

**FIRST AMENDMENT TO CHAPTER 380  
ECONOMIC DEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF LAREDO, TEXAS AND KILLAM DEVELOPMENT, LTD.**

THIS FIRST AMENDMENT TO CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAREDO, TEXAS AND KILLAM DEVELOPMENT, LTD. (the “Amendment”) by and between **CITY OF LAREDO**, a municipal corporation of the State of Texas (the “City”), acting by and through its City Manager or his designee and **KILLAM DEVELOPMENT, LTD.**, a limited partnership registered to transact business in the State of Texas, and its affiliates (collectively, the “Company”), is made effective on and as of the date on which the City executes the Amendment, as set forth on the signature page below (the “Effective Date”). The City and the Company may be individually referred to as a “Party” and jointly as the “Parties”.

RECITALS

WHEREAS, the Parties entered into that certain Chapter 380 Economic Development Agreement Between the City of Laredo, Texas and Killam Development, Ltd., dated July 3, 2025 (the “Agreement”), and

WHEREAS, the Parties desire to amend the Agreement as more particularly described below.

NOW, THEREFORE, for and in consideration of the Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree that the Agreement is hereby amended as follows:

1. Definitions. All capitalized terms not otherwise defined herein shall have the same meaning as are ascribed to such terms in the Agreement.
2. Recitals. The Recitals set forth above are restated in their entirety herein.
3. Sites. As of the Effective Date of this Amendment, Exhibit A.1 – Sites of the Agreement is deleted in its entirety and shall be replaced with Exhibit A.1-1 – Sites attached hereto, which shall be incorporated into the Agreement as amended by this Amendment.
4. Grant Payment Formula. As of the Effective Date of this Amendment, Exhibit A.3 – Grant Payment Formula of the Agreement is deleted in its entirety and shall be replaced with Exhibit A.3-1 – Grant Payment Formula attached hereto, which shall be incorporated into the Agreement as amended by this Amendment.
5. Projected Investment. As of the Effective Date of this Amendment, Exhibit A.4 – Projected Investment of the Agreement is deleted in its entirety and shall be replaced with Exhibit A.4-1 – Projected Investment attached hereto, which shall be incorporated into the Agreement as amended by this Amendment.

6. Fee Waiver. As of the Effective Date of this Amendment, the following shall be inserted into the Agreement as if fully set forth therein as Article III.2.D:

D. Fee Waiver. The Company shall be granted a waiver for all inspection, impact, and permit fees incurred for this Project from the execution of this Agreement through its completion. This waiver includes, but is not limited to, fees for plan review, building permits, irrigation, demolition, fire alarm permits, plumbing, electrical, mechanical, and right-of-way permits. In addition, the City shall waive any fees due under the Vacant Building Ordinance, Ordinance No. 2021-O-152, as it may be amended, provided the Company remains in compliance with this Agreement. Notwithstanding the foregoing, under no circumstances shall the City waive or reimburse the Company for any fees assessed by third parties.

7. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which, when taken together, will be deemed to constitute one and the same agreement. Any party to this Amendment may deliver an executed copy hereof by facsimile or other electronic transmission to the other party and any such delivery shall have the same force and effect as delivery of a manually signed copy of this Amendment.

8. Agreement Confirmed. With the exception of those terms and conditions specifically modified and amended herein, the Agreement shall remain in full force and effect in accordance with all its terms and conditions. In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Agreement, the terms and provisions of this Amendment shall supersede and control.

9. Governing Law. The laws of the State of Texas shall govern this Amendment; and this Amendment is fully performable in Laredo, Webb County, Texas with exclusive venue for any action concerning this Amendment being in a court of competent jurisdiction in Webb County, Texas.

*[Rest of page left intentionally blank; Signature page is on the following page]*

IN WITNESS WHEREOF, the parties have executed this instrument to be effective as of the Effective Date.

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

- **Killam Development, Ltd. and affiliates**

\_\_\_\_\_  
Signature /DATE/

Printed Name: Radcliffe Killam II, President and CEO

- **FOR CITY OF LAREDO**

\_\_\_\_\_  
Signature /DATE/

Printed Name: Joseph W. Neeb

Position: City Manager

- **ATTEST:**

\_\_\_\_\_  
/DATE/

**Mario I. Maldonado, Jr.**

**City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
/DATE/

**Doanh T. Nguyen**

**City Attorney**

## Exhibit A.1-1 – Sites

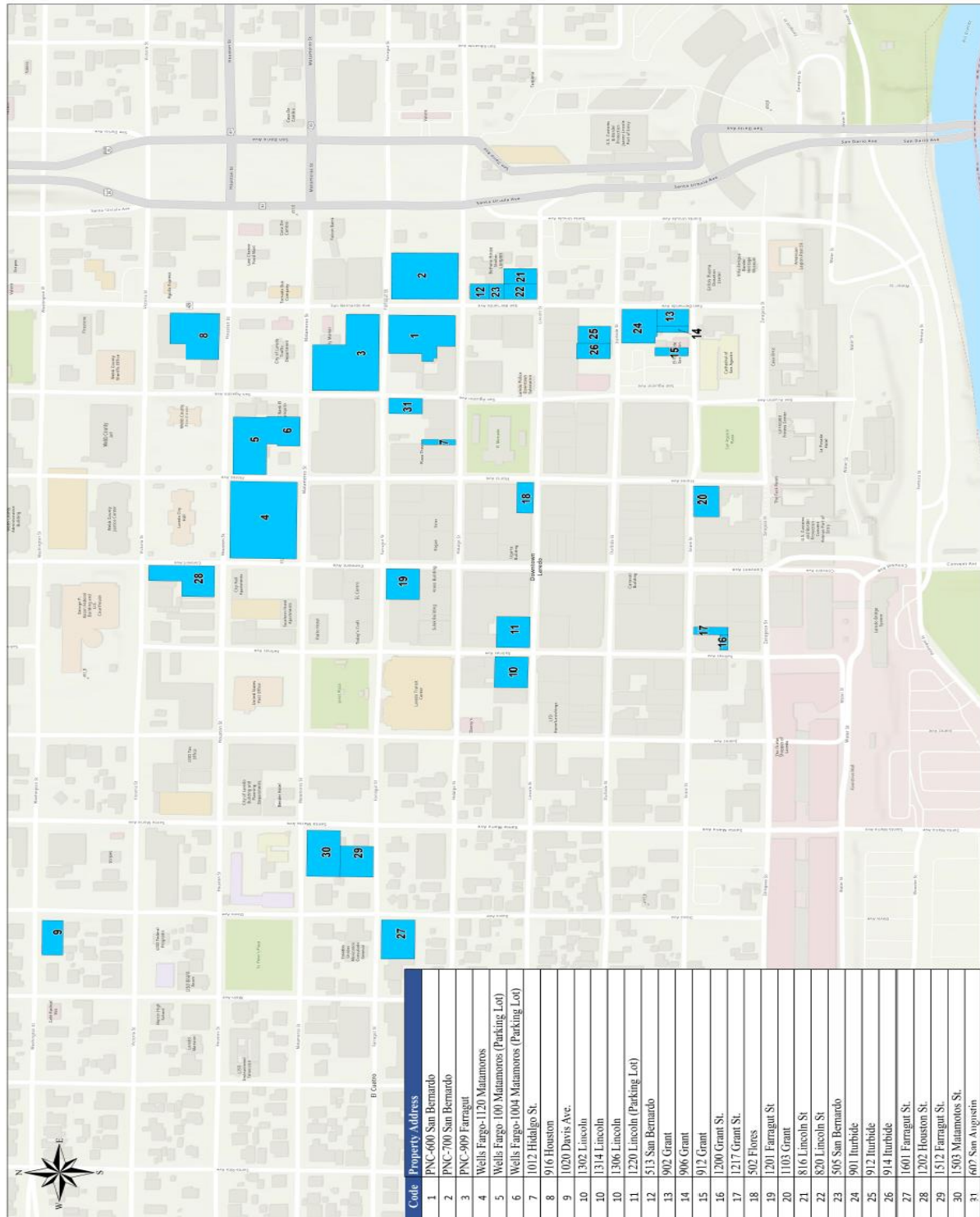


Exhibit A.3-1 – Grant Payment Formula

<b>Project ID</b>	<b>Property ID</b>	<b>Situs Address</b>	<b>City's Non-Committed M&amp;O Tax Rebate Percentage of Business Property Valuation</b>	<b>City's Sales and use Tax Rebate on the Receipts of 1%</b>	<b>Base Value</b>
1	182810	600 SAN BERNARDO AVE, LAREDO, TX, 78040	100%	100%	\$2,334,303
2	182808	700 SAN BERNARDO AVE, LAREDO, TX, 78041	100%	100%	\$3,379,300
3	159907	909 FARRAGUT ST, LAREDO, TX, 78040	100%	100%	\$86,395
4	182812	1120 MATAMOROS ST, LAREDO, TX, 78040	100%	100%	\$2,275,000
5	160037	1120 MATAMOROS ST, LAREDO, TX, 78040	100%	100%	\$266,850
6	182811	100 MATAMOROS ST, LAREDO, TX, 78040	100%	100%	\$249,783
7	160026	1004 MATAMOROS ST, LAREDO, TX, 78040	100%	100%	\$124,711
8	159911	1012 HIDALGO ST, LAREDO, TX, 78040	100%	100%	\$201,250
9	160656	916 HOUSTON ST, LAREDO, TX, 78040	100%	100%	\$735,000

<b>Project ID</b>	<b>Property ID</b>	<b>Situs Address</b>	<b>City's Non-Committed M&amp;O Tax Rebate Percentage of Business Property Valuation</b>	<b>City's Sales and use Tax Rebate on the Receipts of 1%</b>	<b>Base Value</b>
10	160980	1020 DAVIS AVE, LAREDO, TX, 78040	100%	100%	\$131,780
11	159853	1302 LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$81,698
12	159859	1314 LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$150,804
13	159865	1220 LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$271,270
13-a	302577	LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$61,633
14	159902	513 SAN BERNARDO AVE, LAREDO, TX, 78040	100%	100%	\$114,430
15	159775	902 GRANT ST, LAREDO, TX, 78040	100%	100%	\$130,350
16	159773	906 GRANT ST, LAREDO, TX, 78040	100%	100%	\$77,440
17	159771	912 GRANT ST, LAREDO, TX, 78040	100%	100%	\$82,310
18	159697	1217 GRANT ST, LAREDO, TX, 78040	100%	100%	\$250,000
19	159878	502 FLORES AVE, LAREDO, TX, 78040	100%	100%	\$376,430

<b>Project ID</b>	<b>Property ID</b>	<b>Situs Address</b>	<b>City's Non-Committed M&amp;O Tax Rebate Percentage of Business Property Valuation</b>	<b>City's Sales and use Tax Rebate on the Receipts of 1%</b>	<b>Base Value</b>
20	159698	1200 GRANT ST, LAREDO, TX, 78040	100%	100%	\$130,000
21	159855	1306 LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$121,693
22	159932	1201 FARRAGUT ST, LAREDO, TX, 78040	100%	100%	\$809,380
23	159711	1103 GRANT ST, LAREDO, TX, 78040	100%	100%	\$463,500
24	159895	816 LINCOLN ST, LAREDO, TX, 78040	100%	100%	\$52,387
25 & 26	159893	820 LINCOLN ST, LAREDO, TX, 78040  505 SAN BERNARDO	100%	100%	\$101,560
27	159774	901 ITURBIDE ST, LAREDO, TX, 78040	100%	100%	\$672,330
28	159809	912 ITURBIDE ST, LAREDO, TX, 78040	100%	100%	\$262,040
29	159808	914 ITURBIDE ST, LAREDO, TX, 78040	100%	100%	\$104,190
30	160825	1601 FARRAGUT ST, LAREDO, TX, 78040	100%	100%	\$140,000

<b>Project ID</b>	<b>Property ID</b>	<b>Situs Address</b>	<b>City's Non-Committed M&amp;O Tax Rebate Percentage of Business Property Valuation</b>	<b>City's Sales and use Tax Rebate on the Receipts of 1%</b>	<b>Base Value</b>
31	366399	620 SAN AGUSTIN AVE #1, LAREDO TEXAS 78040	100%	100%	\$124,652
32	366400	620 SAN AGUSTIN AVE #2, LAREDO TEXAS 78040	100%	100%	\$29,786



# Exhibit A.4-1 – Projected Investment

Priority (Map Code)	Property Location	Already Invested	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 Year Investment	Repaired ADA's	Asbestos Costs	Roof Repairs	Rehab Costs	Minimum Investment Scenario	Median Investment Scenario	Projected Investment Scenario
1	PNC- 600 San Bernardo	776,464	776,464	776,464	776,464	776,464	776,464	776,464	776,464	776,464	776,464	776,464	7,764,838	357,408	1,500	886,300	6,589,620	7,764,838	7,764,838	7,764,838
2	PNC- 700 San Bernardo	488,880	488,880	488,880	488,880	488,880	488,880	488,880	488,880	488,880	488,880	488,880	4,888,795	143,063	598,700	493,490	3,652,538	4,888,795	4,888,795	4,888,795
3	PNC- 909 Farragut	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Wells Fargo - 1020 Maramoros (main building)	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	700,000	21,950	0	0	678,450	700,000	700,000	700,000
5	Wells Fargo - 1020 Maramoros	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Wells Fargo-1001 Maramoros (Parking Lot)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Wells Fargo-1004 Maramoros (Parking Lot)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	1012 Hidalgo St.	15,726	14,775	0	0	18,725	18,725	18,725	18,725	18,725	18,725	18,725	238,401	15,726	94,875	46,900	79,900	15,726	238,401	238,401
9	936 Houston	130,000	0	0	0	0	0	0	0	0	0	0	130,000	10,000	0	23,500	95,420	10,000	130,000	130,000
10	1020 Davis Ave.	38,200	0	0	33,000	18,208	18,208	18,208	18,208	18,208	18,208	0	144,033	38,200	0	33,000	72,833	38,200	144,033	144,033
11	1002 Lincoln	18,080	0	0	0	187,515	187,515	187,515	187,515	187,515	187,515	0	768,140	18,080	0	0	750,060	18,080	768,140	768,140
12	1014 Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	1220 Lincoln (Parking Lot)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	513 San Bernardo	13,040	9,850	0	0	26,480	26,480	26,480	26,480	26,480	26,480	0	128,610	13,040	9,850	0	105,520	13,040	128,610	128,610
15	902 Grant	6,932	0	0	12,241	55,920	55,920	55,920	55,920	55,920	55,920	0	242,851	6,932	12,241	0	223,679	6,932	242,851	242,851
16	906 Grant	2,468	0	0	4,359	19,914	19,914	19,914	19,914	19,914	19,914	0	86,484	2,468	4,359	0	79,656	2,468	86,484	86,484
17	912 Grant	14,620	0	0	0	56,940	56,940	56,940	56,940	56,940	56,940	0	242,380	14,620	0	0	227,760	14,620	242,380	242,380
18	1017 Grant St.	72,820	0	0	0	0	0	7,200	188,320	72,820	72,820	0	268,340	72,820	0	7,200	188,320	72,820	268,340	268,340
19	502 Flores	18,940	0	0	0	0	0	0	62,786	62,786	62,786	0	270,084	18,940	0	0	251,144	18,940	270,084	270,084
20	1201 Grant	0	0	0	0	0	0	2,750	0	0	0	0	2,750	0	0	2,750	0	0	2,750	2,750
21	1006 Lincoln	17,080	0	0	0	335,000	201,361	201,361	201,361	201,361	201,361	0	1,157,522	17,080	0	335,000	805,442	17,080	1,157,522	1,157,522
22	1201 Farragut St.	89,200	0	0	0	0	0	6,800	186,576	186,576	186,576	0	722,305	89,200	0	6,800	626,305	89,200	722,305	722,305
23	1103 Grant	43,140	0	0	0	0	0	81,955	45,020	45,020	45,020	0	305,173	43,140	65,555	16,400	180,078	43,140	305,173	305,173
24	816 Lincoln	30,150	0	0	0	0	0	47,500	52,691	52,691	52,691	0	288,413	30,150	0	47,500	210,763	30,150	288,413	288,413
25	820 Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26	515 San Bernardo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	901 Turbulde	73,400	0	0	0	0	0	80,000	120,274	120,274	120,274	0	634,495	73,400	80,000	0	48,085	73,400	634,495	634,495
28	912 Turbulde	23,492	0	0	0	0	0	0	40,167	40,167	40,167	0	184,118	23,492	0	0	160,626	23,492	184,118	184,118
29	914 Turbulde	21,793	0	0	0	0	0	0	37,254	37,254	37,254	0	170,808	21,793	0	0	149,015	21,793	170,808	170,808
30	1601 Farragut	40,780	0	0	0	0	0	0	145,886	145,886	145,886	0	624,365	40,780	0	0	593,585	40,780	624,365	624,365
31	620 San Augustin	8,885	0	0	0	185,325	0	0	42,547	42,547	42,547	0	364,380	8,885	16,775	68,750	170,190	8,885	364,380	364,380
Total Current Repairs			2,011,889	1,484,788	1,333,363	1,568,488	1,718,065	2,279,270	2,663,706	2,663,706	2,285,004	2,285,004	20,305,285	1,081,633	984,655	1,897,600	16,341,367	13,893,239	15,751,992	20,305,285
Future Terrain Improvements (Est.)			1,221,625	1,388,281	1,469,745	1,571,682	1,688,880	1,773,104	1,861,730	1,952,864	2,044,000	2,136,136	12,634,685	6,027,675	6,027,675	6,027,675	6,027,675	6,027,675	6,027,675	12,634,685
Acquisitions			22,210,000										22,210,000					22,210,000	22,210,000	22,210,000
Total Investment			22,210,000	2,011,889	1,484,788	2,656,488	2,957,770	3,176,811	3,810,953	4,277,973	4,358,386	4,146,774	55,149,950	36,103,239	43,983,867	55,149,950	55,149,950	55,149,950	55,149,950	55,149,950

Based on operating costs, actual costs will vary based on future owner uses and negotiated issues