ORDINANCE NO. 3152

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A DEVELOPMENT PLAN AND REINVEST-MENT ZONE FINANCING PLAN FOR MESQUITE RODEO CITY TAX INCREMENT FINANCE DISTRICT NUMBER ONE, CITY OF MESQUITE, TEXAS; MAKING A FINDING REGARDING FEASIBILITY; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City established Mesquite Rodeo City Tax Increment Finance District Number One, City of Mesquite, Texas ("Zone") and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 3138 approved by the Council on February 3, 1997, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, the Board of Directors of Mesquite Rodeo City Tax Increment Finance District Number One, City of Mesquite, Texas (the "Board") on April 3, 1997, prepared and adopted a Development Plan and Finance Plan for the Zone; and

WHEREAS, the Development Plan and Reinvestment Zone Financing Plan are substantially consistent with the preliminary plan developed for the Zone, prior to the Zone's creation; and

WHEREAS, in compliance with the Act, the Board hereby submits the Development Plan and Reinvestment Zone Financing Plan for Mesquite Rodeo City Tax Increment Finance District Number One, City of Mesquite, Texas attached hereto as Exhibit "A", to the City Council for approval; and

WHEREAS, the Board has respectfully advised and recommended approval of the Development Plan and Reinvestment Zone Financing Plan by the City Council in order to promote development and redevelopment of the Zone;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the Development Plan and Reinvestment Zone Financing Plan submitted to the City Council attached hereto as Exhibit "A" is hereby found to include all information required under Section 311.011 of the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Texas Codes Annotated (the "Act").

Page 2

SECTION 3. That in accordance with the Act, the City Council has reviewed the Development Plan and Reinvestment Zone Financing Plan and hereby finds the Development Plan and Reinvestment Zone Financing Plan to be feasible and conforms to the Master Plan for the City of Mesquite.

SECTION 4. That in accordance with the Act, the City Council hereby approves the Development Plan and Reinvestment Zone Financing Plan attached hereto as Exhibit "A".

SECTION 5. That the City Manager is hereby directed to notify the governing body of each taxing unit that taxes real property located in the Zone of the City's approval of the Development Plan and Reinvestment Zone Financing Plan, to transmit to each governing body copies of the Plans, and to request that each governing body notify the City of Mesquite in writing with respect to its participation in the Zone.

That if any section, paragraph, clause or provision of this Ordinance SECTION 6. shall be for any reason held to be invalid and unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 7. Whereas, the need to regulate a Development Plan and Reinvestment Zone Financing Plan for Mesquite Rodeo City Tax Increment Finance District Number One of the City of Mesquite, and the need to protect the public interest, comfort, and general welfare of the citizens of the City of Mesquite creates an urgency and emergency for the preservation of the public health, safety, and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 21st day of April, 1997.

Mayor

ATTEST:

APPROVED:

Ellen Williams

City Secretary

City Attorney

Mesquite Rodeo City

Tax Increment Finance District Number One

Development Plan



March 28, 1997

The Mesquite Rodeo City Tax Increment Finance District Number One (Rodeo City TIF District) was established by the City of Mesquite on February 3, 1997. Participating taxing jurisdictions are the City of Mesquite, Mesquite Independent School District, Dallas County, Dallas County Community College District and the Dallas County Hospital District.

The Rodeo City TIF District incorporates an area of 115.18 acres of property located at the southwest corner of Interstate Highway 635 and Military Parkway. The largest property owners include the Mesquite Independent School District, the Mesquite Championship Rodeo and AGF Scyene Rodeo, LTD. A number of smaller property owners are included in the district as well as a number of commercial and retail owners. No residential property is located within the Rodeo City TIF District.

The development of the Rodeo City TIF District involves primarily three parties undertaking three distinct yet complimentary projects. The board of directors must present to the Mesquite City Council a project plan (development plan) and reinvestment zone financing plan that is as consistent as possible with the preliminary plans developed for the zone before the creation of the board.

The development plan must include:

- a. Map showing existing uses and conditions of real property in the zone and
 - Map showing proposed improvements to and proposed uses of that property;
- Proposed changes of zoning ordinances, the master plan of the municipality, building codes and other municipal ordinances;
- 3. A list of estimated nonproject costs; and
- 4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

The Rodeo City TIF District No. One Development Plan includes each item required by State statute.

The reinvestment zone financing plan must include:

- a detailed list describing the estimated project costs of the zone, including administrative expenses;
- a statement listing the kind, number and location of all proposed public works or public improvements in the zone;
- an economic feasibility study;

PAGE 1

- 4. the estimated amount of bonded indebtedness to be incurred;
 - 5. the time when related costs and monetary obligations are to be incurred;
 - a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone;
 - 7. the current total appraised value of taxable real property in the zone;
 - the estimated captured appraised value of the zone during each year of its existence; and
 - 9. the duration of the zone.

SECTION I: CITY OF MESQUITE PROJECT

RODEO CITY CONFERENCE CENTER, EXHIBIT HALL & HOTEL

The City of Mesquite will fund the construction and development of a 35,000 square foot conference center and 40,000 square foot exhibit hall. These facilities will be constructed on a 10 acre tract of land located due east of the Mesquite Arena. Development costs for public improvements to be reimbursed by the TIF District include:

*	Land cost for Conference Center	\$975,000
#	Conference Center & Exhibit Hall	\$2,125,000
#	TOTAL	\$3,100,000

Additional public improvements to be constructed and investments not funded by the TIF District:

#	Additional exhibition hall construction	\$3,900,000
#	Sewer improvements	\$ 875,000
*	Staff and consultant time	\$ 70,000
4	TOTAL	\$4.845.000

TOTAL CITY COSTS: \$7,945,000

SECTION II: AGF SCYÈNE RODEO CITY PROJECT

A WESTERN THEME ENTERTAINMENT/RESTAURANT/RETAIL COMPLEX

The development company Addison AGF, Inc., owns 45 acres which will be developed into a western theme entertainment/restaurant/retail complex containing the following major components:

- * Country Western Music Theatre
- * Western dinner/dance hall
- * Mexican theme restaurant with outside dining
- * Art gallery
- Comedy shop
- * Family entertainment Center
- * Western apparel mart
- * Cluster of restaurants
- * Cineplex
- * Kids' Corral interactive entertainment center
- * Rodeo Plaza

The key to the project and located at the center will be Rodeo Plaza, a landscaped "public square" area designed to encourage visitors to gather and be entertained during their stay in Rodeo City. The estimated construction costs of the Rodeo City development are presented by tract and the total reimbursement available to the developer is shown in the table below.

Public Infrastructure Cost

_ dono milaodacene cost	
Tract 1:	121,150.00
Tract 2:	56,758.00
Tract 3:	5,936.00
Tract 4:	59,226.00
Tract 5:	208,411.00
Tract 5A:	5,656,00
Tract 6:	6,714.00
SUBTOTAL REIMBURSEMENT AMOUNT:	\$463,851.00

The total reimbursement available to the developer by use of dollars is shown in the table below:

Public Facilities Cost

Tract 5A: Community Parking	450,000.00
Tract 5: Rodeo Plaza	4,490,000.00
SUBTOTAL REIMBURSEMENT AMOUNT:	\$4,940,000.00
TOTAL REIMBURSEMENT AMOUNT:	\$5,403,851.00

SECTION III: MESQUITÈ INDEPENDENT SCHOOL DISTRICT PROJECT

MEMORIAL STADIUM IMPROVEMENTS

The third major partner in the Rodeo City TIF District is the Mesquite Independent School District. Memorial Stadium is the home field for all four of Mesquite's high school campuses and is a highly visible landmark in the Rodeo City area. Improvements to the stadium will enhance the visual appeal of the area and provide a benefit to all tax payers within the MISD. The Improvements eligible for TIF fund reimbursement total \$1,000,000.

SECTION IV: SCHEDULE FOR REIMBURSING PUBLIC IMPROVEMENT EXPENDITURES WITH THE TIF FUND

The three parties named above will advance funds for construction of specific public improvements and receive reimbursement, including interest at the municipal rate, from future cash flows to the TIF fund. The total value of cash advances in 1997 dollars is \$9,503,851. Expenditures for public improvements will be made according to a time schedule throughout the 20 year life of the TIF District.

The formula for disbursement of available TIF funds among creditors will be as follows:

- 1. TIF cash will be applied first to the administrative fees incurred by the City for the reinvestment zone and the TIF fund.
- 2. Until the year 2001, TIF cash remaining after administrative fees will be divided among creditors according to percentages reflecting the share of reimbursable expenditures for public improvements to be made by each creditor. The anticipated advances of reimbursable funds for each creditor and the percentage cost of the total project is:

#	City:	32.6%	\$3,100,000
#	AGF Scyene Rodeo:	56.9%	\$5,403,851
*	MISD:	10.5%	\$1,000,000
#	TOTAL	100.00%	\$9,503,851

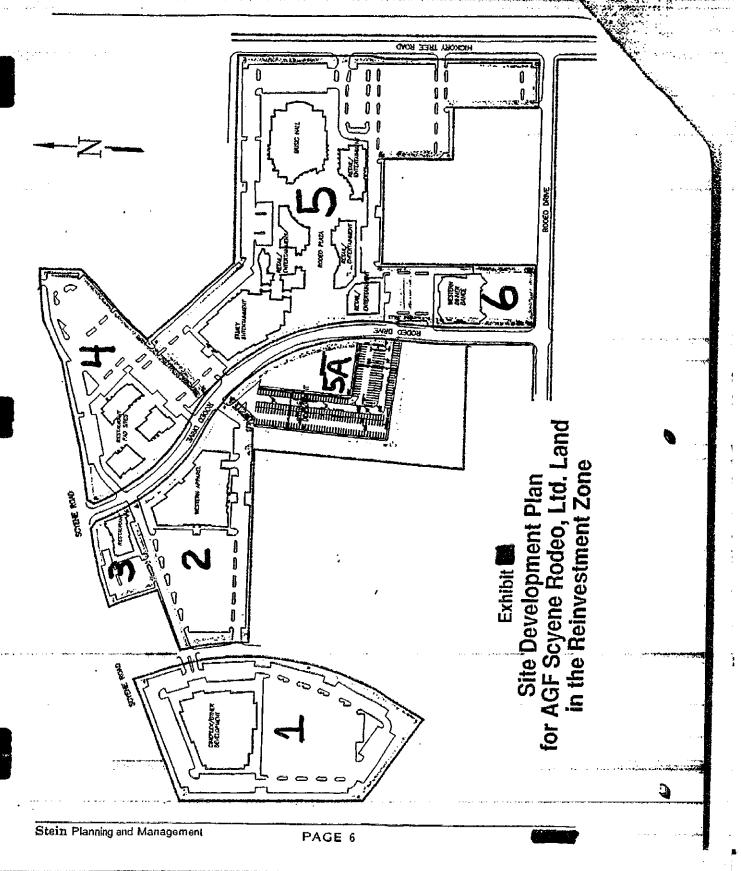
3. Beginning in year 2001, the percentages of annual TIF revenue after administrative fees will reflect shares of reimbursable investments actually made by each creditor. Available TIF fund revenues will be divided among the remaining creditors according to the percentages that their actual expenditures approved for reimbursement bear to the total of actual expenditures approved for reimbursement.

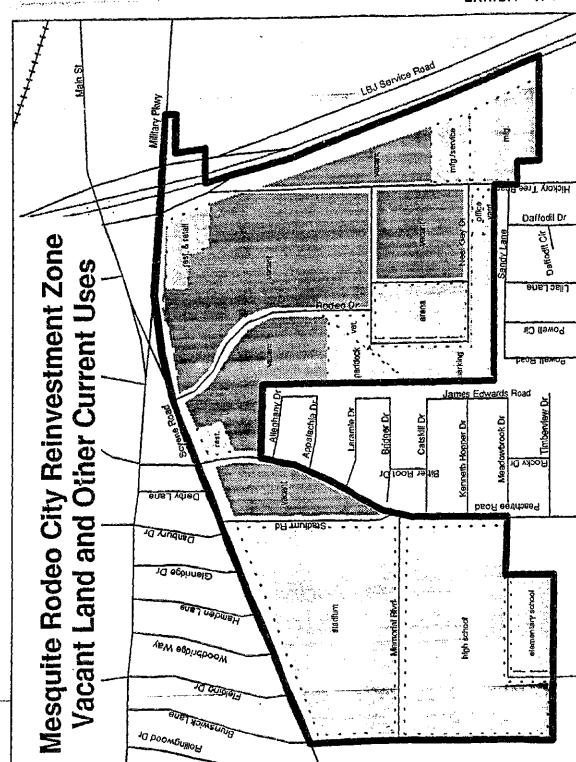
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4. No creditor shall receive more proceeds from the TIF fund than the amount of principal and interest due. When the TIF fund has satisfied an obligation to a creditor, available TIF funds may be distributed according to the percentage formula to remaining creditors. When obligations to all creditors have been satisfied, the Mesquite City Council shall terminate the reinvestment zone unless the TIF board representatives of all participating jurisdictions recommend continuation of the zone in order to accomplish one or more additional public improvement(s) and the City Council concurs with that recommendation. Positive TIF fund balances at the time of dissolution of the zone may be returned to general funds of participating jurisdictions according to the relative amounts of their ad valorem tax rate in the year of dissolution or spent for public improvements in the zone, at the discretion of the TIF board and confirmation of the Mesquite City Council.

EXHIBIT "A-1"





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Mesquite Rodeo City Reinvestment Zone **Financing Plan**

Prepared for the

City of Mesquite, Texas

November 15, 1996 Updated April 1, 1997

by

Stein Planning and Management

-3733 Shenandoah Street Dallas, Texas 75205 (214) 526-3733

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Disclaimer:

Neither this report nor its conclusions may be referred to or included in any prospectus or part of any offering made in connection with private syndication of equity, sale of bonds, sales of securities or sale of participation interests to the public without express written approval of Stein Planning and Management.

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Stein Planning and Management, 4/1/97

Section 1: What's Tax Increment Financing and Why Use It for Mesquite Rodeo City?

Tax Increment Financing Defined

Tax increment financing is a tool that local governments of Texas use to finance public improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating it as a "reinvestment zone." Reinvestment zones are also called "tax increment zones," "tax increment districts," "TIF zones" or "TIF districts." Costs of approved public improvements within the reinvestment zone may be repaid by future tax revenues that will flow from improved and appreciated real properties in the zone. The additional tax dollars generated by growth of real property value in the zone are called the "tax increment." These dollars flow to a "tax increment fund" ("TIF fund") for a specified term of years. Money flowing to the TIF fund each year is disbursed according to a plan and agreements approved by a TIF board that includes representatives of all participating local governmental units.

Only cities may create reinvestment zones for tax increment financing. Once created, school districts, counties, hospital districts and college districts are allowed to participate in the tax increment financing agreement. Each taxing unit may choose to dedicate to the TIF fund all, a portion or none of the additional tax revenue attributable to increased value in the zone.

Tax rates in a reinvestment zone are the same as tax rates outside the reinvestment zone, but within the same set of taxing jurisdictions. The only way a property owner within the zone will pay more taxes as a consequence of the zone is for his or her property to grow in value.

The Case for TIF at Mesquite Rodeo City

The land southwest of LBJ Freeway and Military Parkway has high potential for economic growth relative to its recent history. Exhibit A locates the proposed reinvestment zone in the City of Mesquite and relative to highways of the metropolitan area.

Despite its location on an interchange of the LBJ Freeway arc around metropolitan Dallas and the presence of a premier sports and tourism attraction, the Mesquite Championship Rodeo, much of the proposed reinvestment zone is vacant land. Aggregate real property values of the zone have fallen each year since at least 1992.

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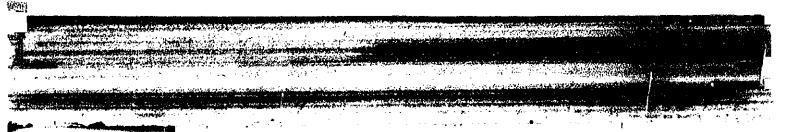
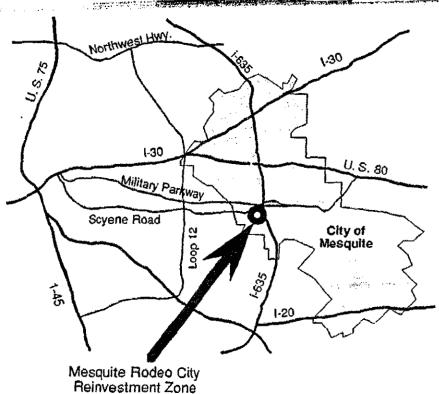


Exhibit A:

Proposed Reinvestment Zone Location in Context of Regional Highways



This history of decline contradicts the economic recovery and growth in value shown by both Mesquite and Dallas County during the same period. Exhibit B illustrates the decline of real property values in the proposed reinvestment zone in comparison with Mesquite and Dallas County. Real property values in Mesquite have increased annually since at least 1992. The Dallas County real property roll

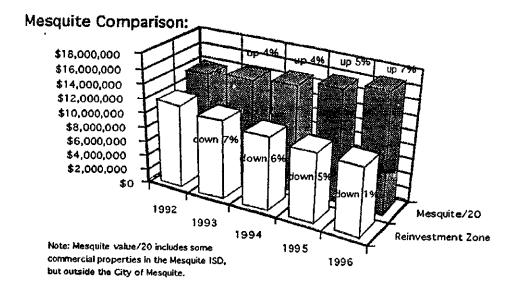
The City of Mesquite has identified the reinvestment zone as an area with strong potential for economic development if only the needed public improvements were constructed. Tax increment financing can be a source of the capital needed for the public improvements. This analysis demonstrates that (a) a tax increment fund for the Mesquite Rodeo City reinvestment zone can generate sufficient revenue to repay developer, City and School District advances for the public improvements deemed necessary for the zone's development and (b) the general funds of all the taxing jurisdictions that participate fully in the TIF fund will benefit from TIF participation.

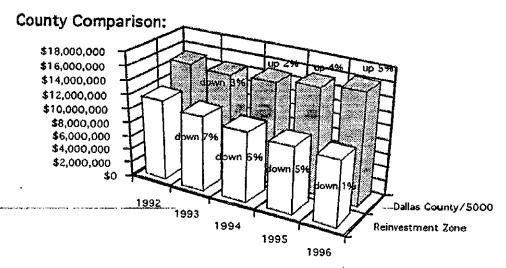
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has appreciated since 1994.

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Reinvestment Zone Real Property Values Have Fallen, Even as Mesquite and County Values Have Risen





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Section 2: Zone Boundaries

Exhibit C shows the proposed boundaries of the Mesquite Rodeo City Reinvestment Zone and the ownership of real property within the zone. The proposed district includes adjacent public rights-of-way.

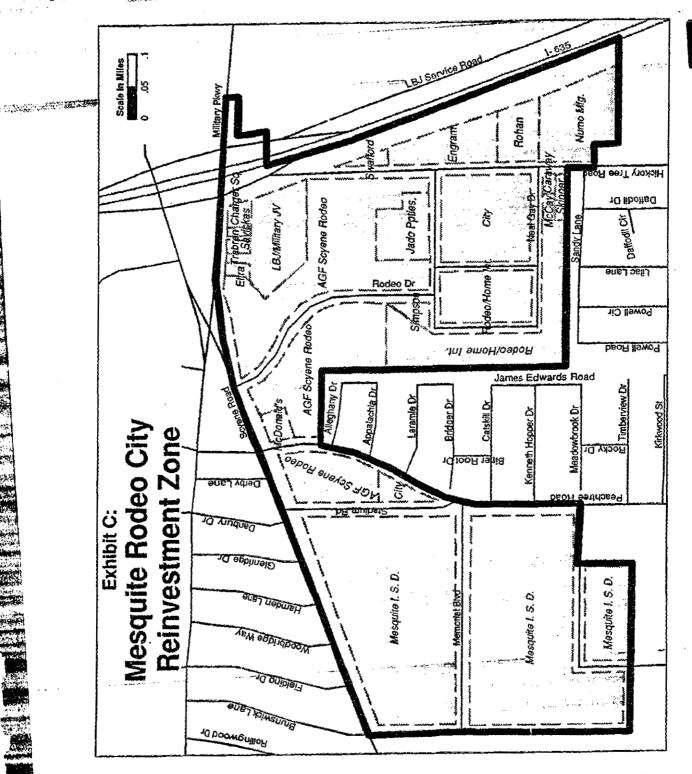
Exhibit D inventories all the real property accounts within the proposed zone. This exhibit also confirms the annual declines of real property values in the zone since at least 1992.

Exhibit E shows the vacant and developed land within the proposed district. East of Peachtree Road, the zone is predominantly vacant. Exceptions are the Mesquite Championship Rodeo Arena, a strip of restaurants and small retail businesses along the Scyene Road and Military Parkway frontage, the Trail Dust Steakhouse on Hickory Tree Road, buildings for manufacturing, repair, storage and offices along Hickory Tree Road and Neal Gay Drive and a veterinary clinic immediately north of the rodeo arena.

West of Peachtree Road, property is publicly-owned. The developed land is the MISD's West Mesquite High School, Seabourn Elementary School and Memorial Stadium.

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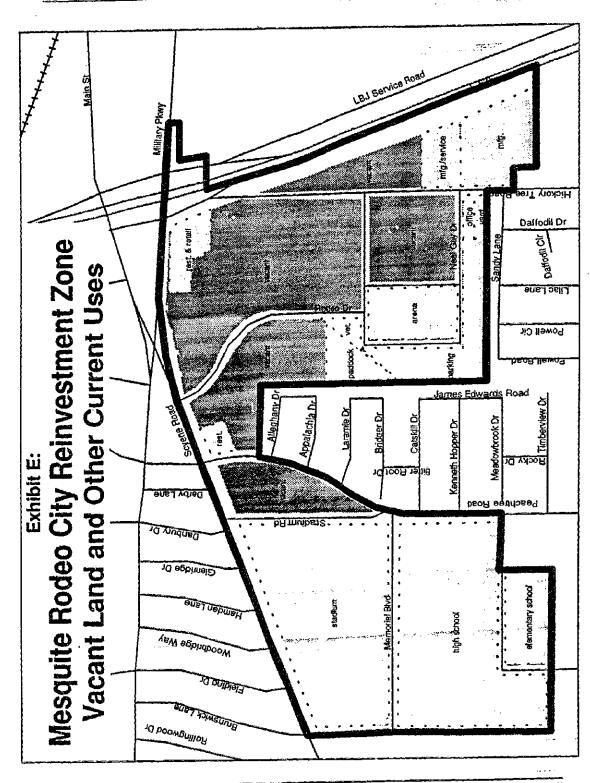
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Exhibit D: Real Properties in the Mesquite Rodeo City Reinvestment Zone

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Section 3: Proposed Improvements and Costs

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Taxable New Construction

Exhibit F presents assumptions about the taxable development that will occur in the reinvestment zone over the next thirty years. The one specific development deemed likely without the reinvestment zone is the enclosure of the Mesquite Championship Rodeo Arena to make it an all-weather facility. Completion is expected in 1998. A new fast-food restaurant, warehouse/office space and new space for retail businesses have been anticipated, but no particular developments have been announced.

In addition to these hypothetical developments and values without the reinvestment zone, Exhibit F lists supplemental construction in the zone that developers have indicated as probable if the reinvestment zone and a plan for tax increment financing were approved. Total construction cost of the supplemental list is more than seven times the value of the "background" development package without the zone.

The Hampton Inn is a 150-room hotel to be constructed by John Q. Hammons Hotels Two, L. P., adjoining a 30,000 square-foot conference center and 40,000 square-foot exhibit hall on a ten-acre site adjacent to the Mesquite Championship Rodeo Arena. The hotel, conference center and exhibit hall site is at the southwest comer of Hickory Tree Road and Rodeo Drive. Plans for the hotel have always been based on an assumption that some additional destination entertainment, sports or recreational facility must be committed to the immediate vicinity before groundbreaking. The hotel will be expandable to 225 guest units. The projected value of new construction is conservative in that it does not include this potential expansion.

The destination attraction to complement the hotel, conference center and exhibition hall is Mesquite Rodeo City, a collection of rodeo-related entertainment concepts to be developed by AGF Scyene Rodeo, Ltd. Subject to appropriate agreements, including reimbursement (from a TIF fund) of cash advances for public improvements that AGF will make, AGF wishes to construct the taxable Mesquite Rodeo City improvements in Exhibit F. Exhibit G is a map generally locating buildings and site improvements by AGF or others on land held by AGF.

· Exhibit F:

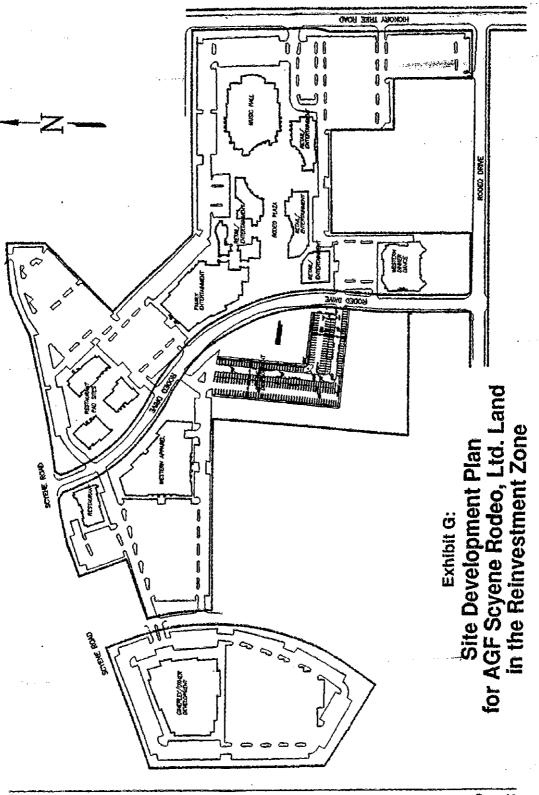
Estimated Values of Taxable New Construction in the Reinvestment Zone, in 1997 Dollars

	Estimated Project Size (1)	Estimated Construction Cost per Unit (1)	Est. Constr. Cost if Built in 1997 (1)
Construction Assumptions Without TIF	1		
Rodeo Arena enclosure (completed 1998)	N. A.	N. A.	\$1,000,000
Fast-food restaurant (comp. 1999)	2,500	\$80	\$200,000
Warehouse/office/manufacturing (2)	10,000	\$50	\$500,000
Miscellaneous retail (3)	40,000	\$65	\$2,600,000
Subtotal	200000000000000000000000000000000000000		\$4,300,000
Supplemental Construction With TIF Hampton Inn (comp. Mar. 98) Mesquite Rodeo City	150	\$60,000	\$9,000,000
Western dinner/dance hall (comp. 1999)	25.500	\$90	\$2,295,000
Family entertainment center (comp. 1999)	•	\$90	\$3,780,000
Western apparel mart (comp. 2000)	48.900	\$75	\$3,667,500
Cineplex (comp. 2001)	52,200	\$90	\$4,698,000
Country music theatre (comp. 2002)	40,800	\$90	\$3,672,000
Restaurant 1 (comp.1998)	8,000	\$90	\$720,000
Restaurant 2 (comp. 1999)	8,000	\$90	\$720,000
Restaurant 3 (comp. 2000)	10,500	\$90	\$945,000
Restaurant 4 (comp. 2001)	9,100	\$90	\$819,000
Mesquite Rodeo City subtotal	245,000 🖁		\$21,316,500
Subtotal			\$30,316,500
Total Value			\$34,616,500

(1) Estimates of project size and either unit cost or total cost for Rodeo Arena, Hampton inn and Rodeo City are by developer or manager. Developer's original unit costs of \$100 were reduced to \$90 by Stein Planning and Management. Others estimates are by Stein. Unit cost for hotel is per guest unit. All others are per square foot of floor area. Unit costs are in 1997 dollars.

(2) Assumes 2,000 SF every four years, beginning with construction in 2000.

(3) Assumes 8,000 SF every four years, beginning with construction in 2001.



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Public Improvements

This preliminary financing plan for the reinvestment zone does not anticipate issue of special revenue bonds backed by the TIF fund. The public improvements listed in Exhibit H would be financed with cash from the named entities, which would be fully reimbursed with interest (at current rates for municipal obligations), using revenues accumulated by the TIF fund.

Beyond the public improvements reimbursed by the TIF fund, the City of Mesquite will invest additional dollars in zone improvements. These include:

. <u>Item</u>	<u>Cost</u>
Staff and consultant time to organize TIF program	\$70,000
Additional exhibition hall construction costs	\$3,900,000
Sewer improvement costs (to Military east of LBJ)	<u>\$875,000</u>
Total City investment not reimbursed by TIF fund	\$4,845,000

. Exhibit H:

Estimated Costs of Public Improvements to be Reimbursed by the TiF Fund

Improvement	Estimated Construction Cost If Built in 1997	·
To be Builli with Funds Advenced by AGF Scye	ne Redeat	The state of the s
Public Infrastructure		
Western Dinner/Dance Theater-Tract 6		•
Water system	\$4.254	The same of the sa
Wastewater system	\$2,460	
Subtotal	\$6,714	
Rodeo Plaza/Family Entertainment Center-Tra	ict 5	,
Water system	\$83,104	
Wastewater system	\$29,03 <i>0</i>	
Storm drainage Subtotai	\$ 96,277	÷,
	\$208,411	
RestaurantsTract 4		ري در الله الله الله الله الله الله الله الل
Water system	\$18,348	,
Wastewater system	\$18,162	,
Storm drainage Subtotal	\$22,716	
	\$ 59,226	
Western Apparel Mart-Tract 2		
Water system	\$31,232	
Wastewater system	\$4,081	
Storm drainage	\$21,445	
Subtoral	\$56,758	and the second s
Restaurant-Tract 3		
Water system	\$1,028	فعيجانهم والعصما والمراب المراي
Wastewater system	\$4,908	
Subtotal	\$5,936	
CineplexTract 1		
Water system	\$22,823	
Wastewater system	\$8.319	
Storm drainage	\$90,008	
Subiotal	\$121,150	
Community Parking-Tract 5A		
Storm drainage	\$5,656	
Total for infrastructure	\$463,851	
Rodeo Plaza (outdoor public space)	\$4,490,000	
	94,490,000	
Community Parking	\$450, <i>0</i> 00	
AGF Total	. \$5,403,851	
	• • •	
be Built with Funds Advanced by City of Mesqu	ilte	
Land for Conference Center	\$975,000	, No.
Tarabathatan and market	33.2,000	,
Exhibition Hall/Conference Center Construction	\$2,125,000	
City of Mesquite Total	\$3,100,000	
be Built with Funda Advanged by Manager		
be Built with Funds Advanced by Mesquile Inde Stadium improvements	pendent School District \$1,000,000	
⁻ otal	\$9.503.851	

* AGF Scyene Rodeo Improvement costs by Nathan D. Maier, Consulting Engineers

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\$9,503,851

Section 4: Projected Cash Flows to the TIF Fund and General Funds

Overview

To plan financing for the public improvements that will ultimately be paid for by the TIF fund, it's necessary to project annual cash flow to the TIF fund. Exhibit I estimates TIF fund revenue for each individual year from 1997 (the base year) through 2127 (thirty years later). Exhibit I also estimates annual impacts of tax increment financing on the ad valorem taxes flowing to the combined general funds of participating taxing jurisdictions. Projections are based on participation by the City of Mesquite, the Mesquite Independent School District and the Dallas County Community College District with 100% of their tax increments and participation by Dallas County and the County Hospital District with 80% of their tax increments.

If Exhibit I proves correct in that the Dallas Central Appraisal District does indeed find a higher valuation for total real property in the zone as of January 1, 1998 (one year after the base valuation date of January 1, 1997), the first tax increment will flow to the TIF fund in January 1999 or the months immediately thereafter. This lag occurs because property taxes may be paid without penalty for thirteen months after the date for which property is valued.

Annual tax increments will increase as taxable improvements are completed and property appreciates. After approximately 2006, more than \$1 million a year will flow to the TIF fund for financing of public improvements according to duly approved plans and contracts.

For the term of the TIF fund's existence, the January 1, 1997 base value of real property in the reinvestment zone becomes the maximum basis for taxes paid to general funds. For the term of the fund's existence, the general funds of participating jurisdictions will forego whatever real property taxes might have resulted from property value increases without the TIF fund. When the TIF fund is terminated, real property taxes on the entire enhanced tax base flow to general funds. Exhibit J graphs these concepts.

Although real property taxes are diverted from general funds to the TIF fund for a term, business personal property (BPP) taxes, including all increases in BPP taxes, flow to general funds without interruption. Exhibit K shows how, in the case of Mesquite Rodeo City, the projected supplemental BPP taxes are sufficiently high as to offset the real property taxes foregone by general funds and leave the general funds better off with than without TIF for nearly every year of the TIF fund's existence.

Exhibit L displays much of the information from Exhibit I, but shows *cumulative* cash flows and cash flow differences for each year. Exhibit L also shows net present values of cash flows to the TIF fund and the net present values of cash flow differences to the combined general funds for thirty years after the reinvestment zone has been created.

Stein Planning and Management, 4/1/97

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Estimated Revenue Consequences of the TIF Zone for Public Funds

DCAD value of taxable real property in the TIF zone as of January 1, 1996; \$9,494,066

Annual percentage of appreciation from 1996 to 1997 only without TIF: 0%

Annual appreciation of real property unless at least \$3 million of taxable improvements have been invested in the zone within three years: 1%

Annual appreciation of real property if at least \$3 million of taxable improvements have been invested in the zone within three years: 2%

Portion of total increment participating in TIF fund, based on 100% of combined
1996 ad valorem tax rate for Clty, ISD and DCCCD, 80% of rate for County and
Hospital District: 0.96

100% of combined 1996 tax rate, per \$100, for City, ISD, DCCCD, County and Hospital District;

Average annual rate of inflation for construction costs: 3%
Term of years for TIF zone: 20

Average annual rate of change in tax rate:

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(City, School District and DCCCD Participating 100%, County and Hospital District Participating 80%) Estimated Revenue Consequences of the TIF Zone for Public Funds Exhibit 1:

Month of valuation and assumed receipt of full fax payments for the previous year:	Barss Yssar	Year 1	Year 2 Jan. 1999	Year 2 Year 3 7 2 1 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	Year 4 Jan. 2001	Year 5	Ve≇r6 Jan. 2003	Year 7 Jan. 2004	
aumble hast property value of zone (simple appreciation from previous year) from previous year) frames appreciation rate since providus year the textole improvements new on roll this year has adjustments for changes in tax-exempt status folial acception for changes in tax-exempt status folial acception for changes in tax-exempt status folial growth increment since beare year falue growth increment since beare year folial growth acception of TIF and roperty tax rate	\$9.494,066 0%. \$0 (\$664,704) \$9.829.361	\$8,917,655 1% \$0 \$390,000 \$9,307,655 \$478,294 \$462,817 \$2,54784	\$9,409,808 2%, \$8,260,600 (\$14,809) \$17,739,599 \$8,910,238 \$8,621,915 \$2,57032 \$11,792	\$18.094,391 2% \$7,420,996 \$25,515,387 \$16,666,025 \$16,146,090 \$2,59905 \$221,870	\$26,025,694 2% 55,143,476 \$01,175,170 \$22,345,809 \$21,622,731 \$2,62504 \$419,646	\$31,799,674 2% \$6,794,697 \$0 \$13,539,370 \$29,764,009 \$29,764,009 \$2,65130 \$567,606	\$39,365,238 2% \$4,256,854 \$43,622,092 \$34,792,731 \$23,666,888 \$2,67781 \$763,597	\$44.484,534 2% \$0 \$44.484,534 \$35,665.173 \$2,70459 \$901,535	•
e Revenue to General Funds from Real Property Tax Grify Viernative 1: Tif Zone Created Zone's beso year taxable real property value Property tax ratio Real property tax to general funds from base value Plus tax on non-participating value increment Total real property tax to general funds	\$6,829,361 \$2,52262 \$237,126 \$237,128	\$8,829,361 \$2,54764 \$222,731 \$222,731	\$6,829,361 \$2,5733 \$2,5733 \$24,958 \$394 \$225,353	\$5,829.361 \$2,59905 \$27,528 \$7,419 \$234,627	\$6,829,361 \$2.62504 \$229,460 \$14,033 \$243,513	\$8,629,361 \$2,65130 \$231,775 \$18,981 \$250,756	\$8,829,381 \$2,67781 \$234,092 \$25,535 \$25,628	\$8.829,361 \$2.70459 \$236,433 \$30,148 \$266,531	
Alemative 2: TiF Zone Not Created familie appreciation farable real proporty value of zone (simple appreciation previous year) Annual appreciation rate since previous year? Plus taxeble improvements new on roil this year? Plus adjustments for changes in tax-exempt status. Total taxeble real property value of zons Froperty tax rate Free proporty tax to general funds	\$9,494,066 0% \$0 (\$664,704) \$0,629,361 \$2,52562 \$237,128	\$6.917,655 1% \$0 \$0 \$0.547,655 \$2.54784 \$2.24731	\$9,006,832 1% \$1,030,900 \$0 \$10,036,832 \$2.57332 \$2277,208	\$10,137,200 \$212,190 \$10,349,380 \$2.58905 \$258905	\$10,452,874 \$109,273 \$0,562,146 \$2,82504 \$268,988	\$10,667,768 \$565,265 \$11,283,033 \$2,65130 \$2,65130	\$11,365,563 1% \$0 \$0 \$11,365,563 \$2,67781 \$298,351	\$11,479,216 1% \$0 \$11,479,218 \$2.70459 \$304,348	
noteherative Dilerence in General Fund Values from Ad Valoren Taxes.** Real property ax increment earned (foregone) Plus supplemental business personal property tax (from separate schedule)*** Combinest difference	05	0\$ 0\$ 25 \$ \$ \$ \$ \$ \$	(\$1,855) \$ \$1,855)	(\$23,653) \$15,152 (\$8.501)	(\$25,473) \$60,766 \$35,293	(\$26,505) \$118,353 \$81,848	(\$38.724) \$167.181 \$118,458	(\$37,767) \$214,110 \$176,344	

"Imported from Exhibit M. Improvements are valued at construction cost. Values based on income approach may be higher.
"Excludes taxes from increased property values outside the Tiff zone, although there should be some enhancement of external organisatists of the total commercial properties the total construction incide the Tiff zone.

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Estimated Revenue Consequences of the TIF Zone for Public Funds (City, School District and DCCCD Participating 100%, County and Hospital District Participating 80%)

Month of intention and secure of mark	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Month of valuation and assumed receipt of full tax payments for the previous year:	ent and an entire the second s	Jen. 2006	Jan. 2007	Jan. 2008	4404			
or the max payments for the presidus year.	MEII. 2000	3817. 200G	Van. 2001	Jan. 2005	Ja n. 2009	Jan. 2010	Jan. 2011	Jan. 2012
Revenue to TIF Fund								
Taxable real property value of zone (simple appreciation								
from previous year)	\$45,384,425	\$46,417,560	\$51,276,191	\$52,301,715	\$52,824,732	\$53,492,787	\$54,776,525	\$55,324,290
Annual appreciation rate since previous year	2%	2%	2%	2%	1%	1%	1%	1%
Plus taxable improvements new on roll this year	\$122,987	\$3,653,215	\$0	\$0	\$138,423	\$741,396	\$6	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$45,507,412	\$50,270,776	\$51,278,191	\$52,301,715	\$52,963,155	\$54,234,163	\$54,776,525	\$55,324,290
Value growth increment since base year	\$36,678,051	\$41,441,414	\$42,446,630	\$43,472,353	\$44,133,784	\$45,404,821	\$45,947,163	\$45,494,928
Tax increment participating in TIF fund	\$35,491,202	\$40,100,430	\$41,073,312	\$42,065,851	\$42,705,689	\$43,935,587	\$44,450,380	\$44.990.420
Property tax rate	\$2,73163	\$2,75895	\$2,78654	\$2.81440	\$2.84255	\$2.87097	\$2.69968	\$2.92868
Real property tax increment to TIF Avnd	\$933,382	\$969,489	\$1,106,350	\$1,144,523	\$1,183,897	\$1,213,929	\$1,261,379	\$1,289,210
,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	4444,100	01,100,000	4,,,,,,,,,	\$1,100,001	J.,210,040	41,201,010	41,200,210
Zone Revenue to General Funds from Real Property Tax Only	1							
Alternative 1; TIF Zone Created]							
Zone's base year taxable real property value	\$8,829,361	\$8,629,361	\$6,829,361	\$8,829,361	\$8,629,361	\$6,829,361	\$8,829,361	\$8,629,361
Property tax rate	\$2,73163	\$2.75895	\$2,78654	\$2.81440	\$2.84255	\$2.87097	\$2.89968	\$2,92868
Real property tax to general funds from base value	\$238,798	\$241,186	\$243,598	\$246,034	\$248,494	\$250,979	\$253,489	\$256,023
Plus tax on non-participating value increment	\$31,213	\$32,420	\$36,997	\$38,274	\$39,590	\$40,595	\$42,181	\$43,112
Total real property tax to general funds	\$270,011	\$273,606	\$280.595	\$284,307	\$288,084	\$291,573	\$295,670	\$299,135
Alternative 2: TIF Zone Not Created	l .							
Taxable real property value of zone (simple appreciation	1							
from previous year)	\$11,594,011	\$11.834.168	\$12,617,817	\$12,743,996	\$12,871,435	\$13,139,957	\$14,020,167	\$14,160,368
Annual appreciation rate since previous year	1%	1%	1%	1%	\$12,071,435	1%		
Plus taxable improvements new on roll this year*	\$122,987	\$658.720	\$0	\$0	\$138,423	\$741,396	1%	1%
Plus adjustments for changes in tax-exempt status	\$0	\$0	50	\$0	\$130,423 \$0	\$741,395	\$0 \$0	\$0 \$0
Total taxable real property value of zone	\$11,716,998	\$12,492,888	\$12,617,817	\$12,743,996	\$13,009,859	\$13,881,353	\$14.020,167	\$14.160.368
Property tax rate	\$2,73163	\$2.75695	\$2.78654	\$2.81440	\$2.84255	\$2.87097	\$2.89968	\$2.92868
Real property tax to general funds	\$310,465	\$320,065	\$344.672	\$351,600	\$358,667	• • • •		
trade proporty and an action to toda	\$3.0,403	\$320,003	\$344,512	\$331,000	4320,001	\$369.811	\$398,530	\$406,540
Comprehensive Difference in General Fund Values from	1							
Ad Valorem Texas**	I							
Real property tax increment earned (foregone)	(\$40,455)	(\$46,459)	IRCA STO	/PPT 0555	14TA 24-1	/AWA #		
Plus supplemental business personal property tax	1040,4001	(4-0,438)	(\$64,078)	(\$67,293)	(\$70,583)	(\$78.238)	(\$102,860)	(\$107.405)
(from separate schedule)***	t200 570	6407 000	****	****	****			
Complued difference	\$220,576	\$227,238	\$238,639	\$245,846	\$253,271	\$260,920	\$268,799	\$276,917
Continue district	\$180,122	\$180,779	\$174,562	\$176,553	\$182,687	\$182,682	\$165,939	\$169,512

Exhibit I:

Estimated Revenue Consequences of the TIF Zone for Public Funds (City, School District and DCCCD Participating 100%, County and Hospital District Participating 80%)

; 1	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Vear 22	Year 23
Month of valuation and assumed receipt								
of full tax payments for the previous year:	Jan. 2013	Jan. 2014	Jan. 2015	Jan. 2016	Jan. 2017	Jan. 2018	Jan. 2019	Jan. 2020
evenue to TIF Fund	1							
Taxable real property value of zone (simple appreciation								
kom previous year)	\$55,877,533	\$56,593,663	\$58,002,391	\$58,582,415	\$59,168,239	\$59,937,026	\$61,484,966	\$62,099,819
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%	1%	1
Plus tavable improvements new on roll this year"	\$155,797	\$834,447	\$0	\$0	\$175,351	\$939,178	\$0	\$
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$
Total taxable real property value of zone	\$56,033,329	\$57,428,110	\$58,002,391	\$58,582,415	\$59,343,590	\$60,876,204	\$61,484,966	\$62,039,81
Value growth increment since base year	\$47,203,968	\$48,598,749	\$49,173,030	\$49,753,054	\$50,514,228	\$52,046,842	\$52,655,604	\$53.270,45
Tax increment participating in TIF fund	\$45,676,516	\$47,026,164	\$47,581,862	\$48,143,117	\$48,879,661	\$0	\$0	5
Property tax rate	\$2,95797	\$2.98755	\$3.01742	\$3.04760	\$3,07807	\$3,10865	\$3,13994	\$3,1713
Real property tax increment to TIF fund	\$1,317,625	\$1,351,096	\$1,404,928	\$1,435,745	\$1,467,207	\$1,504,551		
one Revenue to General Funds from Real Property Tax Only	1							
Alternative 1: TiF Zone Crested	į							
Zone's base year taxable real property value	\$8,629,361	\$6,629,361	\$8,829,361	\$8,829,361	\$8,829,361	\$60,876,204	\$51,484,986	\$62,099,81
Property tex rate	\$2,95797	\$2,95755	\$3.01742	\$3,04760	\$3.07807	\$3,10885	\$3,13994	\$3,1710
Real property tax to general funds from base value	\$258,584	\$261,170	\$263,781	\$266,419	\$269,083	\$271,774	\$1,892,551	\$1,930,59
Plus tax on non-participating value increment	\$44,062	\$45,182	\$46,982	\$48,012	\$49,064	\$50,313	\$0	8
Total real property tax to general funds	\$302,646	\$306,351	\$310,763	\$314,431	\$318,148	\$322,087	\$1,892,551	\$1,930,59
Alternative 2: TiF Zone Not Created	I							
Taxable real property value of zone (simple appreciation								
from pravious year)	\$14,301,972	\$14,602,346	\$15,591,162	\$15,747,073	\$15,904,544	\$16,240,694	\$17,351,670	\$17,525,18
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%		
Plus taxable improvements new on roll this year*	\$155,797	\$834,447	\$0	\$0	\$175,351	\$939,178	\$0	:
Plus adjustments for changes in tax-exempt status	50	\$0	\$0	\$0	\$0	\$0	\$0	
Total taxeble real property value of zone	\$14,457,769	\$15,436,794	\$15,591,162	\$15,747,073	\$16,079,895	\$17,179,871	\$17,351,670	\$17,525,1
Property lex rate	\$2,95797	\$2.98755	\$3.01742	\$3.04760	\$3.07807	\$3,10865	\$3.13994	\$3.171
Real property tax to general funds	\$414,712	\$427,656	\$461,181	\$470,451	\$479,907	\$494,951	\$5 34 ,09 7	\$544,83
Comprehensive Difference in General Fund Values from								
Ad Valorem Taxes**	Į.							
Real property tax increment earned (foregone)	(\$112,066)	(\$121,305)	(\$150,418)	(\$156,020)	(\$161,760)	(\$172,863)	\$1,358,454	\$1,385,7
Plus supplemental business personal property tax		•						, ,
(from separate schedule)***	\$285,280	\$293,895	\$302,771	\$311,915	\$321,335	\$331,039	\$341.036	\$351.3

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Estimated Revenue Consequences of the TIF Zone for Public Funds (City, School District and DCCCD Participating 100%, County and Hospital District Participating 80%)

\$19,522.259	185,820,52	012,184,18	057'956'1\$	71C.368.12	671°980°1\$	£06'¢19'1\$	655'577'18 1	Complued difference
257 1 28 23	989 320 23	\$420.002	069'40#\$	9C4 S6C\$	821,4862	2372,677	996'196\$	(from separate schedule)
							ì	Plus supplemental business personal property tax
Z08,020,112	\$68.582,18	802,192,12	044,058,12	672,003,13	110'127'15	\$1,442,027	\$19'615'1\$	Real property tax increment earned (foregone)
							· 1	Ad Valorem Taxes
				•			j	Comprehensive Difference in General Fund Values from
							}	, , , , , , , , , , , , , , , , , , , ,
	\$626,270	066,6103	\$601,634	926'699\$	096'829\$	\$26*995\$	E84'\$55\$	Real property tax to general funds
\$31,878,518	11001.62	\$\$*386.£\$	\$3°33311	11006.62	\$3.26743	\$3,23508	\$3.20305	Property tex rate
	\$16,789,372	818,603,339	811,614,812	\$18,236,780	\$12,820,812	£\$\$,778,71 \$	664,007,Tf2	Total taxable real property value of zone
	Q \$	0\$	0\$	0\$	0\$	0\$	0\$	Plus adjustments for changes in tax-exempt status
0\$	0\$	0\$	0\$	G \$	0\$	0\$	0\$ ("seay sint flor no wen anomevorami eldexin auf-
\$5.703.017	%1	%1	%1	%!	%1	% i	%L	Annual appraciation rate arnes previous year
	\$18,789,372	818.603.339	871'617'91\$	087,862,812	\$12,856,818	£44,778,71 2	9E4,007,71\$	(rom previous year)
A STATE OF THE STA							1	noissiperqua algmis) ands to aluav (thegong isan aldaxa)
							1	Allemative 2: TIF Zone Not Created
\$24,329,209	\$91,615,58	\$5,175,439	\$2,132,574	\$5'080'2\$¢	20010-0126	1.00*0.00*74	occioneria i	and the best of the second second
270000000000000000000000000000000000000	93, 616 63	08	0\$	0\$	25°048'395 20	0 \$ 188'900'2\$	968'696'1\$ 0\$	Plus tax on non-perificipating value increment Folsi real property (3x to peneral functs
	981,915,52	664,271,58	\$25,528,52 8	\$5'060'22¢	25.049.362	186,800,52	966,999,12	Suley asso most about tengenty tax transport teaft.
	11005.68	>>995.C 2	11868.62	11006.62	\$3.26743	\$3.23508	30505.62	Property tax tax to depart brode from bose water
	102,878,888	\$02,059,20\$	\$65,267,530	\$64,621,317	\$63,981,502	\$63,348,022	£18,027,58\$ [Zone's base year taxable (es) property value
56 ZGPNA ZBNA ZBNA 10 ZPNA	200 020 200		403 E44 E44	2,0,000,00	000 100 004	000 000 000	014 402 034	Alternative 1: TIF Zone Created
							1	Zone Ravenue to General Funds from Real Property Tex Only
							1	, , , , , , , , , , , , , , , , , , , ,
250'469'321								Heal property tax increment to TIF fund
1000000	11007.6\$	7 7996.6 \$	11666.62	\$3.30011	£3.26743	\$3,23508	\$3.20305	Property tax rate
	0\$	0\$	0\$	0 \$	0\$	0\$	os	brut HIT ni godeqibbisq inemerani xeT
	350,087,788	\$\$1,090,844	891,8Ep.88\$	996'162'99\$	\$55,152,140	099'815'75\$	\$23,691,452	Agine Diomity fuctories of Space Agen
	∠0≯'6 15 '9 9\$	\$65,920,205	\$65,267,530	116,158,438	\$63,981,502	263,346,022	\$62,720,813	Total taxable real property value of zone
(\$289,513)	0\$	0\$	0\$	0\$	0 \$	0\$	0\$	Plus adjustenents for changes in tax-exempt status
117,848,8¢2	0\$	0\$	0\$	0\$	9\$	0\$	0\$	Plus taxable improvements new on roll this year
	%1	%1	%1	%1	%1	%!	%l	notal appreciation rate since previous year
	10).618,89\$	265,920,205	\$65,267,530	216,156,557	263,981,502	263,348,022	\$62,720,813	from previous year)
2440-0000000000000000000000000000000000	•					***************************************	***************************************	notabenges algris and to some (simple appractation)
								brud FiT at sunsyah
Cumulative	JBG. 2127	Jan. 2126	Jan. 2125	J80. 2124	Jan. 2123	750. 2122	1212 '0=0	ot for tax payments for the previous year:
800000000000000000000000000000000000000			2010 001		ere out	60 30 30 3€1 60 30 30 30 3€10	1616 V-1	Month of whitehor and essuadd receipt
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Real Property Tax Revenue to General Funds from Study Area With and Without a TIF Zone

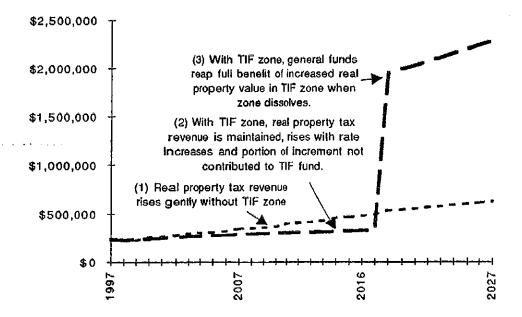
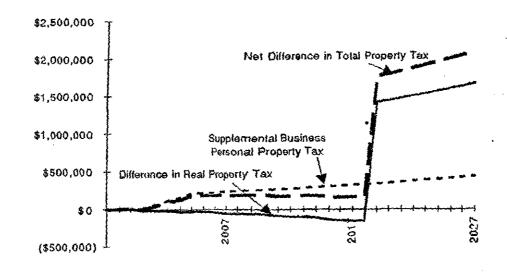


Exhibit K: Estimated Differences to General Funds in Total Ad Valorem Tax Revenues Collected from the TIF Zone



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	Revenues to the TIF Fund
	umulative

•		Base Year	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7
Mone Of RHT	Month of valuation and essumed raceipt of full lax payments for the previous year.	Jan. 1997 Jan. 1968 Jan. 1999	Jen. 1988		Jan. 2000	Jan. 2001	Jan. 2001 Jan. 2002 J	Jan. 2003	Jan. 2004
For All Five Texing Jurisdictions Case A: Reinvestment Zone Created	fons Created								
Tax to Tif Fund		\$0	₩	\$11,792	\$233,681	\$653,307	\$1,220,913	\$1,984,510	\$2,886,045
Not Present Value of Payments	ayments to Tiff Fund**	05	50	\$ 10,655	\$201,223	\$543,849	\$984,372	\$1,547,710	\$2,179,936
Real Property Tax to General Funds	aral Funds	\$237,128	\$459,859	\$685,211	\$919,838	\$1,163,351	\$1,414,107	\$1,673,735	\$1,940,316
Supplemental Business Pa	Supplemental Business Personal Tax to General Funds	9\$	0\$	0	\$15,152	\$75,918	\$194,271	\$351,452	\$565,562
Total of RP Tax and Supplemental BPP	Total of RP Tax and Supplemental BPP Tax to General Funds	\$237,128	\$459,859	\$685,211	\$834,990	\$1,239,269	\$1,608,378	\$2,025,187	\$2,505,878
Basi Present Tax to Gararat Fund	NOT CHEESE Walf Funds	\$237 128	54.59 RSe	SBR7 OFF	5945 346	41 214 332	£1 491 593	£1 789 944	CBC 760 C\$
Switcher (Deficial Ad Valorem	Surahre (Deficit &d Velorem Tex to Goograf Funds if B7 Created	9	9	(61.855)	(\$10.358)	49.697	4116 705	4294.243	4411 586
Net Present Value of Sun	Net Present Value of Surphuses (Deficits) to General Funds**	9	0 \$	(\$1,676)	(\$8,978)	\$19,838	\$91,121	\$178,513	\$302,178
For City of Mesquite Net Surplus (Deficit) Ad Valorem Tax if RZ Crasted, from Real Property 6	Kem Tax to General Funds Property Base and Supplemental BPP	0 \$	96	(\$488)	(\$3,939)	\$670	\$16,467	\$36,612	\$68,307
For Mesquits independent School District Net Surplus (Deficit) Ad Vatoran fax to Gar	ichoof District Stem fax to General Funds	ć	*	9	6	0 0		•	6
ir ne Lussiac, irom near	roperly date and outplemental print	5 #	•	(105'14)	(2)4,014)	\$1,630	940,617	\$101.423	\$22,881¢
For Dallas County Community College District Net Surplus (Befott) Ad Valoren Tax to General Funds if RZ Chasted, from Real Property Base and Supplement	ultas County Community College District (Surplus (Beficit) Ad Valorem Tax to General Funds if RZ Cessied, from Real Property Base and Supplemental BPP	0 5	9	(\$47)	(\$379)	\$64	\$1,583	\$3,520	\$6,567
For Dallas County	1								
Not Scriptus (Liescop, Ad Valorem law to General Punds	of Surplus (Deficit) Ad Valorem Lax to General Funds	•	•	100747	100	*	900 40	000	307 308
The form Man Anathination Walter Incoment	Topics freezenant	2	9 6	(80.8)	197,358	0024	440.404	414,133	84.024 84.034
letel		9	**	\$16	\$2,533	\$11,613	\$27,604	\$48,688	\$76,646
For Datins County Hospital District Not Surplus (Deficit) Ad Valorem Tax to General Funds	District orem Tax to General Funds								
HRZ Created, from Real i	if RZ Created, from Real Property Base and Supplemental BPP	9	0\$	(\$115)	(\$1,412)	\$240	\$5,903	\$13,124	\$24,486
Tax from Non-participating Value Increment	Value increment	⊙	0.5	\$189	\$3,753	\$10,494	\$19,611	\$31,876	\$46,35
Total		Ç	9	5	\$2.341	\$10 734	\$25.514	\$45,000	\$70.842

Exhibit L: Cumulative Revenues to the TIF Fund and General Funds

	}	Year B	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
	Month of valuation and assumed receipt									
	of full tax payments for the previous year:	Jan. 2005	Jan. 2006	Jan. 2007	Jan. 2008	Jan. 2009	Jan. 2010	Jan. 2011	Jan. 2012	
For All Five Taxing	Jurisdictions									
Case A: Reinvestm	ent Zone Created									
Tax to TIF Fund	•	\$3,619,427	\$4,788,916	\$5,895,266	\$7,039,790	\$8,223,687	\$9,437,616	\$10,698,995	\$11,988,205	:
Net Present 1	Value of Payments to TIF Fund"	\$2,602,141	\$3,416,471	\$4,082,871	\$4,738,188	\$5,382,543	\$6,010,585	\$6,630,919	\$7,233,500	
Real Property To	ax to General Funds	\$2,210,327	\$2,483,933	\$2,764,527	\$3,048,834	\$3,336,918	\$3,528,492	\$3,924,162	\$4,223,297	1
Supplemental Bu	usiness Personal Tax to General Funds	\$786,139	\$1,013,376	\$1,252,016	\$1,497,862	\$1,751,133	\$2,012,052	\$2,280,852	\$2,557,769	- 5
	and Supplemental BPP Tax to General Funds	\$2,996,465	\$3,497,309	\$4,016,543	\$4,546,696	\$5,088,051	\$5,640,544	\$6,205,013	\$6,781,066	1
	ent Zone Not Created		. ,					,.,,	*	
Real Property Ta	ax to General Funds	\$2,404,758	\$2,724,823	\$3,069,495	\$3,421,096	\$3,779,763	\$4,149,574	\$4,548,104	\$4,954,645	-
Surplus (Deficit) Ad	f Valorem Tax to General Funds if RZ Created	\$591,708	\$772,488	\$947,048	\$1,125,601	\$1,308,288	\$1,490,970	\$1,656,909	\$1,826,421	
Net Present Val	ue of Surpluses (Deficits) to General Funds**	\$422,250	\$536,803	\$641,948	\$744,182	\$643,613	\$938,125	\$1,019,732	\$1,098,976	
	, ,		**********	40.170.10	4144,102	4040,010	4000,120	41,010,702	41,000,010	
For City of Mesquit	•									,
Net Surplus (Defici	t) Ad Valorem Tex to General Funds									
if RZ Created, fr	om Real Property Sase and Supplemental BPP	\$100,590	\$132,754	\$162,577	\$192,989	\$224,012	\$254,816	\$281,647	\$309.050	
For Masquita Indep	endent School District									
Not Surplus (Defici	it) Ad Valorem Tax to General Funds									
if RZ Created, fr	om Real Property Base and Supplemental BPP	\$278,653	\$367,752	\$450,369	\$534,616	\$620,556	\$705,888	\$780,213	\$856,125	
For Dalias County (Community College District									
Not Surplus (Defici	it) Ad Valorem Tax to General Funds									
if AZ Created, to	om Reat Property Base and Supplemental SPP	\$9,671	\$12,763	\$15,631	\$18,555	\$21,537	\$24,499	\$27,079	\$29,713	
For Dallas County										
	it) Ad Valorem Tax to General Funds									
	om Real Property Base and Supplemental BPP		\$51,485	\$63,052	\$74,846	\$86,879	\$98,824			
	ticipating Value Increment	\$66,375	\$63,223	\$102,449	\$122,339	\$142,913	\$164,009	•		
Total		\$105,386	\$134,708	\$165,501	\$197,185	\$229,791	\$262,833	\$295,159	\$328,191	
For Dallas County	Hospital District									
	it) Ad Valorem Tax to General Funds								a≱i .	
	rom Real Property Base and Supplemental BPP		\$47,587	\$58,278	\$69,179	\$80,300	\$91,342			
•	ticipating Value Increment	\$61,349	\$76,922	\$94,692	\$113,076	\$132,092	\$151,591			
Total		\$97,407	\$124,509	\$152,970	\$192,255	\$212,392	\$242,933	\$272,811	\$303,342	

[&]quot;Assumption: Reinvestment zone terminates after 20 years,

^{**}Future cash flows are discounted to reflect the time value of money, using a rate based on 1-year U. S. Treasury bills: 5.20%

700 700

Cumulative Revenues to the TIF Fund and General Funds

		•						
								"Future cash fows are decounted to raflect the time value of
								sissey OS 1978 seisenfahtet einox insmisseyniest inoligmusest.
	•							}
\$160,120	\$625,125	2493,052	2460,502	2428,347	\$386,902	271'99E\$	2334,543	f£to 1
\$32,836	\$329,788	\$358,788	\$304,621	\$\$81°02¢	\$565,592\$	\$532'456	\$213,724	inemenonal eutsiv granscholinsg-note mon xei
eec.124\$	188,39\$	\$164,264	\$122,682	\$147,293	016'881\$	\$130,721	\$150,819	if RZ Created, from Rest Property Base and Supplemental BPP
:								hiet Surgius (Deficit) Ad Valorem Tex to General Funds
								For Dalles County Hospital District
786,556 2	2676,333	177'223	2498,225	2463,436				
127,8858	121,8858	127,8888	\$359,674	770, 206 2	321,875 \$ 214,824 \$	011'966\$	816,1862	16107
999'997\$	\$350,612	021,1718	159'8915	210 200\$	2120,289	\$52¢'111 \$141'458	\$531,221	Tex from Non-participating Value increment
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	030 0313	000 0313	GCD ID13	212,001\$	Not Surplus (Deficit) Ad Valorem Tax to General Funds if AZ Created, from Real Property Base and Supplemental BPP
								For Dallas County
				_				· · · · · · · · · · · · · · · · · · ·
689'511\$	184,612	850,54	606,1 \$2	905,95\$	782,78 2	190,36\$	\$35,405	948 Isinemakogus bna ease ynagory laan mon, beteato SR li
								Net Surplus (Deficit) Ad Valorem text to General Fonds
								For Dalles County Community College District
436,839,327	\$\$,290,086	81,269.428	\$1,204,649	\$1,136,280	88 > ,810.1 2	\$1,010,207	689,668\$	if AZ Greated, from Real Property Base and Supplemental BPP
								thrust latened of xet menday by (fiched) Fundad the
								Tontaid toorios thebriegebni elitipselii 104
21,203,287	2856,690	2428'541	2001					· · · · · · ·
200 000 74	003 3203	TAC 6282	\$434,862	106,0112	\$18,786\$	178,4862	640,7CE \$	if RZ Created, from Real Property Base and Supplemental SPP
								Net Surplus (Deficit) Ad Valorem Tex to General Funds
								For City of Mesquite
\$2,580,456	921,039,126	979,184,1\$	157,127,12	\$1,369,528	920,016,12	\$48,852,1\$	0+6'921'1\$	Met Present Value of Surpluses (Deficits) to General Funds."
\$6,782,431 \$8,782,431	S11,184,42	\$2,796,224	\$5,640,049	\$2,480,474	\$2,324,579	\$2,172,226	\$1,999,635	Surplus (Deficit) Ad Velorem Tex to General Funds if AZ Created
150 CBT B2	\$8,237,59 9	\$02,507,7\$	\$7.208,552	248,857,8\$	\$61,855,8\$	\$5,797,012	956,266,356	Real Property Tax to General Funds
\$15,017,241	\$15'562'21\$	410,102,01 2	29'848'600	811'602'6\$	\$6,582,772	652'696'2\$	266'895'2\$	Case B: Reinvestment Zone Not Created
\$26,960,2\$	070'572'7\$	700'707'7\$	\$4,072,965	23,751,630	S17,95>,52	576'9E1'ES	22,843,049 200 925 72	spired insense of 496 lanemelopus has at 78 io 1810.
\$90.059,6\$	\$7S,090,7\$	\$6,097,723	369,277,8\$	984,124,88	490'691'98	\$4,632,294	24°252°43	Reel Property Tex to General Funds Supplemental Business Personal Tex to General Funds
\$31,622,01\$	\$10,553,164	\$10,553,164	\$10,034,273	976 105 65	156'858'8\$	168,389,831	711,619,7\$	*bast Fit of shomped to sulay inesent felt stored terms of ret wheely feed
450,469,367	\$50,469,357	250'489'32 <u>\$</u>	708,480,81 2	665 161 21\$	\$190'91\$	214 626 959	008,200,018	"bnus Ail of set
								Cess A: Helmvestment Zone Created
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Jen. 2020	6167 1984	A. 68 4465						
OCOC DAI	Jea. 2019	9102 'uer	Jan. 2017	79U, 2016	Jen. 2015	Jen. 2014	Jan. 2013	seek snoiverd eith tot strennend xist flut to
Year 23	Year 22	. Year 21	West construction and a contraction of the contract				No. 200	
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Exhibit L: Cumulative Revenues to the TIF Fund and General Funds

		Year 24	Year 25	Year 26	Year 27	Year 23	Year 29	Year 30
}	Month of valuation and assumed receipt		1000	***				1981 30
	of full tax payments for the previous year:	Jan. 2121	Jan 2122	<i>J</i> an. 2123	Jan. 2124	Jan. 2125	Jan. 2126	Jan. 2127
For All Five Taxing	Jurisdictions							
Case A: Reinvestm								
Tax to TIF Fund		\$20,469,357	\$20,469,357	\$20,469,357	\$20,469,357	\$20,469,357	\$20,469,357	\$20,469,357
	Value of Payments to TIF Fund**	\$10,553,164	\$10,553,164	\$10,553,164	\$10,553,164	\$10,553,164	\$10,553,164	\$19,553,164
	ax to General Funds	\$11,890,262	\$13,899,243	\$15,948,605	\$18,039,159	\$20,171,733	\$22,347,171	\$24,566,336
	usiness Personal Tax to General Funds	\$5,458,321	\$5,631,198	\$6,215,395	\$6,611,074	\$7,018,764	\$7,438,766	\$7,871,452
	and Supplemental BPP Tax to General Funds	\$17,348,583	\$19,730,441	\$22,163,940	\$74,650,233	\$27,190,496	\$29,785,937	\$32,437,788
	ent Zone Not Created	4.110.01000	415,750,441	422,100,340	#1 *,000,¢00	\$21,130,480	\$23,105,831	402,401,108
	ax to General Funds	\$9,338,215	\$9,905,169	\$10,483,519	\$11,073,494	\$11,675,328	\$12,289,259	\$12,915,529
, ,	I Valorem Tex to General Funds if RZ Created	\$8,010,369	\$9,825,272	\$11,680,421	\$13,576,738	\$15,515,168	\$17,496,678	\$19,522,259
	tue of Surphuses (Deficits) to General Funds"	\$3,106,421	\$3,617,467	\$4,114,025	\$4,596,512	\$5,065,336	\$5,520,890	\$5,985,636
1401110301111101	ice of corpresses (senicks) to central tenics	40,100,721	33,011,401	9-1,11-1,020	44,555,512	40,000,000	\$3,320,040	\$3,863,636
For City of Marquit	te							
	ity Ad Valorem Tax to General Funds							
	om Real Property Base and Supplemental BPP	\$1,588,222	\$1,981,687	\$2,383,877	\$2,794,992	\$3,215,237	\$3,644,922	\$4,083,961
	Services to best and and Cobbishers Services	\$1,500,00	31,331,401	45,303,011	42,554,552	\$3,213,231	33,044,028	3-,003,501
For Mesquite indep	andent School District							
	ii) Ad Valorem Tax to General Funds							
	rom Real Property Base and Supplemental BPP	\$4,399,669	\$5,489,640	\$6,603,781	\$7,742,647	\$8,906,804	\$10,096,833	\$11,313,330
	and stops to be and send so sopplement at the	4 - 100 3 10 0 0	40,100,010	10,000,01	₩1,174,041	+0,000,004	\$10,020,050	411,515,550
For Daffee County (Community College District							
	it) Ad Valorem Tax to Gengral Funds							
	rom Real Property Base and Supplemental BPP	****	****	****	****	****	4	
# 112 Orealed, 1	our user unberry osse and Sobbieuran RLL	\$152,698	\$190,527	\$229,195	\$268,721	\$309,125	\$350,427	\$392,648
For Dallas County								
	it) Ad Valorem Tax to General Funds							
	rom Real Property Base and Supplemental BPP	\$615.954	\$768.550	\$924.52\$	\$1,083,971	\$1,246,959	\$1,413,557	\$1,583,866
	ticipating Value increment	\$355,721	\$355,721	\$355,721	\$355,721	\$355,721	- "	
Total	acibaung Asioa metaulaur	\$971.674	\$1,124,270	\$1,280,250	\$1,439,691	\$1,602,673	\$355,721	\$955,721
r Grasi		457 1,014	41,124,210	41,200,230	\$1,403,081	\$1,602,673	\$1,769,277	\$1,939,587
For Dallas County	Finants District							
	it) Ad Valorem Tax to General Funds							
	no All Valorems sacto General Funds rom Rees Property Base and Supplemental BPP	\$569,317	\$710,359	\$854,529	\$1,001,899	\$1,152,540	\$1,306,530	\$1,463,945
	ticipating Value Increment	\$328,788	\$328,788	\$328,788		\$328,788	\$328,788	\$328,788
	scheud asna neganan	\$098,105	\$1,039,147	\$1,183,317	\$1,330,686	\$1,481,328	\$328,788 \$1,635,318	
Total:								\$1,792,733

*Assumption: Reinvestment zone terminates after 20 years.
**Future cash flows are discounted to reflect the time value of money, using a rate based on 1-year U. S. Treasury bits: 5.20%

Assumptions about property values, TIF fund participation, tax rates, etc. are necessarily inherent in Exhibit I. Actual conditions may differ from these assumed conditions. Consequently, it's important that the revenue estimates be regarded as reasonable estimates, nothing more. Assumptions are identified so that the revenue projections might be better understood and the consequence of a different assumption or range of assumptions might be tested as appropriate.

Assumption: Real Property Values

Real property values are assumed to change little each year except for value added by new construction. Except for new construction, Exhibit I inflates the previous year's real property value for the reinvestment zone by either 0% (1997 only), 1% or 2%. The 2% real property inflation/appreciation rate is applied only when at least \$3 million of taxable improvements have been added to the zone in the preceding three years. This inflation rate assumes a "bottoming out" of the historic value declines in the zone (seen in Exhibits B and D), but may prove a conservative rate of inflation and appreciation for the long term.

The major generator of revenue for the TIF fund will be new construction of taxable real property. The Dallas Central Appraisal District may base its valuations of real property improvements on one of the following appraisal methods: (1) cost of construction, (2) capitalization of the property's net operating income or (3) values of comparable properties. Exhibit I assumes new construction will be valued at cost. After the taxable new improvements in the zone have been operating a few years, it may become appropriate to value real property based on net operating income, which may indicate higher values than represented by Exhibit I.

Exhibit M traces the development of estimated values for taxable new construction in the reinvestment zone, year by year. The "Total Value" line of Exhibit M is directly input to Exhibit I in the Exhibit I line captioned "Plus taxable improvements new on roll this year." Estimated 1997 costs of new construction in Exhibit M mirror the cost estimates in Exhibit F. Exhibit M inflates the 1997 construction costs to estimated future costs of construction in appropriate years, assuming a 3% average annual inflation rate for construction costs.

A line of Exhibit I makes adjustments for conversions of real property between taxable and tax-exempt status. The January 1997 roll will reflect that approximately ten acres of taxable land was acquired by the City of Mesquite in 1996 for a hotel, conference center and exhibition hall site. It's anticipated that the January 1998 roll will reflect transfer of part of that tax-exempt property in 1997 to taxable status. An expectation for the January 1999 roll is dedication of approximately one acre of taxable land for Rodeo Plaza, a tax-exempt public space.

Exhibit M: Estimated Annual Values of Taxable New Construction in the Reinvestment Zone

)								1
	Estimated	Estimated	Est. Constr.	Base Year	Year 1	Year 2	Year 3	Year 4
	Project	Construction Cost	Cost if Built		60 + 2 0 0			
	Size (1)	per Unit (1)	In 1997 (1)	Jan. 1997	Jan. 1998	Jan. 1999	Jan. 2000	Jan, 2001
Construction Assumptions Without TIF	Į							
Rodeo Arena enclosure (completed 1998)	N.A.		\$1,000,000	\$0	\$0	\$1,030,000	\$0	\$0
Fast-food restaurant (comp. 1999)	2,500	\$80	\$200,000	\$0	\$0	\$0	\$212,180	\$9
Warehouse/office/manufacturing (2)	10,000	\$50	\$500,000	\$0	\$0	\$0	\$0	\$109,273
Miscellaneous retail (3)	40,000	\$65	\$2,600,000	\$0	\$0	\$0	20	\$0
Subtotal	(*		\$4,300,000	\$0	\$0	\$1,030,000	\$212,180	\$109,273
Supplemental Construction With TIF	1							
Hampton Inn (comp. Mar. 98)	150	\$60,000	\$9,000,000	\$0	\$0	\$9,270,000	\$0	
Mesquite Rodeo City	1	\$00,050	#3,000,000	ĐU	\$ 0	\$9,210,000	20	.\$0
Western dinner/dance half (comp. 1999)	25,500	092	\$2,295,000	\$0	\$0	\$0	\$2,434,766	02
Family entertainment center (comp. 1999)	42,000	062	\$3,780,000	\$0	\$0	\$0	\$4,010,202	\$0
Western apparel mart (comp. 2000)	48,900	\$75	\$3,667,500	50	\$0	\$0	\$0	\$4.007,576
Cineplex (comp. 2001)	52,200	\$98	\$4,698,000	\$0	\$0	\$0	\$0	\$0
Country music theatre (comp. 2002)	40,800	\$90	\$3,672,000	\$0	\$0	\$0	\$0	\$0
Restaurant 1 (comp.1998)	8,000	\$90	\$720,000	\$0	\$0	\$741,600	\$0	02
Restaurant 2 (comp. 1999)	8,000	\$90	\$720,000	\$0	\$0	\$0	\$763,848	\$0
Restaurant 3 (comp. 2000)	10,500	\$90	\$945,000	\$0	\$0	\$0	\$0	\$1,032,627
Restaurant 4 (comp. 2001)	9,100	\$90	\$819,000	\$0	\$0	\$0	\$0	\$0
Mesquite Rodeo City subtotal	245,000		\$21,316,500	\$0	\$0	\$741,600	\$7,208,816	\$5,040,203
Subtotal			\$30,316,500	\$0	\$0	\$10,011,600	\$7,208,616	\$5,040,203
Total Value	1 30000		\$34,616,500	\$0	\$0	\$11,041,600	\$7,420,996	\$5,149,476

⁽¹⁾ Estimates of project size and either unit cost or total cost for Rodeo Arena, Hampton Inn and Rodeo City are by developer or manager. Others estimates are by Stein Planning and Management. Unit cost for hotel is per guest unit. All others are per square foot of floor area. Unit costs are in 1997 dollars.

⁽²⁾ Assumes 2,000 SF every lour years, beginning with construction in 2000.

⁽³⁾ Assumes 8,000 SF every tour years, beginning with construction in 2001.

Annual initiation of construction costs after 1997: ______3%

Estimated Annual Values of Taxable New Construction in the Reinvestment Zone

	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Yew 11	Year 12	Year 13
	Jan. 2002	Jan. 2003	Jan. 2004	Jan. 2005	Jan. 2006	Jan. 2007	Jan. 2009	Jan. 2009	Jan. 2010
Construction Assumptions Without TIF									
Radeo Arena enciosure (completed 1998)	98	0\$	0\$	98	08	9	•		
Fast-food restaurant (comp. 1999)	94	9	95	80	20%	95	•	·	9 4
Warehouse/office/manufacturing (2)	\$0	80	94	\$122 987	*	,	•	4	A
Miscellaneous retail (3)	\$585,265	04	0	98	\$658.720	9 6	4	20,000	4741 205
Subtotal	\$585,265	\$0	8	\$122,987	\$658,720	9	6	\$138,423	\$741,396
Supplemental Construction With TIF									
Hampton Inn (comp. Mar. 98)	8	0\$	8	\$0	\$0	OS	9	4	
Mesquita Rodeo City					;	3	2	3	.:-
Western dinner/dance hall (comp. 1999)	9	\$0	0\$	88	9	40	Ç.	÷	4
Family entertainment center (comp. 1999)	9\$	98	0\$	0.55	4	9		4 4	A ¥
Western apparel mart (comp. 2000)	0 \$	0\$	0\$	0.5	8	0\$	9	9	
	\$5,287,640	\$0	\$	20	0\$	ŝ	\$		
Country music theatre (comp. 2002)	9\$	\$4,256,854	\$0	9	. 44	9) (i	. 9	4
Restaurant 1 (comp.1998)	0.4	9\$	94	5	9	S	9 4	9	
Restaurant 2 (comp. 1999)	0\$	9\$	9	0\$	9.5	9	S	9	3
Restaurant 3 (comp. 2000)	0.5	90	9\$	9	94	- 6	Ç.		3.5
Restaurant 4 (comp. 2001)	\$921,792	0\$	9\$	80	20	98	4	2	3
Mesquite Rodec City subtotal	\$6,209,432	\$4,256,854	9.5	95	9	04	98	28	, c
Subtotal	\$6,209,432	\$4,256,854	\$0	04	0.50	9	8	9	200
Total Vakue	\$6,794,697	\$4,256,854	9	\$122.987	\$658.720	4	6	£138 403	274 90K
-						:	3		

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821'686\$	\$175,351	0\$	0\$	200'06B\$	161,881\$	0\$	0\$	eulsV istoT
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	j Istoldu
劉 0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Mesquite Rodeo City subtotal
£ o\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Restaurant 4 (comp. 2001)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Restaurant 3 (comp. 2000)
0\$	0\$	0\$	D\$	0\$	0\$	0\$	9\$	Restaurant 2 (comp. 1999)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Hestaurant 1 (comp. 1998)
0\$	0\$	0\$	0\$	0\$	0.5	0\$	0\$	Country music theatre (comp. 2002)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Cineplex (comp. 2001)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Western apparel mart (comp. 2000)
0\$	0\$	0\$	0\$	0\$	0\$	03	0\$	Family extensionent center (comp. 1999)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Mesquite Rodeo City Western dinner/dance half (comp. 1999)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Hampton Inn (comp. Mar. 98)
								Fig Tith With Constitution With TIF
841'686\$	158"521\$	0\$	0\$	£83¢'\$£8\$	262'991\$	0\$	0\$	Subtotal
871,656\$	0\$	0\$	0\$	Z##'#68\$	0\$	0\$	0\$	Miscellaneous refail (3)
0\$	156,271\$	0\$	0\$	0\$	161 991\$	0\$	9\$	(S) gninutasiunsmieofiloleeuorieisW
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Feet-food restaurant (comp. 1999)
0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$	Rede the same of t
i.								TIT tuoriffW analidmuseA nollourismo3

	Construction	
Exhibit M:	Estimated Annual Values of Taxable New Construction	in the Reinvestment Zone
	Estimate	

	Year 23	Year 24 1	Year 25 Jan. 2022	Year 26 Jan. 2023	Year 27	Year 28	Year 29 Jan. 2026	Year 30 Jan. 2027	Third Years Cumulative
Construction Assumptions Without TIF									
Rodeo Arena enclosure (completed 1998)	9\$	0\$	\$0	0\$	9\$	\$0	\$0	0.5	\$1,030,000
Fast-food restaurant (comp. 1999)	05	0\$	\$0	9	9\$	8	04	9.5	\$212,180
Warehouse/office/manufacturing (2)	\$0	9	9.0	\$0	0\$	20	9\$	05	\$701,831
Misceflaneous refail (3)	98	0\$	0\$	\$0	9	8	0\$	04	\$3,759,006
Subtotal	\$	8	80	<u>.</u>	0\$	20	9	9	\$5,703,017
Supplemental Construction With TIF									
	0\$	9\$	\$0	80	\$	9	90	\$0	\$9,270,000
Mesquite Rodeo City									
Western dinner/dance hall (comp. 1999)	C 49	0 .5	os S	98	0\$	9	\$0	9\$	\$2,434,766
Family entertainment center (comp. 1999)	0\$	0 ₩	\$0	0\$	90	O 69	\$0	0 5	\$4,010,202
Western apparel mart (comp. 2000)	0\$	0.	\$0	\$	\$0	05	\$0	03	\$4,007,576
Cineplex (comp. 2001)	9	0\$	94	\$0	90	80	0\$	9\$	\$5,287,640
Country music theatre (comp. 2002)	0\$	9.0	\$0	\$0	9	80	0\$	98	\$4,256,854
Restaurant 1 (comp.1998)	0\$	0\$	\$6		\$0	0\$	9	0\$	\$741,600
Restaurant 2 (comp. 1999)	\$0		\$0	90	\$0	\$0	0\$	9\$	\$763,848
Restaurant 3 (comp. 2000)	9	9	9\$	*	0\$	0\$	0\$	9	\$1,032,627
Restaurant 4 (comp. 2001)	0\$		\$0	9	\$0	\$0	0\$	9	\$921,792
Mesquite Rodeo City subtotal	\$0		0.49	04	\$	\$0	20	0\$	\$23,456,905
Subtotal	\$ **	\$0	⇔	0.\$	0\$	\$0	⊕	ů,	\$32,726,905
Total Value	0\$	9	0\$	9	98	*	9	9	\$38,429,922

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Assumption: Participating Jurisdictions

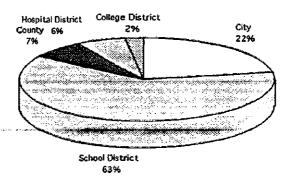
There are six jurisdictions that levy ad valorem taxes in the proposed reinvestment zone. With their 1996 ad valorem tax rates, they are:

Jurisdiction	1996 Tax Rate	Percent of Zone's Total Ad Valorem Tax
City of Mesquite	\$0.54148	22%
Mesquite Independent School District	\$1.50000	60%
Dallas County	\$0.21000	8%
Dallas County Hospital District	\$0.19410	8%
Dallas County Community College District	\$0.05206	2%
Dallas County School Equalization District	\$0.00640	0%
Combined	\$2.50404	100%

After the City creates the Mesquite Rodeo City reinvestment zone, the governing body of each of these eligible jurisdictions decides whether and to what extent it will pledge real property taxes from the zone's growth to the TIF fund. Business personal property taxes may not be pledged to the TIF fund.

This analysis assumes that the City, School District and College District will participate 100% in the TIF fund and that the County and Hospital District will participate with 80% of their tax increments. The relative significance of each jurisdiction's property taxes to the reinvestment zone, using that formula, is easily viewed in a pie chart, Exhibit N:

Exhibit N: Relative Volumes of Real Property Taxes Contributed to the Reinvestment Zone by Participating Jurisdictions



Assumption: Tax Rate Change

Another variable that affects cash flows to the TIF fund is the aggregate annual change in the tax rates of the participating jurisdictions. This variable has far less significance than the total value of the zone or the degree of participation by taxing jurisdictions. A jurisdiction's tax rate increases or decreases after the TIF zone is created will affect both annual revenue to its general fund and annual revenue to the TIF fund.

Some assumption about annual changes in tax rates is necessary when estimating cash flows to the TIF fund. Exhibit O presents tax rate histories since 1990. In the aggregate, ad valorem tax rates have demonstrated a historic average increase of more than 3% annually since 1990. Using a three-year history, rather than a six-year history, the historic trend is an average annual increase of slightly less than 1%. This analysis has assumed average annual ad valorem tax rate increases of 1%.

Assumption: Term of TIF Fund

Texas law provides no maximum number of years that a reinvestment zone may exist and tax increments may accrue in a TIF fund, but the statute enabling TIF funds says an ordinance designating a reinvestment zone must provide a date for termination of the zone. Zone terms are commonly long enough to allow issuance and retirement of bonds, The modal term is thirty years or slightly longer. Terms may be shorter if a municipality is confident that a TIF fund will retire all obligations in a shorter term.

Exhibit I assumes the Mesquite Rodeo City TIF fund will collect taxes for twenty years. That term appears just adequate to repay the \$9.5 million of public improvements listed in Exhibit H. This analysis is a reasonable estimate, but there is no guarantee that all loans to be repaid by the TIF fund will be repaid on any schedule. The Mesquite City Council should have the option of terminating the zone sooner if all financial obligations of the TIF fund have been satisfied.

Exhibit O:

Mesquite Property Tax Rate Histories and Average Annual Changes

		City of Mesquite	Mesquite ISD (1)	Dallas County	Dallas County Hospital District	Dallas Co. Com. College Dist.	Five Rates Combined (2)	
Tax Rate	s Set in:	·						
	1990	\$0.53000	\$1.18000	\$0.16881	\$0.17500	\$0,04310	\$2.09691	
	1991	\$0.57000	\$1,36000	\$0.17882	\$0.19796	\$0,04648	\$2.35326	. 3 - 41
	1992	\$0.47000	\$1.46000	\$0.20240	\$0.20696	\$0.04935	\$2.38871	
	1993	\$0.51000	\$1.46000	\$0.20240	\$0.20696	\$0.05206	\$2.43142	
	1994	\$0.52825	\$1.50000	\$0.20240	\$0.19959	\$0.05206	\$2.48230	
	1995	\$0.54148	\$1.50000	\$0.21610	\$0.19959	\$0.05206	\$2.50923	
	1996	\$0.54148	\$1.50000	\$0.21000	\$0.19410	\$0.05206	\$2.49764	
Tax Rate	Increase	(Decrease) from	n Previous Year	·;				•
From	To	•						
1990	1991	7.55%	15.25%	5.93%	13.12%	7.84%	12.23%	
1991	1992	(17.54%)	7.35%	13.19%	4.55%	6.17%	1.51%	
1992	1993	8.51%	0.00%	0.00%	0.00%	5,49%	1.79%	
1993	1994	3.58%	2.74%	0.00%	(3.56%)	0.00%	2.09%	
1994	1995	2.50%	0.00%	6.77%	0.00%	ი.00%	1.08%	and the second second second
1995	1996	0.00%	0.00%	(2.82%)	(2.75%)	0.00%	(0.46%)	•
				·	•		, ,	
		icrease (Decreas	•					
	6 years		4.52%	4.07%	1.82%	3.46%	3.19%	
over	3 years	2.06%	0.91%	1.25%	(2.07%)	0.00%	0.91%	

⁽¹⁾ Includes County Education District, which levied taxes in 1991 and 1992.

⁽²⁾ A sixth ad valorem tax, not included, is the Dallas County School Equalization tax, levied by the County. It pays for school buses and cost \$0.00640 per \$100.

Assumption: Business Personal Property Values

All the participating jurisdictions levy ad valorem taxes on both real and business personal property. Although an increment of real property taxes will flow to the TIF fund, all business personal property (BPP) taxes will flow to general funds.

Exhibit I includes an estimate of supplemental BPP tax from development made probable by the reinvestment zone and TIF fund. Annual entries for the supplemental BPP tax come directly from Exhibit Q, which is based on inflation of Exhibit P.

Exhibit P estimates a hypothetical January 1997 value of business personal property in the Hampton Inn and AGF Scyene Rodeo buildings listed in Exhibit F. The BPP values are based on actual BPP values per square foot or per guest unit for comparable properties appraised by the Dallas Central Appraisal District. Comparable properties and their BPP values per unit are identified in Exhibit P. Typical BPP values per unit are multiplied by a measure of project size.

Exhibit Q adjusts the hypothetical 1997 BPP values from Exhibit P for the year when various projects will appear on the tax roll for the first time and adjusts the values again for subsequent years. Exhibit Q assumes a 3% annual inflation rate from January 1997 until the property first appears on the appraisal roll, but a 2% net change in subsequent years. Some types of business personal property depreciate, but are also subject to replacement and inflation. Inventories typically turn over quickly enough that they are not depreciated.

Estimated Values of Supplemental Business Personal Property in the Reinvestment Zone, in 1997 Dollars

New Development (1)	Estimated BPP Value (2)	Approximate Project Size (3)	BPP po Unit (4
iotel			
DIEI	\$450,000	150	\$3,00
Comparables for 1995 and 1996 DCAD BPP Values:			
Hampton Inn, 12670 E. Northwest Hwy., Garland	\$394,770	125	\$3,15
Hampton Inn, 1577 Gateway, Richardson	\$225,750	130	\$1,73
Hampton Inn, 4555 Beltway, Addison	\$454,950	160	\$2,84
Residence Inn by Marriott, 10333 N. Central	\$406,100	103	\$3,94
Residence Inn by Marriott, 13636 Goldmark	\$342,540	70	\$4,89
ntertainment Facibles			
Western dinner/dance hall	\$510,000	46 600	**
Family entertainment center		25,500	\$2 \$2
Cineplex	\$840,000 \$783,000	42,000 52,200	\$ 1
Country music theater	\$1,632,000	40.800	\$4
Total for entertainment facilities	\$3,765,000	160,500	4.
Comparables for 1996 DCAD BPP Values:		***************************************	
Medieval Times	\$912,230	62,339	\$ 1
AMC Towne Crossing 8 Theaters, 3636 Gus Thomason	\$545,700	35,799	\$1
United Artists Theater, 3635 Gus Thomeson	\$244,080	22,735	51
AMC Grand 24 Theatres, 10110 Technology	\$244,080 \$2,960,620	22,735 84,628	\$1 \$3
	\$2,960,620	84,628	\$3
AMC Grand 24 Theatres, 10110 Technology staurants	\$2,960,620 \$240,000	84,628 8,000	<u>\$3</u> \$3
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1	\$2,960,620 \$240,000 \$240,000	84,628 8,000 8,000	\$3 \$3 \$3
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2	\$2,960,620 \$240,000 \$240,000 \$420,000	84,628 8,000 8,000 10,500	\$3 \$3 \$4
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2 Restaurant 3	\$2,960,620 \$240,000 \$240,000	84,628 8,000 8,000	\$3 \$3 \$3
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values:	\$2,960,620 \$240,000 \$240,000 \$420,000 \$364,000	84,628 8,000 9,000 10,500 9,100 17,100	\$3 \$3 \$4 \$4
AMC Grand 24 Theatres, 10110 Technology Installments Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crossing	\$240,000 \$240,000 \$420,000 \$364,000 \$604,000	84,628 8,000 10,500 9,100 17,100	\$3 \$3 \$4 \$4
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crossing Trail Dust Steakhouse, 2717 LBJ	\$240,000 \$240,000 \$420,000 \$364,000 \$604,000 \$183,930	84,628 8,000 8,000 10,500 9,100 17,100 5,922 15,148	\$3 \$3 \$4 \$4
AMC Grand 24 Theatres, 10110 Technology Instaurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crossing Trail Dust Steakhouse, 2717 LBJ McDonald's, 2012 W. Scyene	\$2,960,620 \$240,000 \$240,000 \$420,000 \$364,000 \$604,000 \$183,930 \$121,210	84,628 8,000 8,000 10,500 9,100 17,100 5,922 15,148 3,800	\$3 \$3 \$4 \$4 \$4 \$1 \$3
AMC Grand 24 Theatres, 10110 Technology Instaurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crossing Trail Dust Steakhouse, 2717 LBJ McDonald's, 2012 W. Scyene Taco Bell, 1714 Military	\$2,960,620 \$240,000 \$240,000 \$364,000 \$604,000 \$183,930 \$121,210 \$118,460	84,628 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400	\$3 \$3 \$4 \$4 \$1 \$3 \$4
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crassing Trail Dust Steakhouse, 2717 LBJ McConald's, 2012 W. Scyene Taco Bell, 1714 Military Macaroni Grill, NW Hwy, near North Dallas Tollway	\$2,960,620 \$240,000 \$240,000 \$364,000 \$604,000 \$282,540 \$183,930 \$121,210 \$118,460 \$313,990	8.000 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500	\$3 \$3 \$4 \$4 \$1 \$3 \$4
AMC Grand 24 Theatres, 10110 Technology Installar of the state of the	\$2,960,620 \$240,000 \$240,000 \$364,000 \$604,000 \$183,930 \$121,210 \$118,460	84,628 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400	\$3 \$3 \$4 \$4 \$1 \$3 \$4
AMC Grand 24 Theatres, 10110 Technology staurants Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Total for restaurants Comparables for 1995 and 1996 DCAD BPP Values: Outback Steakhouse, 3903 Town Crassing Trail Dust Steakhouse, 2717 LBJ McConald's, 2012 W. Scyene Taco Bell, 1714 Military Macaroni Grill, NW Hwy, near North Dallas Tollway	\$2,960,620 \$240,000 \$240,000 \$364,000 \$604,000 \$282,540 \$183,930 \$121,210 \$118,460 \$313,990	8.000 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500	\$3 \$3 \$4 \$4 \$4 \$3 \$4 \$5
AMC Grand 24 Theatres, 10110 Technology Installar of the state of the	\$2,960,620 \$240,000 \$240,000 \$420,000 \$364,000 \$604,000 \$183,930 \$121,210 \$118,460 \$313,980 \$432,560	8,000 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500	\$3 \$3 \$4 \$4 \$4 \$3 \$4 \$5
AMC Grand 24 Theatres, 10110 Technology Installar of the state of the	\$2,960,620 \$240,000 \$240,000 \$420,000 \$364,000 \$604,000 \$183,930 \$121,210 \$118,460 \$313,980 \$432,560	8,000 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500	\$3 \$3 \$4 \$4 \$4 \$4 \$5
AMC Grand 24 Theatres, 10110 Technology Installar of the state of the	\$2,960,620 \$240,000 \$240,000 \$364,000 \$504,000 \$183,930 \$1121,210 \$118,460 \$313,990 \$432,560	84,628 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500 7,500	-
AMC Grand 24 Theatres, 10110 Technology Installar of the state of the	\$2,960,620 \$240,000 \$240,000 \$420,000 \$364,000 \$604,000 \$183,930 \$121,210 \$118,460 \$313,990 \$432,560 \$1,467,000	84,628 8,000 8,000 10,500 9,100 17,100 5,922 15,148 3,800 2,400 7,500 7,500 48,900	\$3 \$3 \$4 \$4 \$5 \$5

(1) Excludes new development assumed to occur without TIF.

(2) Estimated values are based on planned project size times a BPP value per unit
(3) Hotel size is measured in guest units. Other project sizes are measured in square feet of floor area. Floor areas are estimated by the developer.

(4) For planned construction, business personal property value per unit is a theoretical January 1997

estimate by Stein Planning and Management.

Stein Planning and Management

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Exhibit Q:

Estimated Annual Values of Supplemental Business Personal Property in the Reinvestment Zone

Assumptions:

Personal property inflation rate before construction

Personal property inflation rate after construction

Tax rate

\$2.49764 Combined rate for participating jurisdictions in 1996, per \$100.

Average annual tax rate change 1.0% Applies after 1996.

Values and taxes are not of estimated increases that would occur without tax increment financing. Estimated business personal property values in January 1997 dollars are from a separate schedule and are not of any abatements.

Month of valuation and assumed recei	make a second of the second of	ear t	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
of tax payments for the previous yes		n. 1998	Jan. 1999	Jan. 2000	Jan. 2001	Jan. 2002	Jan. 2003	Jan. 2004	Jan. 2005
otel BPP value	* * * * * * * * * * * * * * * * * * * *	\$0	\$334,184	\$340,867	\$347,685	\$354,638	\$361,73 1	\$368,966	\$376,345
ntertainment facility BPP values	1								
Western dinner/dance half	3000	\$0	\$0	\$557,291	\$568,437	\$579,805	\$591,401	\$603,229	\$615,29
Family entertainment center	1 2 2 3 4 5 6 6	\$0	\$0	\$917,891	\$936,248	\$954,973	\$974,073	\$993,554	\$1,013,42
Cineplex	3300	\$0	\$0	\$0	\$0	\$907,712	\$925,866	\$944,383	\$963,27
Country music theater	9 (3)	\$0	\$0	\$0	\$0	\$0	\$1,948,693	\$1,987,667	\$2,027,42
Subtotal		\$0	\$0	\$1,475,181	\$1,504,685	\$2,442,490	\$4,440,034	\$4,528,834	\$4,619,41
estaurant BPP values									
Restaurant 1		\$0	\$254,616	\$259,708	\$264,902	\$270,201	\$275,605	\$281,117	\$286,7
Restaurant 2	466	\$0	\$0	\$262,254	\$267,500	\$272,850	\$278,307	\$283,873	\$289,5
Restaurant 3		\$0	\$0	\$0	\$472,714	\$482,168	\$491,811	\$501,648	\$511,6
Restaurant 4	31.0	\$0	\$0	\$0	\$0	\$421,976	\$430,415	\$439,024	\$447,8
Subtotal	en s	\$0	\$254,616	\$521,963	\$1,005,116	\$1,447,194	\$1,476,138	\$1,505,660	\$1,535,7
Vestern apparel mart BPP value		\$0	\$0	\$0	\$1,651,121	\$1,684,144	\$1,717,827	\$1,752,183	\$1,787,2
otal for net new development	1								
Business personal property value		\$0	\$588,800	\$2,338,011	\$4,508,607	\$5,928,466	\$7,995,729	\$8,155,644	\$8,318,7
Business personal property tax	1.0000000	300038888	\$0	\$15,152	\$60,766	\$118,353	\$157,181	\$214,110	\$220,5

Estimated Annual Values of Supplemental Business Personal Property in the Reinvestment Zone	Annual V	alues of in the l	Exhibit Q: es of Supplemental Bus the Reinvestment Zone	: nental Bu ment Zor	ısiness F	ersonal	Property	a saya wasan wasan wasan wasan sa
Month of valuation and assumed receipt of tax payments for the previous year:	Year 9	Year 10	Year 11	Year 12	Year 13 Jan. 2010	Year 14	Year 15 Jan. 2012	Year 16
Hotel BPP value	\$548,388	\$559,356	\$570,543	\$581,954	\$593,593	\$605,465	\$617,574	\$629,926
Entertainment facility BPP values		:				:		,
Western dinner/dance hall	\$627,600	\$640,152	\$652,955	\$666,014	\$679,334	\$692,921	\$706,779	\$720,915
Cineplex	\$68.536	\$1,034,366	\$1,022,455	\$1,036,364	\$1,118,904	51,141,282	\$1,106,495	\$1,187,389
Country music theater	\$2,067,969	\$2,109,328	\$2,151,515	\$2,194,545	\$2,238,436	\$2,283,205	\$2,328,869	\$2,375,446
Subtotal	\$4,711,799	\$4,806,035	\$4,902,156	\$5,000,199	\$5,100,203	\$5,202,207	\$5,306,251	\$5,412,376
Restaurant BPP values Restaurant 1	\$292,474	\$298.323	\$304.290	\$310.375	\$316.583	\$322.915	\$329.373	\$335,960
Restaurant 2	\$295,341	\$301,248	\$307,273	\$313,418	\$319,687	\$326,080	\$332,602	\$339,254
Restaurant 3	\$521,914	\$532,352	\$542,999	\$553,859	\$564,937	\$576,235	\$587,760	\$599,515
Restaurant 4 Subtotal	\$1,566,489	\$1,597,819	\$1,629,775	\$1,662,371	\$1,695,618	\$1,729,531	\$1,764,121	\$1,799,404
Western apparet mark BPP value	\$1,822,971	\$1,859,431	\$1,896,620	\$1,934,552	\$1,973,243	\$2,012,708	\$2,052,962	\$2,094,021
Total for net new development Business personal property value Business personal property tax	\$8,649,648	\$8,822,641 \$238,639	\$8,999,094 \$245,846	\$9,179,076 \$253,271	\$9,362,657 \$260,920	\$9,549,910 \$268,799	\$9,740,909 \$276,917	\$9,935,727 \$285,280

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Estimated Annual Values of Supplemental Business Personal Property in the Reinvestment Zone

	Year 17	Year 16	Year 19	Year 20	V 01	V 0 0	1/	
Month of valuation and assumed receipt		lear io	Tear 19	1981 20	Year 21	Year 22	Year 23	Year 24
of tax payments for the previous year:	Jan. 2014	Jan. 2015	Jan. 2015	Jan. 2017	Jan. 2018	Jan. 2019	Jan. 2020	Jan. 2021
fotel BPP value	\$642,524	\$655,375	\$668,482	\$681,852	\$695,489	\$709,399	\$723,587	\$738,058
Entertainment facility BPP values	1							
Western dinner/dance half	\$735,333	\$750,040	\$765,041	\$780,342	\$795,948	\$811,867	\$828,105	\$844,667
Family entertainment center	\$1,211,137	\$1,235,360	\$1,260,067	\$1,285,269	\$1,310,974	\$1,337,193	\$1,363,937	\$1,391,216
Cineplex	\$1,151,198	\$1,174,222	\$1,197,706	\$1,221,660	\$1,246,094	\$1,271,015	\$1,296,436	\$1,322,364
Country music theater	\$2,422,955	\$2,471,414	\$2,520,843	\$2,571,259	\$2,622,685	\$2,675,138	\$2,728,641	\$2,783,214
Subletat	\$5,520,624	\$5,631,036	\$5,743,607	\$5,858,530	\$5,975,701	\$6,095,215	\$6,217,119	\$6,341,461
Restaurant BPP values	1							
Restaurant 1	\$342,680	\$349,533	\$356,524	\$363,654	\$370,927	\$378,346	\$385,913	\$393,63
Restaurant 2	\$346,039	\$352,960	\$360,019	\$367,220	\$374,564	\$382,055	\$389,696	\$397,49
Restaurant 3	\$611,506	\$623,736	\$636,210	\$648,935	\$661,913	\$675,152	\$688,655	\$702,42
Restaurant 4	\$535,167	\$545,871	\$556,788	\$567,924	\$579,282	\$590,868	\$602,685	\$614,73
Subtotal	\$1,835,392	\$1,872,100	\$1,909,542	\$1,947,732	\$1,986,687	\$2,026,421	\$2,066,949	\$2,108,28
Nastern apparet man BPP value	\$2,135,902	\$2,178,620	\$2,222,192	\$2,256,636	\$2,311,969	\$2,358,208	\$2,405,372	\$2,453,48
Total for net new development	1							
Business personal property value	\$10,134,441	\$10,337,130	\$10,543,873	\$10,754,750	\$10,969,845	\$11,189,242	\$11,413,027	\$11,641,28
Business personal property tax	\$293,895	\$302,771	\$311,915	\$321,335	\$331,039	\$341,036	\$351,336	\$361,94

Estimated Annual Values of Supplemental Business Personal Property in the Reinvestment Zone

Thirty Years Commative			ALECTICAL LANGUAGE	\$2,763,017
Year 30 Jan. 2027	\$831,174	\$951,232 \$1,566,735 \$1,489,197 \$3,134,351 \$7,141,515	\$443,293 \$447,639 \$791,048 \$692,296 \$2,374,275	\$2,763,017 \$13,109,980 \$432,686
Year 29 ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε ε	\$814,876	\$932,580 \$1,536,015 \$1,459,997 \$3,072,893 \$7,001,486	\$434,601 \$438,861 \$775,537 \$678,722 \$2,327,720	\$2,708,840 \$12,852,922 \$420,002
Year 29	\$798,898	\$914,295 \$1,505,897 \$1,431,370 \$3,012,640 \$6,864,202	\$426.079 \$430,256 \$760,330 \$665,413 \$2,282,079	\$2,655,725 \$12,600,904 \$407,690
Year 27 Jan. 2024	\$783,234	\$896,367 \$1,476,370 \$1,403,304 \$2,953,569 \$6,729,609	\$417,725 \$421,820 \$745,422 \$652,366 \$2,237,332	\$2,603,652 \$12,353,827 \$395,738
Year 26 Jan. 2023	\$767,876	\$878,791 \$1,447,421 \$1,375,78 \$2,895,656 \$6,597,656	\$409,534 \$413,549 \$730,806 \$639,574 \$2,193,463	\$2,552,600 \$12,111,595 \$384,138
Year 25 Jan. 2022	\$752,820	\$861,560 \$1,419,040 \$1,348,812 \$2,838,878 \$6,468,290	\$401,504 \$405,440 \$716,476 \$627,034 \$2,150,454	\$2,502,549 \$11,674,113 \$372,877
Year 25 Month of valuation and assumed receipt of tex payments for the previous year: Jan. 2022	Hotel BPP value	Emertainment facility BPP values Western dinnerfdance half Family entertainment center Gineplex Country music thoeter Subtotal	Restaurant BPP values Restaurant 1 Restaurant 2 Restaurant 3 Restaurant 4 Subtotal	Western apparel mart BPP value Total for net new development Business personal property value Business personal property tax

ana 4 of 4

Schedule for Reimbursing Public Improvement Expenditures with the TIF Fund

To accomplish the public improvements and to prompt the taxable private improvements desired for the reinvestment zone, three parties will advance funds for construction of specific public improvements and receive reimbursement, including interest at municipal rates, from future cash flows to the TIF fund. The three parties are (1) the developer of the Mesquite Rodeo City theme entertainment complex, AGF Scyene Rodeo, Ltd. (2) the City of Mesquite and (3) the Mesquite Independent School District. The nature, source, amounts and timing of cash advances are postulated on the first page of Exhibit R (Assumptions). The total value of cash advances in 1997 dollars is \$9,500,000.

These anticipated expenditures for public improvements will be made according to a time schedule stretching to 2002, as seen in Exhibit R. As the anticipated expenditures appear in the appropriate year column of Exhibit R, they have been inflated to meet anticipated increases in construction costs.

Exhibit R charts the anticipated principal and interest balances due to each party that will advance funds for public improvements to be repaid from the TIF fund. The interest rate for all parties is estimated at 6.5%, but will be a fair rate of interest for municipal obligations at the time funds are actually advanced.

The first revenue will flow to the TIF fund in approximately January 1999. The formula for division of available TIF funds among creditors will be as follows, subject to recommendation by the TIF board and confirmation by the Mesquite City Council:

- (1) TIF cash will be applied first to administrative fees incurred by the City of Mesquite for the reinvestment zone and TIF fund. These fees are estimated at \$10,000 a year. Fees need to be justified by a log of staff time expended on relevant tasks or by receipts for services and supplies, according to policy set by the TIF board.
- (2) Until year 2001, TIF cash remaining after administrative fees will be divided among creditors according to percentages reflecting the share of reimbursable expenditures for public improvements to be made by each creditor. In this preliminary financing plan, the City is anticipated to advance 32.63% of reimbursable funds and receive a -like share of TIF fund revenues until repaid. AGF Scyene Rodeo will receive a 56.84% share. The MISD will receive a 10.53% share. These percentages appear on the Exhibit R "Assumptions" display.
- (3) Beginning in 2001, the percentages of annual TIF revenue after administrative fees will reflect shares of reimbursable investments actually made by each creditor. This mechanism will assure that if one of the anticipated creditors does not make any or part of the

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No interest will be added to administrative fee

Estimated interest paid on City, MISD advances to TIF fund

Estimated interest paid on developer advances to TIF fund Annual rate of inflation for improvement costs after Jan. 1991

Schedule for Reimbursing Public Improvement Expenditures with the TIF Fund (Assumptions) Exhibit R:

After December 2000, TIF increment will be distributed according to current actual investments for approved reimbursable improvements. Advanced in equal increments, Jan. 1998, 1999 and 2000. Shares are based on 1997 values of investments. Shares are based on 1997 values of investments. 10.53% Shares are based on 1997 values of investments. Paid in 1996. Interest from January 1997. Advanced in January 1998. Advanced in January 1998. Advanced in January 1999. Advanced in January 1998. Advanced in January 2001 Sum of reimbursable advances Rodeo Plaza cost advanced by developer Land cost advanced by City for Conference Center Rodeo Plaza cost advanced by developer Exhibition Hall and Conference Center costs advanced by City Stadium improvements advanced by MISD Public infrastructure costs advanced by developer Exhibition Hall and Conference Center costs advanced by City Public infrastructure costs advanced by developer Share of investment and return of TIF increment to City Share of investment and return of TiF increment to MISD Public infrastructure costs advanced by develope

All values for advances are expressed in January 1997 dollars.

Page 41

Exhibit R:

110'588 65	8>1,0,029,448	\$10,318,250	210,555,524	\$10,748,412	800,008,012	T06,867,78	112,229,8\$	756,851,82	228, 288, 32	2892,000	bewe tackaning bins statem, seed takes
786,170,120	\$95'+11'15	581,141,18	509'291'45	21,179,954	£29'291'1\$	696'591'1\$	ZEZ'PEL'IS	257'080'15	009'649\$	es 1	telat percept and interest owed
168'06\$	813,862	\$100,683	\$152,299	877'6615	416'1715	2154'983	\$84'550	245'318	0\$	0\$	bewo teerofrii 16M
£ 2112 t02	2100,989	961'26\$	293,846	926,972	589 85\$	243'151	771'812	172'15	05	05	Casa reduction of interest this period
962 9715	198'7/15	\$197,682	2516,145	\$218,774	2500 612	286'291\$	076,6182	281'775	os	05	Sum of exterest before repayment
*E7'ZZS	111'915	289'9/\$	169'91\$	258,872	674'548	857,518	210'454	281'79S	08	05	Pius sterest accrued the period
Z98'C/S	Ces'ools	2155'539	877'6615	216 1#1S	2154,863	294,226	342,946	0\$	os		Outsing the rest carried forward
905,050,125	905,040,12	905,010,12	205'070'15	805'010'15	905'090'1\$	905,010,12	905'010'15	205'010'15	2218 900	03	Met precede owed
05	20	05	0\$	05	0\$	0\$	0\$	0\$	05	0\$	reas tegnance of bulucibus sure beyon
905'0*0'15	905'016'15	905'010'15	905'070'15	905'000'15	805 010 13	21,040,506	905,016,12	905,010,12	008 6195	0\$	Sum of principal before repayment
os f	0\$	0\$	0\$	os	0\$	0\$	0\$	902 0963	008,6182	0\$	Plus new principal advanced
905'0+0'15%	905'090'15	805,040,12	905'0+0'15	995'0+6'15	\$1,046,508	905,050,98	905'0+0'1\$	008,6788	05		Equiches parance camed some previous year and
Å										44.00 SEC. 00.00	ememerandmi oliduq tal Gellik masi eonavak
Ş.											
\$2,255.724	501,052,28	*0C'S8B'S\$	6CS'078'SS	218 628 58	82¢ 856°5\$	177,100,C2	\$2,909,329	25 161 163	087,168,52	os	Total principal and interest ewed
0\$	0\$	0\$	20	999'06\$	SSI CT2	2184 385	101,8652	£14,5812	05	6\$	Dawo scenario seld
2328 801	\$61'026\$	268,2762	150,5242	\$459,380	2316,955	159,525	876,5012	£01,82	6\$	es .	Leas seduction of importable seed.
108'896\$	561,0768	868,9768	\$455,051	210 C915	110'0603	\$18'279\$	\$345,086	311,9512	62	0\$	Sum of unerost before repayment
208 9SC\$	561,0768	2379,635	18E'19E\$	\$ 298 982	\$11 S613	901, 6812	619,6112	911 6915	10 S	0\$	Plus interest accrused this period
os 🖔	0\$	9\$	\$34,656	\$73,122	298,4812	\$238,707	2162,413	0 S	0\$		Charactering Internst carried forward
\$2,255,72¢	\$6,520,105	\$0£,885,30¢	6CS'078'SS	22,925,250	\$2,926,256	\$06,808,5\$	558,018,52	\$5,601,780	081,108,52	O\$	bewo lagioning tell
2564,382	651'521\$	\$145,235	917,482	0\$	0\$	0\$	0\$	0\$	0\$	0\$	botheg sidt tequating to noisuber ated
501,056,585	*0¢,268,22	665,048,22	22'626'52	\$5,925,258	\$2'526'\$\$	\$5,605,608	\$2,670,622	\$5,600,760	597, FOD, S2	0\$	Sum of principal before repayment
0\$	0\$	0\$	0\$	0\$	711,811,62	T81,8612	248,682	0\$	081,108,52	0\$	Plus new principal advanced
\$61,052,58	>0€'S69'SS	\$2°0+8'5\$	\$ 2,925,256	952 SZ6 S\$	\$2,866,808	22,670,822	92,601,750	081,100,5\$	0\$	46.46.	Principal beliance carried from previous year end
											Advances from dayaloper for public improvements
169'452'65	22'25 4'8 14	23'493'520	821255113	975'809'65	105,615,68	285'595'C\$	25 7116 25	25,245,682	21,584,275	600'576\$	Loss principal and interest owed
0\$	2130,505	182,7152	014'4825	2244 076	852'9553	2204'089	121'6+25	2162,505	216,688	85	Met Mittoss awad
821'LSES	860,6162	*16,1002	2290,922	2542'640	956'1015	>7 8,0£12	196,928	878 CS	05	05	Less reduction of inferest this period
64 L'ESES :	109'6775	109'9155	169.872	996'6955	269'869\$	2429'315	720'90ES	\$146,353	S4 C E 92	0\$	Sum of interest before repayment
\$250,673	2556'314	\$530,892	2534'222	8235,248	966,1652	*12°881\$	696'5715	116,5012	24.C.02	0\$	Plus efferest accrued this period
\$130,505	102,1158	8587,710	STO MEE	161 7565	2304,698	121,8152	1162,505	216,633	03	- 100 MARCH 17	Outstanding becomes carried formant
169'152'65.	22'584'410	\$3,264,470	0/+, >85.58	043,485,52	012,285,62	017,185,62	\$2,662,322	21, CBO, S2	84,520,980	060,2192	Demo todaces (ell
8/5'8\$	6\$	0\$	0\$	0\$	0\$	0\$	05	22	0\$	0\$	Less reduction of principal this period
\$3,264,470	23,264,470	\$2,264,470	23,264,470	\$3,264,470	814,485,88	23,264,470	25'095'355	\$2,083,177	81,522,300	000"546\$	Sum of principal belose sepayment
0\$	0\$	0\$	0\$	0\$	05	ZP1'2095	241.6123	112,282	006.2122	88 12,000	Plus new principal advanced
\$3,284,470	\$3,264,470	\$3,284,470	23,264,470	074,485,62	074,485,68	22,562,322	171,080,S2	26,520,980	030,2163	10 m 10 m	Principal battanes carried from previous year and
											Advances from City for public improvements
0\$	20	30	05	os	0\$	os	os	009'06\$	250'000	690,01\$	bewo seel evitalizations telf
000,018	000'01\$	\$10,000	210,000	000'01\$	000'01\$	000'015	000'075	0\$	0\$	0\$	Less reduction of administrative fees this period
000'015	000'01\$	210,000	000'018	000,012	000'01\$	000'018	240,600	000'06\$	\$50,000	000'01\$	Interpreted or administrative tees before a fatorical
210,000	210,000	300,012	000'01\$	000,012	000'01\$	000'015	000'015	000'018	080,012	909,013	Plus administration less incurred this period
05	0\$	01	0\$	08	0\$	0\$	230,600	000'02\$	000'01\$		Outstanding administrative tees carried forward
. ••	1 **	••	••	••	**	••	*******		******	1888 1888 1888 1888 1888 1888 1888 188	City 11F lund administrative expenses
											Loans Serviced with Jil Fund Revenue
•	•										
0\$	0\$	0\$	0\$	0\$	0\$	05	0\$	0\$	0\$		TIF fund balance, if positive, after debt service
056,301,12	687'696\$	\$93,562	SCS 108\$	£183,597 \$	808,782	8419,646	\$551,670	261 LLS			galuborities elanaques mont broat till of incomenzati xxil
			-						- white to be seen to the seen	The second secon	TIS Fund Revenue and Cash Salances
1002 .net	JEG. 2008	Jan. 2005	neur Sood	Jan. 2003	J*K. 2002	foot .nat	Jan. 2006	1961 .net	9881 .nat.	1881 .not	ot tax based on previous years value; [
and the second		errander. T. e. errander er				AND CONTRACTOR OF THE SECOND	an an an Talain a Chaille	e mej outermanne en	(2) 34500°10'40'40'40'40'50'7'40'4		A
IJ1	ינו ומנ) Am n	1011 62	าการการ	u exhe	lallia.	ndon 4	ר מטוונ	fillein	สาเมอน	Schedule for
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Exhibit R: Schedule for Reimbursing Public Improvement Expenditures from the TIF Fund

					J#07 .001£	Jan. 2013	Jen. 2014	Jan. 2015	Jan. 2016	Juan. 2008 Jan. 2009 Jan. 2010 Jan. 2011 Jan. 2012 Jan. 2013 Jan. 2014 Jan. 2015 Jan. 2016 Jan. 2017 Jan. 2018	Jan. 2018
TIF Fund Revenue and Cash Balances Tax incontract to TIF fund (from separate schedule) Tif hand balance, it positive, after debt service	\$1,144,523	\$1,183,887 \$0	\$1,213,920	\$1,261,378	\$1,289,210	\$1,317,625	\$1,351,098 \$0	\$1,404,928 \$0	\$1,435,745	\$1,467,207	\$1,504,551 \$715,846
Loans Serviced with Tiff Fund Revenue											
City 11F fand administrative organises Outstanding administrative fees curried forward	Ş	S	•	•	•	;	;	;	;	,	
P'us administrative less incurred this period	St0.000	\$10,000	\$10.00¢	000 000	9 60	900	200	05	08	9	•
Subsital of administrative less before recoverent	810,000	\$10,000	00000	200	000'014	00000	000 GT#	210,000	210,800	210,060	
Lass sechention of administration face this near	90000	000,000	000000	000'018	\$10,000	210,000	210,000	\$10.000	\$10,000	\$10,000	•
Net administrative (see overd	200	900.014	000.0	000,016	000,012	\$16,900	\$10,000	\$10,000	\$10,000	\$10,000	20
	2	2	•	ž	2		9	%	Š.	*	•
Principal balance carried from previous year and	\$3,257,891	\$3,089,441	\$2,917,844	\$2,714,642	\$2,462,750	\$2,226,702	\$1,844,739	\$1,633,526	\$1,284.518	\$902,769	S485 939
Plus new principal advanced	0	90\$	Ĉ,	0.4	9	03	03	80	08	80	90
ours of principle before repayment Less reduction of otherwis this period	57.257,891 6158.659	53,099,444	\$2.917,844 \$200 000	\$2,714,642	52,482,750	\$2,226,702	\$1,944,739	\$1,633,526	\$1,284,518	\$902,769	\$465,939
Mat Descriptions	£2 690 443	40 007 000	97,507	100.1034	\$255,048	\$261.963	5311,213	\$349,008	5361,749	\$418,830	\$465,939
Outstanding Interest carried forward		000	3 P	067,309,36	20/102772	91, 944, 13 91	51,633,526	51.284.518	5902,769	\$485,939	2
Plus pages account this period	135 1152	2301.482		200	0.00	05	Ö	90	OS.	9	**
Sum of interest before repayment	\$211,763	\$201.464	5189.660	\$176.452	974 1478	5144,/38	\$126,408	871.001.2	563,494	550,680	\$31,586
Loss reduction of interest this period	\$2:1,763	\$201,464	\$185,860	3178.452	\$161.379	912 7713	S125 408	RY 08 178	203,434	200.000	996,154
Net unatest awas	03	03	8	So	*	04	0.5	04	0	0	
Tetal principal and interest owed	\$3,099,441	\$2,917,844	279'7:_'.5	\$2,482,750	\$2,226,702	\$1,944,739	\$1,633,526	\$1,284,516	\$902,789	\$485,939	9
Advances from developer for public improvements											
Principal balance carried from previous year end	\$5,255,724	\$4,952,459	\$4,607,101	\$4,222,223	\$3.785.358	\$3.304.276	277 277 68	£2 191 A01	E4 547 687	707 103	
Plus new principal advanced	0,	SO	20	80	80	3	8.0	80	So	55	100,000
Sun of principal before repayment	\$5,255,724	\$4,952,459	\$4,607,101	\$4,222,223	\$3,785,358	\$3,304,276	\$2,775,773	\$2,193,891	\$1,543,587	2833,497	N59 387
Less reduction of principal this period	5303,285	\$345,356	5364,617	\$436,865	\$461,082	\$528,504	\$581,882	5650,304	\$710,080	\$774,130	\$59.367
Distinguish Internet coming transmit	\$03.300.30	34,607,103	54,222,223	53,785,358	\$3,304,276	\$2,775,773	\$2,193,691	\$1,543,587	\$533,487	\$59,367	90
Plus enterost accrued this period	5341.622	\$321 910	2240 463	5374 465	980 9169	08	05	0	9\$	80	80
Sum of interest before repayment	\$341,622	\$321,910	\$299,462	5274.445	S245 D48	SC14.778	2000,425	6142.503	5100,333	554,177	53,659
Less reduction of interest this period	5341,522	5321,910	5299,462	\$274.445	\$245.048	\$214 77A	STRO 424	COC2+1+	00000	77.400	80°56
Not extend over	9	80	2	So	9	04	OS	e W		7 1. tes	70.50
Total principal and inferest owed	\$4,952,459	\$4,507,101	\$4,222,223	\$3,765,358	\$3,304,278	\$2,775,773	\$2,193,691	\$1,543,587	\$833,497	296,967	9
Advance from MISD for public improvements											
Principal balance carried from previous year and	\$1,040,508	\$1,021,614	5964,451	\$900.410	\$627.213	\$746.328	\$657.195	S558 745	S448 228	202 7 206	6405 480
Phus new principal advanced	20	9	80	Š	9	58	ŝ	80	0.5		201,0410
Suit of principal before repayment	\$1,040,506	\$1,021,614	\$564,451	\$306,410	\$627,213	\$746,328	\$687,195	\$558,745	\$448,228	\$327,285	\$195,168
Leads telectrical or participate and period	259,814	557,163	\$64,040	573,197	\$60,09\$	\$69,133	\$98,450	\$110,516	\$120,944	\$132,117	\$195,168
Defendant Interest carried forward	410,120,14	104	014.0054	5627,283	8745,326	2657,195	\$558,745	\$448,228	5327,285	\$195,168	•
Plus interest accroed this period	\$59.541	588 405	\$ 62 B 80	DA EST	285 788	05	00	9	05	9	0.5
Sum of inferest before repayment	\$100,531	\$56,405	562.589	858,527	9 E C C C C C C C C C C C C C C C C C C		01/754	818,046	828,135	521,274	\$12,586
Lass reduction of Interest this period	\$100,531	\$66,405	\$62,689	\$58.527	\$53.769	\$40.511	\$42 71A	448 348	600,135	****	C90714
Not interest owed	8	9\$	*	98	93	9	28		601,138	27.176	, ,
Tetal principal and interest owed	\$1.021,614	\$384,451	\$900,410	\$827,213	\$746,328	\$657,195	\$558,745	\$448.228	\$327.285	\$195 168	2
							•				•
Total Boom interest only official assets											

anticipated public improvement on the approved schedule, that party will not receive undue benefits. Available TIF fund revenues will be divided among remaining creditors according to the percentages that their actual expenditures approved for reimbursement bear to the total of actual expenditures approved for reimbursement.

(4) No creditor shall receive more proceeds from the TIF fund than the amount of principal and interest due. When the TIF fund has satisfied an obligation to a creditor, available TIF funds may be distributed according to the percentage formula to remaining creditors. When obligations to all creditors have been satisfied, the Mesquite City Council shall terminate the reinvestment zone unless the TIF board representatives of all participating jurisdictions recommend continuation of the zone in order to accomplish one or more additional public improvement(s) and the City Council concurs with that recommendation. Positive TIF fund balances at the time of dissolution of the zone may be returned to general funds of participating jurisdictions according to the relative amounts of their ad valorem tax rate in the year of dissolution or spent for public improvements in the zone, at the discretion of the TIF board and confirmation of the Mesquite City Council.

Exhibit R projects retirement of all financial obligations of the TIF fund by January 2018, after twenty years of collected taxes, with a small surplus. Actual retirement of all obligations may occur sooner or later.