

**AGREEMENT REGARDING THE
CONSTRUCTION OF IMPROVEMENTS**

THE STATE OF TEXAS
COUNTY OF HARRIS

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This Agreement Regarding the Construction of Improvements (the "Agreement") is entered into as of the 3rd day of August, 2021, between the CITY OF DEER PARK, TEXAS, a home rule municipality situated in Harris County, Texas (the "City") and the DEER PARK COMMUNITY DEVELOPMENT CORPORATION, a non-profit economic development corporation (the "Corporation") created and operating as a Type B corporation pursuant to the provisions of Chapters 501 and 505, Texas Local Government Code, as amended (the "Act").

RECITALS

At an election held within the City on May 9, 2015 (the "2015 Election"), the voters approved a proposition authorizing the levy and collection of a sales and use tax within the City at the rate of one-half of one percent (the "Additional Sales Tax") as authorized by the Act for the economic development purpose of financing the following public park purposes and events as authorized by the Act and the Election:

Public park purposes and events, limited to the following list of projects and including the land, buildings, equipment, facilities, and improvements for such projects, and related improvements that enhance such projects:

- (a) replacement of the restroom facilities in Dow Park with a new pavilion structure that includes a stage, restrooms, and a concession stand;
- (b) renovation and expansion of the Community Center and Gym to include an indoor pool;
- (c) expansion of the existing Maxwell Center and parking lot;
- (d) renovation of baseball fields including but not limited to the Spencerview sports complex (Durant Fields);
- (e) renovation of the girls softball facilities at the Youth Sports Complex;
- (f) development of soccer fields; and
- (g) development of hike and bike trails (collectively, the "2015 Authorized Project").

At an election held within the City on May 1, 2021 (the "2021 Election"), the voters approved a proposition authorizing the following additional Type B economic development purpose:

land, buildings, equipment, facilities and improvements (including the maintenance and operating costs thereof) found by the Board of Directors of the Corporation to be required or suitable for use for the following: amateur sports, children's sports, athletic, entertainment and public park purposes and events, including ball parks, parks and park facilities, and open space improvements (including (i) a community/recreation center complex with indoor pool, gymnasium, and indoor track and (ii) an outdoor pool and/or pool related facilities; related concession and automobile parking facilities; related roads, streets, and water and sewer facilities); and other related improvements that enhance any of the above (the "2021 Authorized Project," and collectively with the 2015 Authorized Project, the "Authorized Project").

Pursuant to the provisions of the Act, the City collects the Additional Sales Tax and pays it to the Corporation.

Having complied with the legal prerequisites for undertaking the Authorized Project under the Act, the City and the Corporation now wish to proceed with the Authorized Project.

The Corporation hereby finds, determines and declares that the Authorized Project is an authorized project of the Corporation under the Act.

The City and the Corporation have determined that the most economical means of financing the costs of and delivering the Authorized Project is for the City to issue one or more series of its certificates of obligation (the "Certificates") in calendar years 2021 through 2024 in an aggregate principal amount not to exceed \$41,000,000 for the purpose of the Authorized Project, with the agreement of the Corporation to (i) make payments to the City from the Additional Sales Tax in amounts sufficient to pay the debt service on the Certificates and any bonds issued to refund such Certificates as and when it becomes due, all as more specifically detailed in the schedules described in Section 1.04(b) of this Agreement and (ii) make payments to the City for costs of the Authorized Project when due.

The Corporation and the City intend that the Certificates and any bonds issued to refund such Certificates shall be considered self-supporting debt for purposes of House Bill 1869, 87th Legislature, Regular Session.

The Corporation hereby finds that this Agreement is for the benefit of the Corporation and that all payments made hereunder are for authorized project costs under the Act.

The City and the Corporation hereby find, determine, and declare that the respective meetings of the City Council of the City and the Board of Directors of the Corporation at which this Agreement was approved were open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meetings, including this Agreement, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code, as amended.

AGREEMENT

For and in consideration of the respective promises and mutual covenants and benefits hereinafter set forth, the City and the Corporation agree as follows:

ARTICLE I

THE PROJECT

Section 1.01 Definitions, Declarations, Findings and Determinations. The definitions, declarations, determinations and findings contained in the recitals to this Agreement are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.02 Construction of the Project.

(a) The City in consultation with the Corporation agrees to prepare or cause to be prepared all plans and specifications required for the construction of the Authorized Project, which costs shall be payable from funds to be paid by the Corporation.

(b) The City agrees to contract with all individuals or entities necessary to complete the Authorized Project in accordance with the plans, specifications and other construction documents. The City will provide all construction and contract management services in connection with the construction of the Authorized Project. The public infrastructure improvements being financed with the Certificates will be owned by the City.

(c) The costs of constructing the Authorized Project shall be payable from Certificate proceeds or other funds to be paid by the Corporation on a pay-as-you-go basis. The Corporation shall be responsible for and pay any and all costs associated with the design and construction of the Authorized Project in excess of the Certificate proceeds allocated to the Authorized Project.

Section 1.03 Issuance of the Certificates.

(a) Subject to applicable legal restrictions, the City agrees to issue and sell one or more series of Certificates in calendar years 2021 through 2024 (provided that such period may be extended with the consent of the City and the Corporation) and to use the applicable portion of the proceeds from the sale of the Certificates to pay the costs of the Authorized Project and the costs of issuing the Certificates.

(b) In connection with each City authorization to publish a notice of intention to issue Certificates for the purpose of the Authorized Project as described in this Agreement, the City shall present the Corporation with a proposed plan of finance and a pro forma debt service schedule associated with such proposed series of Certificates and receive a recommendation from the Corporation to proceed with the proposed issuance of Certificates.

Section 1.04 Use of Additional Sales Tax.

(a) The Corporation agrees to use the Additional Sales Tax, and any interest earned thereon, to make payments to the City in amounts sufficient to pay the principal of and interest

on the Certificates and any bonds issued to refund the Certificates when due. Each annual budget adopted by the Corporation shall include line items setting aside funds sufficient for the payment of debt service on the Certificates and any bonds issued to refund the Certificates that will be due and payable in the fiscal year for which such budget is adopted. Unless it receives the prior written consent of the City, the Corporation shall make such payments to the City of such annual debt service prior to using the Additional Sales Tax, and any interest earned thereon, for any other lawful purposes of the Corporation.

(b) The City will provide the Corporation with a final schedule of the principal and interest payments due on each series of Certificates issued for the Authorized Project upon the pricing of each series of Certificates. The Corporation agrees to pay to the City amounts sufficient to make the principal and interest payments described in such schedules not later than fifteen (15) days before each payment is due. Upon delivery of such schedules to the Corporation, which receipt shall be acknowledged by the President of the Corporation or his or her designee, the schedules shall be considered incorporated into this Agreement. Each schedule shall indicate the title of the series of Certificates to which it relates. Upon the issuance of any bonds refunding one or more series of Certificates, the City will provide the Corporation with a revised schedule of principal and interest payments, which receipt shall be acknowledged by the President of the Corporation or his or her designee, and such schedule shall be considered incorporated into this Agreement. The Corporation agrees to pay to the City amounts sufficient to make the principal and interest payments described in such refunding bond schedules not later than fifteen (15) days before each payment is due.

(c) The Corporation agrees that during the term of this Agreement it will not borrow any money or issue any bonds or notes without the written approval of the City.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01 Representations and Warranties of the City. (a) The City hereby confirms the earlier levy by the City of the Additional Sales Tax, and hereby warrants and represents that the City has duly and lawfully ordered the imposition and collection of the Additional Sales Tax upon all sales, uses and transactions as are permitted by and described in the Act throughout the boundaries of the City as such boundaries existed on the date of said election and as they may be expanded from time to time pursuant to applicable law.

(b) The City agrees to take and pursue all action permissible under applicable law to cause the Additional Sales Tax to be collected and remitted and deposited with the Corporation as required by the Act, at the earliest and most frequent times permitted by applicable law.

(c) The City agrees to do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under this Agreement.

Section 2.02 Representations and Warranties of the Corporation. (a) The Corporation represents and warrants that it is and will be authorized by applicable law and by its articles of

incorporation and bylaws to enter into this Agreement and make the payments to the City in the manner and to the extent provided in this Agreement.

(b) The Corporation represents and warrants that the Authorized Project is an authorized project of the Corporation under the Act, and that the Corporation has taken all action and obtained all approvals required by law and the Corporation's bylaws in order to proceed with the Authorized Project and to undertake its obligations under this Agreement.

(c) The Corporation agrees to do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Corporation under this Agreement.

(d) The Corporation represents and warrants that this Agreement constitutes a valid, legal and binding obligation of the Corporation enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws and principles of equity relating to or affecting creditors' rights, and that the execution and delivery of this Agreement will not conflict with or constitute a material breach of or a default under any agreement or instrument to which the Corporation is a party.

ARTICLE III

MISCELLANEOUS PROVISIONS

Section 3.01 Term. This Agreement shall be in force and effect from the date of execution hereof until the date on which the Certificates or bonds issued to refund the Certificates are paid in full.

Section 3.02 Amendments and Supplements. This Agreement may be amended, supplemented or extended by mutual agreement of the City and the Corporation.

Section 3.03 Merger. This Agreement embodies the entire understanding between the City and the Corporation and there are no prior effective representations, warranties, or agreements between the City and the Corporation with respect to the matters addressed in this Agreement.

Section 3.04 Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original instrument and each will have the force and effect of an original and all of which together constitute, and will be deemed to constitute, one and the same instrument.

Section 3.05 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

Section 3.06 Binding Agreement. This Agreement is considered a binding agreement contemplating the issuance of debt for the purposes of Section 2 of House Bill 1869, 87th Legislature, Regular Session.


Section 3.07 Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application hereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

EXECUTED in multiple counterparts as of the date first written above.

CITY OF DEER PARK, TEXAS

By:  _____
Mayor

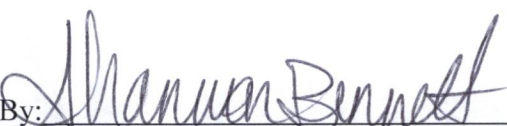
ATTEST:

By:  _____
City Secretary

DEER PARK COMMUNITY
DEVELOPMENT CORPORATION

By:  _____
President, Board of Directors

ATTEST:

By:  _____
Secretary, Board of Directors

SCHEDULE I

Debt Service Schedule

The debt service schedule for each series of Certificates or refunding bonds will be provided in connection with pricing of such Certificates or refunding bonds and incorporated herein as provided in Section 1.04 of this Agreement.

