

City of Houston, Texas, Ordinance No. 2023- 772

AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF SUNNYSIDE REDEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER TWENTY-SIX, CITY OF HOUSTON, TEXAS (SUNNYSIDE ZONE); APPROVING THE FISCAL YEAR 2024 OPERATING BUDGET FOR THE AUTHORITY AND THE FISCAL YEARS 2024-2028 CAPITAL IMPROVEMENT PLAN BUDGET FOR THE ZONE; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, the City of Houston (the "City") created Reinvestment Zone Number Twenty-Six, City of Houston, Texas (the "Zone") by Ordinance No. 2015-1092 on November 16, 2015; and

WHEREAS, the Sunnyside Redevelopment Authority (the "Authority"), a local government corporation acting on behalf of the City in connection with the Zone, has submitted an Operating Budget for Fiscal Year 2024 (the "Operating Budget") and a Capital Improvement Plan Budget for Fiscal Years 2024-2028 (the "CIP Budget" and, collectively with the Operating Budget, the "Budgets") to the City Council for approval pursuant to that certain tri-party agreement among the City, the Authority, and the Zone approved by Ordinance No. 2022-114 on February 16, 2022; and

WHEREAS, the City Council desires to approve the Budgets for the Authority on behalf of the Zone; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the City Council takes cognizance of the fact that to implement the Project Plan and Reinvestment Zone Financing Plan for the Zone, and to make adjustments occasioned by events transpiring during the year, the Authority may need to transfer funds from one Line Item of Project Costs shown on Exhibit "A" to another. Unless approved by the City Council, the Authority may transfer funds only: (1) as needed for Debt Service; and (2) from one Line Item of Project Costs to another, provided that the

aggregate of such transfers does not exceed \$400,000 or 5% of Project Costs during Fiscal Year 2024. Subject to the foregoing, the Operating Budget attached hereto as Exhibit "A" is hereby approved for the Authority.

Section 3. That the CIP Budget attached hereto as Exhibit "B" is hereby approved for the Zone.

Section 4. That not later than March 31, 2024, the Zone shall, in cooperation with City representatives (1) identify surplus funds in the Zone's Fiscal Year Operating Budget based on the difference between Zone revenues and the Fiscal Year Operating Budget for the Zone approved by the City; and (2) make available any surplus Zone funds, through appropriate agreement, for projects identified by the City that are eligible for tax increment funding, such as affordable housing, areas of public assembly, incremental costs of municipal services attributable to development and redevelopment in the Zone, and capital projects that benefit the City and the Zone. The agreement may provide for the payment of surplus funds into one or more accounts established by the City or may provide for direct payment by the Zone for the purpose. The Zone shall consider amendments to its Operating Budget that may be necessary to accomplish this purpose, and shall expedite any such amendments.

Section 5. That the approval of this Budget is contingent upon receipt by the City's Chief Development Officer of a document signed by the Administrator of the Zone disclosing the name of each owner or developer of property within the Zone from which the Administrator has received compensation during the last five calendar years, and the amount of compensation by owner by year. Compensation may be expressed by category as follows:

Category I	Less than \$1,000.00
Category II	At least \$1,000.00 but less than \$10,000.00
Category III	At least \$10,000.00 but less than \$50,000.00
Category IV	At least \$50,000.00 but less than \$100,000.00
Category V	At least \$100,000.00 but less than \$500,000.00
Category VI	At least \$500,000.00 but less than \$1,000,000.00
Category VII	\$1,000,000.00 or more

Section 6. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, if the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 20th day of September, 2023.

APPROVED this _____ day of _____, 2023.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is SEP 26 2023.

AT J. Anthony
City Secretary

DocuSigned by:

Kent Kelsey

(Prepared by Legal Department _____)
(KK;gd September 11, 2023) Senior Assistant City Attorney
(Requested by Andrew F. Icken, Chief Development Officer)
(LD-RE-0000001876)

Meeting 9/20/2023

Aye	No	
✓		Mayor Turner
....	Council Members
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Martin
Absent - out of city on city business		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
Absent - out of city on city business		Castex-Tatum
✓		Knox
✓		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW

Date: 9/26/2023

EXHIBIT "A"

Fiscal Year 2024 Operating Budget for the Sunnyside Redevelopment Authority

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2024 BUDGET PROFILE**

Fund Summary
Fund Name: **Sunnyside**
TIRZ: **26**
Fund Number: **7583/50**

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	200,950,432
	Projected Taxable Value (TY2023):	\$	1,420,470,492
	Current Taxable Value (TY2022):	\$	1,052,284,040
	Acres:		4,597.05
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-Six, City of Houston, Texas was created for the purpose of leveraging the expenditure of public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/22)	Variance
		Capital Projects:		
	Heritage Green Option A	\$ 1,834,760	\$ 317,059	\$ 1,517,701
	Heritage Green Option B	1,920,990	-	1,920,990
	Gateway on Airport Boulevard	96,815	-	96,815
	Area - Wide Intersection Improvements	629,413	-	629,413
	Cullen Boulevard Beautification	177,013	-	177,013
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 4,658,991	\$ 317,059	\$ 4,341,932
	Financing Costs	-	-	-
	Zone Administration	-	-	-
	Total Project Plan	\$ 4,658,991	\$ 317,059	\$ 4,341,932

D E B T	Additional Financial Data	FY2023 Budget	FY2023 Estimate	FY2024 Budget
		<u>Debt Service</u>	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/22	Projected Balance as of 6/30/23	Projected Balance as of 6/30/24
	<u>Year End Outstanding (Principal)</u>			
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Sunnyside
 TIRZ: 26
 Fund Number: 7593/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 2,305,014	\$ 2,264,879	\$ 5,133,527
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 2,305,014	\$ 2,264,879	\$ 5,133,527
City tax revenue	\$ 1,294,598	\$ 2,760,608	\$ 4,056,426
County tax revenue	\$ 545,000	\$ 545,000	\$ 500,000
Incremental property tax revenue	\$ 1,839,598	\$ 3,305,608	\$ 4,556,426
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ Interest	\$ 3,998	\$ 10,808	\$ 10,808
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 3,998	\$ 10,808	\$ 10,808
	\$ -	\$ -	\$ -
Grant Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 4,148,610	5,581,295	9,700,761

CITY OF HOUSTON
 ECONOMIC DEVELOPMENT DIVISION
 FISCAL YEAR 2024 BUDGET DETAIL

Fund Summary
 Fund Name: Sunnyside
 TIRZ: 26
 Fund Number: 7583/50

TIRZ Budget Line Items	FY2023 Budget	FY2023 Estimate	FY2024 Budget
EXPENDITURES			
Accounting	\$ 15,000	\$ 24,000	\$ 27,000
Administration Salaries & Benefits	\$ 96,000	\$ 110,000	\$ 120,000
Auditor	\$ -	\$ -	\$ 12,000
Bond Services/Trustee/Financial Advisor	\$ -	\$ -	\$ 15,000
Insurance	\$ 2,500	\$ 874	\$ 2,500
Office Administration	\$ 1,000	\$ -	\$ 2,000
TIRZ Administration and Overhead	\$ 114,500	\$ 134,874	\$ 178,500
Engineering Consultants	\$ 100,000	\$ -	\$ 100,000
Legal	\$ 60,000	\$ 62,000	\$ 65,000
Construction Audit	\$ -	\$ -	\$ -
Public Engagement Expenses	\$ 5,000	\$ -	\$ 80,000
Planning Consultants	\$ 260,000	\$ 29,068	\$ 350,000
Program and Project Consultants	\$ 425,000	\$ 91,068	\$ 595,000
Management consulting services	\$ 539,600	\$ 225,942	\$ 773,500
Capital Expenditures (See CIP Schedule)	\$ 1,450,000	\$ 83,796	\$ 1,450,000
TIRZ Capital Expenditures	\$ 1,450,000	\$ 83,796	\$ 1,450,000
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
City Park Developer Agreement Payment to City			
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 1,989,500	\$ 309,738	\$ 2,223,500
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 64,730	\$ 138,030	\$ 202,821
County	\$ 27,250	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:			
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ -	\$ -	\$ -
Total Transfers	\$ 91,980	\$ 138,030	\$ 202,821
Total Budget	\$ 2,081,480	\$ 447,768	\$ 2,426,321
RESTRICTED Funds - Capital Projects	\$ 2,067,130	\$ 5,133,527	\$ 7,274,440
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	2,067,130	6,133,527	7,274,440
Total Budget & Ending Fund Balance	\$ 4,148,610	\$ 5,581,295	\$ 9,700,761

Notes:

EXHIBIT "B"

Fiscal Years 2024-2028 Capital Improvement Plan Budget for the Sunnyside Zone

2024 - 2028 CAPITAL IMPROVEMENT PLAN
 TIRZ 26 - Sunnyside Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
 Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations										Cumulative Total (To Date)	
			Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total				
D	T-2601	Heritage Green	\$ -	46,270	530,000	1,090,000	700,000	-	-	-	-	-	2,320,000	2,366,270
D	T-2602	Phase I Area-Wide Beautification	\$ -	37,526	270,000	55,000	145,000	365,000	-	-	-	-	835,000	872,526
D	T-2603	Gateway at Airport Boulevard	\$ -	-	-	-	-	125,000	-	-	-	-	125,000	125,000
D	T-2604	Cullen Boulevard Beautification	\$ -	-	50,000	50,000	50,000	180,000	120,000	120,000	120,000	450,000	450,000	
D	T-2605	Sunnyside Park	\$ -	-	600,000	1,500,000	2,000,000	1,000,000	1,400,000	1,400,000	1,400,000	6,500,000	6,500,000	
Totals			\$ -	\$ 83,796	\$ 1,450,000	\$ 2,685,000	\$ 2,895,000	\$ 1,670,000	\$ 1,520,000	\$ 10,230,000	\$ 10,313,796			

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2024 - 2028 CAPITAL IMPROVEMENT PLAN
TIRZ 26 - Sunnyside Redevelopment Authority

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations										Cumulative Total (To Date)
	Through 2022	Projected 2023	2024	2025	2026	2027	2028	FY24 - FY28 Total			
TIRZ Funds	-	83,796	1,335,000	2,150,000	2,395,000	1,670,000	1,520,000	9,070,000	9,153,796		
City of Houston	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	-	
Other	-	-	115,000	545,000	500,000	-	-	1,160,000	1,160,000		
Project Total	-	83,796	1,450,000	2,695,000	2,895,000	1,670,000	1,520,000	10,230,000	10,313,796		

Project:	Phase I Area-Wide Beautification		City Council District	Key Map:	WBS.:		T-2602
Description:	To improve the visual appearance of the area, strategic locations have been identified for a phase I area-wide beautification.		Location: D	Geo. Ref.:			
Justification:	Improve the visual appearance of the area to encourage economic development and public safety.		Served: D	Neighborhood:			
Operating and Maintenance Costs: (\$ Thousands)							
	2024	2025	2026	2027	2028	Total	
Personnel	-	-	-	-	-	-	
Supplies	-	-	-	-	-	-	
Svs. & Chgs.	-	-	-	-	-	-	
Capital Outlay	-	-	-	-	-	-	
Total	\$ -	\$ -	\$ -	\$ -	\$ -	-	
FTEs	-	-	-	-	-	-	

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	20,000	-	20,000	5,000	5,000	5,000	-	\$ 35,000	\$ 35,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	50,000	37,526	50,000	50,000	50,000	40,000	-	\$ 190,000	\$ 227,526
4 Construction	-	200,000	-	200,000	-	90,000	320,000	-	\$ 610,000	\$ 610,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ 270,000	\$ 37,526	\$ 270,000	\$ 55,000	\$ 145,000	\$ 365,000	\$ -	\$ 835,000	\$ 872,526

Source of Funds	TIRZ Funds	City of Houston Grant	Other	Total Funds
TIRZ Funds	-	270,000	-	270,000
City of Houston Grant	-	-	-	-
Other	-	-	-	-
Total Funds	\$ -	\$ 270,000	\$ 37,526	\$ 270,000
				\$ 55,000
				\$ 145,000
				\$ 365,000
				\$ -
				\$ 835,000
				\$ 872,526

Project:	Gateway at Airport Boulevard		City Council District	Key Map:	WBS.:	T-2603
Description:	A secondary gateway into the area for visitors traveling along SH-288 or west on Airport Boulevard.		Location:	Geo. Ref.:		
Justification:	Gateway and median improvements to encourage economic development.		Served:	Neighborhood:		
			2024	2025	2026	2027
			2028	Total		
	Personnel	-	-	-	-	-
	Supplies	-	-	-	-	-
	Svcs. & Chgs.	-	-	-	-	-
	Capital Outlay	-	-	-	-	-
	Total	\$ -	\$ -	\$ -	\$ -	\$ -
	FTEs	-	-	-	-	-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	5,000	-	\$ 5,000	\$ 5,000
2 Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -
3 Design	-	-	-	-	-	-	20,000	-	\$ 20,000	\$ 20,000
4 Construction	-	-	-	-	-	-	100,000	-	\$ 100,000	\$ 100,000
5 Equipment	-	-	-	-	-	-	-	-	\$ -	\$ -
6 Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
	-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:	-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 125,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	-	-	-	-	-	\$ -	\$ -
City of Houston	-	-	-	125,000	-	\$ 125,000	\$ 125,000
Grants	-	-	-	-	-	\$ -	\$ -
Other	-	-	-	-	-	\$ -	\$ -
Total Funds	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ 125,000	\$ 125,000

Project:		Cullen Boulevard Beautification			Key Map:		WBS.:		T-2604				
Location:		City Council District		Geo. Ref.:		Served:							
Served:		D		D		D							
Neighborhood:		2024		2025		2026		2027		2028		Total	
Operating and Maintenance Costs: (\$ Thousands)		Personnel		Supplies		Svcs. & Chgs.		Capital Outlay		Total		FTEs	
Description:		Landscape, sidewalk, curb, and curb ramp improvements between E Orem Road and Fuqua Street.											
Justification:		The beautification and amenity improvements will help enhance the area's visual appearance and walkability for pedestrians.											
Fiscal Year Planned Expenses													
Project Allocation	Phase	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)		
1	Planning	-	50,000	-	50,000	50,000	50,000	50,000	-	200,000	200,000		
2	Acquisition	-	-	-	-	-	-	-	-	-	-		
3	Design	-	-	-	-	30,000	-	-	20,000	50,000	50,000		
4	Construction	-	-	-	-	100,000	-	-	100,000	200,000	200,000		
5	Equipment	-	-	-	-	-	-	-	-	-	-		
6	Close-Out	-	-	-	-	-	-	-	-	-	-		
7	Other	-	-	-	-	-	-	-	-	-	-		
Other Sub-Total:		-	-	-	-	-	-	-	-	-	-		
Total Allocations		\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 180,000	\$ 120,000	\$ 450,000	\$ 450,000		
Source of Funds													
TIRZ Funds		-	50,000	-	50,000	50,000	50,000	180,000	120,000	450,000	450,000		
City of Houston		-	-	-	-	-	-	-	-	-	-		
Grants		-	-	-	-	-	-	-	-	-	-		
Other		-	-	-	-	-	-	-	-	-	-		
Total Funds		\$ -	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 180,000	\$ 120,000	\$ 450,000	\$ 450,000		

Project:	Sunnyside Park		City Council District	Key Map:	WBS.:		T-2605	
Description:	Demolition and Rebuild of Sunnyside Community Center and Swimming Pool		Location:	Geo. Ref.:				
Justification:	Enhance public infrastructure, facilities and services throughout the Zone. Develop and enhance green spaces, gathering places, trails, recreational or public facilities, and cultural amenities.		Served:	Neighborhood:				
			2024	2025	2026	2027	2028	
			Operating and Maintenance Costs: (\$ Thousands)					Total
	Personnel							
	Supplies							
	Svcs. & Chgs.							
	Capital Outlay							
	Total							
	FTEs							

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/22	2023 Budget	2023 Estimate	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	600,000		600,000	500,000				\$ 1,100,000	\$ 1,100,000
2 Acquisition	-								\$ -	\$ -
3 Design	-				1,000,000				\$ 1,000,000	\$ 1,000,000
4 Construction	-					1,000,000	1,000,000		\$ 2,000,000	\$ 2,000,000
5 Equipment	-					1,000,000		1,000,000	\$ 2,000,000	\$ 2,000,000
6 Close-Out	-							400,000	\$ 400,000	\$ 400,000
7 Other	-								\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
									\$ -	\$ -
Other Sub-Total:									\$ -	\$ -
Total Allocations	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ 1,500,000	\$ 2,000,000	\$ 1,000,000	\$ 1,400,000	\$ 6,500,000	\$ 6,500,000

Source of Funds	2024	2025	2026	2027	2028	FY24 - FY28 Total	Cumulative Total (To Date)
TIRZ Funds	600,000	1,500,000	2,000,000	1,000,000	1,400,000	6,500,000	\$ 6,500,000
City of Houston							\$ -
Grants							\$ -
Other							\$ -
Total Funds	\$ 600,000	\$ 1,500,000	\$ 2,000,000	\$ 1,000,000	\$ 1,400,000	\$ 6,500,000	\$ 6,500,000

*NOTE: