

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING THE AMENDMENTS TO THE 2004 AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR TOWNE CENTRE TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER TWO, CITY OF MESQUITE, TEXAS; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, the City established Towne Centre Tax Increment Finance Reinvestment Zone Number Two, City of Mesquite, Texas (the "Zone"), and established a Board of Directors for the Zone (the "Board") to promote development or redevelopment in the Zone pursuant to Ordinance No. 3257 approved by the City Council on September 21, 1998, 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 on July 27, 1999, prepared and adopted a Project and Financing Plan for the Zone which was subsequently approved by the City Council on August 16, 1999, pursuant to Ordinance No. 3313; and

WHEREAS, the Board on June 4, 2003, prepared and adopted an Amended and Restated Project and Financing Plan which was subsequently approved by the City Council on June 16, 2003, pursuant to Ordinance No. 3586; and

WHEREAS, the Board on January 27, 2004, prepared and adopted the Schedules to the 2004 Amended and Restated Project and Financing Plan which was subsequently approved by the City Council on February 16, 2004, pursuant to Ordinance No. 3636; and

WHEREAS, the Board on September 16, 2005, prepared and adopted the amendments to the 2004 Amended and Restated Project and Financing Plan (the "Plan"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference for the Zone, and is hereby submitted by the Board for approval; and

WHEREAS, the Plan is substantially consistent with the adopted original and revised plans for the Zone which were approved by the City Council on August 16, 1999, June 16, 2003, and February 16, 2004, respectively.

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, and are incorporated herein for all purposes.

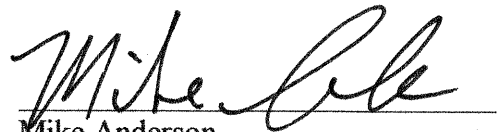
SECTION 2. That the City Council has reviewed the amendments to the 2004 Amended and Restated Project and Financing Plan (the "Plan"), attached hereto as Exhibit "A," and finds the Plan to be feasible and hereby approves the Plan and its amendments.

SECTION 3. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.


SECTION 4. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 5. That the need to regulate the Plan and its amendments for Towne Centre Tax Increment Finance Reinvestment Zone Number Two 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, 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.

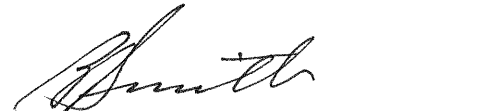
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of October, 2005.


Mike Anderson
Mayor

ATTEST:


Judy Womack
City Secretary

APPROVED:


B. J. Smith
City Attorney

**AMENDMENTS TO THE
2004 AMENDED AND RESTATED PROJECT
AND FINANCING PLAN
TOWNE CENTRE TAX INCREMENT FINANCE REINVESTMENT
ZONE NO. 2**

Amended Schedules for Project and Financing Plan

*A plan for tax increment financing
In Reinvestment Zone No. 2,
Prepared for the City of Mesquite
By Stein Planning and Management*

Updated September 16, 2005

Schedule 1:

2003 Appraised Values from Dallas Central Appraisal District,
Towne Centre Reinvestment Zone

DCAD ACCOUNT	SITE ADDRESS	OWNER	2003 LAND VALUE	2003 IMP VALUE	2003 MARKET VALUE	2003 LAND AREA	2003 FLOOR AREA	2003 LAND/ BLDG SF	2003 IMP/ BLDG SF	2003 MARKET/ LAND SF	1998 MARKET VALUE	
Fully exempt accounts:												
55100765210030000	18203 LBJ FWY	MESQUITE ISD	\$1,160,220	\$4,950	\$1,165,170	331,492	100	\$3.50	N.A.	N.A.	\$999,420	
65100765210020000	18201 LBJ FWY	MESQUITE ISD	\$2,226,070	\$2,545,670	\$4,771,740	636,020	100	\$3.50	N.A.	N.A.	\$1,914,000	
65100765610010000	2000 TOWNE EAST E	MESQUITE ISD	\$2,115,700	\$4,950	\$2,120,650	604,486	0	\$3.50	N.A.	N.A.		
65109509610130000	3301 TOWNE CENT	MESQUITE CITY OF	\$467,220	\$500,000	\$967,220	46,722	1,000	\$10.00	N.A.	N.A.	\$967,220	
65146263210690000	2400 TOWNE CENT	MESQUITE CITY OF	\$56,520	\$0	\$56,520	102,758	0	\$0.55	N.A.	N.A.	\$87,340	
65146263210720000	2405 TOWNE CENT	MESQUITE CITY OF	\$90,510	\$0	\$90,510	164,570	0	\$0.55	N.A.	N.A.	\$139,890	
Vacant or underdeveloped accounts:												
38053500010010000	2237 US HIGHWAY I	DEL PROPERTIES INC	\$62,910	\$0	\$62,910	114,389	0	\$0.55	N.A.	\$0.55	\$114,390	
38124100030010000	18885 LBJ FWY	HORIZONS LAND CO LLC	\$599,030	\$0	\$599,030	206,621	0	\$2.90	\$2.90	\$2.90	\$32,630	
381241000A0030000	19020 LBJ FWY	JDN REAL ESTATE MESQUITE	\$59,330	\$0	\$59,330	59,329	0	\$1.00	N.A.	\$1.00	\$335,940	
381593000A0020000	2400 GUS THOMAS	KANJI ATIF ASHIQ									\$28,570	
382143000B0010000	2501 TOWNE CENTRE	DR										
382143000B0010200	2516 TOWNE CENTRE	DR										
382143000B003R000	2501 TOWNE CENTRE	REEF DEVELOPMENT INC TR										
382143000B004R000	2501 TOWNE CENTRE	REEF DEVELOPMENT INC TR										
382143000B03R0000	2501 TOWNE CENTRE	REEF DEVELOPMENT INC TR	\$242,090	\$0	\$242,090	48,917	0	\$4.95	\$4.95	\$4.95	\$4,950	
382143000B04R0000	2501 TOWNE CENTRE	REEF DEVELOPMENT INC TR	\$229,650	\$0	\$229,650	45,930	0	\$5.00	\$5.00	\$5.00	\$2,296,040	
38215610020010000	18633 LBJ FWY	THEG USA LP	\$661,250	\$0	\$661,250	44,083	0	\$15.00	\$15.00	\$15.00	\$98,010	
38215780010020000	18661 LBJ FWY	THEG USA LP	\$497,700	\$0	\$497,700	476,576	0	\$1.04	\$1.04	\$1.04	\$1,458,480	
38216800010020000	2500 TOWNE CENT	CORRAL GROUP INC									\$92,920	
38218000020030000	2700 GUS THOMAS	WEITZMAN HERBERT D									\$232,040	
38218000020040000	2920 GUS THOMAS	MESQUITE JV	\$1,553,180	\$100,390	\$1,653,570	1,941,290	0	\$0.80	N.A.	\$0.85	\$53,620	
38218000020050000	3301 N MESQUITE I	TOWN EAST DEALERSHIP	\$101,190	\$0	\$101,190	404,760	0	\$0.25	N.A.	\$0.25	\$37,790	
65146262710480000	2237 US HIGHWAY I	DEL PROPERTIES INC	\$232,040	\$0	\$232,040	232,044	0	\$1.00	N.A.	\$1.00	\$31,520	
65146262810210100	18600 LBJ FWY	JDN REAL ESTATE MESQUITE										
65146262810210200	19000 LBJ FWY	DALMAC CENTRE MESQUITE										
65146262810210300	19200 LBJ FWY	DALMAC CENTRE MESQUITE										
65146262810210400	19020 LBF FWY	JDN REAL ESTATE MESQUITE										
65146262810210600	18600 LBJ FWY	JDN REAL ESTATE MESQUITE										
65146262810230000	18500 LBJ FWY	JDN REAL ESTATE MESQUITE										
65146263210620100	3201 N MESQUITE I	JOY PHILIP &	\$54,210	\$0	\$54,210	72,283	0	\$0.75	N.A.	\$0.75	\$65,120	
65146263210660000	2300 TOWNE CENT	FRANKLIN JEANNETTE									\$35,420	
65146263210700000	2425 GUS THOMAS	VALK DON	\$571,640	\$0	\$571,640	519,670	0	\$1.10	N.A.	\$1.10	\$154,050	
65146263210710000	2200 TOWNE CENT	SCC MESQUITE PARTNERS LTD	\$140,000	\$0	\$140,000	70,000	0	\$2.00	N.A.	\$2.00	\$129,920	
* 65146263210710100	5201 N MESQUITE I	TOWN EAST FORD SALES INC	\$5,004,220	\$100,390	\$5,104,610	4,235,892	0	\$1.18	N.A.	\$1.21	\$327,420	
Sum or average for undev. only:												
			\$5,061,510	\$6,212,140	\$11,273,650	813,692	203,409	\$6.22	\$30.54	\$13.85	\$10,601,010	
Town East Mall accounts:												
65109509510020000	1738 N TOWN EAST	SEARS ROEBUCK & CO	\$12,258,060	\$88,908,100	\$101,166,160	1,225,806	384,456	\$10.00	\$231.26	\$82.53	\$99,725,890	
65109509610010000	1800 N TOWN EAST	TOWN EAST MALL PS	\$3,872,490	\$5,540,160	\$9,412,650	576,856	197,642	\$6.71	\$28.03	\$16.32	\$8,939,300	
65109509610010100	1600 N TOWN EAST	J C PENNY COMPANY INC	\$31,500	\$0	\$31,500	3,150	0	\$10.00	N.A.	\$10.00	\$31,500	
65109509610010300	1418 N TOWN EAST	TOWN EAST MALL PS	\$4,344,630	\$5,318,450	\$9,663,080	664,290	459,654	\$6.54	\$11.57	\$14.55	\$9,676,530	
65109509610030000	1748 N TOWN EAST	DILLARD TEXAS OPERATING	\$1,219,680	\$304,930	\$1,524,610	152,460	20,560	\$8.00	\$14.83	\$10.00	\$1,416,110	
65109509610080000	1628 N TOWN EAST	TOWN EAST MALL PS										

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Towne Centre Reinvestment Zone

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65109509610120000	1620 N TOWN EAST PRIMARY PROPERTIES CORP		\$4,379,220	\$5,678,370	\$10,057,590	712,417	458,991	\$6.15	\$12.37	\$14.12	\$10,232,920
65109509610120100	3201 TOWNE CENT TOWN EAST MALL PS		\$277,730	\$0	\$277,730	55,546	0	\$5.00	N.A.	\$5.00	\$277,730
65109509610129900	1638 N TOWN EAST PAYLESS SHOESOURCE		\$10	\$262,500	\$262,510	1	3,500	\$10.00	\$75.00	\$262,510.00	\$292,250
	Sum or average for Towne East Mall only:		\$31,444,830	\$112,224,650	\$143,669,480	4,204,218	1,728,212	\$7.48	\$64.94	\$34.17	\$141,193,240
Other developed accounts:											
38003430010010000	2099 E US HWY 80	MAVEX MANAGEMENT CORP	\$1,380,590	\$0	\$1,380,590	690,295	0	\$2.00		\$2.00	\$1,603,590
38003430010010100	2101 E US HWY 80		\$940,900	\$980,920	\$1,921,820	235,224	43,802	\$4.00	\$22.39	\$8.17	\$327,400
38003430010010100	2101 E US HWY 80	BARONS INVESTORS LP THE	\$72,440	\$433,500	\$505,940	72,440	16,466	\$1.00	\$26.33	\$6.98	\$1,100,000
38003430010010200	2099 E US HWY 80		\$521,910	\$1,492,620	\$2,014,530	74,558	40,790	\$7.00	\$36.60	\$27.02	\$278,240
38003430010010200	2101 E US HWY 80	RESERVA ESPECIAL INC	\$212,230	\$209,700	\$421,930	18,790	2,944	\$11.29	\$11.23	\$22.46	\$1,610,640
38006600010010000	2145 E US HWY 80	BARONS INVESTORS LP THE	\$1,025,900	\$594,740	\$1,620,640	209,367	48,164	\$4.90	\$12.35	\$7.74	\$2,043,080
38053500000020000	2231 US HIGHWAY I PCKTEX LTD		\$1,018,740	\$529,770	\$1,548,510	145,534	10,652	\$7.00	\$49.73	\$10.64	\$1,438,200
38097500010010000	2220 GUS THOMAS ANDERSON SCOTT P		\$610,540	\$1,751,940	\$2,362,480	305,268	40,035	\$2.00	\$43.76	\$7.74	\$3,700,000
38173610010020000	18515 LBJ FWY	HAVERTY FURNITURE CO INC	\$1,597,060	\$2,300,780	\$3,897,840	199,633	199,633	\$8.00	\$11.53	\$19.53	\$4,400,550
38176500000010000	2100 N TOWN EAST TOYSAN LTD PARTNERSHIP		\$852,860	\$4,357,970	\$5,210,830	121,837	106,078	\$7.00	\$41.08	\$42.77	\$202,980
38176500000030000	4201 N MESQUITE I HELMUTH BEVERLY A TR ET AL		\$1,347,320	\$1,496,000	\$2,843,320	89,821	22,000	\$5.00	\$68.00	\$31.66	\$1,292,820
38214300010010000	18500 LBJ FWY	ROCKOLA CORPORATION THE	\$1,924,920	\$5,897,930	\$7,822,850	384,983	94,096	\$5.00	\$62.68	\$20.32	\$270,480
38215600010010000	18601 LBJ FWY	INTERNATIONAL TOWN E TWR	\$236,238	\$715,002	\$951,240	94,495	10,580	\$2.50	\$67.58	\$10.07	\$17,600
38215780010010000	18861 LBJ FWY	THE GUS LP	\$222,830	\$522,110	\$744,940	89,130	1,650	\$2.50	\$116.43	\$8.36	\$333,530
38215780020010000	2701 N MESQUITE I SCC MESQUITE PARTNERS LTD		\$457,340	\$1,004,820	\$1,462,160	91,467	42,560	\$5.00	\$23.61	\$15.99	\$350,000
38216800010010000	2500 TOWNE CENT CORRAL GROUP INC		\$14,570	\$2,930	\$17,500	3,642	1,800	\$4.00	\$1.63	\$4.81	\$800,000
38218000010010000	3235 N MESQUITE I BANK ONE TEXAS N A		\$333,530	\$0	\$333,530	1,114,744	0	\$0.30	N.A.	\$0.30	\$17,600
38223750010010000	2349 US HIGHWAY I SAC SELF STORAGE LP		\$0	\$277,500	\$277,500	0	8,742	\$0.30	\$31.74	\$0.30	\$105,680
65146262810160000	18885 LBJ FWY	HOME DEPOT USA	\$368,460	\$691,540	\$1,060,000	52,637	6,514	\$5.00	N.A.	\$5.01	\$333,530
65146262810210500	19065 LBJ FWY	KOHL'S TEXAS LTD	\$14,570	\$2,930	\$17,500	3,642	1,800	\$4.00	\$1.63	\$4.81	\$800,000
65146262810300000	2231 E U S HWY 80	SLOPEY R A & MARTHA C	\$333,530	\$0	\$333,530	1,114,744	0	\$0.30	N.A.	\$0.30	\$17,600
65146263210640000	2500 TOWNE CENT CORRAL GROUP INC		\$0	\$277,500	\$277,500	0	8,742	\$0.30	\$31.74	\$0.30	\$105,680
65146263610350000	2400 E US HWY 80	TEXAS UTILITIES ELECTRIC CO	\$276,710	\$790	\$277,500	55,342	0	\$5.00		\$5.01	\$333,530
380034000A001TE00	3300 GUS THOMAS COVENANT FELLOWSHIP		\$368,460	\$691,540	\$1,060,000	52,637	6,514	\$5.00	N.A.	\$5.01	\$350,000
380034000A0020000	3400 GUS THOMAS YAMAGUCHI MICHIO TR ET AL		\$1,417,966	\$11,303,934	\$12,721,900	708,983	420,056	\$2.00	\$26.91	\$17.94	\$800,000
380034300101R0100	2145 E US HWY 80	MAVEX MANAGEMENT CORP	\$362,290	\$851,730	\$1,214,020	30,191	2,004	\$12.00	\$425.01	\$40.21	\$496,580
380034300101R0200	2101 E US HWY 80	BARONS INVESTORS LP THE	\$73,180	\$218,680	\$291,860	73,180	8,395	\$1.00	\$26.05	\$3.99	\$320,000
* 38003430011RA0000	1900 TOWNE EAST CHEVRON USA INC		\$10,415,210	\$5,579,540	\$15,994,750	697,443	159,819	\$14.93	\$34.91	\$22.99	\$496,580
380431000a0010000	2000 GUS THOMAS LAM CHUN		\$1,587,420	\$670,000	\$2,227,420	44,083	5,885	\$35.33	\$113.85	\$50.53	\$320,000
380535200A0030000	19075 LBJ FWY	JDN REAL ESTATE MESQUITE	\$3,008,360	\$2,991,640	\$6,000,000	376,045	95,473	\$8.00	\$31.33	\$15.96	\$320,000
381241000A0020000	19035 LBJ FWY	JDN REAL ESTATE MESQUITE	\$1,587,420	\$670,000	\$2,227,420	44,083	5,885	\$35.33	\$113.85	\$50.53	\$320,000
381241000A0040000	19065 LBJ FWY	KOHL'S TEXAS LTD	\$865,050	\$2,991,640	\$3,856,690	376,045	95,473	\$8.00	\$31.33	\$15.96	\$320,000
381241000B0010000	18751 LBJ FWY	SYSTEM CAPITAL REAL PROPEI	\$799,830	\$971,720	\$1,771,550	54,189	10,856	\$19.76	\$157.34	\$37.23	\$15,96
381241000B0020000	18775 LBJ FWY	VR MESQUITE VENTURE I LTD	\$829,379	\$1,411,401	\$2,240,780	48,787	10,800	\$14.76	\$89.51	\$32.69	\$15,96
381241000B0030000	18885 LBJ FWY	KOURY FAMILY LTD PS	\$829,379	\$1,411,401	\$2,240,780	48,787	10,800	\$17.00	\$130.69	\$45.93	\$15,96

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381241000B0040000	18885 LBJ FWY	HOME DEPOT USA	\$4,122,830	\$5,936,680	\$10,059,510	588,975	113,068	\$7.00	\$52.51	\$17.08	\$368,940
381593000A0010000	2424 GUS THOMAS; HARTSELL JAY		\$114,240	\$318,740	\$432,980	57,120	5,124	\$2.00	\$62.21	\$7.58	\$7,216,430
382143000A0020000	2727 TOWNE CENT FRANKLIN TOWNE CENTRE L P		\$2,567,580	\$4,682,420	\$7,250,000	513,516	142,296	\$5.00	\$32.91	\$14.12	\$637,520
382143000A0030000	18690 LBJ FWY	REALTY INC TEXAS	\$637,517	\$1,739,883	\$2,377,400	75,002	21,468	\$8.50	\$81.05	\$31.70	\$758,500
382143000A0040000	18680 LBJ FWY	FSI RESTAURANT DEVELOPMEI	\$1,061,561	\$826,089	\$1,887,650	101,101	7,574	\$10.50	\$109.07	\$18.67	\$260,000
382143000B0020000	2736 TOWNE CENT MURPHY JOHN A		\$89,410	\$275,820	\$365,230	14,902	4,495	\$6.00	\$61.36	\$24.51	\$1,002,320
382143000B0050000	2521 TOWNE CENT ZELL THREE INC		\$185,690	\$269,670	\$455,360	28,567	4,600	\$6.50	\$58.62	\$15.94	\$63,470
382143000B01R0000	2604 TOWNE CENT COLLINSWORTH & WATSON		\$360,050	\$542,346	\$902,396	40,006	3,600	\$9.00	\$150.65	\$22.56	\$1,537,920
382143000C0010000	18770 LBJ FWY	OLP MESQUITE LTD	\$1,001,040	\$1,353,308	\$2,354,348	102,671	22,638	\$9.75	\$59.78	\$22.93	\$881,840
382143000D0010000	1416 N TOWN EASTAWB REALTY LP		\$76,160	\$0	\$76,160	6,347	6,347	\$12.00	\$0.00	\$12.00	\$294,640
382143000D0020000	1500 N TOWN EASTAWB REALTY LP		\$554,600	\$984,340	\$1,538,940	46,217	16,020	\$12.00	\$61.44	\$33.30	\$1,184,240
382143000D0040000	1400 N TOWN EASTAWB REALTY LP		\$687,852	\$162,648	\$850,500	57,321	4,500	\$12.00	\$36.14	\$14.84	\$1,778,840
382143000D0050000	1420 N TOWN EASTAWB REALTY LP		\$282,910	\$47,430	\$330,340	23,573	744	\$12.00	\$63.75	\$14.01	\$329,930
382143000D0060000	1600 N TOWN EASTCHICK FIL A		\$536,110	\$371,710	\$907,820	44,649	3,399	\$12.01	\$109.36	\$20.33	\$26,450
382143000D0070000	1616 N TOWN EASTCDKP PARTNERS L P		\$719,340	\$1,262,440	\$1,981,780	74,931	24,706	\$9.60	\$51.10	\$26.45	\$3,421,330
382143000D01R0000	1418 N TOWN EASTMJ CROSSING LTD		\$1,171,520	\$418,480	\$1,590,000	195,253	46,068	\$6.00	\$9.08	\$8.14	\$151,000
382143000D03R0000	1414 N TOWN EASTAWB REALTY LP		\$209,240	\$173,860	\$383,100	17,437	2,370	\$12.00	\$73.36	\$21.97	\$305,750
3821800000201A0000	3220 GUS THOMAS; FRANMAK INC		\$637,130	\$1,362,870	\$2,000,000	127,422	36,300	\$5.00	\$37.54	\$15.70	\$42,854,690
3821800000202A0000	3224 GUS THOMAS; BANK OF AMERICA TEXAS NA		\$136,560	\$259,440	\$396,000	27,312	3,988	\$5.00	\$65.06	\$14.50	\$184,047,930
	Sum or average for other development only:		\$47,895,113	\$69,012,371	\$116,907,484	8,268,208	1,883,951	\$5.79	\$36.63	\$14.14	\$190,211,810
	Sum or average for all taxable developed land:		\$79,339,943	\$181,237,021	\$260,576,964	12,472,426	3,612,163	\$6.36	\$50.17	\$20.89	\$184,047,930
	Sum or average for all taxable accounts:		\$84,344,163	\$181,337,411	\$265,681,574	16,708,318	3,612,163	\$5.05	\$50.20	\$15.90	\$190,211,810

*2003 certified value not available. Value is either preliminary 2003 or certified 2002.

**Schedule 2:
Estimated Project Costs**

Item	Estimated Cost When Advanced	Fund Advance Date	Who Advances?
TIF Project Costs			
Relocation of Brazos Electric distribution line along east bank of South Mesquite Creek between Towne Centre Drive and U. S. 80; TIF reimburses this 50% share.	\$471,332	FY 2001-02	JDN
South Mesquite Creek sanitary sewer, Phase 1, parallel to Gus Thomasson and IH 635, between Town East Boulevard and U. S. 80; TIF reimburses this 50% share	\$58,750	FY 2002-03	SCC Development
South Mesquite Creek improvement, Phase 1; TIF reimburses this 50% share	\$88,811	FY 2002-03	SCC Development
South Mesquite Creek sanitary sewer, Phase 2; TIF reimburses this 50% share.	\$91,244	FY 2002-03	JDN
Town East Ford drainage project; TIF reimburses this share	\$421,521	FY 2003-04	Town East Ford
Town East Mall water main	\$3,000,000	FY 2005-06	General Growth
IH 635 improvements (IH 30 to US 80)	\$1,964,025	FY 2005-06	Mesquite 4B Fund
IH 635 improvements (IH 30 to US 80)	\$7,300,000	FY 2005-06	Texas Infrastructure Bond Fund
Town East Mall parking and circulation	\$10,727,270	FY 2005-06	bonds

Schedule 2: Estimated Project Costs

Item	Estimated Cost When Advanced	Fund Advance Date	Who Advances?
MISD improvements to campuses inside zone or to public assembly areas outside zone	\$900,000	05/01/2005	TIF
	\$1,000,000	05/01/2006	TIF
	\$1,000,000	05/01/2007	TIF
	\$1,000,000	05/01/2008	TIF
	\$1,000,000	05/01/2009	TIF
	\$1,100,000	05/01/2010	TIF
	<u>\$6,000,000</u>		
Operation of project facilities	\$1,730,275	2003	TIF
	\$562,359	2004	TIF
	\$284,048	2005	TIF
	\$128,834	2006	TIF
	<u>\$2,705,516</u>		
Traffic signals at North Mesquite Dr. and Towne Centre Blvd.	\$230,000	05/01/2019	Mesquite Quality of Life Corp.
Interest expense for projects (from separate schedule)	\$7,515,681	2004--2019	TIF
Administrative expenses (fees) to City	\$480,000	2003-2019	TIF
<u>Total project costs</u>	<u>\$41,054,150</u>		

Schedule 3: Estimated Areas of Taxable New Development in the Zone

Assumptions:

Retail development quantities through 1/1/2008 are based on specific developments.

SF floor area added to Mall: , completed by 1/1/2008

For office development and retail after 2008, average floor area coverage:

For residential development after 2003, average floor area coverage:

See Schedule 5 for estimated areas of development projected through 1/1/2008.

Year:	Base	1	2	3	4	5	6	7	8	9	10	11
Valuations for Jan. 1:	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
SF of vacant/underdeveloped land on roll, 1/1					5,175,538	4,235,892	4,235,892	4,141,545	3,371,171	3,371,171	2,894,595	2,694,595
Net vacant land SF developed for retail prior year						939,646	-	94,347	770,374	-	476,576	-
Vacant land SF developed for residential prior year												
Vacant land SF developed for office prior year												200,000
Total land SF developed prior year						939,646	-	94,347	770,374	-	476,576	200,000
Cum. vacant land SF developed since 1/1/2002						939,646	939,646	1,033,993	1,804,367	1,804,367	2,280,943	2,480,943
SF retail floor area new on roll as of 1/1								15,000	112,000	-	40,000	-
SF residential floor area new on roll as of 1/1								-	-	-	-	60,000
SF office floor area new on roll as of 1/1								-	-	-	-	-
Total SF floor area new on roll as of 1/1								15,000	112,000	-	40,000	60,000
Cum. SF floor area developed since 1/1/2002							0	15,000	127,000	127,000	167,000	227,000
% of 2002 vacant land vacant/underdeveloped							82%	80%	65%	65%	56%	52%

**Schedule 3:
Estimated Areas of Taxable New Development in the Zone**

Year:	12	13	14	15	16	17	18	19	20	21	Total
Valuations for Jan. 1:	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
SF of vacant/underdeveloped land on roll, 1/1	2,594,595	2,394,595	2,194,595	2,094,595	1,994,595	1,994,595	1,694,595	1,694,595	1,694,595	1,694,595	2,680,943
Net vacant land SF developed for retail prior year	100,000	-	200,000	-	100,000	-	-	-	-	-	500,000
Vacant land SF developed for residential prior year	-	-	-	-	-	-	300,000	-	-	-	300,000
Vacant land SF developed for office prior year	-	200,000	-	100,000	-	-	-	-	-	-	300,000
Total land SF developed prior year	100,000	200,000	200,000	100,000	100,000	-	300,000	-	-	-	3,480,943
Cum. vacant land SF developed since 1/1/2002	2,580,943	2,780,943	2,980,943	3,080,943	3,180,943	3,180,943	3,480,943	3,480,943	3,480,943	3,480,943	
SF retail floor area new on roll as of 1/1	20,000	-	40,000	-	20,000	-	-	-	-	-	247,000
SF residential floor area new on roll as of 1/1	-	-	-	-	-	-	90,000	-	-	-	150,000
SF office floor area new on roll as of 1/1	-	40,000	-	20,000	-	-	-	-	-	-	60,000
Total SF floor area new on roll as of 1/1	20,000	40,000	40,000	20,000	20,000	-	90,000	-	-	-	457,000
Cum. SF floor area developed since 1/1/2002	247,000	287,000	327,000	347,000	367,000	367,000	457,000	457,000	457,000	457,000	
% of 2002 vacant land vacant/underdeveloped	50%	46%	42%	40%	39%	39%	33%	33%	33%	33%	

Schedule 4:
**Vacant and Underdeveloped Land,
 January 1, 2003,
 Towne Centre Reinvestment Zone**

DCAD ACCOUNT	SITE ADDRESS	SITE USE	OWNER	2003 LAND AREA
Vacant or underdeveloped accounts:				
38218000020040000	2920 GUS THOMA TOUR PLAY GOLF CENTER	PLAY GOLF	MESQUITE JV	1,941,290
65146263210700000	2425 GUS THOMA	VACANT	VALK DON	519,670
38216800010020000	2500 TOWNE CEN	VACANT	CORRAL GROUP INC	476,576
38218000020050000	3301 N MESQUITE PT	TOUR PLAY GOLF	TOWN EAST DEALERSHIP	404,760
65146262710480000	2237 US HIGHWA`	VACANT	DEL PROPERTIES INC	232,044
381241000A0030000	19020 LBJ FWY	VACANT	JDN REAL ESTATE MESQUITE	206,621
38053500010010000	2237 US HIGHWA`	VACANT	DEL PROPERTIES INC	114,389
65146263210620100	3201 N MESQUITE	VACANT	JOY PHILIP &	72,283
65146263210710100	5201 N MESQUITE	PARKING	TOWN EAST FORD SALES INC	70,000
381593000A0020000	2400 GUS THOMA	VACANT	KANJI ATIF ASHIQ	59,329
382143000B03R0000	2501 TOWNE CEN	VACANT	REEF DEVELOPMENT INC TR	48,917
382143000B04R0000	2501 TOWNE CEN	VACANT	REEF DEVELOPMENT INC TR	45,930
38215780010020000	18861 LBJ FWY	VACANT	THEG USA LP	44,083
Sum or average				4,235,892

Schedule 5:
Estimated Areas of Near-term Development
in the Towne Centre TIF Zone

Development by Year of Initial Appraisal	Land SF	Approx. Floor SF	Floor Area/ Land Area
New retail anticipated on roll as of 1/1/2005			
REEF sites	94,347	15,000	16%
The Marketplace at Towne Centre (TEB @ GT; on roll by 1/1/2006)			
grocery		40,000	
pad site		20,000	
convenience store		4,000	
Subtotal	519,670	64,000	12%
Remnant of Tweeters site (1/1/2006)	44,083	8,000	18%
JDN site remnant (1/1/2006)	206,621	40,000	19%
Large remnant of Golden Corral site (1/1/2006)	476,576	40,000	8%

**Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone**

Assumptions:

Annual net change of appraisals for developed land and improvements:	1.0%
One-time land appraisal increase per land SF at development (excl. mail properties):	\$3 in 2003 dollars.
Est. improvement appraisal per new retail floor area SF:	\$50 in 2003 dollars.
Est. improvement appraisal per new residential floor area SF:	\$30 in 2003 dollars.
Est. improvement appraisal per new office floor area SF:	\$60 in 2003 dollars.
Annual inflation of land and floor area appraisal values before completion:	3.0%

Year:	Base	1	2	3	4	5	6	7	8	9	10
Valuations for Jan. 1,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Taxable real property value*	\$189,878,280	\$197,596,210	\$211,467,840	\$233,837,720	\$253,811,290	\$265,142,850	\$275,009,070	\$283,186,340	\$286,018,203	\$297,609,529	\$300,585,624
Est. taxable value w appreciation of developed property only									\$8,644,697	\$0	\$3,975,995
Est. appraisal change for new retail development									\$0	\$0	\$0
Est. appraisal change for new residential development									\$0	\$0	\$0
Est. appraisal change for new office development									\$0	\$0	\$0
Est. total taxable real property value	\$189,878,280	\$197,596,210	\$211,467,840	\$233,837,720	\$253,811,290	\$265,142,850	\$275,009,070	\$283,186,340	\$294,662,900	\$297,609,529	\$304,561,619
Captured appraised value (increase from 1998 base)		\$7,717,930	\$21,569,560	\$43,959,440	\$63,933,010	\$75,264,570	\$85,130,790	\$93,308,060	\$104,764,620	\$107,731,249	\$114,683,339

*Taxable property values through 2005 in this and subsequent schedules are from the City of Mesquite.

Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone

One-

Year:	11	12	13	14	15	16	17	18	19	20	21
Valuations for Jan. 1,	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Est. taxable value w appreciation of developed property only*	\$307,607,235	\$313,599,398	\$318,350,217	\$325,372,032	\$332,052,087	\$337,408,641	\$342,600,226	\$346,026,229	\$354,866,127	\$358,414,788	\$361,998,936
Est. appraisal change for new retail development	\$0	\$1,598,836	\$0	\$3,392,410	\$0	\$1,799,504	\$0	\$0	\$0	\$0	\$0
Est. appraisal change for new residential development	\$2,887,218	\$0	\$0	\$0	\$0	\$0	\$0	\$5,326,372	\$0	\$0	\$0
Est. appraisal change for new office development	\$0	\$0	\$3,800,310	\$0	\$2,015,875	\$0	\$0	\$0	\$0	\$0	\$0
Est. total taxable real property value	\$310,494,454	\$315,198,234	\$322,150,527	\$328,764,442	\$334,067,961	\$339,208,145	\$342,600,226	\$351,352,601	\$354,866,127	\$358,414,788	\$361,998,936
Captured appraised value (increase from 1998 base)	\$120,616,174	\$125,319,954	\$132,272,247	\$138,886,162	\$144,189,681	\$149,329,865	\$152,721,946	\$161,474,321	\$164,987,847	\$168,536,508	\$172,120,656

Schedule 7:

Estimated Real Property Taxes Collected, Retained and Dedicated to Tax Increment Fund
From the Towne Centre Reinvestment Zone

Assumptions:

Property tax rates per \$100 (2005)
City: \$0.60148
MISD: \$1.76240
Assumes constant tax rates after 2005 and 100% collection

% of real property tax increments to TIF Fund:
100% City
100% School District

Reinvestment Zone Year:	Base	1	2	3	4	5	6	7	8	9	10
Valuations for Jan. 1,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Taxable value of real property (2)	\$189,878,280	\$197,596,210	\$211,467,840	\$233,837,720	\$253,811,290	\$265,142,850	\$275,009,070	\$283,186,340	\$294,662,900	\$297,609,529	\$304,561,619
Real property tax collected (3) by:											
City	\$1,142,080	\$1,188,502	\$1,271,937	\$1,406,487	\$1,526,624	\$1,594,781	\$1,654,125	\$1,703,309	\$1,772,338	\$1,790,062	\$1,831,877
MISD	\$3,000,077	\$3,122,020	\$3,341,192	\$3,694,636	\$4,111,743	\$4,672,878	\$4,846,760	\$4,990,876	\$5,193,139	\$5,245,070	\$5,367,594
Total	\$4,142,157	\$4,310,522	\$4,613,129	\$5,101,123	\$5,638,367	\$6,267,659	\$6,500,884	\$6,694,185	\$6,965,477	\$7,035,132	\$7,199,471
Real property tax retained (3) by:											
City	\$1,142,080	\$1,188,502	\$1,142,080	\$1,406,487	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080
MISD	\$3,000,077	\$3,122,020	\$3,341,192	\$3,000,077	\$3,076,028	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415
Total	\$4,142,157	\$4,310,522	\$4,483,272	\$4,406,564	\$4,218,108	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495
Tax dedicated to TIF fund (3) by:											
City	\$0	\$0	\$396,726	\$0	\$346,185	\$511,560	\$495,019	\$561,229	\$630,259	\$647,982	\$699,797
MISD	\$0	\$0	\$0	\$121,943	\$2,071,390	\$1,326,463	\$1,782,350	\$1,644,461	\$1,846,724	\$1,898,656	\$2,021,179
Total	\$0	\$0	\$396,726	\$121,943	\$2,417,575	\$1,838,023	\$2,277,369	\$2,205,691	\$2,476,983	\$2,546,637	\$2,710,977

(1) MISD tax rates were \$1.58 through 2001, \$1.62 for 2002.

(2) Taxable real property values through 2005 in this schedule are courtesy of the City of Mesquite.

(3) Tax dedications through FY 2004-05 are courtesy of City of Mesquite. Taxes are due without penalty on January 31 of the next year. Balances obligated to the TIF fund are due 90 days later.

Schedule 7:

Estimated Real Property Taxes Collected, Retained and Dedicated to Tax Increment Fund
From the Towne Centre Reinvestment Zone

Assumes c

Reinvestment Zone Year:	11	12	13	14	15	16	17	18	19	20	Cumulative, 20 Years of Dedications
Valuations for Jan. 1,	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Taxable value of real property (2)	\$310,494,454	\$315,198,234	\$322,150,527	\$328,764,442	\$334,067,961	\$339,208,145	\$342,600,226	\$351,352,601	\$354,866,127	\$358,414,788	
Real property tax collected (3) by:											
City	\$1,867,562	\$1,895,854	\$1,937,671	\$1,977,452	\$2,009,352	\$2,040,269	\$2,060,672	\$2,113,316	\$2,134,449	\$2,155,793	\$35,932,432
MISD	\$5,472,154	\$5,555,054	\$5,677,581	\$5,794,145	\$5,887,614	\$5,978,204	\$6,037,986	\$6,192,238	\$6,254,161	\$6,316,702	\$103,751,747
Total	\$7,339,716	\$7,450,908	\$7,615,252	\$7,771,597	\$7,896,966	\$8,018,473	\$8,098,658	\$8,305,554	\$8,388,609	\$8,472,495	\$139,684,179
Real property tax retained (3) by:											
City	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$1,142,080	\$23,152,427
MISD	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$3,346,415	\$66,081,954
Total	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$4,488,495	\$89,234,380
Tax dedicated to TIF fund (3) by:											
City	\$725,482	\$753,774	\$795,591	\$835,372	\$867,272	\$898,189	\$918,592	\$971,236	\$992,369	\$1,013,713	\$13,050,349
MISD	\$2,125,739	\$2,208,639	\$2,331,166	\$2,447,730	\$2,541,199	\$2,631,790	\$2,691,572	\$2,845,823	\$2,907,746	\$2,970,287	\$38,414,857
Total	\$2,851,222	\$2,962,413	\$3,126,757	\$3,283,102	\$3,408,471	\$3,529,979	\$3,610,164	\$3,817,059	\$3,900,115	\$3,984,001	\$51,465,205

Schedule 8:

Cash Flow and Reimbursement

Plan Year: Base	1	2	3	4	5	6	7	8	9	10	11
Fiscal Year Beginning Oct. 1,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Ending Sept. 30,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2009
Revenue Available for Debt Service	\$0	\$0	\$396,726	\$0	\$346,185	\$511,560	\$495,019	\$561,229	\$630,259	\$647,982	\$689,797
Received from City*	\$0	\$0	\$0	\$121,943	\$2,071,390	\$1,256,918	\$1,782,350	\$1,773,395	\$1,846,724	\$1,898,656	\$2,021,179
Received from MISD*	\$0	\$0	\$0	\$121,943	\$2,417,575	\$1,768,478	\$2,277,369	\$2,334,624	\$2,476,983	\$2,546,637	\$2,710,977
Total real property tax to TIF fund	\$0	\$0	\$0	\$396,726	\$47,337	\$405,833	\$1,581,952	\$2,223,752	\$0	\$0	\$0
Plus carryover from previous year	\$0	\$0	\$0	\$0	\$90,000	\$30,000	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Less administrative fees*	\$0	\$0	\$0	\$0	\$0	\$0	\$284,048	\$128,834	\$0	\$0	\$0
Less operating costs for MISD project facilities	\$0	\$0	\$0	\$0	\$1,730,275	\$562,359	\$900,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Less principal for MISD facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds available for debt service	\$0	\$0	\$396,726	\$518,669	\$644,637	\$1,581,952	\$2,645,273	\$3,429,542	\$1,446,983	\$1,516,637	\$1,680,977

*Figures through 2004-05 are from City of Mesquite.

Advance and reimbursement assumptions:

Relocation of Brazos Electric distribution lines	\$471,332	Reimbursed in FY 2001-02, no interest
South Mesquite Creek sanitary sewer improvement	\$58,750	Reimbursed in FY 2002-03, no interest
South Mesquite Creek improvement	\$88,811	Reimbursed in FY 2002-03, no interest
South Mesquite Creek sanitary sewer improvement	\$91,244	Reimbursed in FY 2002-03, no interest
Town East Ford drainage project	\$421,521	Reimbursed in FY 2004-05, no interest
Town East Mall water line	\$3,000,000	Advanced FY 2005-06 by General Growth
IH 635 improvements (IH 30 to US 80)	\$1,964,025	Advanced FY 2005-06 by Mesquite 4B Fund
IH 635 improvements (IH 30 to US 80)	\$7,300,000	Advanced FY 2005-06 by TX DOT
Town East Mall parking and circulation	\$10,727,270	Advanced FY 2005-06 by City
Signals at N. Mesquite Dr. and Towne Centre Blvd.	\$230,000	Advanced 5/1/19 by MQOLC
Interest on cash advances, compounded annually	5.25%	Actual terms will be set when repayment agreement originates.

City may issue notes to pay advances for IH 635 improvements and Town East Mall circulation/parking.

Fiscal Year Beginning Oct. 1,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Ending Sept. 30,	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,561,753	\$19,141,763	\$18,630,068
Principal carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New principal advanced	\$0	\$0	\$0	\$471,332	\$238,805	\$238,805	\$0	\$421,521	\$22,991,295	\$0	\$0	\$0
Less principal repaid this year	\$0	\$0	\$0	\$471,332	\$238,805	\$238,805	\$0	\$421,521	\$3,429,542	\$419,991	\$511,695	\$702,898
Net reimbursable principal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,561,753	\$19,141,763	\$18,630,068	\$17,927,170
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026,992	\$1,004,943	\$978,079
Total interest before reduction this period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026,992	\$1,004,943	\$978,079
Less interest repaid this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,026,992	\$1,004,943	\$978,079
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed by TIF fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,561,753	\$19,141,763	\$18,630,068	\$17,927,170
Total paid for fees, principal, interest	\$0	\$0	\$0	\$471,332	\$328,805	\$328,805	\$30,000	\$1,351,521	\$4,429,542	\$2,476,983	\$2,546,637	\$2,710,977
TIF fund balance at end of period	\$0	\$0	\$396,726	\$47,337	\$405,833	\$1,581,952	\$2,223,752	\$0	\$0	\$0	\$0	\$0

Schedule 8:

Cash Flow and Reimbursement

Plan Year:	12	13	14	15	16	17	18	19	20
	Fiscal Year Beginning Oct. 1, 2009	2010	2011	2012	2013	2014	2015	2016	2017
Ending Sept. 30,	2010	2011	2012	2013	2014	2015	2016	2017	2018
Revenue Available for Debt Service									
Received from City*	\$725,482	\$753,774	\$795,591	\$835,372	\$867,272	\$898,189	\$918,592	\$971,236	\$992,369
Received from MISD*	\$2,125,739	\$2,208,639	\$2,331,166	\$2,447,730	\$2,541,199	\$2,631,790	\$2,691,572	\$2,845,823	\$2,907,746
Total real property tax to TIF fund	\$2,851,222	\$2,962,413	\$3,126,757	\$3,283,102	\$3,408,471	\$3,529,979	\$3,610,164	\$3,817,059	\$3,900,115
Plus carryover from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees*	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Less operating costs for MISD project facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal for MISD facilities	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net funds available for debt service	\$1,721,222	\$2,932,413	\$3,096,757	\$3,253,102	\$3,378,471	\$3,499,979	\$3,580,164	\$3,787,059	\$6,716,444
Debt Service									
Fiscal Year Beginning Oct. 1, 2009									
Ending Sept. 30,	2010	2011	2012	2013	2014	2015	2016	2017	2018
Principal carried from previous year	\$17,927,170	\$17,147,124	\$15,114,935	\$12,811,712	\$10,231,225	\$7,389,893	\$4,277,884	\$922,309	\$0
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$780,045	\$2,032,189	\$2,303,223	\$2,580,487	\$2,841,332	\$3,112,009	\$3,355,575	\$922,309	\$0
Net reimbursable principal	\$17,147,124	\$15,114,935	\$12,811,712	\$10,231,225	\$7,389,893	\$4,277,884	\$922,309	\$0	\$0
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$941,176	\$900,224	\$793,534	\$672,615	\$537,139	\$387,969	\$224,589	\$48,421	\$0
Total interest before reduction this period	\$941,176	\$900,224	\$793,534	\$672,615	\$537,139	\$387,969	\$224,589	\$48,421	\$0
Less interest repaid this year	\$941,176	\$900,224	\$793,534	\$672,615	\$537,139	\$387,969	\$224,589	\$48,421	\$0
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed by TIF fund	\$17,147,124	\$15,114,935	\$12,811,712	\$10,231,225	\$7,389,893	\$4,277,884	\$922,309	\$0	\$0
Total paid for fees, principal, interest	\$2,851,222	\$2,962,413	\$3,126,757	\$3,283,102	\$3,408,471	\$3,529,979	\$3,610,164	\$1,000,730	\$0
TIF fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,816,329	\$6,716,444

Schedule 8:

Cash Flow and Reimbursement

Fiscal Year Beginning Oct. 1, Ending Sept. 30,	Plan Year:		Cumulative for 20 Years (2 through 21)
	2018	2019	
Revenue Available for Debt Service			
Received from City*	\$1,013,713		\$13,050,349
Received from MISD*	\$2,970,287		\$38,474,246
Total real property tax to TIF fund	\$3,984,001		\$51,524,594
Plus carryover from previous year	\$6,716,444		
Less administrative fees*	\$0		\$480,000
Less operating costs for MISD project facilities	\$0		\$2,705,516
Less principal for MISD facilities	\$0		\$6,000,000
Net funds available for debt service	\$10,700,445		

Fiscal Year Beginning Oct. 1, Ending Sept. 30,	2018 2019		for 20 Years (2 through 21)
Debt Service			
Principal carried from previous year	\$0		
New principal advanced	\$230,000		\$ 24,352,953
Less principal repaid this year	\$230,000		\$ 24,352,953
Net reimbursable principal	\$0		
Interest carried from previous year	\$0		
Interest accrued this period	\$0		\$ 7,515,681
Total interest before reduction this period	\$0		\$0
Less interest repaid this year	\$0		\$0
Net reimbursable interest	\$0		\$ 7,515,681
Total p & i owed by TIF fund	\$0		\$0
Total paid for fees, principal, interest	\$230,000		\$38,348,634
TIF fund balance at end of period	\$10,470,445		