

ORDINANCE NO. 4531

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR TOWN EAST/SKYLINE TAX INCREMENT FINANCE REINVESTMENT ZONE NO. NINE, CITY OF MESQUITE, TEXAS (THE "ZONE"), ENLARGING THE BOUNDARIES AND INCREASING THE GEOGRAPHIC AREA OF THE ZONE TO INCLUDE PROPERTY GENERALLY LOCATED BETWEEN SAMUELL BLVD. AND US HIGHWAY 80 ON THE SOUTH, BUCKNER BLVD. AND IH 30 ON THE WEST, SOUTH OF ACTION DRIVE ON THE NORTH AND BAMBOO STREET ON THE EAST; AMENDING ORDINANCE NO. 4466, PREVIOUSLY APPROVED BY THE CITY COUNCIL ON DECEMBER 19, 2016, MAKING A FINDING OF FEASIBILITY; PROVIDING THAT THE ENLARGED ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas ("City") established the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, 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. 4466, approved by the City Council on December 19, 2016, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the "Act"); and

WHEREAS, on December 4, 2017, the Board prepared and adopted a project plan and reinvestment zone financing plan for the Zone which was approved by the City Council on December 4, 2017, pursuant to Ordinance No. 4524; and

WHEREAS, on December 4, 2017, the Board also prepared and adopted an amended project plan and reinvestment zone financing plan for the Zone, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes (the "Amended Project and Financing Plan"); and

WHEREAS, the original boundaries of the Zone are described in Exhibit "B" attached hereto and made a part hereof for all purposes and are generally depicted on the map attached hereto as Exhibit "B-1" and made a part hereof for all purposes (the "Original Zone Boundaries"); and

WHEREAS, subject to the limitations of Section 311.006 of the Act, the boundaries of an existing tax increment reinvestment zone may be enlarged by ordinance of the governing body of the municipality that created the zone pursuant to Section 311.007 of the Act; and

WHEREAS, pursuant to Section 311.011(e) of the Act, the Board of Directors of a tax increment reinvestment zone may adopt an amendment to the project plan for the zone at any time including, without limitation, to increase the geographic area of the zone; and

WHEREAS, the Amended Project and Financing Plan proposes to enlarge the boundaries and increase the geographic area of the Zone to include property generally located between Samuell Blvd. and US Highway 80 on the south, Buckner Blvd. and IH 30 on the west, south of Action Drive on the north and Bamboo Street on the east, and being more particularly described as the property within the boundaries described in Exhibit "C" attached hereto and made a part hereof for all purposes and being generally depicted on the map attached hereto as Exhibit "C-1" and made a part hereof for all purposes (the "Big Town Area Expansion"); and

WHEREAS, the Amended Project and Financing Plan enlarging the boundaries and increasing the geographic area of the Zone is not effective unless it is approved by the City Council of the City (the "City Council") by ordinance adopted after a public hearing; and

WHEREAS, on December 4, 2017, the City Council called a public hearing to be held at 7:00 p.m. on December 18, 2017 to consider approving the Amended Project and Financing Plan and enlarging the boundaries and increasing the geographic area of the Zone; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City on December 7, 2017, which date is at least seven (7) days before the date of the public hearing held on December 18, 2017, in accordance with Section 311.003 of the Act; and

WHEREAS, on December 18, 2017, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the approval of the Amended Project and Financing Plan, enlarging the boundaries and increasing the geographic area of the Zone, the inclusion of property within the Zone, the boundaries of the Zone and the concept of tax increment financing; and

WHEREAS, owners of property in the Big Town Area Expansion were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 18, 2017; and

WHEREAS, the public hearing was held in full compliance with Section 311.003(c) of the Act; and

WHEREAS, the Board is submitting the Amended Project and Financing Plan to the City Council for approval and is requesting the City Council to enlarge the boundaries and increase the geographic area of the Zone to include the Big Town Area Expansion; and

WHEREAS, the City has taken all actions required to approve the Amended Project and Financing Plan and to enlarge the boundaries and increase the geographic area of the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other applicable laws; and

WHEREAS, the City Council finds that approving the Amended Project and Financing Plan and enlarging the boundaries and increasing the geographic area of the Zone to include the Big Town Area Expansion as more fully set forth in the Amended Project and Financing Plan is in the best interest of the City and its citizens.

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

SECTION 1. That the statements, facts, findings and recitals contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated herein and adopted as part of this Ordinance for all purposes.

SECTION 2. That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the approval of the Amended Project and Financing Plan and enlarging the boundaries and increasing the geographic area of the Zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act, and that owners of property within the Big Town Area Expansion were given a reasonable opportunity to protest the inclusion of their property in the Zone; and
- (b) That enlarging the boundaries and increasing the geographic area of the Zone to include the Big Town Area Expansion will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the Original Zone Boundaries and the Big Town Area Expansion; and
- (c) That the Zone as enlarged to include the Big Town Area Expansion meets the criteria for a reinvestment zone set forth in the Act in that:
 - (i) The Original Zone Boundaries and the Big Town Area Expansion are non-contiguous geographic areas located wholly within the corporate limits of the City; and
 - (ii) The Big Town Area Expansion substantially arrests or impairs the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use because of the presence of: (A) a substantial number of substandard, slum, deteriorated, or deteriorating structures; (B) the predominance of defective or inadequate sidewalk or street layout; (C)

faulty lot layout in relation to size, adequacy, accessibility or usefulness; and (D) the deterioration of site or other improvements; and

- (d) That less than thirty percent (30%) of the property in the Zone, after enlarging the Zone to include the Big Town Area Expansion, excluding property that is publicly owned, is used for residential purposes as described in Section 311.006(d) of the Act; and
- (e) That the total appraised value of taxable real property in the Zone, after enlarging the boundaries of the Zone to include the Big Town Area Expansion, according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, do not exceed twenty-five percent (25%) of the current total appraised value of taxable real property in the City and in industrial districts created by the City, if any; and
- (f) That improvements in the Zone, after enlarging the boundaries of the Zone to include the Big Town Area Expansion, will significantly enhance the value of all the taxable real property in the Zone, including the Original Zone Boundaries and the Big Town Area Expansion, and will be of general benefit to the City; and
- (g) That the development or redevelopment of the Big Town Area Expansion will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the enlargement of the boundaries of the Zone to increase the geographic area of the Zone to include the Big Town Area Expansion will promote development or redevelopment of the property within the Original Zone Boundaries and the Big Town Area Expansion.

SECTION 3. That the City Council finds that the Amended Project and Financing Plan includes the information required by the Act:

SECTION 4. That the City Council has reviewed the Amended Project and Financing Plan and hereby finds that the Amended Project and Financing Plan is feasible.

SECTION 5. That the City Council hereby approves and adopts the Amended Project and Financing Plan attached hereto as Exhibit "A" and made a part hereof for all purposes and the City Manager, or the City Manager's designee, is hereby authorized to take all steps reasonable necessary to implement the Amended Project and Financing Plan.

SECTION 6. That the City Council, acting under and in accordance with the Act including, without limitation, Sections 311.005, 311.006, 311.007(a) and 311.011(e), hereby enlarges the boundaries and increases the geographic area of the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas, to include the Big Town Area Expansion. The Original Zone Boundaries, as enlarged by the Big Town Area Expansion shall

continue to be known as the “Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas.”

SECTION 7. That effective immediately upon passage of this ordinance, the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas, shall consist of: (i) all properties within the Original Zone Boundaries, as described and depicted on Exhibit “A” attached to Ordinance No. 4466 and on Exhibits “B” and “B-1” attached to this Ordinance; and (ii) all properties within the boundaries of the Big Town Area Expansion, as described and depicted on Exhibits “C” and “C-1” attached to this Ordinance.

SECTION 8. That the composition of the Board shall remain unchanged and shall continue to conform to the requirements of Section 311.009 of the Act.

SECTION 9. That Ordinance No. 4466, previously approved by the City Council on December 19, 2016, is hereby amended to enlarge the boundaries and increase the geographic area of the Zone to include the Big Town Area Expansion.

SECTION 10. That Ordinance No. 4466 is hereby amended by adding Exhibits “B”, “B-1”, “C” and “C-1” attached to this Ordinance to the Exhibit “A” attached to Ordinance No. 4466 and that as of the effective date of this ordinance, all references in Ordinance No. 4466 to Exhibit “A” shall be deemed to include the Exhibit “A” attached to Ordinance No. 4466 and Exhibits “B”, “B-1”, “C” and “C-1” attached to this Ordinance.

SECTION 11. That Ordinance No. 4466 will remain in full force and effect, save and except as previously amended, and as expressly amended by this Ordinance.

SECTION 12. That pursuant to Section 311.012(c) of the Act, the tax increment base for the Zone is increased by the taxable value of all real property in the Big Town Area Expansion for the 2017 tax year. The tax increment base for property located within the Original Zone Boundaries of the Zone prior to the adoption of this Ordinance shall remain unchanged. The City will participate in the Big Town Area Expansion by contributing tax increment to the tax increment fund for the Zone from taxes levied and collected by the City at the rate specified in the Amended Project and Financing Plan.


SECTION 13. That it is hereby found, determined, and declared that sufficient public notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 14. 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 15. 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.

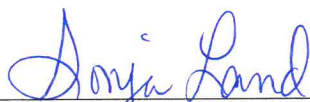
SECTION 16. That this Ordinance shall take effect immediately and shall be in full force and effect from and after its adoption.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of December, 2017.




Stan Pickett
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B.J. Smith
City Attorney



**Amended Project and Financing Plan
Town East & Skyline
Tax Increment Reinvestment Zone No. 9
(with Big Town Expansion)**

December 2017

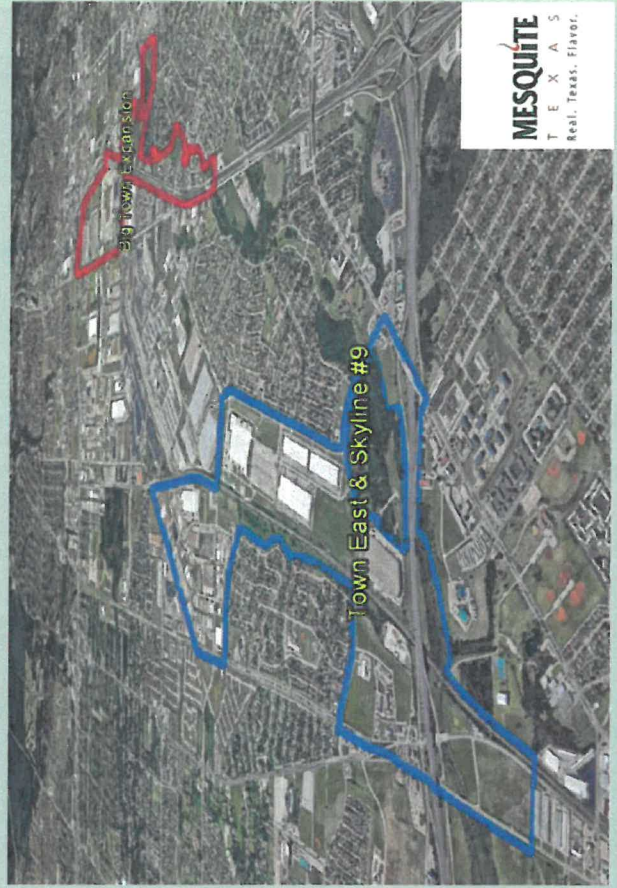


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City of Mesquite
Department of Economic Development

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Introduction

Tax Increment Financing Program

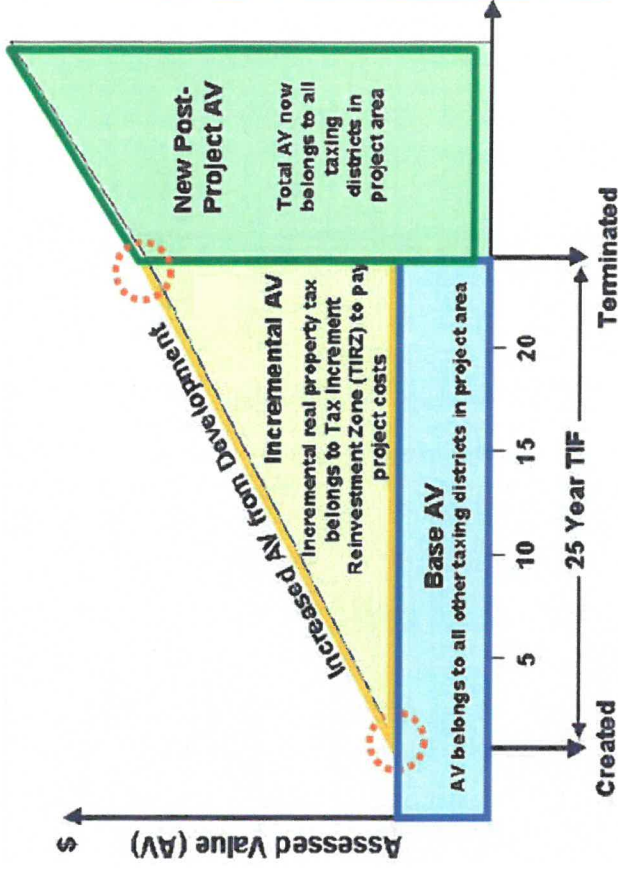
Chapter 311 of the Texas Tax Code (the TIF Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or non-contiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including MISD, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

Key Points:

- Chapter 311 of the Texas Code controls all procedures for the creation of a TIRZ
- Base value set at current assessed value (as of January 1)
- Development over time increases assessed value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



Board of Director Responsibilities

The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as with all subsequent City Code provisions for City Boards and Commissions, to the extent that there is no conflict with the TIF Act.

Town East & Skyline TIRZ No. 9

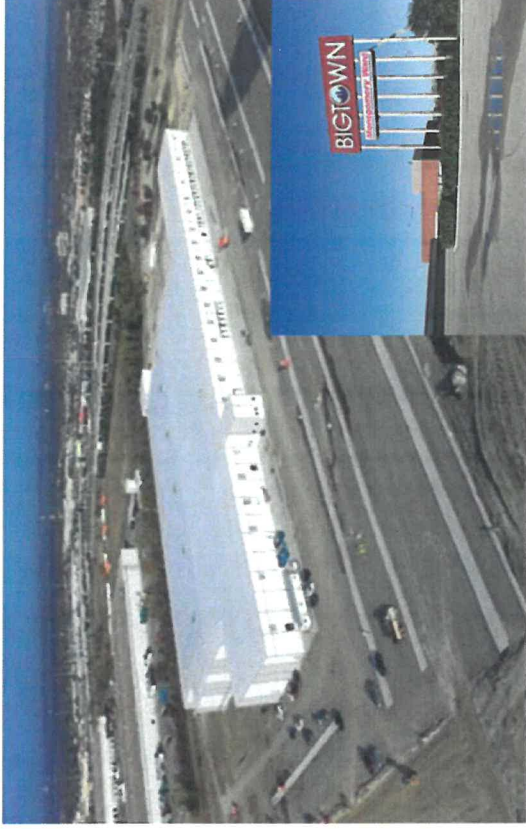
Actions Taken to Date

The City of Mesquite formally created the Town East & Skyline Tax Increment Reinvestment Zone through the passage of City Ordinance No. 4466 on December 19, 2016, and the duration of the Zone will be for 30 years, expiring on December 31, 2046, if not sooner terminated.

The overall TIRZ contains multiple contiguous properties and will include 75 percent of the tax increments of the City—no other taxing jurisdictions are expected to participate. Required public notices were delivered and a public hearing was held in compliance with Section 311.003(c)(d) of the Tax Increment Financing Act.

A market analysis of the Big Town area suggests expansion of the TIRZ will help build on the successful base of Skyline Industrial Park and allow for infrastructure financing to further develop this vital portion of the City's industrial base. The highway and thoroughfare access in this area and increasing demand for industrial facilities close to the Dallas metropolitan area offer opportunities for increased visibility and economic development success in attracting other like employers. Mesquite's marketing strengths and continued economic development policies will support full development of an expanded Zone. *Key Goals for Development:*

- Industrial
- Restaurant
- Retail
- Entertainment



A notable example is the recent construction of a new 355,000 square foot FedEx distribution facility, adding more than 260 new jobs and transforming one of the City's major gateways.

The original TIRZ base year tax was amended in 2016, with a value of \$165,554,006, and combined with a proposed 2017 expanded noncontiguous area base value of \$101,181,020, yields a combined base value of \$266,735,026. The projected growth in taxable value per year is shown on Pages 25 through 27. The estimated taxable value at the end of the 30-year term then becomes \$410,592,820.

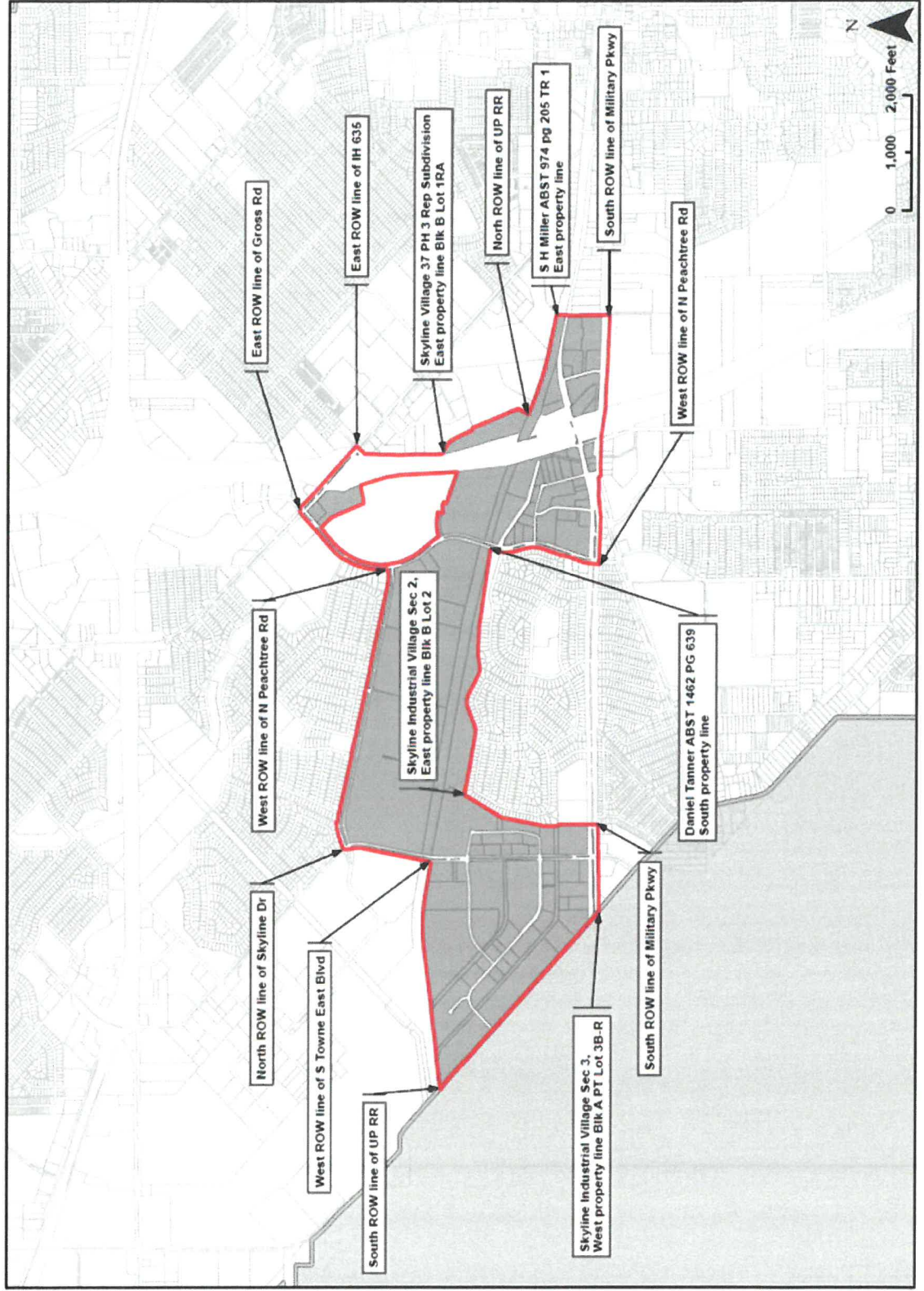
A Final Project and Financing Plan for the original TIRZ was adopted by the Board and approved by the City Council on December 4, 2017. The Board subsequently adopted an Amended TIRZ Project and Financing Plan and the City Council is scheduled to approve the Amended Project and Financing Plan at the December 18, 2017, City Council meeting following a public hearing to obtain input from interested parties for or against the expansion of the TIRZ boundaries.

Town East & Skyline TIRZ No. 9 Boundary



Town East & Skyline TIRZ No. 9

Boundary Description



Town East & Skyline TIRZ No. 9

Boundary Description

Beginning at a point of intersection of the south ROW line of Union Pacific Railroad and the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3b-R, thence

Easterly along the south ROW line of Union Pacific Railroad to a point where said line intersects with the west ROW line of S Town East Blvd, thence

Northerly along the west ROW line of S Town East Blvd to a point where said line intersects with the north ROW line of Skyline Drive, thence

Easterly along the north ROW line of Skyline Drive to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the east ROW line of Gross Road, thence

Southerly along the east ROW line of Gross Road to a point where said line intersects with the east ROW line of IH 635, thence

Southerly along the east ROW line of IH 635 to a point where said line intersects with the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA, thence

Southerly along the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA to a point where said line intersects with the north ROW line of Union Pacific Railroad, thence

Easterly along the north ROW line of Union Pacific Railroad to a point where said line intersects with the east property line of S H Miller ABST 974, Page 205 Tract 1, thence

Southerly along east property line of S H Miller ABST 974, Page 205 Tract 1 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to the common boundary of Rodeo City TIRZ No. One and continuing west adjacent to said common boundary where said common boundary intersects Sycene Road, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the south property line of Daniel Tanner ABST 1462, Page 639, thence

Westerly along the south property line of Daniel Tanner ABST 1462, Page 639 to a point where said line intersects with the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2, thence

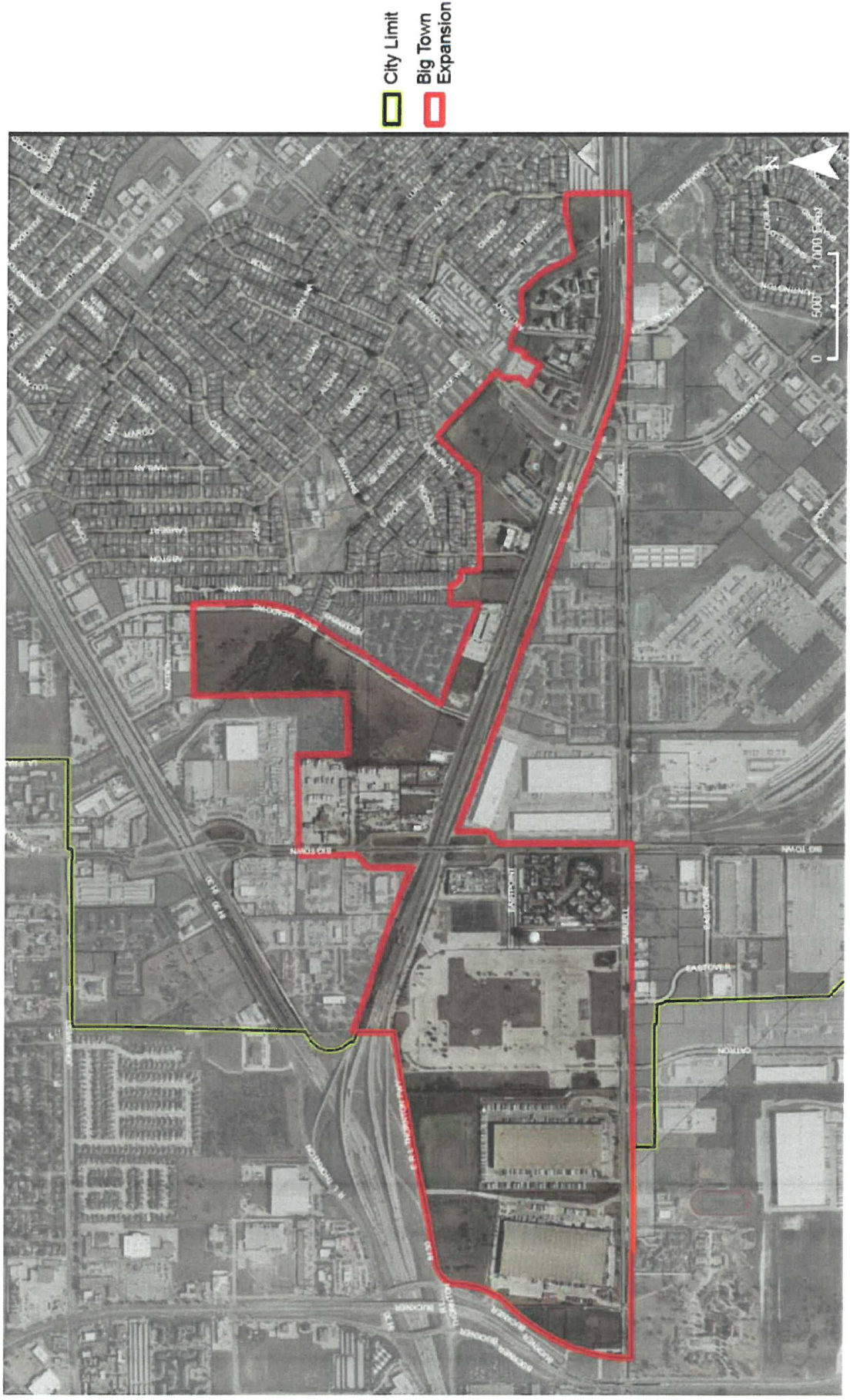
Southerly along the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-R, thence

Northerly along the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-3 to a point where said line intersects with the south ROW line of Union Pacific Railroad, which is the point of beginning.

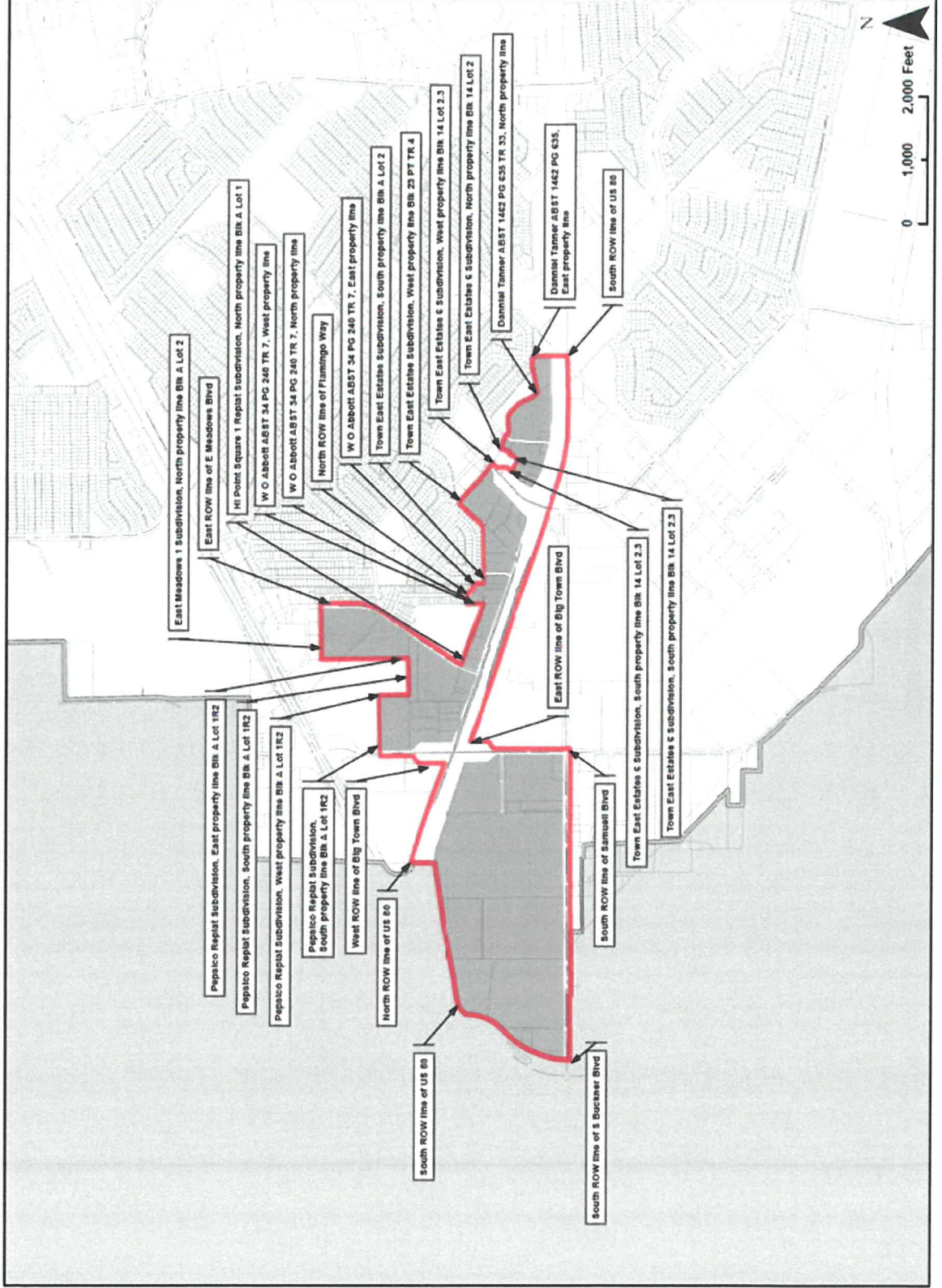
The geographic area of the TIRZ boundary is exclusive of the boundaries of TIRZ No. Seven, commonly known as Verde Center, and located in the northwest area of the Zone (no tract of land can be located in more than one TIRZ).

Town East & Skyline TIRZ No. 9 Big Town Area Expansion Boundary



Town East & Skyline TIRZ No. 9

Big Town Area Boundary Description



Town East & Skyline TIRZ No. 9

Big Town Area Boundary Description

Beginning at a point of intersection of the south ROW line of Samuell Blvd and west boundary of Buckner Crossing Subdivision Blk A/8476 PT Lot 2, thence

Northerly along the west ROW line of Buckner Crossing Subdivision Blk A/8476 to a point where said line intersects with the north ROW line of US Highway 80, thence

Easterly along the north ROW line of US Highway 80 to a point where said line intersects with the west ROW line of US Highway 80, thence

Northerly along the west ROW line of Big Town Blvd to a point where said line intersects with the south property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Easterly along the south property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the west property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Southerly along the west property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the south property line of Pepsico Replat Blk A Lot 1R2, thence

Easterly along the south property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the east property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Northerly along the east property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the north property line of East Meadows Subdivision Blk A Lot 2, thence

Easterly along the north property line of East Meadows 1 Subdivision Blk A Lot 2 to a point where said line intersects with the east ROW line of E Meadows Blvd, thence

Southerly along the east ROW line of E Meadows Blvd to a point where said line intersects with the north property line of Hi Point Square 1 Replat Subdivision Blk A Lot 1, thence

Easterly along the north property line of Hi Point Square 1 Replat Subdivision Blk A Lot 1 to a point where said line intersects with the west property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Northerly along the west property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the north property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Easterly along the north property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the north ROW line of Flamingo Way, thence

Southerly along the north ROW line of Flamingo Way to a point where said line intersects with the east property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Southerly along the east property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the south property line of Town East Estates Subdivision Blk A Lot 2, thence

Easterly along the south property line of Town East Estates Subdivision Blk A Lot 2 to a point where said line intersects with the west property line of Town East Estates Subdivision Blk 23 PT Tract 4, thence

Easterly along the west property line of Town East Estates Subdivision Blk 23 PT Tract 4 to a point where said line intersects with the west property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3, thence

Southerly along the west property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3, thence

Easterly along the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the north property line of Town East Estates 6 Subdivision Blk 14 Lot 2, thence

Northerly along the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the north property line of Town East Estates 6 Subdivision Blk 14 Lot 2, thence

Easterly along the north property line of Town East Estates 6 Subdivision Blk 14 Lot 2 to a point where said line intersects with the north property line of Daniel Tanner ABST 1462, Page 635 Tract 33, thence

Easterly along the north property line of the Daniel Tanner ABST 1462, Page 635 Tract 33 to a point where said line intersects with the east property line of the Daniel Tanner ABST 1462, Page 635 Tract 33, thence

Southerly along the east property line of the Daniel Tanner ABST 1462, Page 635 Tract 33 to a point where said line intersects with the south ROW line of US Highway 80, thence

Westerly along the south ROW line of US Highway 80 to a point where said line intersects with the east ROW line of Big Town Blvd, thence

Southerly along the east ROW line of Big Town Blvd to a point where said line intersects with the south ROW line of Samuell Blvd, thence

Westerly along the south ROW line of Samuell Blvd to a point where said line intersects with the west boundary line of Buckner Crossing Subdivision Blk A/8476 PT Lot 2, which is the point of beginning.

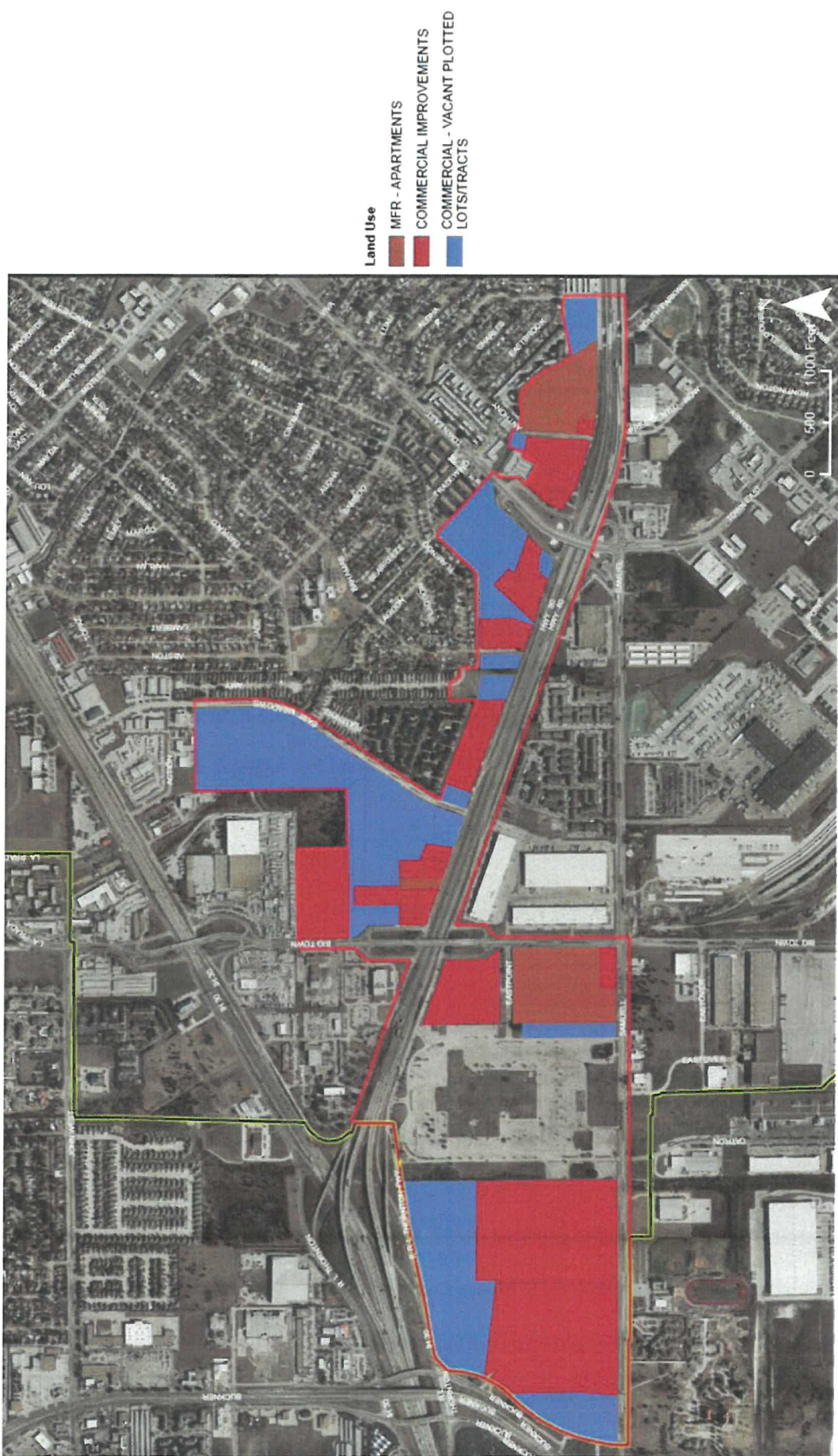
Town East & Skyline TIRZ No. 9

Land Use



Town East & Skyline TIRZ No. 9

Big Town Area Land Use



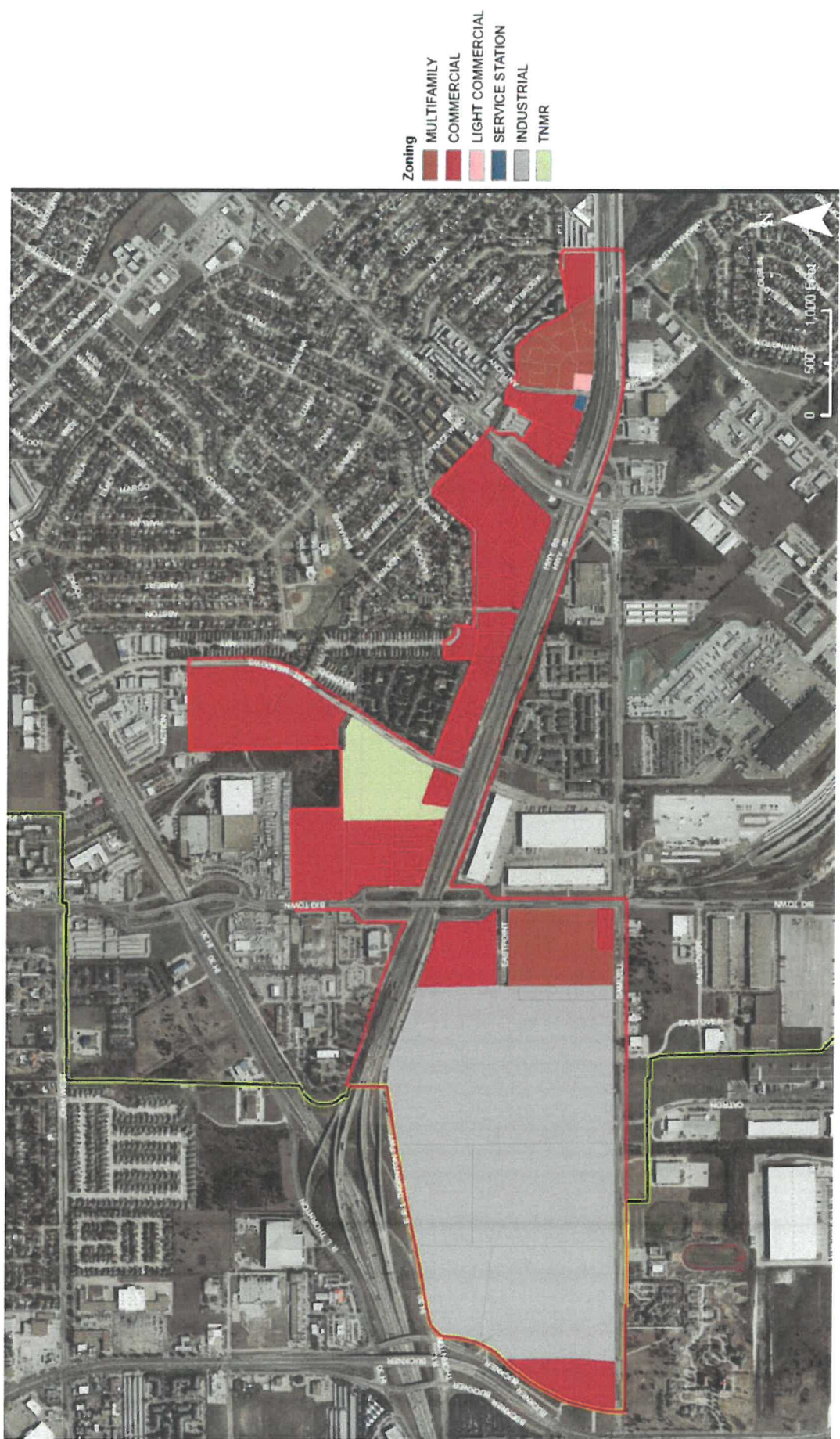
Town East & Skyline TIRZ No. 9

Zoning



Town East & Skyline TIRZ No. 9

Big Town Area Zoning



Town East & Skyline TIRZ No. 9

Zoning Characteristics

Skyline Logistics HUB Overlay District

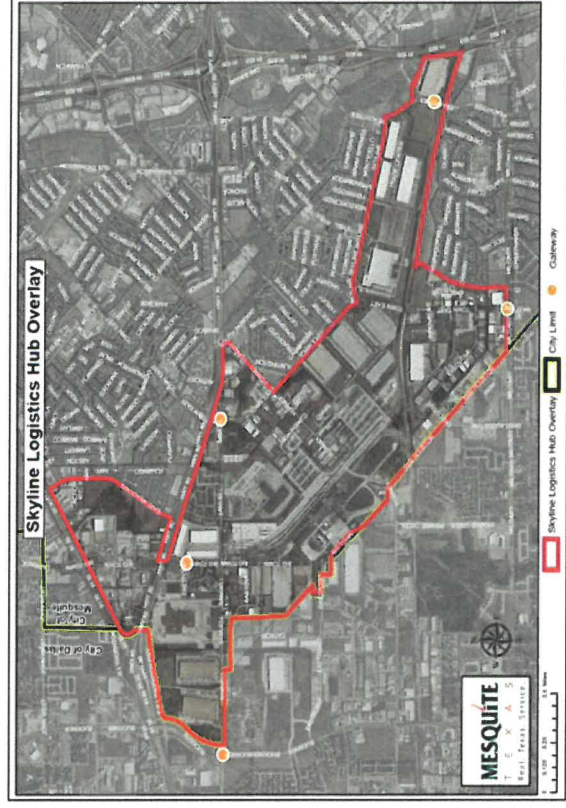
The diverse manufacturing and distribution uses that congregate around the Big Town and Town East Boulevards, and that stretch from Interstate Highway 30 to Skyline Boulevard, form the heart of Mesquite's industrial sector. Businesses within the area depend primarily upon long-haul carriers for shipping and delivery to a degree not found anywhere else in the City. The purpose of the Skyline Logistics Hub Overlay District is to enhance the economic stature of the sector and deal with some of the externalities of such intense activity. To this end, the District is intended to:

- Create identity for the concentration of industrial land uses within the area, and provide opportunities for transportation funding through programs that support industrial and economic development.
- Recognize the importance of the area to the City's economic well-being, and preserve and encourage the further development of available land within the area for industry, which creates jobs and improves the tax base.
- Protect through reasonable regulation the residential enclaves within and on the boundary of the area from the external impacts of heavy industry, trucking and land uses that support trucking activity.
- Adopt responsible environmental and aesthetic measures to bring visual order, cleanliness and appeal to the Big Town Gateway in keeping with the industrial character of the area.

District Gateways

Key entrances into the SLH Overlay District as shown in the illustration below are designated as "District Gateways." Parcels within a District Gateway that may be rezoned in the future (including a conditional use permit), platted or replatted, developed or redeveloped, or that receives a variance or special exception, which allows the property to be occupied by a use or developed in a manner not previously allowed, will be designed and modified to comply with applicable gateway provisions of the City's Community Appearance Manual and the SLH Ordinance No. 4371.

The SLH Overlay District does not expand industrial uses into existing residential areas, and regulations to protect homes from the negative side effects of industry and heavy truck traffic will remain in place.



Expanded Town East & Skyline TIRZ No. 9 Economic Feasibility

Market Analysis

In November 2017, a market analysis was prepared by Insight Research Corporation for the Skyline Industrial and Big Town areas to analyze market demand and market capacity for redevelopment along the US Highway 80 Corridor. The economic and development opportunities within the study area focused on Industrial, Restaurant, Retail and Entertainment.

The following is a summary of that study, which is on file in the Mesquite Office of Economic Development.



Development Activity & Market Characteristics

MESQUITE AREA TOTALS INDUSTRIAL PROPERTY				
	City of Mesquite's Industrial Inventory	Industrial Property Occupancy Percent	Dallas Metro Division	Percentage of Dallas Metro
2013 Q4	180,145,000	96.7%	450,204,746	40.01%
2014 Q4	184,135,900	91.4%	460,385,951	40.00%
2015 Q4	187,726,403	92.1%	473,412,291	39.65%
2016 Q4	189,994,266	92.6%	488,394,291	38.90%
2017 Q4	199,241,994	91.9%	498,844,291	39.94%

Competing CBRichard Ellis Industrial Submarkets:
East Dallas, Northeast Dallas, South Dallas

Town East / Skyline Industrial District TIF #9
Acreage of Development Potential

	Total Acres	Built in Square Feet	Vacant Square Feet	Acres Buildable	Acres with Redevelopment Potential
Original TIF	637	5,249,732	1,031,159	139	To Be Determined
Expanded TIF	358	2,271,066	122,301	78	To Be Determined
Total	995	7,520,798	1,153,460	217	Estimated 40+

Town East & Skyline TIRZ No. 9

Preliminary Assumptions

Impact Analysis Preliminary Assumptions

Infrastructure					
Land		8 Acres			
Added Capital Investments					
Construction (2018 through 2046)					
<i>Project Entertainment</i>					
<i>Skyline Drive</i>	\$2,000,000				
<i>Executive Circle</i>	\$4,850,000				
<i>Executive Blvd</i>	\$4,850,000				
<i>Screening Walls</i>	\$6,500,000				
<i>Heritage Trail Extension (Peachtree)</i>	\$2,000,000				
<i>ROWS Lights/Signals</i>	\$1,000,000				
	\$500,000				
Construction Workers					2,309
Annual Operating Costs	\$21,700,000				
Administrative Costs					
Entertainment					
Added Capital Investments					
Land (\$6 psf)		5 Acres			
Building Construction 2019 (\$250 psf)	\$12,500,000	50,000 Sq Ft			
Furniture, Fixtures & Equipment (\$35 psf)	\$1,750,000				
Total	\$14,250,000				
Construction Workers					125
Annual Operating Costs at Full Development					
Gross Retail Sales (\$100 psf)	\$5,000,000				
Wholesale Purchases	\$2,000,000				
Annual Employment					
Number of Employees as FTEs		50			
Average Wages Excluding Benefits	\$24,000				
Annual Payroll	\$1,200,000				
Annual Purchases					
Taxable Purchases & Services	\$200,000				
Non Taxable Purchases	\$250,000				
Total Purchases	\$450,000				
Industrial					
Added Capital Investments					
Added Land (\$2.00 psf)		200 Acres			\$17,423,280
Building Construction (\$44 psf)		4,479,200 Square Feet			\$230,948,800
Furniture, Fixtures & Equipment (\$44 psf)					\$197,064,800
Total					\$445,456,880
Construction Workers					
Annual Operating Costs					
Annual Employment					
Number of Employees as FTEs					2,222
Average Wages Excluding Benefits					\$35,000
Annual Payroll					\$77,765,376
Annual Purchases					
Taxable Purchases					\$1,332,949
Non Taxable Purchases					\$1,777,266
Total Purchases					\$3,110,215
Restaurant					
Existing Base in Known Projects					
Added Capital Investments					
Added Land (\$6.00 psf)		11 Acres			\$2,951,520
Building Construction (\$210 psf)		101,200 Sq Ft			\$21,252,000
Furniture, Fixtures & Equipment (\$67 psf)					\$6,780,400
Total					\$30,983,920
Construction Workers					213
Annual Operating Costs					
Gross Retail Sales (\$230 psf)					\$23,276,000
Wholesale Purchases					\$9,310,400
Annual Employment					
Number of Domestic Employees					202
Average Wages Excluding Benefits					\$24,000
Annual Payroll					\$4,857,600
Annual Purchases					
Taxable Purchases					\$931,040
Non Taxable Purchases					\$1,163,800
Total Purchases					\$2,094,840

Town East & Skyline TIRZ No. 9

Preliminary Assumptions

Impact Analysis Preliminary Assumptions

Retail			Employee Residence Assumptions	
Added Capital Investments			State of Texas	92%
Added Land (\$6.00 psf)	20 Acres	\$4,560,240	Dallas County	60%
Building Construction (\$200 psf)	161,000 Square Feet	\$29,184,938	City of Mesquite	40%
Furniture, Fixtures & Equipment (\$27 psf)	4,347,000	\$4,347,000	Mesquite I S D	45%
Total		\$38,092,178	Dallas Co Comm. College	40%
Construction Workers		292		
Annual Operating Costs			Tax Assumptions	
Gross Retail Sales (\$210 psf)		\$17,115,000	Property Taxes (per \$100 of Value)	
Inventory		\$748,781	Dallas County	Business
Wholesale Purchases		\$6,846,000	City of Mesquite	Personal
Annual Employment			Mesquite I S D	Property
Number of Employees as FTEs	322		Dallas Co Comm. College	\$0.53250
Average Wages Excluding Benefits			Total	\$0.73400
Annual Payroll		\$7,728,000		\$1,46000
Annual Purchases				\$0.12424
Taxable Purchases		\$1,352,400		\$2.85074
Non Taxable Purchases		\$1,690,500	Sales Taxes	
Total Purchases		\$3,042,900	State of Texas	6.25%
			City of Mesquite	2.00%
			Total	8.25%

Assessed valuation is based on 100% of market value
 Source: Dallas County Appraisal District website dallascad.org
 Source: Texas Comptroller's Office, Sales Tax Dept. 1-800-252-5555

Town East & Skyline TIRZ No. 9

Development Potential by Acreage (square feet)

Town East / Skyline Industrial District TIF #9 Summary of Investment

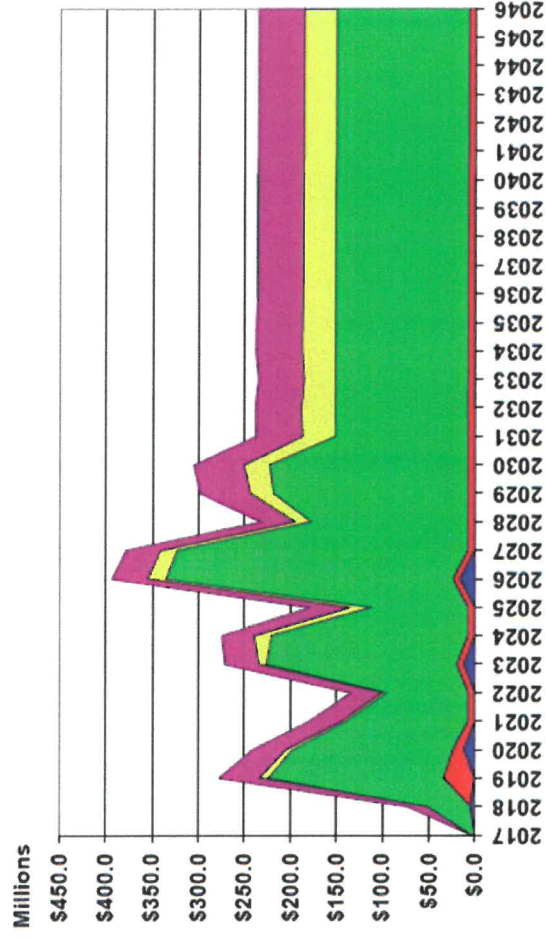
	Development	Square Feet	Capital Investment
Infrastructure			\$21,700,000
Entertainment	50,000		\$14,250,000
Industrial	4,479,200		\$445,457,000
Restaurant	101,200		\$30,984,000
Retail	161,000		\$38,092,000
Total		4,791,400	\$550,483,000

MESQUITE TOWN EAST / SKYLINE DISTRICT TIF #9 DEVELOPMENT TIMING

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
TIF #9, DEVELOPMENT TOTALS												
Underway, Announced and/or Market Driven Forecast												
Entertainment	5.0	0	50,000	0	0	0	0	0	0	0	0	0
Industrial	200	344,000	500,000	300,000	0	0	990,900	0	0	1,353,400	337,500	0
Restaurants	10	0	15,700	0	0	0	6,250	18,250	12,250	0	0	0
Retail/Service	20	64,500	4,500	12,500	0	0	12,500	0	24,500	0	0	0
Total Annual SF All Uses, Excludes Infrastructure	236	408,500	570,200	312,500	0	0	1,009,650	18,250	36,750	1,353,400	337,500	0
TIF #9, DEVELOPMENT TOTALS												
Underway, Announced and/or Market Driven Forecast												
Entertainment	5.0	0	0	0	0	0	50,000	0	0	0	0	0
Industrial	200	653,400	0	0	0	0	4,479,200	0	0	0	0	0
Restaurants	10	12,250	6,000	6,000	0	6,250	101,200	0	0	0	0	0
Retail/Service	20	32,500	10,000	0	0	0	161,000	0	0	0	0	0
Total Annual SF All Uses, Excludes Infrastructure	236	698,150	16,000	6,000	0	6,250	4,791,400	0	6,250	1,353,400	337,500	0

Town East & Skyline TIRZ No. 9 Regional Economic Impact (7 Counties in Dallas MA)

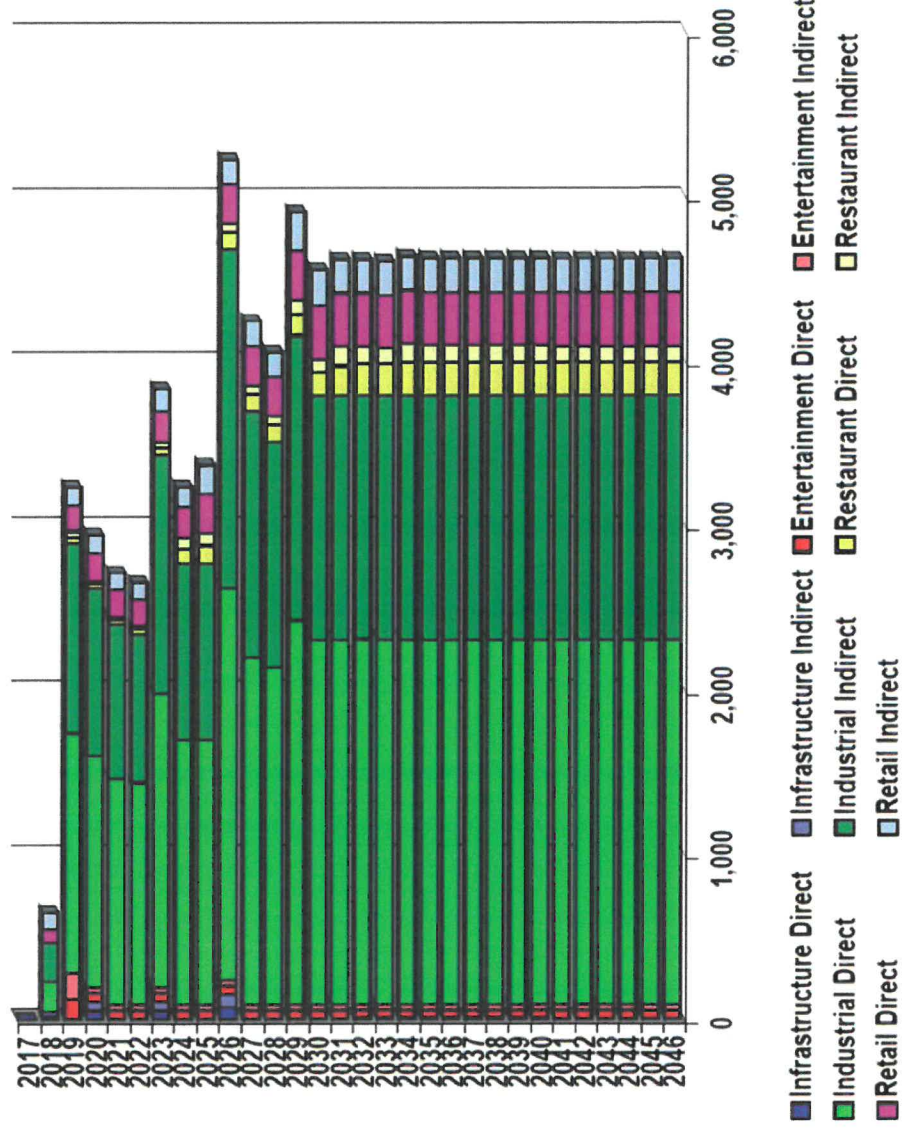
**Town East / Skyline Industrial District TIF #9
Economic Impact, Annual, 2017 through 2046
New Economic Impact to the Region: **\$7.02 Billion****



Infrastructure	\$0.06 Billion
Entertainment	\$0.25 Billion
Industrial	\$4.65 Billion
Restaurant	\$0.77 Billion
Retail	\$1.29 Billion
Total	\$7.02 Billion

Town East & Skyline TIRZ No. 9
 Employment Potential Impact

Town East / Skyline Industrial District TIF #9
 Employment Impact, 2017 through 2046



Town East & Skyline TIRZ No. 9 Employment Potential Impact

**Town East / Skyline Industrial District TIF #9
Annual Employment Impact, 2017 through 2046
2,796 New On-Site Jobs in the District
At full development by 2035**

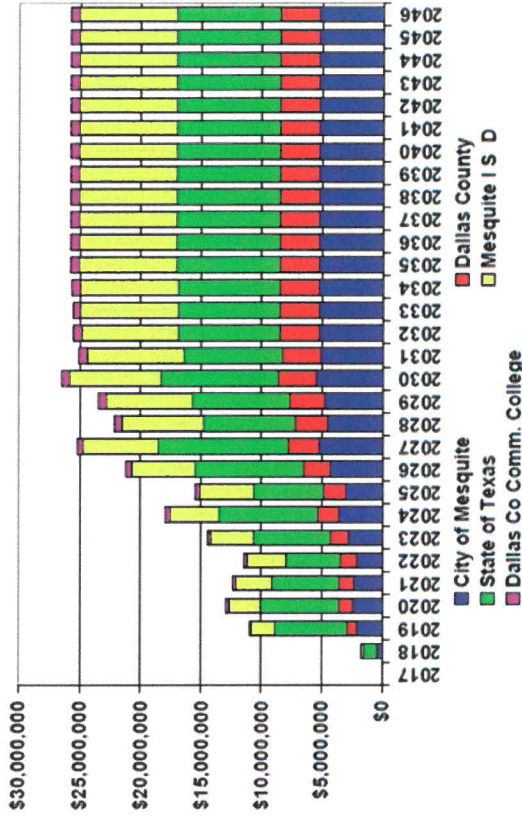
Year	Total All Uses			Direct & Indirect	
	Direct	Const.	Indirect	Direct	Indirect
2017	0	0	0	0	0
2018	0	290	364	655	
2019	1,276	495	1,475	3,246	
2020	1,496	206	1,256	2,958	
2021	1,599	25	1,098	2,722	
2022	1,599	0	1,067	2,666	
2023	1,599	523	1,723	3,844	
2024	1,894	39	1,312	3,245	
2025	1,931	76	1,375	3,382	
2026	2,004	847	2,388	5,239	
2027	2,356	150	1,749	4,255	
2028	2,444	2	1,622	4,067	
2029	2,444	380	2,096	4,920	
2030	2,703	34	1,831	4,569	
2031	2,735	40	1,858	4,633	
2032	2,771	15	1,845	4,632	
2033	2,783	2	1,835	4,621	
2034	2,783	16	1,851	4,650	
2035	2,796	3	1,841	4,640	
2036	2,796	2	1,841	4,639	
2037	2,796	3	1,841	4,640	
2038	2,796	3	1,841	4,640	
2039	2,796	3	1,841	4,640	
2040	2,796	3	1,841	4,640	
2041	2,796	0	1,838	4,634	
2042	2,796	0	1,838	4,634	
2043	2,796	0	1,838	4,634	
2044	2,796	0	1,838	4,634	
2045	2,796	0	1,838	4,634	
2046	2,796	0	1,838	4,634	

Assumes full development in Year 2035

Town East & Skyline TIRZ No. 9

Potential Revenue Impact by Jurisdiction

**Town East / Skyline Industrial District TIF #9
Tax Revenue Impact, Cumulative 2017 through 2046
New Economic Impact to Applicable Jurisdictions:
\$646.7 Million**



**Town East / Skyline Industrial District TIF #9
Cumulative Tax Revenue by Jurisdiction
2017 through 2046**

	Direct	Indirect	Total Direct & Indirect Taxes
City of Mesquite	\$87,339,000	\$40,488,000	\$127,827,000
Dallas County	\$42,784,000	\$32,626,000	\$75,410,000
State of Texas	\$113,289,000	\$110,209,000	\$223,498,000
Mesquite I S D	\$117,304,000	\$67,548,000	\$184,852,000
Dallas Co Comm. Colleg.	\$9,982,000	\$5,127,000	\$15,109,000
TOTAL	\$370,698,000	\$255,998,000	\$626,696,000

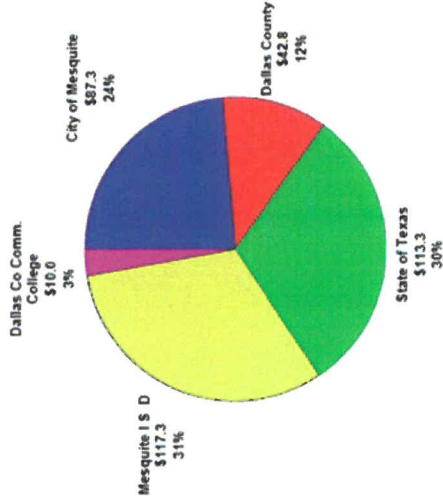
City of Mesquite, TX

Town East & Skyline TIRZ No. 9 Potential Cumulative Impact by Jurisdiction

**Town East / Skyline Industrial District TIF #9
Cumulative Tax Revenue by Jurisdiction
2017 through 2046**

City of Mesquite	\$127.8 M
Dallas County	\$75.4 M
State of Texas	\$223.5 M
Mesquite I S D	\$184.9 M
Dallas Co Comm. College	\$15.1 M
Total	\$626.7 M

**Town East / Skyline Industrial District TIF #9
Investment-Grade Direct Tax Revenue by Jurisdiction
2017 through 2046**



City of Mesquite	\$87.3
Dallas County	\$42.8
State of Texas	\$113.3
Mesquite I S D	\$117.3
Dallas Co Comm. College	\$10.0
Total	\$370.7

**Tax Increment Captured Value
Annual Revenue Projections with Expansion
2017-2026**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017												
	Base Year 2016-17	Proposed 2017-18	Proposed 2018-19	Proposed 2019-20	Proposed 2020-21	Proposed 2021-22	Proposed 2022-23	Proposed 2023-24	Proposed 2024-25	Proposed 2025-26		
TIF Base Value & Cumulative Growth (for calculations)	\$165,554,006	\$177,142,786	\$187,771,354	\$197,159,921	\$205,046,318	\$213,248,171	\$220,741,857	\$227,333,213	\$231,879,877	\$236,517,474		
Projected % growth in taxable value		7.0%	6.0%	5.0%	4.0%	4.0%	3.5%	3.0%	2.0%	2.0%		
Taxable Value Changes:												
Beginning TIF Value Increase	\$	\$	\$11,588,780	\$28,845,298	\$63,233,865	\$71,120,262	\$79,322,115	\$86,785,801	\$93,407,157	\$97,953,821		
Appraised Value Annual Growth	11,588,780	10,628,567	9,388,568	7,886,397	8,201,853	7,463,686	6,621,356	4,546,664	4,637,598			
Development:												
Neighborhood Wal-Mart			4,026,600	-	-	-	-	-	-	-		
Quick Trip - Military			2,601,350	-	-	-	-	-	-	-		
IDI			-	25,000,000	-	-	-	-	-	-		
TIF Value Increase	\$11,588,780	\$28,845,298	\$63,233,865	\$71,120,262	\$79,322,115	\$86,785,801	\$93,407,157	\$97,953,821	\$102,591,418			
City Tax Rate	0.6870	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340		
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Revenues:												
City of Mesquite	\$59,711	\$158,793	\$348,102	\$391,517	\$436,668	\$477,756	\$514,206	\$539,236	\$564,766			
Original TIF Zone Revenue	\$59,711	\$158,793	\$348,102	\$391,517	\$436,668	\$477,756	\$514,206	\$539,236	\$564,766			
EXPANSION AREA DECEMBER 2017												
TIF Base Value & Cumulative Growth												
Base Year	\$101,181,020	\$107,251,881	\$112,614,475	\$117,119,054	\$121,803,816	\$126,066,950	\$129,848,959	\$132,445,938	\$135,094,856			
Taxable Value Changes:												
Beginning TIF Value				21,070,861	28,433,455	32,936,034	37,622,796	41,885,930	45,667,939	48,264,918		
Appraised Value Annual Growth			6,070,861	5,362,594	4,504,579	4,684,762	4,263,134	3,782,009	2,596,979	2,648,919		
Development:												
Fed Ex		15,000,000	-	-	-	-	-	-	-	-		
Vista Crossing / Quick Trip		-	-	2,000,000	-	-	-	-	-	-		
Total Expansion Area TIF Value Increase	\$21,070,861	\$28,433,455	\$32,936,034	\$37,622,796	\$41,885,930	\$45,667,939	\$48,264,918	\$50,913,836				
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340		
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%		
Expansion Area Revenue	\$115,995	\$115,995	\$156,526	\$181,324	\$207,113	\$230,582	\$251,402	\$265,698	\$280,281			
TOTAL REVENUES ALL AREAS	\$59,711	\$274,788	\$504,629	\$572,841	\$643,782	\$708,338	\$765,608	\$804,934	\$845,046			

**Tax Increment Captured Value
Annual Revenue Projections with Expansion
2027-2036**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017											
	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30	Proposed 2030-31	Proposed 2031-32	Proposed 2032-33	Proposed 2033-34	Proposed 2034-35	Proposed 2035-36	
TIF Base Value & Cumulative Growth (for calculations)	\$ 237,700,062	\$ 236,888,562	\$ 240,083,005	\$ 241,283,420	\$ 242,489,837	\$ 243,702,286	\$ 244,920,798	\$ 246,145,402	\$ 247,376,129	\$ 248,613,009	
Projected % growth in taxable value	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
Taxable Value Changes:											
Beginning TIF Value Increase	\$ 102,591,418	\$ 103,774,006	\$ 104,962,506	\$ 106,156,949	\$ 107,357,364	\$ 108,563,781	\$ 109,776,230	\$ 110,984,742	\$ 112,219,346	\$ 113,450,073	
Appraised Value Annual Growth	1,182,587	1,189,500	1,194,443	1,200,415	1,206,417	1,212,449	1,218,511	1,224,604	1,230,727	1,236,881	
Development: Neighborhood Wal-Mart Quick Trip - Military IDI)	-	-	-	-	-	-	-	-	-	-	
TIF Value Increase	\$ 103,774,006	\$ 104,964,506	\$ 106,156,949	\$ 107,357,364	\$ 108,563,781	\$ 109,776,230	\$ 110,994,742	\$ 112,219,346	\$ 113,450,073	\$ 114,686,953	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Revenues:											
City of Mesquite	\$ 571,276	\$ 577,819	\$ 584,394	\$ 591,002	\$ 597,644	\$ 604,318	\$ 611,026	\$ 617,767	\$ 624,543	\$ 631,352	
Original TIF Zone Revenue	\$ 571,276	\$ 577,819	\$ 584,394	\$ 591,002	\$ 597,644	\$ 604,318	\$ 611,026	\$ 617,767	\$ 624,543	\$ 631,352	
EXPANSION AREA DECEMBER 2017											
TIF Base Value & Cumulative Growth	\$ 135,770,331	\$ 136,448,182	\$ 137,131,428	\$ 137,817,085	\$ 138,506,171	\$ 139,198,702	\$ 139,894,695	\$ 140,594,169	\$ 141,297,140	\$ 142,003,625	
Taxable Value Changes:											
Beginning TIF Value	50,913,836	51,589,311	52,268,162	52,950,408	53,636,065	54,325,151	55,017,682	55,713,675	56,413,149	57,116,120	
Appraised Value Annual Growth	675,474	678,852	682,246	685,657	689,085	692,531	695,994	699,473	702,971	706,486	
Development: Fed Ex Vista Crossing / Quick Trip	-	-	-	-	-	-	-	-	-	-	
Total Expansion Area TIF Value Increase	\$ 51,589,311	\$ 52,268,162	\$ 52,950,408	\$ 53,636,065	\$ 54,325,151	\$ 55,017,682	\$ 55,713,675	\$ 56,413,149	\$ 57,116,120	\$ 57,822,605	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Expansion Area Revenue	\$ 283,999	\$ 287,736	\$ 291,492	\$ 295,267	\$ 299,060	\$ 302,872	\$ 306,704	\$ 310,554	\$ 314,424	\$ 318,313	
TOTAL REVENUES ALL AREAS	\$ 855,275	\$ 865,555	\$ 875,886	\$ 886,269	\$ 896,704	\$ 907,190	\$ 917,730	\$ 928,322	\$ 938,967	\$ 949,665	

**Tax Increment Captured Value
Annual Revenue Projections with Expansion
2037-2046**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017											
	Proposed 2036-37	Proposed 2037-38	Proposed 2038-39	Proposed 2039-40	Proposed 2040-41	Proposed 2041-42	Proposed 2042-43	Proposed 2043-44	Proposed 2044-45	Proposed 2045-46	Total All Years
TIF Base Value & Cumulative Growth (for calculations)	\$ 249,856,074	\$ 251,105,355	\$ 252,360,881	\$ 253,622,686	\$ 254,890,799	\$ 256,165,253	\$ 257,446,079	\$ 258,733,310	\$ 260,026,976	\$ 261,327,111	
Projected % growth in taxable value	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
Taxable Value Changes:											
Beginning TIF Value Increase	\$ 114,686,953	\$ 115,930,018	\$ 117,179,299	\$ 118,434,825	\$ 119,696,630	\$ 120,964,743	\$ 122,239,197	\$ 123,520,023	\$ 124,807,254	\$ 126,100,920	
Appraised Value Annual Growth	1,243,065	1,249,280	1,255,527	1,261,804	1,268,113	1,274,454	1,280,826	1,287,230	1,293,667	1,300,135	
Development: Neighborhood Wal-Mart Quick Trip - Military IDI	-	-	-	-	-	-	-	-	-	-	
TIF Value Increase	\$ 115,930,018	\$ 117,179,299	\$ 118,434,825	\$ 119,696,630	\$ 120,964,743	\$ 122,239,197	\$ 123,520,023	\$ 124,807,254	\$ 126,100,920	\$ 127,401,055	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Revenues:											
City of Mesquite	\$ 638,195	\$ 645,072	\$ 651,984	\$ 658,930	\$ 665,911	\$ 672,927	\$ 679,978	\$ 687,064	\$ 694,186	\$ 701,343	\$ 16,197,485
Original TIF Zone Revenue	\$ 638,195	\$ 645,072	\$ 651,984	\$ 658,930	\$ 665,911	\$ 672,927	\$ 679,978	\$ 687,064	\$ 694,186	\$ 701,343	\$ 16,197,485
EXPANSION AREA DECEMBER 2017											
TIF Base Value & Cumulative Growth	\$ 142,713,643	\$ 143,427,212	\$ 144,144,348	\$ 144,865,069	\$ 145,589,395	\$ 146,317,342	\$ 147,048,928	\$ 147,784,173	\$ 148,523,094	\$ 149,265,709	
Taxable Value Changes:											
Beginning TIF Value	57,822,605	58,532,623	59,246,192	59,963,328	60,684,049	61,408,375	62,136,322	62,867,908	63,603,153	64,342,074	
Appraised Value Annual Growth	710,016	713,568	717,136	720,722	724,325	727,947	731,587	735,245	738,921	742,615	
Development: Fed Ex Vista Crossing / Quick Trp	-	-	-	-	-	-	-	-	-	-	
Total Expansion Area TIF Value Increase	\$ 58,532,623	\$ 59,246,192	\$ 59,963,328	\$ 60,684,049	\$ 61,408,375	\$ 62,136,322	\$ 62,867,908	\$ 63,603,153	\$ 64,342,074	\$ 65,084,689	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Expansion Area Revenue	\$ 322,222	\$ 326,150	\$ 330,090	\$ 334,066	\$ 338,053	\$ 342,060	\$ 346,088	\$ 350,135	\$ 354,203	\$ 358,291	\$ 8,100,711
TOTAL REVENUES ALL AREAS	\$ 960,417	\$ 971,222	\$ 982,082	\$ 992,996	\$ 1,003,964	\$ 1,014,987	\$ 1,026,066	\$ 1,037,199	\$ 1,048,389	\$ 1,059,634	\$ 24,298,196

**Tax Increment Captured Value
Annual Expenditure Projections with Expansion
2017-2026**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017												
	Base Year 2016-17	Proposed 2017-18	Proposed 2018-19	Proposed 2019-20	Proposed 2020-21	Proposed 2021-22	Proposed 2022-23	Proposed 2023-24	Proposed 2024-25	Proposed 2025-26		
EXPENDITURES:												
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Economic Development Incentives	-	-	-	-	100,000	150,000	200,000	200,000	200,000	200,000	200,000	200,000
Skyline Dr Reconstruction (\$5,400,000 bonds debt service)	-	-	230,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000
Screening Walls	-	-	-	-	-	-	-	100,000	100,000	100,000	100,000	175,000
Heritage Trail Extension (Peachtree)	-	-	-	-	-	-	-	-	-	-	-	-
ROWS Lights/Signals	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES ALL AREAS	\$ 50,000	\$ 280,000	\$ 488,000	\$ 586,000	\$ 636,000	\$ 636,000	\$ 686,000	\$ 788,000	\$ 788,000	\$ 788,000	\$ 863,000	\$ 863,000
Excess (Deficiency) Revenues over Expenditures	9,711	(5,212)	16,629	(15,169)	5,782	5,782	20,338	(22,392)	16,934	16,934	(17,954)	(17,954)
Beginning Fund Balance, Oct 1	-	9,711	4,500	21,128	21,128	5,969	11,751	32,089	9,697	9,697	26,631	26,631
Ending Fund Balance, Sep 30	\$ 9,711	\$ 4,500	\$ 21,128	\$ 5,969	\$ 11,761	\$ 11,761	\$ 32,089	\$ 9,697	\$ 26,631	\$ 26,631	\$ 8,678	\$ 8,678

**Tax Increment Captured Value
Annual Expenditure Projections with Expansion
2027-2036**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017											
EXPENDITURES:	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30	Proposed 2030-31	Proposed 2031-32	Proposed 2032-33	Proposed 2033-34	Proposed 2034-35	Proposed 2035-36	
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Economic Development Incentives	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	
Skyline Dr Reconstruction (\$5,400,000 bonds debt service)	438,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000	438,000	
Screening Walls	175,000	175,000	175,000	175,000	175,000	175,000	175,000	200,000	200,000	200,000	
Heritage Trail Extension (Peachtree)	-	-	-	-	-	-	-	-	-	-	
ROWS Lights/Signals	-	-	-	-	-	100,000	70,000	40,000	50,000	240,000	
TOTAL EXPENDITURES ALL AREAS	\$ 863,000	\$ 863,000	\$ 863,000	\$ 863,000	\$ 863,000	\$ 963,000	\$ 933,000	\$ 928,000	\$ 938,000	\$ 928,000	
Excess (Deficiency) Revenues over Expenditures	(7,725)	2,555	12,886	23,269	33,704	(55,810)	(15,270)	322	967	21,665	
Beginning Fund Balance, Oct 1	8,678	953	3,508	16,394	39,662	73,366	17,557	2,286	2,608	3,575	
Ending Fund Balance, Sep 30	\$ 953	\$ 3,508	\$ 16,394	\$ 39,662	\$ 73,366	\$ 17,557	\$ 2,286	\$ 2,608	\$ 3,875	\$ 25,240	

**Tax Increment Captured Value
Annual Expenditure Projections with Expansion
2037-2046**

CITY OF MESQUITE, TEXAS Town East / Skyline TIF #9 - Expansion 2017 As of October 2017												
	Proposed 2036-37	Proposed 2037-38	Proposed 2038-39	Proposed 2039-40	Proposed 2040-41	Proposed 2041-42	Proposed 2042-43	Proposed 2043-44	Proposed 2044-45	Proposed 2045-46	Total	
											All Years	
EXPENDITURES:												
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 1,450,000	
Economic Development Incentives	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	5,050,000	
Skyline Dr Reconstruction (\$5,400,000 bonds debt service)	438,000	440,000	86,000	-	-	-	-	-	-	-	8,640,000	
Screening Walls	-	-	-	-	-	-	-	-	-	-	2,000,000	
Heritage Trail Extension (Peachtree)	250,000	250,000	250,000	250,000	-	-	-	-	-	-	1,000,000	
ROWS Lights/Signals	-	-	-	-	-	-	-	-	-	-	500,000	
	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES ALL AREAS	\$ 938,000	\$ 940,000	\$ 586,000	\$ 500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$18,640,000	
Excess (Deficiency) Revenues over	22,417	31,222	396,082	492,996	753,964	764,987	776,066	787,199	798,389	809,634	5,656,196	
Expenditures												
Beginning Fund Balance, Oct 1	25,240	47,657	78,879	474,961	967,957	1,721,921	2,486,908	3,262,974	4,050,173	4,848,562		
Ending Fund Balance, Sep 30	\$ 47,657	\$ 78,879	\$ 474,961	\$ 967,957	\$ 1,721,921	\$ 2,486,908	\$ 3,262,974	\$ 4,050,173	\$ 4,848,562	\$ 5,656,196	\$ 5,656,196	

Expanded Town East & Skyline TIRZ No. 9 Project Plan and Costs

CITY OF MESQUITE
Town East / Skyline TIF #9 - Expansion 2017
As of October 2017

	TAXABLE VALUE
TIF Tax Value at End of Life - projected	\$ 410,592,820
Base Tax Year Value - Original Area (2016 Tax Year)	165,554,006
Base Tax Year Value - Expanded Area (2017 Tax Year)	101,181,020
	266,735,026
Value Increase	\$ 143,857,794
Percent Increase	142.18%

	REVENUES
Total Projected Revenues - Original Area	\$ 16,197,485
Total Projected Revenues - Expanded Area	8,100,711
TOTAL PROJECTED REVENUES	\$ 24,298,196

DESCRIPTION	AMOUNT	FREQUENCY	TOTAL
City Administration Fee	\$ 50,000	per year	\$ 1,450,000
Economic Development Incentives	\$ 200,000	per year <i>(as available)</i>	\$ 5,050,000
Skyline Drive Reconstruction (\$5,400,000 bonds debt service)	\$ 432,000	per year <i>(20 yr bonds)</i>	\$ 8,640,000
Screening Walls			\$ 2,000,000
Heritage Trail Extension (Peachtree)			\$ 1,000,000
ROWS Lights and Signals			\$ 500,000
AVAILABLE FUNDING FOR OTHER PROJECTS			\$ 5,658,196
TOTAL EXPENDITURES			\$ 24,298,196

Town East & Skyline TIRZ No. 9 Designation Ordinance No. 4466

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ORDINANCE NO. 4466

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CERTAIN AREA AS A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS THE TOWN EAST/SKYLINE TAX INCREMENT FINANCE REINVESTMENT ZONE NO. NINE, CITY OF MESQUITE, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the designation of a reinvestment zone in compliance with Section 311.005(a)(2) of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the "Act") for tax increment financing; and

WHEREAS, the boundaries of the proposed reinvestment zone are generally described in Exhibit "A" attached hereto and made a part hereof for all purposes, such boundaries being depicted as the shaded area on the map attached hereto as Exhibit "B" and made a part hereof for all purposes; and

WHEREAS, in compliance with the Act, a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared; and

WHEREAS, in compliance with the Act, the City has set a public hearing to hear comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, a public hearing has been set for 7:00 p.m. on December 19, 2016, such date being at least seven days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City; and

WHEREAS, the City held such public hearing after publishing notice of such public hearing as required by law; and

WHEREAS, the City has provided a reasonable opportunity for the owners of property within the proposed reinvestment zone to protest the inclusion of their property in the proposed reinvestment zone; and

WHEREAS, at such hearing the City invited all interested persons to speak for or against the creation of the proposed reinvestment zone, the boundaries of the proposed reinvestment zone and/or the concept of tax increment financing; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone, if any, appeared to contest creation of the reinvestment zone.

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

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 City Council, after conducting such hearing and having heard such evidence and testimony, has made the following additional findings and determinations based on the testimony and evidence presented to it:

- a. That a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared, a public hearing on the adoption of the reinvestment zone has been properly held and conducted, that notice of such hearing has been published as required by law and that owners of property within the proposed reinvestment zone have been given a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone; and
- b. That the boundaries of the reinvestment zone should be the boundaries generally described in Exhibit "A" attached hereto and made a part hereof for all purposes, such boundaries being depicted as the shaded area on the map attached hereto as Exhibit "B" and made a part hereof for all purposes; and
- c. That the reinvestment zone as described in Exhibit "A" attached hereto and as depicted as the shaded area on the map attached hereto as Exhibit "B" is a contiguous geographic area located wholly within the corporate limits of the City; and
- d. That improvements in the reinvestment zone created herein will significantly enhance the value of all the taxable real property in the reinvestment zone and will be of general benefit to the City; and
- e. That the reinvestment zone as described in Exhibit "A" attached hereto and as depicted as the shaded area on the map attached hereto as Exhibit "B" meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that the area within the proposed reinvestment zone is predominantly open or undeveloped and, because of obsolete plating, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and
- f. That 30 percent or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is used for residential purposes, which is defined in the Act as property occupied by a house having fewer than five living units; and
- g. That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 2.5 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

Town East & Skyline TIRZ No. 9 Designation Ordinance No. 4466

- h. That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone; and
- i. That development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- j. That the proposed reinvestment zone will promote development or redevelopment of the property within the proposed reinvestment zone.

SECTION 3. That pursuant to the Act, the City hereby designates the property located within the boundaries described in Exhibit "A" attached hereto and made a part hereof for all purposes and being depicted as the area shaded on the map attached hereto as Exhibit "B" and made a part hereof for all purposes, to be a reinvestment zone for tax increment financing and such reinvestment zone is hereby designated and shall be named the Town East/Skyline Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas (the "Town East/Skyline Reinvestment Zone").

SECTION 4. That the Town East/Skyline Reinvestment Zone shall take effect on December 19, 2016, immediately upon passage of this ordinance, and that the termination of the Town East/Skyline Reinvestment Zone shall occur on the earlier of: (i) December 31, 2046, or (ii) an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (iii) on the date on which all project costs and tax increment bonds, if any, and the interest thereon, and other obligations of the Town East/Skyline Reinvestment Zone have been paid in full.

SECTION 5. That there is hereby created a board of directors for the Town East/Skyline Reinvestment Zone which shall consist of seven members. The Board of Directors for the Town East/Skyline Reinvestment Zone ("Board") shall be appointed by the City Council as follows:

- a. The initial Board shall be appointed by the governing body of the City within 60 days after the passage of this ordinance or within a reasonable time thereafter. All members appointed to the Board shall meet the eligibility requirements as set forth in the Act.
- b. The terms of the Board members shall be for two-year terms. Each year the City Council shall appoint one member of the Board to serve as Chairman of the Board for a term of one year that begins on January 1 of the following year. The Board shall elect from its members, a Vice Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman, and other officers as it considers appropriate.
- c. The Board shall make recommendations to the City Council concerning the administration of the Act in the Town East/Skyline Reinvestment Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Town East/Skyline Reinvestment Zone and must submit such plans to the City Council for its approval. The Board shall possess all powers necessary to prepare,

implement, and monitor the project plan for the Town East/Skyline Reinvestment Zone as the City Council considers advisable, including the submission of an annual report on the status of the Town East/Skyline Reinvestment Zone provided, however, the Board is not authorized to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan for the Town East/Skyline Reinvestment Zone.

SECTION 6. That there is hereby created and established a tax increment fund for the Town East/Skyline Reinvestment Zone ("Tax Increment Fund") which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which 75 percent of the tax increments of the City (as described in Section 311.012 of the Act, as amended), less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds or notes, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be used in the Town East/Skyline Reinvestment Zone shall be deposited into the Tax Increment Fund or subaccount from which money may be disbursed only to satisfy claims of holders of tax increment bonds or notes issued for the Town East/Skyline Reinvestment Zone, to pay project costs for the Town East/Skyline Reinvestment Zone, to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the Tax Increment Fund, or to repay other obligations incurred for the Town East/Skyline Reinvestment Zone.

SECTION 7. 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 8. 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 9. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of December, 2016.


Stan Pickett
Mayor

APPROVED: 
B.J. Smith
City Attorney

ATTEST: 
Sonja Land
City Secretary

Town East & Skyline TIRZ No. 9 Designation Ordinance No. 4466

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EXHIBIT "A"

Town East/Skyline
Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas
General Boundary Description

BEGINNING at the intersection of the south right of way of Military Parkway and the east property line of the tract of land commonly known as 1305 Military Parkway;

THENCE north along the eastern property line of said tract to the northern right of way line of West Scyene Road;

THENCE west along the northern right of way line of West Scyene Road to its intersection with the eastern right of way line of IH 635;

THENCE north along the eastern right of way line of IH 635 to its intersection with the northern right of way line of Gross Road;

THENCE northwesterly along the northern right of way line of Gross Road to its intersection with the western right of way line of Peachtree Road;

THENCE southwestward along the western right of way line of Peachtree Road to its intersection with the northern right of way line of Skyline Drive;

THENCE west along the northern right of way line of Skyline Drive to its intersection with the western right of way line of South Town East Boulevard;

THENCE south along the western right of way line of South Town East Boulevard to its intersection with the southern right of way of the Union Pacific Railroad;

THENCE west along the southern right of way of the Union Pacific Railroad to its intersection with the eastern right of way line of North Sam Houston Road;

THENCE southeasterly along the eastern right of way line of North Sam Houston Road to its intersection with the southern right of way line of Military Parkway;

THENCE east along the southern right of way line of Military Parkway to its intersection with the eastern property line of the property commonly known as 3303 Military Parkway;

THENCE north along the eastern property line of said tract to its intersection with the alley right of way line along the western boundary of the Peachtree Center Subdivision;

THENCE north along the western alley right of way line along the western boundary of the Peach Tree Center Subdivision until it turns east;

THENCE east along the northern alley right of way line along the northern boundary of the Peach Tree Center Subdivision until it intersects with the northern right of way line of Clary Drive;

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THENCE east along the northern right of way line of Clary Drive until it intersects with the western right of way line of North Peachtree Road;

THENCE south along the western right of way line of North Peachtree Road until it intersects with the southern right of way line of Military Parkway;

THENCE east along the southern right of way line of Military Parkway/West Scyene Road until its intersection with the east property line of the tract of land commonly known as 1305 Military Parkway and to the point of beginning;

SAVE AND EXCEPT and specifically excluding the following described tract of land consisting of approximately 60.31 acres which is located within the Skyline Tax Increment Finance Reinvestment Zone No. Seven, City of Mesquite, Texas, to-wit:

BEING a tract of land situated in the Daniel Tanner Survey, Abstract No. 1426, in the City of Mesquite, Dallas County, Texas, and being part of that called 85.204 acre tract of land described in deed to The City of Mesquite, Texas, as recorded in Volume 95191, Page 00916 of the Deed Records of Dallas County, Texas

COMMENCING at a 1/2-inch found iron rod for the west corner of Lot 1, Block 1 of Peachtree Gross Addition, and addition to the City of Mesquite, Texas, as recorded in Volume 99074, Page 00009, D.R.D.C.T., said point being on the easterly right-of-way line of Peachtree Road (a 100 foot wide public right-of-way) as described in deed recorded in Volume 71054, Page 0405, D.R.D.C.T., said point also being the most westerly north corner of that tract of land described in deed to Golden Shamrock Realty, Inc., as recorded in Volume 2001007, Page 02031, D.R.D.C.T.;

THENCE South 46 degrees 16 minutes 40 seconds West, along the common westerly line of said Golden Shamrock Realty tract and said easterly right-of-way line of Peachtree Road, a distance of 1,209.96 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC INC." (hereinafter referred to as "with cap"), for the POINT OF BEGINNING;

THENCE South 43 degrees 43 minutes 20 seconds East, departing said common line along the southeasterly line of said Golden Shamrock Realty tract, a distance of 269.56 feet (deed 270.00 feet) to a 5/8-inch found iron rod for corner;

THENCE South 21 degrees 45 minutes 55 seconds East, continuing along said southeasterly line, a distance of 650.20 feet (deed 650.00 feet) to a 1/2-inch set iron rod with cap for the southwest corner of said Golden Shamrock Realty tract;

THENCE North 77 degrees 14 minutes 05 seconds East, along the southerly line of said Golden Shamrock Realty tract, a distance of 312.75 feet (deed 313.33 feet) to a 1/2-inch set iron rod with cap for the southeast corner of said Golden Shamrock Realty tract, said point being on the common westerly right-of-way line of Interstate

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Highway 635 (L.B.J. Freeway, a variable width public right-of-way) and the easterly line of said City of Mesquite tract;

THENCE South 15 degrees 17 minutes 27 seconds East, along said common line, a distance of 503.14 feet to a point for corner, from which point a found aluminum TXDOT monument bears North 65 degrees 26 minutes 11 seconds East a distance of 0.68 feet;

THENCE South 09 degrees 56 minutes 00 seconds East, continuing along said common line, a distance of 250.56 feet to a point for corner, from which point a found aluminum TXDOT monument bears North 63 degrees 51 minutes 49 seconds East a distance of 0.74 feet;

THENCE South 02 degrees 28 minutes 33 seconds East, continuing along said common line, a distance of 890.01 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 06 degrees 24 minutes 28 seconds East, continuing along said common line, a distance of 311.76 feet to a 1/2-inch found iron rod with cap stamped "BRITAIN AND CRAWFORD" for the northeast corner of Lots 2 and 3, Block 1, Peachtree Center, an addition to the City of Mesquite as recorded in Volume 2003092, Page 00027, D.R.D.C.1.

THENCE departing said common line and along the northerly line of said Peachtree Center addition, the following courses and distances:

North 70 degrees 39 minutes 48 seconds West a distance of 578.50 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner;

North 19 degrees 20 minutes 12 seconds East a distance of 60.00 feet to a 1/2-inch found iron rod with cap stamped "BRITAIN AND CRAWFORD" for corner;

North 70 degrees 39 minutes 48 seconds West a distance of 70.00 feet to a 1/2-inch found iron rod with cap stamped "BRITAIN AND CRAWFORD" for corner;

South 80 degrees 33 minutes 59 seconds West a distance of 124.66 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner;

North 05 degrees 37 minutes 15 seconds East a distance of 103.27 feet to a point for corner from which a found 2-inch diameter disk stamped "MLA RPLS #4873" bears North 21 degrees 18 minutes 56 seconds East a distance of 0.26 feet;

North 84 degrees 22 minutes 45 seconds West a distance of 150.41 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for the point of curvature of a tangent circular curve to the left having a radius of 535.10 feet whose chord bears South 82 degrees 19 minutes 40 seconds West a distance of 246.07 feet;

Westerly, along said circular curve to the left, through a central angle of 26 degrees 35 minutes 10 seconds, an arc distance of 248.29 feet to a found 2-inch diameter disk

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stamped "MLA RPLS #4873" for the point of tangency;

South 69 degrees 02 minutes 05 seconds West a distance of 15.00 feet to a found 2-inch diameter disk stamped "MLA RPLS #4873" for corner;

North 65 degrees 11 minutes 14 seconds West a distance of 45.81 feet to a 1/2-inch set iron rod with cap for the most westerly northwest corner of said Peachtree Center addition, said point also being in the common westerly line of said City of Mesquite tract and the aforementioned easterly right-of-way line of Peachtree Road, said point being on a circular curve to the left having a radius of 759.73 feet whose chord bears North 31 degrees 03 minutes 06 seconds West a distance of 136.50 feet, said curve being non-tangent to the last described course;

THENCE Northwesterly, departing said northerly line of said Peachtree Center addition, along said common line between said City of Mesquite tract and said Peachtree Road and along said circular curve, through a central angle of 10 degrees 18 minutes 29 seconds, an arc distance of 136.68 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE North 36 degrees 12 minutes 20 seconds West, along said common line, a distance of 248.77 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 1,269.75 feet whose chord bears North 05 degrees 02 minutes 10 seconds East a distance of 1,674.13 feet;

THENCE Northerly, continuing along said common line and along said circular curve, through a central angle of 82 degrees 29 minutes 00 seconds, an arc distance of 1,827.94 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE North 46 degrees 16 minutes 40 seconds East, continuing along said common line, a distance of 341.44 feet to the POINT OF BEGINNING AND CONTAINING 2,626,887 square feet or 60.31 acres of land, more or less.

Town East & Skyline TIRZ No. 9 Designation Ordinance No. 4466

Eco Dev/Creation of Town East/Skyline TIF Reinvestment Zone No. Nine/December 19, 2016
Page 9 of 9

EXHIBIT "B"

Map Depicting Town East/Skyline
Tax Increment Finance Reinvestment Zone No. Nine, City of Mesquite, Texas

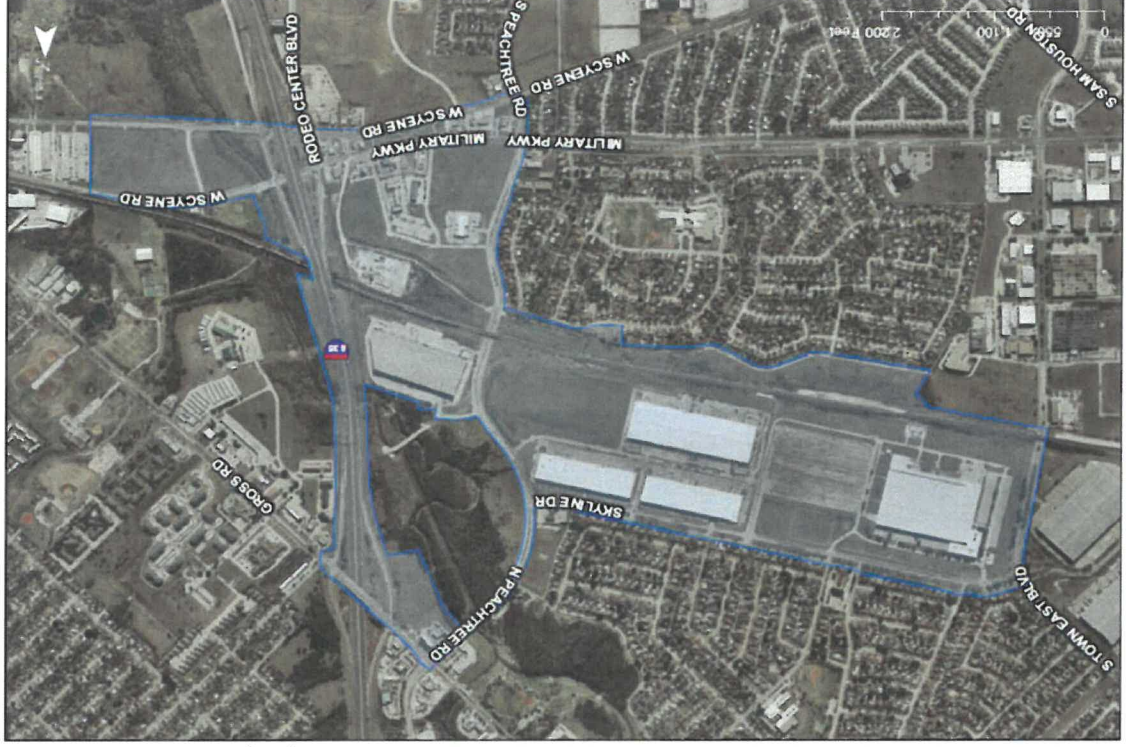


Exhibit B - Exhibit Land Uses and Conditions of Real Property

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EXHIBIT "B"

Boundary Description of Original Zone Boundaries

Beginning at a point of intersection of the south ROW line of Union Pacific Railroad and the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3b-R, thence

Easterly along the south ROW line of Union Pacific Railroad to a point where said line intersects with the west ROW line of S Town East Blvd, thence

Northerly along the west ROW line of S Town East Blvd to a point where said line intersects with the north ROW line of Skyline Drive, thence

Easterly along the north ROW line of Skyline Drive to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the east ROW line of Gross Road, thence

Southerly along the east ROW line of Gross Road to a point where said line intersects with the east ROW line of IH 635, thence

Southerly along the east ROW line of IH 635 to a point where said line intersects with the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA, thence

Southerly along the east property line of Skyline Village 37 PH 3 Rep Subdivision Blk B Lot 1RA to a point where said line intersects with the north ROW line of Union Pacific Railroad, thence

Easterly along the north ROW line of Union Pacific Railroad to a point where said line intersects with the east property line of S H Miller ABST 974, Page 205 Tract 1, thence

Southerly along east property line of S H Miller ABST 974, Page 205 Tract 1 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west ROW line of N Peachtree Road, thence

Northerly along the west ROW line of N Peachtree Road to a point where said line intersects with the south property line of Daniel Tanner ABST 1462, Page 639, thence

Westerly along the south property line of Daniel Tanner ABST 1462, Page 639 to a point where said line intersects with the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2, thence

Southerly along the east property line of Skyline Industrial Village Sec. 2 Blk B Lot 2 to a point where said line intersects with the south ROW line of Military Parkway, thence

Westerly along the south ROW line of Military Parkway to a point where said line intersects with the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-R, thence

Northerly along the west property line of Skyline Industrial Village Sec. 3 Blk A, PT Lot 3B-3 to a point where said line intersects with the south ROW line of Union Pacific Railroad, which is the point of beginning.

EXHIBIT "B-1"

Map Depiction of Original Zone Boundaries



Original Boundary
City Limit

EXHIBIT "C"

Boundary Description of Big Town Area Expansion

Beginning at a point of intersection of the south ROW line of Samuell Blvd and west boundary of Buckner Crossing Subdivision Blk A/8476 PT Lot 2, thence

Northerly along the west ROW line of Buckner Crossing Subdivision Blk A/8476 to a point where said line intersects with the north ROW line of US Highway 80, thence

Easterly along the north ROW line of US Highway 80 to a point where said line intersects with the west ROW line of US Highway 80, thence

Northerly along the west ROW line of Big Town Blvd to a point where said line intersects with the south property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Easterly along the south property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the west property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Southerly along the west property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the south property line of Pepsico Replat Blk A Lot 1R2, thence

Easterly along the south property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the east property line of Pepsico Replat Subdivision Blk A Lot 1R2, thence

Northerly along the east property line of Pepsico Replat Subdivision Blk A Lot 1R2 to a point where said line intersects with the north property line of East Meadows Subdivision Blk A Lot 2, thence

Easterly along the north property line of East Meadows 1 Subdivision Blk A Lot 2 to a point where said line intersects with the east ROW line of E Meadows Blvd, thence

Southerly along the east ROW line of E Meadows Blvd to a point where said line intersects with the north property line of Hi Point Square 1 Replat Subdivision Blk A Lot 1, thence

Easterly along the north property line of Hi Point Square 1 Replat Subdivision Blk A Lot 1 to a point where said line intersects with the west property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Northerly along the west property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the north property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Easterly along the north property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the north ROW line of Flamingo Way, thence

Southerly along the north ROW line of Flamingo Way to a point where said line intersects with the east property line of W O Abbott ABST 34, Page 240 Tract 7, thence

Southerly along the east property line of W O Abbott ABST 34, Page 240 Tract 7 to a point where said line intersects with the south property line of Town East Estates Subdivision Blk A Lot 2, thence

Easterly along the south property line of Town East Estates Subdivision Blk A Lot 2 to a point where said line intersects with the west property line of Town East Estates Subdivision Blk 23 PT Tract 4, thence

Easterly along the west property line of Town East Estates Subdivision Blk 23 PT Tract 4 to a point where said line intersects with the west property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3, thence

Southerly along the west property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3, thence

Easterly along the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3, thence

Northerly along the south property line of Town East Estates 6 Subdivision Blk 14 Lot 2.3 to a point where said line intersects with the north property line of Town East Estates 6 Subdivision Blk 14 Lot 2, thence

Easterly along the north property line of Town East Estates 6 Subdivision Blk 14 Lot 2 to a point where said line intersects with the north property line of Daniel Tanner ABST 1462, Page 635 Tract 33, thence

Easterly along the north property line of the Daniel Tanner ABST 1462, Page 635 Tract 33 to a point where said line intersects with the east property line of the Daniel Tanner ABST 1462, Page 635 Tract 33, thence

Southerly along the east property line of the Daniel Tanner ABST 1462, Page 635 Tract 33 to a point where said line intersects with the south ROW line of US Highway 80, thence

Westerly along the south ROW line of US Highway 80 to a point where said line intersects with the east ROW line of Big Town Blvd, thence

Southerly along the east ROW line of Big Town Blvd to a point where said line intersects with the south ROW line of Samuell Blvd, thence

Westerly along the south ROW line of Samuell Blvd to a point where said line intersects with the west boundary line of Buckner Crossing Subdivision Blk A/8476 PT Lot 2, which is the point of beginning.

EXHIBIT "C-1"

Map Depiction of Big Town Area Expansion

- City Limit
- Big Town Expansion

