

## RESOLUTION NO. 40-96

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE ISSUANCE OF NOTICE OF INTENTION TO ESTABLISH A TAX INCREMENT FINANCE (TIF) REINVESTMENT ZONE; SETTING A PUBLIC HEARING DATE TO CONSIDER ADOPTION OF A REINVESTMENT ZONE FOR THE RODEO CITY AREA WHICH ENCOMPASSES PORTIONS OF THE AREA PURSUANT TO THE TAX INCREMENT FINANCING ACT, CHAPTER 311 OF THE TAX CODE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, it is the public interest to promote the development and redevelopment of the Rodeo City area of the City of Mesquite by creating a reinvestment zone which encompasses portions of the area pursuant to the *Tax Increment Financing Act, Chapter 311 of the Tax Code*; and

WHEREAS, it is appropriate to receive the comments of all affected property owners and of other taxing jurisdictions ("taxing units") which levy real property taxes within the proposed reinvestment zone regarding the establishment for the zone; and

WHEREAS, Chapter 311 requires the City of Mesquite to hold a public hearing regarding the creation of the reinvestment zone for the purpose of receiving these comments; and

WHEREAS, Chapter 311 requires the City of Mesquite to notify the affected taxing units of its intent to establish the reinvestment zone at least sixty (60) days prior to holding the public hearing regarding the creation of the zone; and

WHEREAS, other preliminary procedural steps required for the creation of the zone must be completed prior to the establishment of the zone;

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

**SECTION 1.** A public hearing shall be held on Monday, February 3, 1997, at 3:00 p.m. at City Hall, 711 N. Galloway, Mesquite, Texas, to consider a reinvestment zone for the Rodeo City area.

**SECTION 2.** A notice of the hearing shall be published in one or more newspapers of general circulation in Dallas County, once a week for three consecutive weeks, the first notice to appear before the 30th day but on or after the 60th day before the date set for the hearing. The notice shall not be in the part of the newspaper in which legal notices and classified ads appear and shall not be smaller than one-quarter page of a standard-size of tabloid size newspaper. The headline for the notice shall read as follows: "NOTICE OF PUBLIC HEARING ON CREATION OF A REINVESTMENT ZONE IN THE RODEO CITY AREA." The headline

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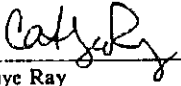
shall be in 18-point or larger type. The text of the notice shall contain the following information:

- (a) The time, date and location of the hearing.
- (b) A statement that the purpose of the hearing is to consider the adoption of a reinvestment zone for the Rodeo City area.
- (c) The geographical boundaries for the proposed reinvestment zone, a description of the tentative plans for the development of the proposed zone, and an estimate of the general impact of the proposed reinvestment zone on property value and tax revenues are delineated as set forth in Exhibits A1, A2 & A3 attached hereto; and
- (d) A statement that any member of the public has the right to appear at the hearing and present evidence for or against the reinvestment zone area.

SECTION 3. The City Secretary shall send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the City Secretary or other designated official of the City requesting notice of the hearing within (60) sixty days preceding the date of adoption of this resolution. These notices shall be sent by certified mail before the 30th day of the hearing.

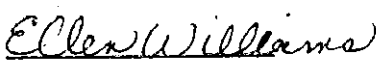
SECTION 4. That the resolution shall take effect immediately upon passage as the law in such cases provides.

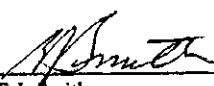
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 4th day of November 1996.

  
Cathyc Ray  
Mayor

APPROVED:

ATTEST:

  
Ellen Williams  
City Secretary

  
B.J. Smith  
City Attorney

Notice of the Intention of the City of Mesquite, Texas to Establish a  
Reinvestment Zone for Tax Increment Financing  
Pursuant to the Tax Increment Financing Act,  
Texas Tax Code Ann. Ch. 311 for the Rodeo City area  
(an area Southwest of Military Parkway and IH 635 Freeway)  
City of Mesquite, Texas

November 15, 1996

Board of Trustees  
Mesquite Independent School District  
c/o Greg Everett, President  
405 E. Davis  
Mesquite, Texas 75149

Board of Trustees  
Dallas County Community College District  
c/o Pattie Powell, Chairman  
13900 Hillcrest  
Dallas, Texas 75240

Dallas County Commissioners  
c/o Lee Jackson, County Judge  
411 Elm Street  
Dallas, Texas 75202

Board of Managers  
Dallas County Hospital District  
c/o Pat Cotton, Chairman  
5201 Harry Hines Blvd  
Dallas, Texas 75235

Dear Honorable Members

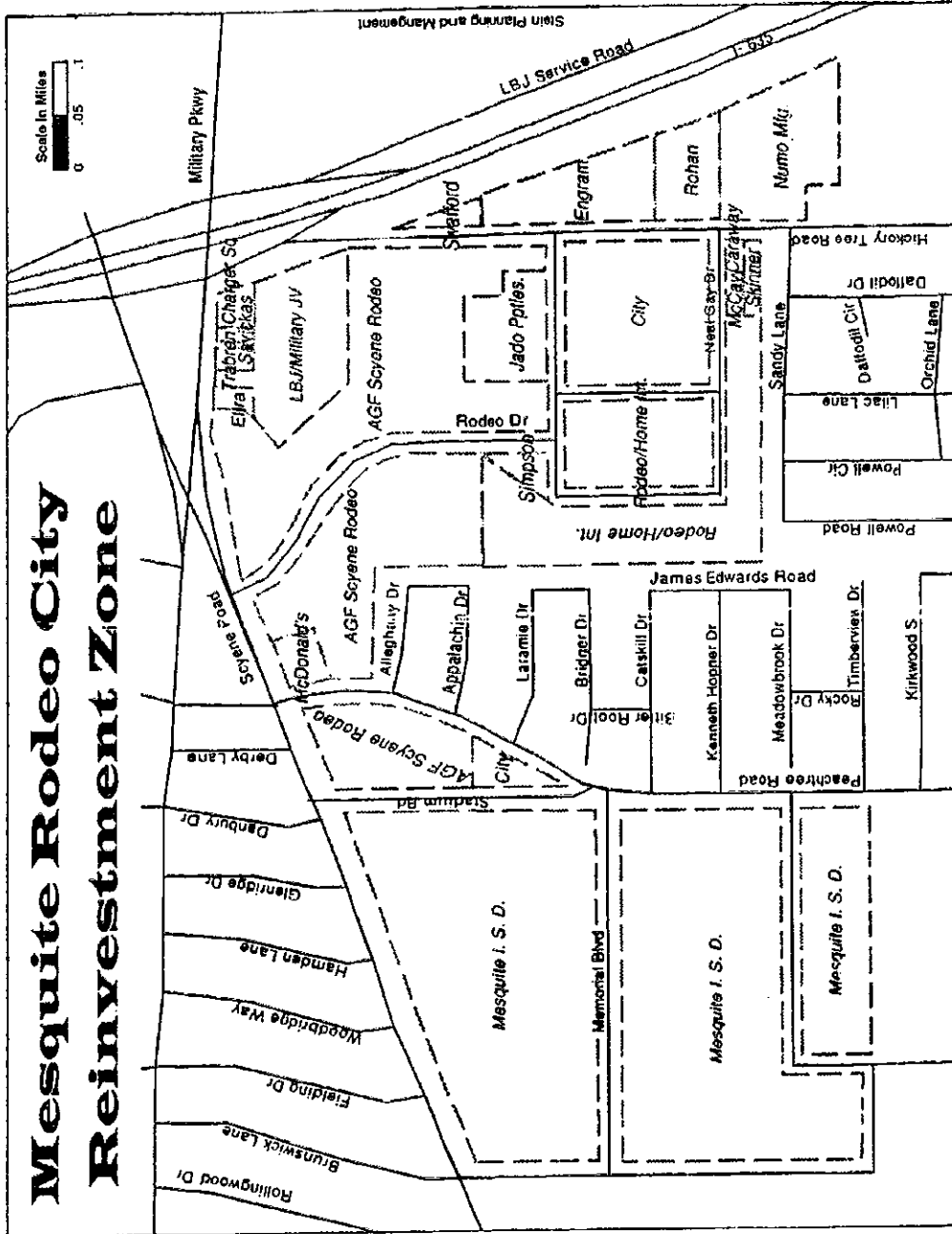
In accordance with the attached certified copy of a resolution approved by the City Council November 4, 1996 ("Resolution"), please be advised that the City of Mesquite intends to establish a reinvestment zone for the Rodeo City area (an area Southwest of the intersection of IH 635 Freeway and Military Parkway) in the City of Mesquite pursuant to the Tax Increment Financing Act ("Act") for the purpose of encouraging redevelopment. A description of the boundaries for the proposed reinvestment zone, a description of the tentative plans for the development of the proposed reinvestment zone, and an estimate of the general impact of the proposed reinvestment zone on property values and tax revenues are attached to the Resolution as Exhibit A.

A public hearing to receive public comment on the creation of the proposed reinvestment zone and its benefits to the City and to the property in the proposed reinvestment zone is scheduled to be held on February 3, 1997 at 3:00 p.m. at 711 N. Galloway Mesquite, Texas. The city of Mesquite requests that you designate a representative, no later than the fifteenth day after the date of this notice, as required by the Act, to meet with the City Council or the City Council's designated representative, to discuss the project plan and the reinvestment zone financing plan.

For more information on this matter, please contact the City of Mesquite, Economic Development Office, P.O. Box 850137, Mesquite, Texas 75185-0137, 1515 North Galloway Mesquite, Texas 75149, (972) 216-6340, FAX (972) 216-8160.

Ellen Williams  
City Secretary

# Mesquite Rodeo City Reinvestment Zone



Stein Planning and Management

MESQUITE RODEO CITY  
TAX INCREMENT FINANCING DISTRICT

POTENTIAL TIP REIMBURSEMENTS (NOT INCLUDING MESQUITE RODEO)

I. AGF Scyene Rodeo (56.9%)	
Public Infrastructure for Tracts 1-6	\$ 460,000
Rodeo Plaza	4,490,000
Community Parking	450,000
Sub-total	\$ 5,400,000
II. City of Mesquite (32.6%)	
Exhibition Hall/ Conference Center	\$ 2,125,000
Land for Conference Center	975,000
Sub-total	\$ 3,100,000
III. Mesquite Independent School District (10.5%)	\$ 1,000,000
TOTAL	\$ 9,500,000

### Estimated Revenue Consequences of the TIF Zone for Public Funds (Assumptions)

DCAD value of taxable real property in the TIF zone as of January 1, 1996:

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

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

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

Combined 1996 ad valorem tax rate, per \$100, for five assumed participants (City of Mesquite, MISD, County, Hospital District and DCCCD):

Average annual rate of change in tax rate:

Average annual rate of inflation for construction costs:

Maximum term of TIF zone in years:

**Estimated Revenue Consequences of the TIF Zone  
for Public Funds**  
(Combined City, School District, County, Hospital and College District)

Month of valuation and assumed receipt of full tax payments for the previous year	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7	
	Jan 1997	Jan 1998	Jan 1999	Jan 2000	Jan 2001	Jan 2002	Jan 2003	Jan 2004	Jan 2005	Jan 2006	Jan 2007	Jan 2008	Jan 2009	Jan 2010
<b>Revenue to TIF Fund</b>	\$9,494,066	\$9,005,049	\$13,189,912	\$20,912,970	\$26,958,243	\$32,866,905	\$41,158,569	\$46,806,175						
Taxable real property value of zone (simple appreciation from previous year)	0%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Annual appreciation rate since previous year	\$0	\$3,550,000	\$7,313,000	\$5,516,680	\$5,284,212	\$7,484,624	\$4,729,838	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus taxable improvements net on roll this year*	\$664,704	\$375,337	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus adjustments for changes in tax exempt status	\$8,829,361	\$12,931,286	\$20,502,912	\$26,429,650	\$32,232,455	\$40,351,838	\$45,888,407	\$46,806,175						
Total taxable real property value of zone	\$9,494,066	\$13,356,623	\$20,695,912	\$26,949,322	\$32,464,698	\$39,833,446	\$46,576,814	\$46,806,175						
Tax increment growth since base year	\$0	\$4,101,925	\$11,873,550	\$17,600,258	\$23,393,094	\$31,522,177	\$37,959,046	\$37,976,814						
Times property tax rate per \$100	\$2,522,622	\$2,547,841	\$2,573,332	\$2,599,005	\$2,625,004	\$2,651,130	\$2,677,781	\$2,704,459						
Real property tax increment to TIF fund	\$0	\$10,431,111	\$19,100,218	\$25,039,250	\$30,738,694	\$37,172,316	\$44,279,265	\$44,282,365						
<b>Zone Revenue to General Funds from Real Property Tax Only</b>	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361						
Alternative 1: TIF Zone Created	\$2,522,622	\$2,547,841	\$2,573,332	\$2,599,005	\$2,625,004	\$2,651,130	\$2,677,781	\$2,704,459						
For term of zone, lower of zone's base year taxable real property value or actual taxable real property value	\$2,522,622	\$2,547,841	\$2,573,332	\$2,599,005	\$2,625,004	\$2,651,130	\$2,677,781	\$2,704,459						
Times property tax rate per \$100	\$237,128	\$252,731	\$267,334	\$281,937	\$296,540	\$311,143	\$325,746	\$340,349						
Real property tax to general funds	\$0	\$10,431,111	\$19,100,218	\$25,039,250	\$30,738,694	\$37,172,316	\$44,279,265	\$44,282,365						
<b>Alternative 2: TIF Zone Not Created</b>	\$9,494,066	\$9,917,655	\$11,116,832	\$10,117,000	\$10,422,472	\$10,647,162	\$11,344,751	\$11,458,198						
Taxable real property value of zone (simple appreciation from previous year)	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Annual appreciation rate since previous year	\$0	\$1,000,000	\$0	\$212,180	\$169,273	\$585,265	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus taxable improvements net on roll this year*	\$664,704	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus adjustments for changes in tax exempt status	\$8,829,361	\$9,917,655	\$10,816,832	\$10,329,180	\$10,541,744	\$11,232,426	\$11,344,751	\$11,458,198						
Total taxable real property value of zone	\$9,494,066	\$10,917,655	\$10,816,832	\$10,329,180	\$10,541,744	\$11,232,426	\$11,344,751	\$11,458,198						
Times property tax rate per \$100	\$2,322,622	\$2,547,841	\$2,573,332	\$2,599,005	\$2,625,004	\$2,651,130	\$2,677,781	\$2,704,459						
Real property tax to general funds	\$237,128	\$252,731	\$267,334	\$281,937	\$296,540	\$311,143	\$325,746	\$340,349						
<b>Comprehensive Difference in General Fund Values from Ad Valorem Taxes**</b>			(\$27,728)	(\$30,557)	(\$38,981)	(\$44,951)	(\$63,712)	(\$67,957)						
Real property tax increment earned (foregone)			\$13,294	\$28,513	\$59,162	\$114,567	\$151,602	\$205,286						
Plus supplemental business personal property tax (from separate schedule)		\$0	(\$14,474)	(\$2,044)	\$20,181	\$69,616	\$87,890	\$139,018						
<b>Combined Difference*</b>														

\*Improvements are valued at estimated construction cost. Typically, value based on income approach will be higher.  
\*\*Excludes taxes from increased property values outside the TIF zone, although there should be some enhancement of external commercial properties due to supplemental construction inside the TIF zone.

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**Estimated Revenue Consequences of the TIF Zone  
for Public Funds**  
(Combined City, School District, County, Hospital and College District)

Month of valuation and assumed receipt of full tax payments for the previous year	Year 8 Jan 2005	Year 9 Jan 2006	Year 10 Jan 2007	Year 11 Jan 2008	Year 12 Jan 2009	Year 13 Jan 2010	Year 14 Jan 2011	Year 15 Jan 2012
<b>Revenue to TIF Fund</b>								
Taxable real property value of zone (simple appreciation from previous year)	\$47,742,299	\$48,822,592	\$53,729,323	\$54,803,910	\$55,351,948	\$56,045,276	\$57,354,538	\$57,928,084
Annual appreciation rate since previous year	2%	2%	2%	2%	1%	1%	1%	1%
Plus taxable improvements new on roll this year	\$122,987	\$3,853,215	\$0	\$0	\$138,423	\$741,396	\$0	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$47,865,286	\$52,675,807	\$53,729,323	\$54,803,910	\$55,490,372	\$56,786,672	\$57,354,538	\$57,928,084
Tax increment growth since base year	\$39,035,925	\$43,846,446	\$44,899,962	\$45,974,548	\$46,611,011	\$47,937,310	\$48,525,177	\$49,099,722
Times property tax rate per \$100	\$2,73163	\$2,75895	\$2,78654	\$2,81440	\$2,84255	\$2,87097	\$2,89968	\$2,92868
Real property tax increment to TIF fund	\$1,027,116	\$1,066,318	\$1,209,701	\$1,251,154	\$1,283,909	\$1,326,361	\$1,376,841	\$1,407,076
<b>Zone Revenue to General Funds from Real Property Tax Only</b>								
Alternative 1: TIF Zone Created								
For term of zone, lower of zone's base year taxable real property value or actual taxable real property value	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361
Times property tax rate per \$100	\$2,73163	\$2,75895	\$2,78654	\$2,81440	\$2,84255	\$2,87097	\$2,89968	\$2,92868
Real property tax to general funds	\$239,798	\$241,186	\$243,598	\$246,034	\$248,484	\$250,979	\$253,489	\$256,023
Alternative 2: TIF Zone Not Created								
Taxable real property value of zone (simple appreciation from previous year)	\$11,572,780	\$11,612,725	\$12,496,160	\$12,722,122	\$12,849,343	\$13,117,644	\$13,997,830	\$14,137,604
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%	1%	1%
Plus taxable improvements new on roll this year	\$122,987	\$658,720	\$0	\$0	\$138,423	\$741,396	\$0	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$11,695,767	\$12,471,446	\$12,496,160	\$12,722,122	\$12,987,766	\$13,859,040	\$13,997,830	\$14,137,604
Times property tax rate per \$100	\$2,73163	\$2,75895	\$2,78654	\$2,81440	\$2,84255	\$2,87097	\$2,89968	\$2,92868
Real property tax to general funds	\$309,897	\$319,485	\$350,997	\$359,997	\$359,052	\$369,183	\$387,889	\$405,887
<b>Comprehensive Difference in General Fund Values from Ad Valorem Taxes**</b>								
Real property tax increment earned (foregone)	(\$71,059)	(\$79,300)	(\$100,483)	(\$104,983)	(\$109,558)	(\$118,205)	(\$144,401)	(\$149,863)
Plus supplemental business personal property tax (from separate schedule)	\$211,599	\$217,989	\$229,023	\$235,840	\$243,065	\$250,406	\$257,068	\$265,759
Combined difference*	\$140,540	\$138,689	\$128,540	\$130,857	\$133,507	\$132,201	\$113,567	\$115,895



**Estimated Revenue Consequences of the TIF Zone  
for Public Funds**  
(Combined City, School District, County, Hospital and College District)

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
	Jan. 2013	Jan. 2014	Jan. 2015	Jan. 2016	Jan. 2017	Jan. 2018	Jan. 2019	Jan. 2020
<b>Revenue to TIF Fund</b>								
Taxable real property value of zone (simple appreciation from previous year)	\$58,507,365	\$59,249,793	\$60,119,083	\$61,291,934	\$61,904,853	\$62,701,008	\$64,276,585	\$64,919,351
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%	1%	1%
Plus taxable improvements new on roll this year	\$155,797	\$834,447	\$0	\$0	\$175,351	\$939,178	\$0	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$58,663,161	\$60,084,240	\$60,119,083	\$61,291,934	\$62,080,204	\$63,640,183	\$64,276,585	\$64,919,351
Tax increment growth since base year	\$49,833,800	\$51,254,879	\$51,955,721	\$52,482,572	\$53,250,842	\$54,810,822	\$55,447,224	\$56,089,980
Times property tax rate per \$100	\$2,95797	\$2,98755	\$3,01742	\$3,04760	\$3,07807	\$3,10885	\$3,13994	\$3,17134
Real property tax increment to TIF Fund	\$1,437,844	\$1,474,067	\$1,511,263	\$1,544,708	\$1,598,847	\$1,639,009	\$1,693,466	\$1,734,400
<b>Zone Revenues to General Funds from Real Property Tax Only</b>								
Alternative 1: TIF Zone Created								
For term of zone, lower of zone's base year taxable real property value or actual taxable real property value	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361	\$8,829,361
Times property tax rate per \$100	\$2,95797	\$2,95797	\$3,01742	\$3,04760	\$3,07807	\$3,10885	\$3,13994	\$3,17134
Real property tax to general funds	\$258,584	\$261,170	\$33,781	\$266,419	\$269,083	\$271,774	\$1,978,479	\$2,018,247
Alternative 2: TIF Zone Not Created								
Taxable real property value of zone (simple appreciation from previous year)	\$14,278,983	\$14,579,127	\$15,587,710	\$15,723,387	\$15,880,021	\$16,216,531	\$17,327,266	\$17,500,539
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%	1%	1%
Plus taxable improvements new on roll this year	\$155,797	\$834,447	\$0	\$0	\$175,351	\$939,178	\$0	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$14,434,779	\$15,413,574	\$15,587,710	\$15,723,387	\$15,880,021	\$17,155,709	\$17,327,266	\$17,500,539
Times property tax rate per \$100	\$2,95797	\$2,98755	\$3,01742	\$3,04760	\$3,07807	\$3,10885	\$3,13994	\$3,17134
Real property tax to general funds	\$414,045	\$426,876	\$460,489	\$489,743	\$479,185	\$494,214	\$553,346	\$544,068
<b>Comprehensive Differences to General Fund Values from Ad Valorem Taxes**</b>								
Real property tax increment earned (negative)	(\$135,461)	(\$165,806)	(\$158,706)	(\$203,024)	(\$210,102)	(\$222,440)	\$1,445,134	\$1,474,181
Plus supplemental business personal property tax (from separate schedule)	\$229,705	\$282,053	\$390,371	\$290,346	\$308,387	\$317,700	\$327,294	\$337,379
Combined difference*	\$116,323	\$116,247	\$331,665	\$86,922	\$98,284	\$95,260	\$1,772,428	\$1,811,359

**Estimated Revenue Consequences of the TIF Zone  
for Public Funds**  
(Combined City, School District, County, Hospital and College District)

Month of valuation and assumed receipt  
of full tax payments for the previous year:

	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Thirty Years
	Jan. 2121	Jan. 2122	Jan. 2123	Jan. 2124	Jan. 2125	Jan. 2126	Jan. 2127	Cumulative
Taxable real property value of zone (simple appreciation from previous year)	\$65,568,545	\$66,224,230	\$66,885,472	\$67,555,337	\$68,230,890	\$68,913,199	\$69,602,331	
Annual appreciation rate since previous year	1%	1%	1%	1%	1%	1%	1%	
Plus taxable improvements net on roll this year	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plus adjustments for changes in tax-exempt status	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total taxable real property value of zone	\$65,568,545	\$66,224,230	\$66,885,472	\$67,555,337	\$68,230,890	\$68,913,199	\$69,602,331	\$69,602,331
Tax increment growth since base year	\$58,738,183	\$57,394,869	\$58,437,111	\$58,725,976	\$59,401,529	\$60,083,838	\$60,772,970	
Taxes property tax rate per \$100	\$3.20305	\$3.20308	\$3.26743	\$3.30011	\$3.33311	\$3.36644	\$3.40011	
Real property tax increment to TIF funds								\$22,508,947

**Revenue to TIF Fund**  
Taxable real property value of zone (simple appreciation from previous year)  
Annual appreciation rate since previous year  
Plus taxable improvements net on roll this year  
Plus adjustments for changes in tax-exempt status  
Total taxable real property value of zone  
Tax increment growth since base year  
Taxes property tax rate per \$100  
Real property tax increment to TIF funds

**Zone Revenue to General Funds from Real Property Tax Only**

**Alternative 1: TIF Zone Created**  
For term of zone, lower of zone's base year taxable real property value or actual taxable real property value  
Times property tax rate per \$100  
Real property tax to general funds

	\$85,568,545	\$86,224,230	\$86,885,472	\$87,555,337	\$88,230,890	\$88,913,199	\$89,602,331	
	\$3,20305	\$3,20308	\$3,26743	\$3,30011	\$3,33311	\$3,36644	\$3,40011	
	\$2,058,813	\$2,100,196	\$2,142,409	\$2,185,472	\$2,229,400	\$2,274,311	\$2,319,022	\$24,463,236

**Alternative 2: TIF Zone Not Created**

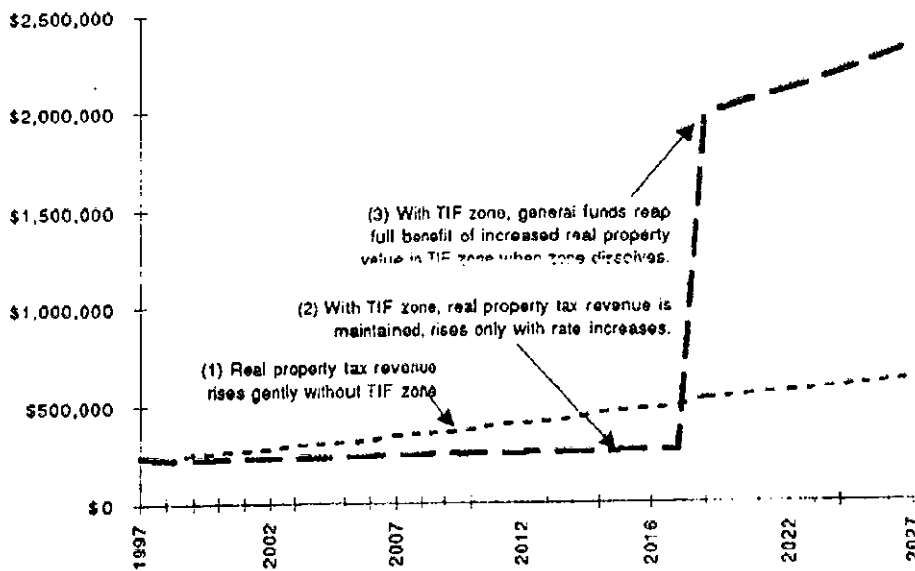
Taxable real property value of zone (simple appreciation from previous year)  
Annual appreciation rate since previous year  
Plus taxable improvements net on roll this year  
Plus adjustments for changes in tax-exempt status  
Total taxable real property value of zone  
Times property tax rate per \$100  
Real property tax to general funds

	\$17,675,544	\$17,852,300	\$18,030,823	\$18,211,131	\$18,393,242	\$18,577,175	\$18,762,947	
	1%	1%	1%	1%	1%	1%	1%	
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,673,017
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$17,675,544	\$17,852,300	\$18,030,823	\$18,211,131	\$18,393,242	\$18,577,175	\$18,762,947	\$18,762,947
	\$3,20305	\$3,20308	\$3,26743	\$3,30011	\$3,33311	\$3,36644	\$3,40011	
	\$565,002	\$566,157	\$577,537	\$589,145	\$601,987	\$615,067	\$629,483	\$6,684,783

**Comprehensive Difference in General Fund Values from Ad Valorem Taxes\*\***  
Real property tax increment earned (forgone)  
Plus supplemental business personal property tax (from separate schedule)  
Combined difference

	\$1,503,812	\$1,534,038	\$1,564,873	\$1,596,327	\$1,628,413	\$1,661,144	\$1,694,533	\$17,798,453
	\$347,381	\$357,852	\$368,859	\$379,792	\$391,262	\$403,078	\$415,251	\$7,683,812
	\$1,651,173	\$1,691,890	\$1,933,732	\$1,976,119	\$2,019,675	\$2,064,222	\$2,109,784	\$19,382,265

### Real Property Tax Revenue to General Funds from Study Area With and Without a TIF Zone



### Estimated Differences to General Funds in Total Ad Valorem Tax Revenues Collected from TIF Zone

