Antonio
- 26. Brooks Academy of Science and Engineering

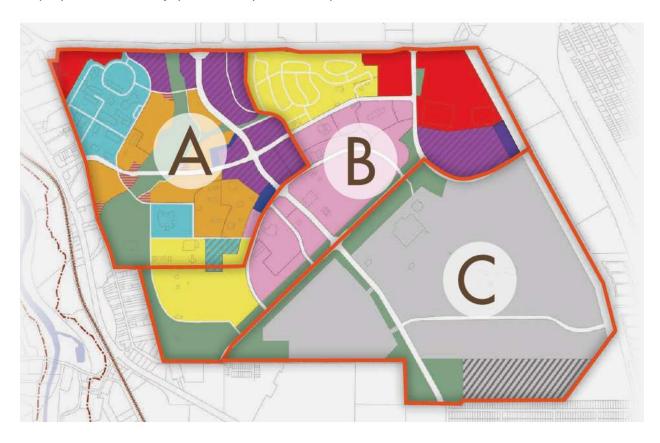
#### **Housing Facilities:**

- 27. Heritage Oaks
- 28. The Landings at Brooks City Base



## Land Use Plan

The Brooks City Base Land Use Plan creates a balance between culture, economy, and ecology on the 1,200 acre campus. District A brings people and amenities together with retail, schools, linear creek hike and bike trails, and park space. District B incorporates single-family residential, office parks, medical office space, parks and a large retail center. District C is the hub of economic development on the campus and includes 600-700 acres of land available to choice employers who will enjoy the nearby amenities provided in Districts A and B.







## Holiday Schedule & Office Closures

The Brooks Development Authority Board of Directors has approved 13 holidays for the Fiscal Year 2015.

Holiday	Day	Date
Veterans Day	Tuesday	November 11, 2014
Thanksgiving Day	Thursday	November 27, 2014
Day after Thanksgiving	Friday	November 28, 2014
Christmas Eve	Wednesday	December 24, 2014
Christmas	Thursday	December 25, 2014
Administrative Leave	Friday	December 26, 2014
New Years Day	Thursday	January 1, 2015
Martin Luther King, Jr. Day	Monday	January 19, 2015
Presidents' Day	Monday	February 16, 2015
Battle of Flowers	Friday	April 24, 2015
Memorial Day	Monday	May 25, 2015
Independence Day (Observed)	Friday	July 3, 2015
Labor Day	Monday	September 7, 2015