

RULE 15c2-12 FILING COVER SHEET

This cover sheet is sent with all submissions to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") pursuant to Securities and Exchange Commission (SEC) Rule 5c2-12 or any analogous state statutes.

Issuer Name: Brooks Development Authority

Issue(s):

- \$ 36,100,000 Senior Lien Revenue Bonds, Series 2015A-1
- \$ 7,200,000 Senior Lien Revenue Bonds, Series 2015B-1
- \$ 11,600,000 Senior Lien Revenue Bonds, Taxable Series 2015B-2
- \$ 3,750,000 Senior Lien Revenue Refunding Bonds, Series 2017A-1

Filing Format electronic ___ paper; If available on the Internet, give URL: _____

CUSIP Numbers to which the information filed relates (optional):

Nine-digit number(s) (see following page(s)):

___ Six-digit number if information filed relates to all securities of the issuer

Financial & Operating Data Disclosure Information

Annual Financial Report or CAFR

Financial Information & Operating Data

Other (describe) _____

Fiscal Period Covered: QE 09-30-19

Monthly Quarterly Annual Other: _____

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: /s/ Samantha Carneiro

Name: Samantha Carneiro

Title: Chief Operating Officer

Employer: Brooks Development Authority

Telephone Number: 210-678-3391

Email Address: samantha@livebrooks.com

DESCRIPTION OF ISSUES COVERED BY THIS REPORT

Senior Lien Revenue Bonds, Series 2015A-1

Date	Principal	CUSIP
08/15/50	\$ 36,100,000	114390AA5
	\$ 36,100,000	

Senior Lien Revenue Bonds, Series 2015B-1

Date	Principal	CUSIP
08/15/50	\$ 7,200,000	114390AB3
	\$ 7,200,000	

Senior Lien Revenue Bonds, Taxable Series 2015B-2

Date	Principal	CUSIP
08/15/50	\$ 5,950,000	114390AC1
	\$ 5,950,000	

Senior Lien Revenue Refunding Bonds, Series 2017A-1

Date	Principal	CUSIP
08/15/52	\$ 3,750,000	114390AF4
	\$ 3,750,000	

CONTINUING DISCLOSURE REPORT
FOR THE
QUARTER ENDED SEPTEMBER 30, 2019

BROOKS DEVELOPMENT AUTHORITY

REVENUE BOND



HTS Continuing Disclosure Services

A Division of Hilltop Securities.

SIGNATURE OF ISSUER

The information set forth herein has been obtained from the Finance Authority and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a promise or guarantee. This Quarterly Continuing Disclosure Report may contain, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they will be realized. The information and expressions of opinion contained herein are subject to change without notice, and the delivery of this Quarterly Continuing Disclosure Report will not, under any circumstances, create any implication that there has been no change in the affairs of the Finance Authority or other matters described.

Brooks Development Authority

/s/ Samantha Carneiro

Samantha Carneiro

Chief Operating Officer

Approved for Submission:

09/20/2019

Date

The Greenline Linear Park

Project Description: Transform approximately 43 acres of floodplain land and drainage channels into a linear park. Proposed to contain lighted hike-and-bike trails, eight acres of wet ponds, nine acres of manicured recreation areas, 15 acres of restored native vegetation, three acres of vegetated bio-swales, one acre of natural wetlands, three pavilions, 12 picnic areas, a restroom facility, an amphitheater, and two parking areas.

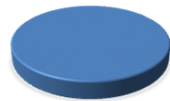


Budget Summary

Source of Funds:	
CoSA	\$2,941,000.00
BDA Revenue Bond Series 2015	\$7,831,500.83
Total Source of Funds	\$10,772,500.83
Use of Funds:	
Construction	\$10,772,500.83
Total Use of Funds	\$10,772,500.83

Project Budget

Used
\$10,719,154
99%



Balance
\$53,346
1%

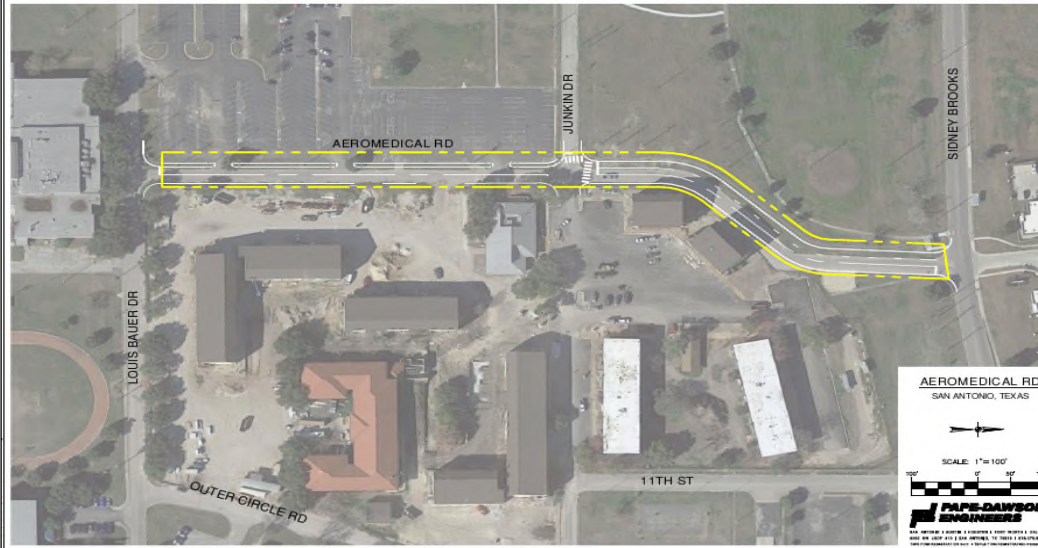
Project Summary

Developer:	Brooks Development Authority
Contractor:	Guido Construction
Operator:	Brooks Development Authority
Project Manager:	Project Control/Dorsey LLC/Brooks Development Authority
Start:	9/8/2016
Finish:	8/31/2019
Duration:	35 Months
Acreage:	43.31
Completion Percentage	99.41%
Permits Issued	General

Project Status: The Greenline park is open to the public. All punch list items are complete and final retainage has been paid.

Aeromedical Drive

Project Description: Aeromedical Dr. is the proposed resurfacing of Aeromedical Dr. will provide the primary route for traffic exiting the existing Aviator Apartment Complex. The project will include street, drainage, utility infrastructure, sidewalks and landscaping.



Budget Summary

Source of Funds:	
BDA Revenue Bond Series 2015	\$2,003,122.61
CoSA	\$1,029,000.00
Total Source of Funds	\$3,032,122.61
Use of Funds:	
Construction	\$3,032,122.61
Total Use of Funds	\$3,032,122.61

Project Summary

Developer:	Brooks Development Authority
Contractor:	E-Z Bel
Operator:	N/A
Project Manager:	FosterCM Group/Brooks Development Authority
Start:	7/11/2017
Finish:	4/15/2019
Duration:	21 Months
Completion Percentage	100.00%
Permits Issued	General

Project Status: Aeromedical Drive is complete. All punch list items are complete and final retainage has been paid.

Project Budget

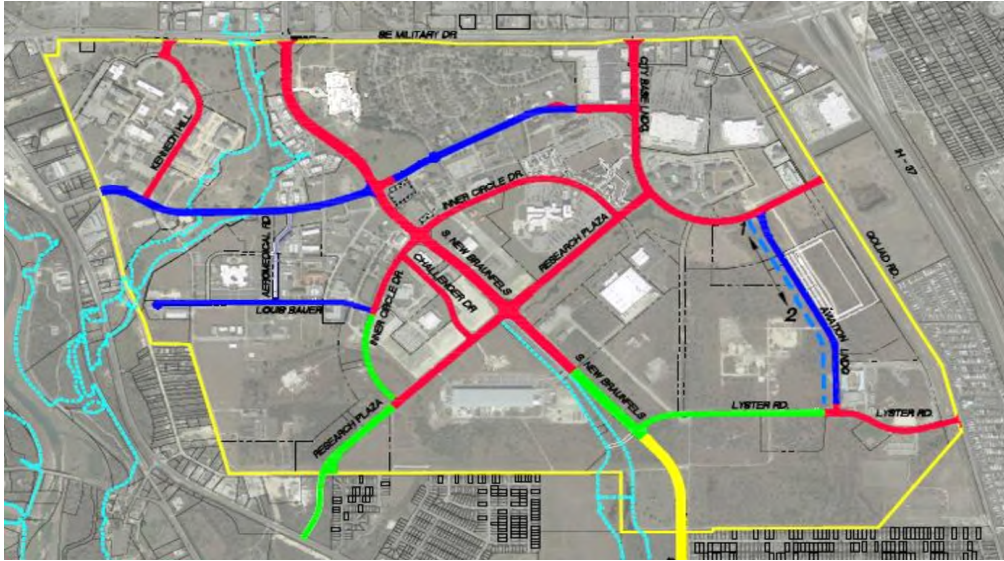
Used
\$3,032,123
100%



Balance
\$0.00
0%

Aviation Landing

Project Description: Aviation Landing is proposed re-purposing of the old Air Force landing strip. The road would connect City Base Landing to Lyster Road. The project will include street, drainage and utility infrastructure.



Project Budget

Used
\$5,157,512
100%



Balance
\$0.00
0%

Budget Summary

Source of Funds:	
BDA Revenue Bond Series 2015	\$5,157,512.33
Total Source of Funds	\$5,157,512.33
Use of Funds:	
Construction	\$4,726,062.33
Engineering	\$299,450.00
Project Management	\$132,000.00
Total Use of Funds	\$5,157,512.33

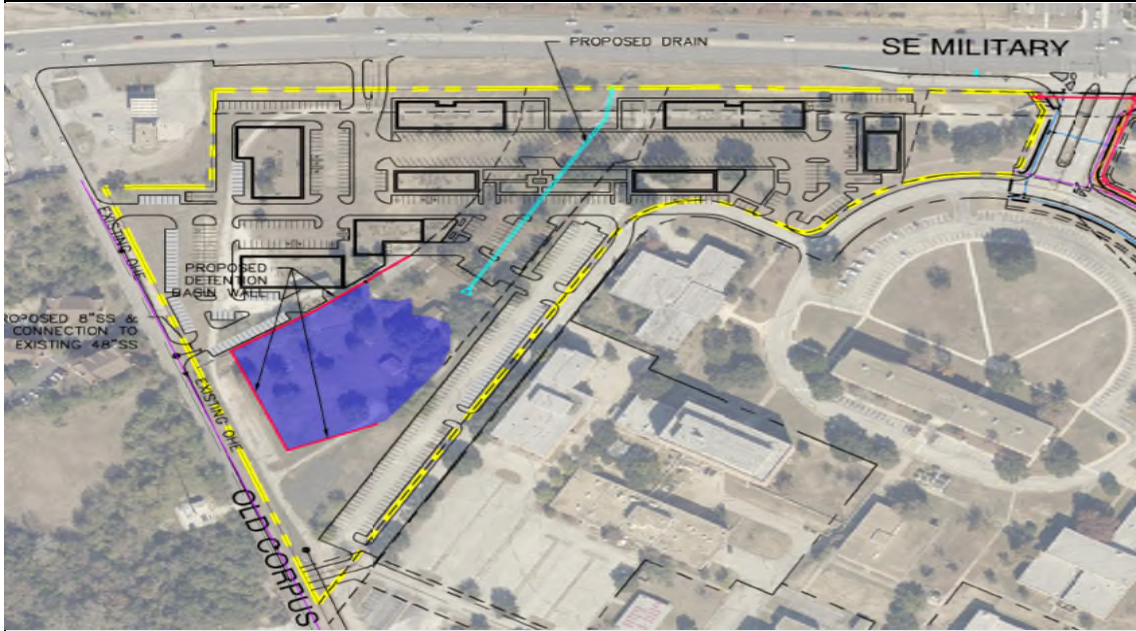
Project Summary

Developer:	Brooks Development Authority
Contractor:	E-Z Bel
Operator:	N/A
Project Manager:	FosterCM Group/Brooks Development Authority
Start:	10/1/2017
Finish:	5/31/2019
Duration:	19 Months
Completion Percentage	100.00%
Permits Issued	General

Project Status: Aviation Landing is complete. All punch list items are complete and final retainage has been paid.

Northwest Corner Drainage

Project Description: The Northwest Corner Drainage project consists of infrastructure improvements to facilitate retail development.



Budget Summary

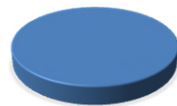
Source of Funds:	
BDA Capital	\$645,388.69
Total Source of Funds	\$645,388.69
Use of Funds:	
Construction	\$645,388.69
Total Use of Funds	\$645,388.69

Project Summary

Developer:	City Base Commons LLC
Contractor:	Search Construction Services LLC
Operator:	City Base Commons LLC
Project Manager:	City Base Commons LLC
Start:	01/01/2018
Finish:	06/30/2019
Duration:	18 months
Completion Percentage	100.00%
Permits Issued	General

Project Budget

Used
\$645,389
100%



Balance
\$0.00
0%

Project Status: Northwest Corner Drainage is complete.
Final retainage has been paid out.

Campus Master Planning

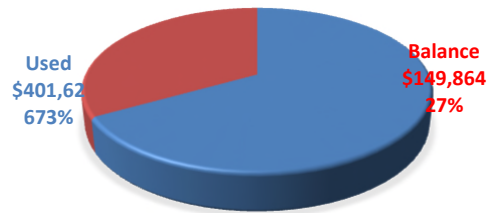
Project Description: Overland Partners has partnered with Brooks to create an overall Master Plan for the campus. In addition, Brooks has narrowed focus to include the master plan for Town Center, Industrial Park, Green Loop, 55 Acre Tract and Heritage Oaks.



Budget Summary

Source of Funds:	
BDA Revenue Bond Series 2015	\$551,490.11
Total Source of Funds	\$551,490.11
Use of Funds:	
Campus Master Plan Design (Overland)	\$233,151.45
Town Center Master Plan (Munoz)	\$75,000.00
Heritage Oaks Master Plan (GVI)	\$76,950.00
Industrial Park Master Plan (Munoz)	\$45,220.66
Green Loop Master Plan (Overland)	\$25,000.00
55 Acre Master Plan (Munoz)	\$57,168.00
Market Analysis (Landwise)	\$39,000.00
Total Use of Funds	\$551,490.11

Project Budget



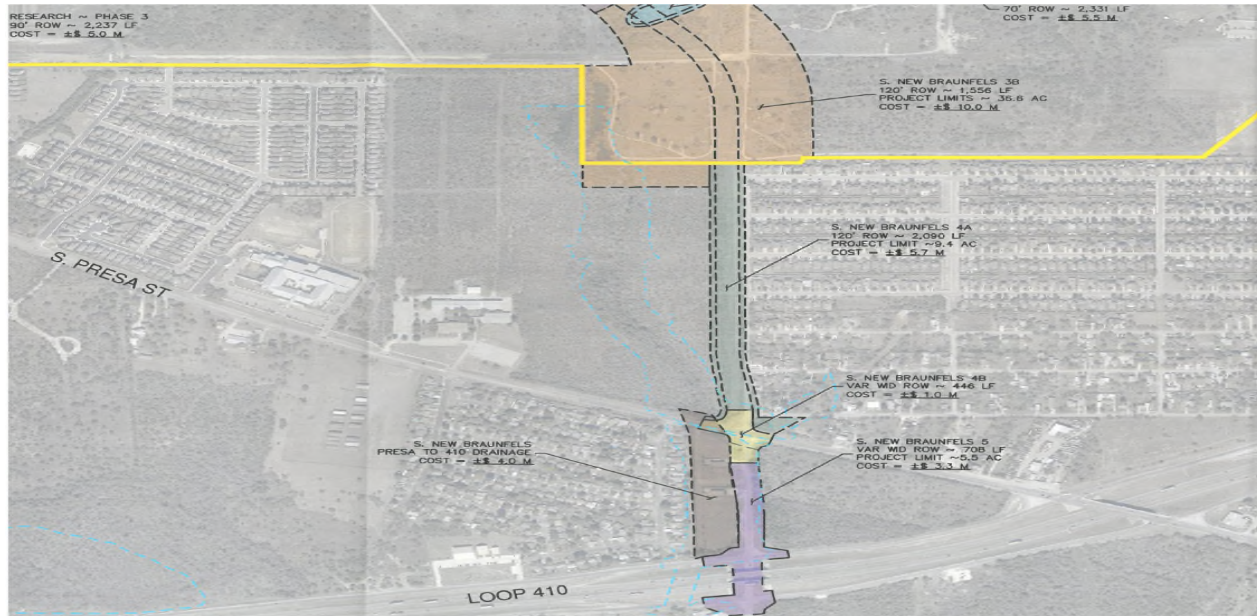
Project Summary

Developer:	Brooks Development Authority
Contractor:	Overland/Munoz/Landwise/GVI
Operator:	N/A
Project Manager:	Brooks Development Authority
Start:	1/4/2019
Finish:	12/31/2019
Duration:	12 Months
Completion Percentage	65.00%
Permits Issued	None

Project Status: Master Planning in progress.

New Braunfels Road Extension-Design

Project Description: Design and right of way to extend South New Braunfels, and associated infrastructure, approximately one mile to Loop 410.



Budget Summary	
Source of Funds:	
CoSA	\$1,980,000.00
Total Source of Funds	\$1,980,000.00
Use of Funds:	
Construction	\$1,980,000.00
Total Use of Funds	\$1,980,000.00

Project Summary	
Developer:	Brooks Development Authority
Contractor:	TBD
Operator:	N/A
Engineer:	Pape Dawson
Start:	2/24/2017
Finish:	9/30/2018
Duration:	19 Months
Completion Percentage	100.00%
Permits Issued	None
Project Status:	Design is complete.

Project Budget

Used
\$744,152
38%



Balance
\$1,235,848
62%

Brooks Industrial One

Project Description: Construction of a 350,000 square foot light industrial building in Parcel C.



Budget Summary

Source of Funds:

Brooks Development Authority	\$4,260,656.00
IGX	\$3,093,571.00
Texas Capital Loan	\$13,657,848.00
Total Source of Funds	\$21,012,075.00

Use of Funds:

Construction	\$21,012,075.00
Total Use of Funds	\$21,012,075.00

Project Summary

Developer:	IGX
Contractor:	Conterra Design Builders
Operator:	Brooks Development Authority
Engineer:	Pape Dawson
Start:	6/1/2018
Finish:	9/30/2019
Duration:	16 Months
Completion Percentage	30.28%
Permits Issued	None

Project Status: Project currently on hold

Project Budget

Used
\$8,752,719
42%



Balance
\$12,259,356
58%

SE Military Traffic Light

Project Description: SE Military Traffic Light is a fully actuated traffic signal to ease access into the BCB Commons Shopping Center. In addition, the light will provide an additional traffic light access point into the Texas Center for Disease Control.



Budget Summary

Source of Funds:	
BDA Revenue Bond Series 2015	\$520,396.00
BDA Capital	\$39,300.00
Total Source of Funds	\$559,696.00
Use of Funds:	
Construction	\$520,396.00
Engineering	\$39,300.00
Total Use of Funds	\$559,696.00

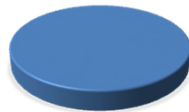
Project Summary

Developer:	Brooks Development Authority
Contractor:	The Levy Company
Operator:	N/A
Project Manager:	Brooks Development Authority
Start:	7/1/2018
Finish:	8/31/2019
Duration:	13 Months
Completion Percentage	100.00%
Permits Issued	General

Project Status: All construction is complete. Punch list items are complete with final retainage pending. Traffic signal is fully operational.

Project Budget

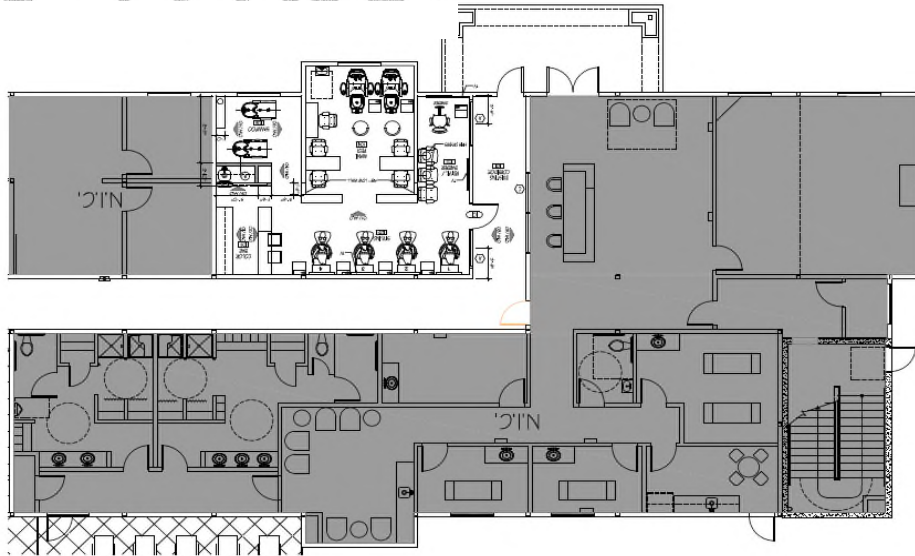
Used
\$559,696
100%



Balance
\$0.00
0%

Brooks Embassy Hotel - Salon

Project Description: Construction of a full service Hair and Nail Salon located in the Embassy Suites Hotel at Brooks.



Budget Summary

Source of Funds:	
BDA Revenue Bond Series 2015	\$250,000.00
BDA Capital	\$61,530.22
Total Source of Funds	\$311,530.22
Use of Funds:	
Construction	\$250,000.00
Engineering	\$61,530.22
Total Use of Funds	\$311,530.22

Project Summary

Developer:	Brooks Development Authority
Contractor:	BR Texas
Operator:	N/A
Project Manager:	Brooks Development Authority
Start:	7/1/2019
Finish:	11/30/2019
Duration:	4 Months
Completion Percentage	83.61%
Permits Issued	General

Project Budget

Used
\$168,937
54%



Balance
\$142,593
46%

Project Status: Currently going through city inspections. Painting and Flooring will follow with FFE installation complete by Mid-November.

BROOKS DEVELOPMENT AUTHORITY

Balances on Pledged Funds as of 09/30/19

<u>Account Number</u>	<u>Bonds</u>	<u>Account Name</u>	<u>Bank</u>	<u>Balance</u>
143373.6	MI	CONSTRUCTION ACCOUNT 2015 A-1 INFRASTRUCTURE	UMB	\$ 1,416,813.63
143373.4	MI	DEBT RESERVE FUND - PRIMARY 2015	UMB	\$ 5,266,301.04
143373.5	MI	DEBT RESERVE FUND - SECONDARY 2015	UMB	\$ 463,334.37
143373.1	MI	DEBT SERVICE FUND 2015 A-1	UMB	\$ 196,175.87
143373.3	MI	DEBT SERVICE FUND 2015 B-2	UMB	\$ 43,526.01
143373.2	MI	DEBT SERVICE FUND 2015 B-1	UMB	\$ 43,106.68
143373.7	MI	CONSTRUCTION ACCOUNT 2015 B-1	UMB	\$ 17,096.34
143373.8	MI	CONSTRUCTION ACCOUNT 2015 B-2	UMB	\$ 16,023.75
Sub-total 2015				\$ 7,462,377.69
143373.10	MI	CONSTRUCTION ACCOUNT 2016 C-1	UMB	\$ -
143373.9	MI	DEBT SERVICE FUND 2016 C-1	UMB	\$ -
143373.13	MI	CONSTRUCTION ACCOUNT 2016 D-1	UMB	\$ -
143373.12	MI	DEBT SERVICE 2016 D-1	UMB	\$ -
143373.11	MI	DEBT SERVICE RESERVE 2016	UMB	\$ -
Sub-total 2016				\$ -
146294.5	SF	REV REFUNDING BONDS SERIES 2017 (Debt Service)	UMB	\$ 4,882.43
146294.11	SF	COST OF ISSUANCE 2017	UMB	\$ -
143373.14	MI	DEBT SERVICE FUND 2017A	UMB	\$ 20,379.19
146294.1	SF	BROOKS HOTEL REVENUE FUND	UMB	\$ -
143373.15	MI	COST OF ISSUANCE 2017 A-1	UMB	\$ -
Sub-total 2017				\$ 25,261.62
Total Pledged Funds				\$ 7,487,639.31

Note:

MI - Master Indenture Bonds

SF - Special Facilities Bonds