

RESOLUTION NO. 43-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, APPROVING AN AGREEMENT WITH KAUFMAN COUNTY, TEXAS, TO PARTICIPATE IN REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS) (“AGREEMENT”); AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 16, 2019, the City Council of the City of Mesquite, Texas (the “**City Council**”) adopted Ordinance No. 4713 designating approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 within the corporate limits of the City of Mesquite (the “**City**”) in Kaufman County, Texas (the “**County**”), as Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the “**Zone**”); and

WHEREAS, designation of the Zone will enable development of property in and around the Zone to occur that would not occur otherwise in the foreseeable future and it is anticipated that other complementary development in the Zone will follow such that this overall development will result in increased tax revenues and other public benefits for both the City and the County; and

WHEREAS, on November 4, 2019, the City Council adopted Resolution No. 74-2019, approving a Master Development Agreement between the City, the Board of Directors of the Zone (the “**TIRZ Board**”), and Spradley Farms, Ltd., regarding the development of approximately 622 acres of land within the Zone as a mixed use planned development consisting of residential and commercial components and other associated uses, and being commonly referred to as “Spradley Farms” (the “**Master Development Agreement**”); and

WHEREAS, on November 4, 2019, the TIRZ Board prepared and adopted a project plan and reinvestment zone financing plan for the Zone, which was subsequently approved by the City Council on November 4, 2019, pursuant to Ordinance No. 4734; and

WHEREAS, on July 6, 2020, the City Council authorized the City Manager to finalize and execute an Amended and Restated Master Development Agreement, dated July 6, 2020, between the City, the TIRZ Board, and Spradley Farms, Ltd., regarding the development of Spradley Farms (the “**Amended and Restated Master Development Agreement**”); and

WHEREAS, on July 6, 2020, the TIRZ Board prepared and approved an amended project plan and reinvestment zone financing plan for the Zone, which was subsequently approved by the City Council on July 6, 2020, pursuant to Ordinance No. 4790; and

WHEREAS, the amended project plan and reinvestment zone financing plan for the Zone anticipates participation by the City at sixty percent (60%) of the City’s incremental ad valorem tax for forty-five (45) years and participation by the County at fifty-five percent (55%) of the

County's Maintenance and Operations incremental ad valorem tax for thirty-five (35) years for a combined contribution to the Tax Increment Fund not to exceed \$159,000,000; and

WHEREAS, pursuant to Section 311.013(f) of the Texas Tax Code, the County is not required to pay any tax increment into the tax increment fund of the Zone unless it enters into an agreement to do so with the City; as such, the County wishes to enter into such an agreement with the City; and

WHEREAS, the City and the County desire the TIRZ Board to be comprised of two (2) County representatives and the remaining seven (7) members of the TIRZ Board to be designated by the City Council; and

WHEREAS, the City Council hereby finds and determines that the Agreement to Participate in Tax Increment Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the "**Agreement**"), is in the best interests of the citizens of the City.

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

SECTION 1. That the statements, facts, findings and recitals set forth above are hereby found and declared to be true and correct and are incorporated into this Resolution and adopted as part of this Resolution for all purposes.

SECTION 2. That in accordance with Sections 311.008 and 311.013 of the Texas Tax Code, the City Council hereby approves the Agreement and hereby authorizes the Mayor to execute the Agreement, a true and correct copy of said Agreement being attached hereto as Exhibit A, and incorporated herein for all purposes.

SECTION 3. That it is hereby declared to be the intent of the City Council that the sections, articles, paragraphs, sentences, clauses, phrases and words of this Resolution are severable and if any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, shall be held invalid or unconstitutional by a final judgment or decree of any Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining sections, articles, paragraphs, sentences, clauses, phrases or words of this Resolution, and the City Council hereby declares it would have passed this Resolution without the incorporation of any such invalid or unconstitutional section, article, paragraph, sentence, clause, phrase or word and such remaining sections, articles, paragraphs, sentences, clauses, phrases and words shall remain in full force and effect.

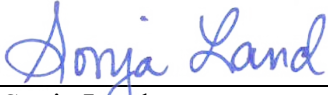
SECTION 4. That this Resolution shall take effect immediately upon passage of this Resolution.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 21st day of September 2020.



Bruce Archer
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A

**Tax Participation Agreement
between the City of Mesquite, Texas, and Kaufman County, Texas,
to Participate in
Tax Increment Reinvestment Zone Number Thirteen, City of Mesquite, Texas
(Spradley Farms)**

**AGREEMENT TO PARTICIPATE IN
TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN,
CITY OF MESQUITE, TEXAS
(SPRADLEY FARMS)**

This **AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS)** (“**Agreement**”) is entered into by and between the CITY OF MESQUITE, TEXAS (the “**City**”) and KAUFMAN COUNTY, TEXAS (the “**County**”).

The City and the County hereby agree that the following statements are true and correct and constitute the basis upon which the City and the County have entered into this Agreement:

- A. On September 16, 2019, the City Council of the City of Mesquite, Texas (the “**City Council**”) adopted City Ordinance No. 4713 designating approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 within the corporate limits of the City in Kaufman County, Texas, the boundaries of the Zone being more particularly described in Exhibit “A” attached to Ordinance No. 4713 and depicted on the map attached as Exhibit “B” to Ordinance No. 4713, as Tax Increment Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the “**Zone**”). The Zone is informally known as “Spradley Farms” and the “Spradley Farms TIRZ”.
- B. On November 4, 2019, the Board of Directors for the Zone (“**TIRZ Board**”) prepared and adopted a project plan and reinvestment zone financing plan for the Zone, which was subsequently approved by the City Council on November 4, 2019, pursuant to Ordinance No. 4734.
- C. On July 6, 2020, the TIRZ Board prepared and approved an amended project plan and reinvestment zone financing plan for the Zone, which was subsequently approved by the City Council on July 6, 2020, pursuant to Ordinance No. 4790, incorporated herein by reference.
- D. Designation of the Zone will enable development of property in and around the Zone to occur that would not occur otherwise in the foreseeable future and it is anticipated that other complementary development in the Zone will follow such that this overall development will result in increased tax revenues and other public benefits for both the City and the County.
- E. Pursuant to Section 311.013(f) of the Texas Tax Code, the County is not required to pay any tax increment into the tax increment fund of the Zone unless it enters into an agreement to do so with the City; as such, the County wishes to enter into such an agreement with the City.

NOW, THEREFORE, for and in consideration of the conditions set forth herein, the sufficiency of which is hereby acknowledged, the City and the County do hereby contract, covenant and agree as follows:

1. INCORPORATION OF RECITALS.

The parties hereby agree that the recitals set forth above are true and correct and form the basis upon which they have entered into this Agreement.

2. DEFINITIONS.

In addition to any terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

Act means the Tax Increment Financing Act, as amended and as codified in Chapter 311 of the Texas Tax Code.

Captured Appraised Value in a given year means the total appraised value of all real property taxable by the County and located in the Zone for that year less the Tax Increment Base, as defined by Chapter 311.012 (b), Texas Tax Code.

County Roll Back Tax is additional tax that is imposed when a property owner changes the use of a property from Agricultural to any other use – excluding building a house for a personal homestead. The Rollback Tax recoups the tax the owner would have paid if his or her land had been taxed at Market Value for the years covered in the Rollback, pursuant to Section 23.55 of the Texas Property Tax Code.

Debt Service Tax Rate means that portion of the County’s tax rate that is levied for payment of debt service.

Material Breach means any material failure to follow the terms of this Agreement, the Project Plan, or the Amended and Restated Master Development Agreement.

Project Plan means the amended and restated project plan for the development and/or redevelopment of the Zone, as adopted by the TIRZ Board and approved by the City Council on July 6, 2020 by Ordinance No. 4790, attached hereto as **Exhibit 2**.

Road & Bridge Tax Rate means the tax rate the County levies under Article VIII, Sec. 1(a) and Article VIII, Sec. 9, Texas Constitution.

TIRZ Board means the governing board of directors of the Zone appointed in accordance with Section 311.009 of the Act and pursuant to Section 4.4 of this Agreement.

Tax Increment in a given year means the amount of property taxes levied and collected by the County for that year on the Captured Appraised Value of real property taxable by the County and located in the Zone pursuant to the terms of Section 3 of this Agreement.

Tax Increment Base means the total appraised value as of January 1, 2019, of all real property taxable by the County and located in the Zone.

Tax Increment Fund means that fund created by the City pursuant to Section 311.014 of the Act and by City Ordinance No. 4713, which will be maintained by the City as a separate and individual account into which all revenues of the Zone will be deposited, including (i) deposits of Tax Increment by the City and by other taxing units with jurisdiction over real property in the Zone, including the County, and (ii) all accrued interest earned on the cash balance of the fund.

TIRZ Ordinance means City Ordinance No. 4713, adopted on September 16, 2019, attached hereto as **Exhibit 1**.

Zone means the certain real properties and boundaries as described in City Ordinance No. 4713 adopted on September 16, 2019.

3. DEPOSIT OF TAX INCREMENT.

3.1 Tax Increment Participation.

During the term of this Agreement, the County agrees to deposit each year for a period of thirty-five (35) years beginning with the 2020 tax year, fifty-five percent (55%) of its tax rate (not including the Road & Bridge Tax Rate or Debt Service Tax Rate) attributed to the County's Captured Appraised Value into the Tax Increment Fund; provided, however, any County Roll Back Taxes shall not be paid into the Tax Increment Fund and shall remain with the County. In no event shall the County's and City's combined contribution to the Tax Increment Fund exceed \$159,000,000. Upon reaching the total contribution of \$159,000,000 or the expiration of the term, whichever occurs first, the participation of the County in this Agreement shall terminate unless the County by official action of the Commissioners' Court agrees in writing to extend this agreement.

The County is not obligated to pay the County's Tax Increment from any source other than taxes collected on the Captured Appraised Value; not including taxes collected resulting from the Road & Bridge Tax Rate or the Debt Service Tax Rate. Furthermore, the County has no duty or obligation to pay the County's Tax Increment from any other County taxes or revenues or until the County's Tax Increment in the Tax Increment Fund is actually collected.

3.2 Billing Procedures.

The calculation to determine the dollar amount of the County's Tax Increment to be deposited shall be made by the City based upon valuations provided by the Kaufman County Appraisal District ("KCAD") for each year and such deposits shall be made in accordance with the County's standard administrative procedures, but only following receipt of a bill from the City that outlines the City's calculation of the amount of the deposit that is required for that year. Any

disputes regarding the monthly billing contribution shall be subject to Section 4.7 of this Agreement. The County's obligation to the Tax Increment Fund is complete after making the deposits required herein.

The obligation to pay the County's Tax Increment accrues as the County collects taxes representing the County's Tax Increment, and payment shall be due on the first day of each calendar month when any eligible taxes from the Zone are collected upon receipt of a bill from the City as set forth above. No interest or penalty will be charged to the County for any late payment received from the County; provided, however, the penalty and interest received by the County on any delinquent taxes from the County's Tax Increment shall be paid to the Tax Increment Fund less any collection fees. Any penalty and interest on delinquent taxes received subsequent to the annual billing by the City shall be paid to the City as received. Any portion of the taxes representing the County's Tax Increment that are paid to the County and subsequently refunded pursuant to the provision of the Texas Tax Code shall be offset against future payments to the Tax Increment Fund.

4. LIMITATIONS ON TAX INCREMENT DEPOSITS AND USE OF FUNDS.

This Agreement is based on the following conditions, and the City agrees and acknowledges the County's right to enforce the conditions contained herein by injunction or any other lawful means in the event one or more of such conditions are not satisfied:

4.1. Funds Limited to Infrastructure Improvements.

The tax increment deposited into the Tax Increment Fund by the County shall be used to pay project costs for infrastructure improvements or other public improvements as set forth and identified in the Project Plan and the Amended and Restated Master Development Agreement, and shall not include any costs for administration, overhead, or management of the Zone, or costs for municipal or educational facilities.

4.2. Amendments to TIRZ Ordinance.

The TIRZ Ordinance designates the boundaries, the eligible real properties for the calculation of Tax Increment for the Zone and the specific participation level of the City. If the TIRZ Ordinance is amended, such amendment shall only be effective as to the County's Tax Increment if the amendment is approved by the governing body of the County as an amendment to this Agreement. The City shall provide County at least 30-day's notice of any proposed amendments to the TIRZ Ordinance. Failure to provide notice constitutes a Material Breach of this Agreement.

4.3. Payment of Project Costs; Amendments to Project Plan.

The Tax Increment deposited into the Tax Increment Fund by the County shall be used to pay project costs for purposes as set forth and identified in the Project Plan. All TIRZ Fund allocations, including but not limited to any management and administrative costs, must be approved by the TIRZ Board in accordance with the Project Plan. If the Project Plan as approved by the City Council on July 6, 2020, is amended, such amendment shall only be effective if the amendment is approved by the governing body of the County as an amendment to this Agreement.

- 4.4.** The Commissioners Court may review and comment upon any proposed amendment to the Project Plan prior to its approval by the City Council. The City agrees to provide the County with any proposed amendments to the Project Plan at least thirty (30) days prior to their submission to the City Council for approval. Failure to provide notice constitutes a Material Breach of this Agreement.

4.5. Zone Expansion.

As defined, the Zone shall include real properties located within the boundaries as described in the TIRZ Ordinance. If the Zone is expanded, the County is not required to deposit into the Tax Increment Fund any Tax Increment generated from properties in the expanded area unless participation in the expanded boundary area is approved by the governing body of the County as an amendment to this Agreement. Additionally, the Tax Increment deposited into the Tax Increment Fund by the County may not be used for any permissible project costs in any portion of the expanded area of the Zone unless approved by the governing body of the County as an amendment to this Agreement.

4.6. TIRZ Board Membership.

During the term of the Zone, the TIRZ Board shall include two (2) County representatives and the remaining members of the TIRZ Board shall be designated by the City Council. The governing body of the County shall provide the name and address of their designated representative to the City Council for appointment to the TIRZ Board. The City Council shall appoint the designated representative to the TIRZ Board. If the designated representative is not appointed to the TIRZ Board or the TIRZ Board does not consist of the representative stated above, or his or her successor, the County may suspend payment into the TIRZ Fund as described in Section 3 until such time that the requirements above are satisfied. Notwithstanding the foregoing, the County's failure or refusal to designate its representative to the TIRZ Board shall not constitute a basis for suspending payment into the TIRZ Fund.

4.7. Term.

This Agreement shall take effect on the date as of which both Parties have executed it and shall expire on the earlier of (i) the termination date of the Zone or (ii) when the County's obligation to the Tax Increment Fund under section 3 of this Agreement is complete.

4.7 Termination for Cause.

The following shall be considered a Material Breach with respect to this Agreement:

- a) Amendment of the City's ordinance creating the TIRZ without approval of the County pursuant to Section 4.2.
- b) Amendment of the Project and Finance Plan without approval of the county pursuant to Section 4.3.
- c) Failure of the County to make payment of the amounts due pursuant to this Agreement.
- d) Failure of the City to provide the report required by Section 5 herein.
- e) Failure of the City to provide for two (2) County representatives on the Board of Directors.

If either party materially breaches this Agreement, the non-breaching Party will deliver written notice of such material breach to the breaching Party. Such notice will specify the nature of the material breach and inform the breaching Party that unless the breach is cured within thirty business days of receipt of the notice, additional steps may be taken to terminate this Agreement. If the breaching Party begins a good faith attempt to cure the material breach within thirty business days, then and in that instance, the thirty business-day period may be extended by the non-breaching Party, so long as the breaching Party continues to pursue a cure diligently to completion and continues to make a good faith attempt to cure the material breach. If, in the opinion of the non-breaching Party, the breaching Party does not cure the breach within thirty business days or otherwise fails to make any diligent attempt to correct the material breach, the breaching Party will be deemed to be in breach and the non-breaching Party may, in addition to seeking the remedies available under this Agreement and the law, terminate this Agreement. Written notice, sent pursuant to Section 7 of this Agreement, is required for any party desiring to terminate.

Upon termination of this Agreement, the obligation of the County to contribute to the Tax Increment Fund for the Zone shall end; however, any refund obligations

of the City, the Zone or any related redevelopment authority shall survive such termination.

5. TIF FUND ACCOUNTING AND AUDITING.

No later than July 1 of each year following execution of this Agreement, the City shall submit to the Kaufman County Judge, other taxing jurisdictions and the State of Texas Comptroller, a report of the status of the Zone. The contents of the report must contain all information required under section 311.016 of the Texas Tax Code. Further, City agrees to provide to County a copy of: (1) all five-year District Improvements Budgets received by City, including any requests to amend/change the budget; and (2) all reports upon completion received from Developer.

When all obligations of the Zone have been fulfilled pursuant to the provisions of the Project Plan, or upon the expiration of this Agreement, any funds remaining in the Tax Increment Fund following the final annual accounting by the City shall be paid to those taxing units participating in the Zone in proportion to each taxing unit's share of the total amount of Tax Increment deposited into the Tax Increment Fund.

6. RESPONSIBILITY FOR ACTS.

The City and the County shall each be responsible for the sole negligent acts of their officers, agents, employees or separate contractors. In the event of joint and concurrent negligence of both the City and the County, responsibility, if any, shall be apportioned comparatively with the laws of the State of Texas, with the understanding that neither party waives any governmental powers or immunities or any other defenses available to each individually.

7. NOTICES.

All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party may subsequently designate in writing, by certified mail, postage prepaid, or by hand delivery:

City:
City of Mesquite
Attn: City Manager
P.O. Box 850137
Mesquite, TX 75185-0137

Kaufman County:
Kaufman County, Texas
Attn: County Judge
100 W. Mulberry
Kaufman, TX 75142

with copies to:
City of Mesquite
Attn: City Attorney
P.O. Box 850137

with copies to:
Kaufman County DA's Office
Attn: Civil Dept.
100 W. Mulberry

8. NO WAIVER.

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

9. VENUE AND JURISDICTION.

If any action, whether real or asserted, at law or in equity, arises on the basis of any provision of this Agreement, venue for such action shall lie in state courts located in Kaufman County, Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

10. NO THIRD PARTY RIGHTS.

The provisions and conditions of this Agreement are solely for the benefit of the City and the County and are not intended to create any rights, contractual or otherwise, to any other person or entity; provided however, the City is specifically authorized to enter into an agreement with the Spradley Farms Improvement District of Kaufman County ("**District**") pursuant to which the amounts deposited to the Tax Increment Fund are dedicated, pledged and otherwise available to the District to pay or reimburse the costs of certain public improvements within the District and to secure the District's bonds to finance the public improvements set forth in the Project Plan.

11. FORCE MAJEURE.

The parties shall exercise every reasonable effort to meet their respective obligations as set forth in this Agreement, but shall not be held liable for any delay in or omission of performance due to *force majeure* or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of omission, fires, strikes, lockouts, national disasters, pandemics, wars, riots, material or labor restrictions, transportation problems and/or any other cause beyond the reasonable control of either party.

12. INTERPRETATION.

In the event of any dispute over the meaning or application of any provision of this Agreement, this Agreement shall be interpreted fairly and reasonably, and neither more strongly for or against any party, regardless of the actual drafter of this Agreement.

13. CAPTIONS.

Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

14. ENTIRETY OF AGREEMENT.

This Agreement, including any exhibits attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City and the County as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by both parties and approved by the governing bodies of the parties in an open meeting held in accordance with Chapter 551 of the Texas Government Code.

15. COUNTERPARTS.

This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

EXECUTED as of the later date below:

KAUFMAN COUNTY, TEXAS

By: Hal Richards
HAL RICHARDS, County Judge

Date: August 25, 2020

ATTEST:

By: Laura Hughes
LAURA HUGHES, County Clerk



CITY OF MESQUITE, TEXAS

By: Bruce Archer
BRUCE ARCHER, Mayor

Date: September 22, 2020

ATTEST:

By: Sonja Land
SONJA LAND, City Secretary

APPROVED AS TO FORM:

By: David Paschall
DAVID PASCHALL, City Attorney

EXHIBIT 1

ORDINANCE NO. 4713 OF THE CITY OF MESQUITE, TEXAS
ESTABLISHING REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE,
TEXAS (SPRADLEY FARMS), AND ALL ASSOCIATED EXHIBITS

ORDINANCE NO. 4713

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA CONSISTING OF APPROXIMATELY 652 ACRES OF UNDEVELOPED PROPERTY GENERALLY LOCATED BETWEEN FM 2757 AND IH-20 AND NORTH OF IH-20 EAST OF FM 740 IN KAUFMAN COUNTY, TEXAS, AND BEING COMMONLY REFERRED TO AS SPRADLEY FARMS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the corporate limits of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone consisting of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 in Kaufman County, Texas, and being commonly referred to as Spradley Farms, and being the property located within the boundary description attached hereto as Exhibit "A" and made a part hereof for all purposes and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" and made a part hereof for all purposes (the "Proposed Zone"); and

WHEREAS, a preliminary reinvestment zone financing plan has been prepared for the Proposed Zone as required by the Act (the "Preliminary Reinvestment Zone Financing Plan"); and

WHEREAS, notice of the public hearing on the creation of the Proposed Zone was published in a newspaper of general circulation in the City and in a newspaper of general circulation in Kaufman County, Texas, on or before August 26, 2019, which date is before the seventh (7th) day before the public hearing held on September 3, 2019; and

WHEREAS, on September 3, 2019, 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 creation of the Proposed Zone, the boundaries of the Proposed Zone, and the concept of tax increment financing, and owners of property in the Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and

WHEREAS, on September 3, 2019, the City Council continued the public hearing on the creation of the Proposed Zone to the City Council meeting on September 16, 2019, with the public hearing remaining open; and

WHEREAS, on September 16, 2019, the City Council continued the public hearing on the creation of the Proposed Zone in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Proposed Zone, the boundaries of the Proposed Zone, and the concept of tax increment financing, and owners of property in the Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and

WHEREAS, the public hearing on the creation of the Proposed Zone, opened on September 3, 2019, and continued on September 16, 2019, is hereinafter referred to as the "public hearing"; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on September 16, 2019; and

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

WHEREAS, the City has taken all actions required to create the Proposed 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 laws applicable to the creation of the Proposed Zone; and

WHEREAS, less than thirty percent (30%) of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes and the total appraised value of taxable real property in the Proposed Zone and in existing reinvestment zones of the City is less than twenty-five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City.

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

SECTION 1. RECITALS INCORPORATED.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

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

- (a) That the public hearing on the creation of the Proposed 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 Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and
- (b) That creation of the Proposed Zone with boundaries as described and depicted in Exhibits “A” and “B” will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the Proposed Zone; and
- (c) That the Proposed Zone, as described and depicted in Exhibits “A” and “B,” meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - (1) It is a geographic area located wholly within the corporate limits of the City; and
 - (2) The area is predominately open, unproductive and undeveloped and, because of the lack of necessary public improvements and other facilities, substantially impairs the sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the Proposed Zone, together with the total appraised value of taxable real property in all other existing reinvestment zones of the City, according to the most recent appraisal rolls of the City, does not exceed twenty-five percent (25%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the Proposed Zone will significantly enhance the value of all taxable real property in the Proposed Zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the Proposed Zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the Proposed Zone will promote development or redevelopment of the economy within the Proposed Zone and develop or expand business and commercial activity within the Proposed Zone; and
- (i) That the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone was prepared prior to the adoption of this Ordinance; and
- (j) That the City Council finds that the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the property located within the boundary description attached hereto as Exhibit "A" and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" as a tax increment reinvestment zone (the "Zone"). The name assigned to the Zone for identification is Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Members of the City Council may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be seven members and the following shall be the initial members of the Board:
 - (1) Stan Pickett
 - (2) Jeff Casper
 - (3) Bruce Archer
 - (4) Dan Aleman
 - (5) Greg Noschese
 - (6) Tandy Boroughs
 - (7) Robert Miklos

The City Council hereby appoints Mayor Stan Pickett to serve as chairman of the Board for the remainder of calendar year 2019. Before the end of calendar year 2019 and each calendar year thereafter, the City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. If the City Council does not appoint a chairman during that period, the Mayor of the City is automatically appointed to serve as chairman for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the earlier of: (1) December 31, 2054 or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2019, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). Pursuant to Section 311.013(l) of the Act, the amount of the tax increment for a year will be determined in the ordinance adopted under Section 311.011 of the Act approving the reinvestment zone financing plan for the Zone calculated on the amount of real property taxes levied and collected by the City, and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, as amended, the captured appraised value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone for that year less the Tax Increment Base of the City or other taxing unit participating in the Zone (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a tax increment fund for the Zone ("Tax Increment Fund"), that may be divided into subaccounts as set forth in the Project and Finance Plan, into which the Tax Increment of the City and participating taxing units, if any, as such increments are described in the Project and Finance Plan and includes administration costs, 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 shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs,

plus interest, for the Zone. Surplus funds in the Tax Increment Fund shall be disbursed as authorized and provided in the Act.

SECTION 8. SEVERABILITY CLAUSE.

That should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall not be affected and shall remain in full force and effect. The City Council hereby declares that it is the intent of the City Council that the provisions, sections, subsections, sentences, clauses and phrases of this Ordinance are severable and that the City Council would have passed this Ordinance without the incorporation of such invalid or unconstitutional provision, section, subsection, sentence, clause or phrase and all remaining provisions, sections, subsections, sentences, clauses and phrases shall remain in full force and effect.

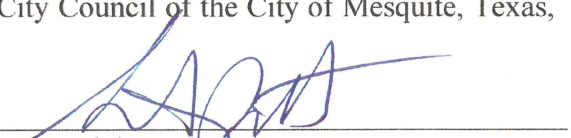
SECTION 9. OPEN MEETINGS.

That it is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the Municipal Center and at the City Hall of the City for the time required by law preceding the meeting, 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.

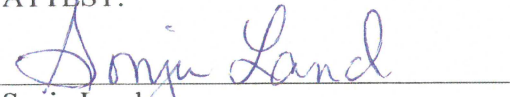
SECTION 10. EFFECTIVE DATE.

That this Ordinance shall be in full force and effect from and after its passage as required by law.

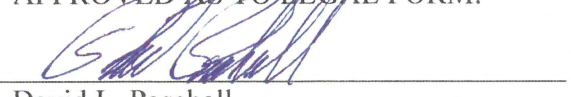
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th day of September 2019.



Stan Pickett
Mayor

ATTEST:


Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:


David L. Paschall
City Attorney

EXHIBIT A
BOUNDARY DESCRIPTION

TIRZ #13

Beginning at the southern corner of Property ID 9683 at the point it meets the eastern right of way boundary of FM 2757, thence

West to the western right of way boundary of FM 2757, thence

North along the western right of way boundary of FM 2757 to the point it meets the northern right of way boundary of FM 740, thence

East along the northern right of way boundary of FM 740 to the point it meets Property ID 11773, thence

North and then south to Property ID 9535, thence

South and then east along the southern boundary of Property ID 9535 to the point it meets the southwestern corner of Property ID 9683, thence

North along the western boundary of Property ID 9683, thence

South along the eastern boundary of Property ID 9683 to the point it meets the right of way boundary of Highway 20, thence

West along the right of way boundary of Highway 20,

Continuing west along Highway 20 to the point it meets the southern right of way boundary of FM 740, thence

South along the right of way boundary of FM 740 to the point it meets the eastern right of way boundary of FM 2757, thence

South along the eastern right of way boundary of FM 2757 to the point it meets the southern corner of Property ID 9701, thence

North along the western boundary of Property ID 9683, thence

Following the property line of Property ID 9683 to the point it meets the eastern corner of Property ID 9554, thence

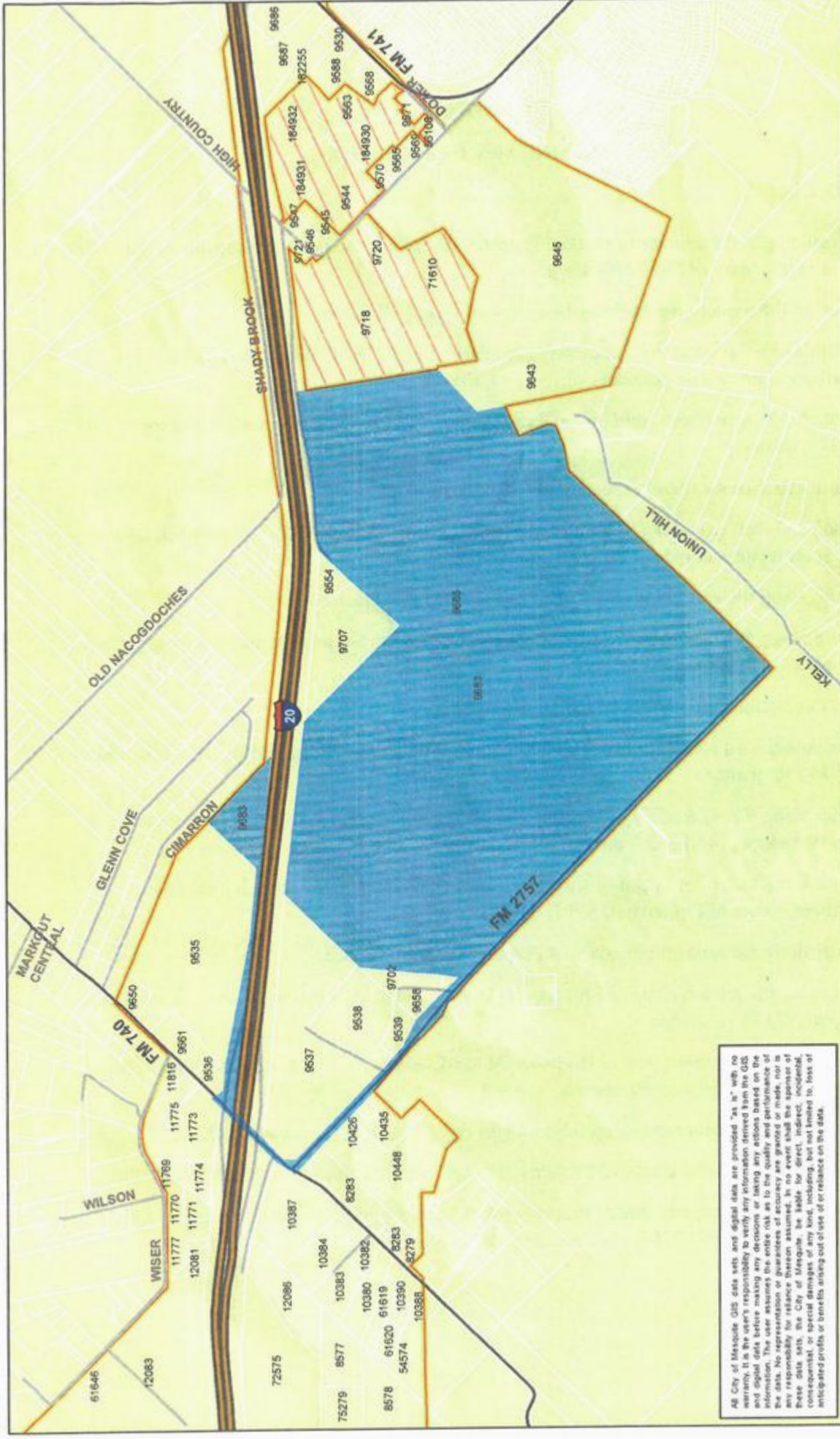
North along the right of way of Highway 20 to include the access road along the southern right of way of Highway 20, thence

East along the access road along the southern right of way of Highway 20, thence

South to the northeast corner of Property ID 9683 where it meets Property ID 9718, thence

South along the property line of Property ID 9683 to the point it meets the eastern right of way boundary of FM 2757, which is the point of beginning.

Spradley Farms - TIRZ #13



All City of Mesquite GIS data sets and digital data are provided "as is" with no warranty. It is the user's responsibility to verify any information derived from the GIS and digital data before making any decisions or taking any actions based on the information. The user assumes the entire risk as to the quality and performance of the data. No representation or guarantee of accuracy are granted or made, nor is any responsibility for reliance thereon assumed. In no event shall the sponsor of these data sets, the City of Mesquite, be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data.



MESQUITE
T E X A S
Real. Texas. Service.

Roads

- Highways
- Major Roads
- Minor Roads

Areas

- TIRZ #13
- Mesquite City Limit
- Parcels
- Mesquite 43.035 Agreement

Author: Curtis Tracy, GIS
Date Created: 9/9/2019
Path: O:\GIS\Projects\City_Attorney\TIRZ_13\TIRZ13.mxd

EXHIBIT 2

ORDINANCE NO. 4790 OF THE CITY OF MESQUITE, TEXAS
APPROVING AN AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING
PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS
(SPRADLEY FARMS), AND ALL ASSOCIATED EXHIBITS

ORDINANCE NO. 4790

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS (“CITY”) APPROVING AN AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS) (THE “ZONE”); DECREASING THE PERCENTAGE OF TAX INCREMENT CONTRIBUTED BY THE CITY TO THE TAX INCREMENT FUND FOR THE ZONE FROM 70 PERCENT TO 60 PERCENT; EXTENDING THE TERM OF THE ZONE; AND DESIGNATING ADDITIONAL PROPERTY IN THE ZONE TO BE ACQUIRED BY THE CITY; AMENDING ORDINANCE NOS. 4713 AND 4734; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (“City”) established Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (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. 4713 approved by the City Council of the City (the “City Council”) on September 16, 2019 (“Ordinance No. 4713”), in accordance with the Tax Increment Financing Act, V.T.C.A, Tax Code, Chapter 311 (the “Act”); and

WHEREAS, the Zone consists of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 within the corporate limits of the City in Kaufman County, Texas, the boundaries of the Zone being more particularly described in Exhibit “A” attached to Ordinance No. 4713 and depicted on the map attached as Exhibit “B” to Ordinance No. 4713; and

WHEREAS, on November 4, 2019, the Board prepared and adopted a project plan and reinvestment zone financing plan for the Zone, which was subsequently approved by the City Council on November 4, 2019, pursuant to Ordinance No. 4734 (“Ordinance No. 4734”); and

WHEREAS, pursuant to Ordinance No. 4713, a tax increment fund was created and established for the Zone (the “Tax Increment Fund”); and

WHEREAS, Ordinance No. 4734 established the portion of the tax increment produced by the City that the City is required to pay into the Tax Increment Fund for the Zone; and

WHEREAS, pursuant to Ordinance No. 4713, the Zone is to terminate on the earlier of: (1) December 31, 2054 or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act; and

WHEREAS, on July 6, 2020, the City Council authorized the City Manager to finalize and execute an Amended and Restated Master Development Agreement, dated July 6, 2020, between the

City, the Board, and Spradley Farms, Ltd. regarding the development of the property within the Zone (the “Amended and Restated Master Development Agreement”); and

WHEREAS, Section 311.010(a) of the Act provides that the board of directors of a tax increment reinvestment zone shall make recommendations to the governing body of the municipality that created the zone concerning the administration of the Act in the zone; and

WHEREAS, Section 311.011(e) of the Act allows the board of directors of a tax increment reinvestment zone to adopt an amendment to a project plan for the zone so long as the amendment is consistent with the requirements and limitations of the Act and is approved by the governing body of the municipality that created the zone; and

WHEREAS, on July 6, 2020, the Board 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 Amended Project and Financing Plan proposes to decrease the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone from seventy percent (70%) to sixty percent (60%); and

WHEREAS, the Amended Project and Financing Plan proposes to extend the term of the Zone to expire on the date the TIRZ Cap (as defined in the Amended and Restated Master Development Agreement) has been reached; provided, however, that in no event shall the Developer receive Available TIRZ Revenues or proceeds of Bonds (as defined in the Amended and Restated Master Development Agreement) in excess of the Reimbursement Cap; and

WHEREAS, the Amended Project and Financing Plan further designates that a tract of land within the Zone consisting of not less than three (3) developable acres of land with direct access to FM 2757 and outside of the 100-year floodplain (the “Fire Station Site”) will be conveyed to the City by the owner of the Fire Station Site for the purpose of constructing and operating a Fire Station, such conveyance to be at no cost to the City; and

WHEREAS, the Amended Project and Financing Plan is not effective unless it is approved by the City Council by ordinance adopted after a public hearing; and

WHEREAS, notice of a public hearing to be held at 7:00 p.m. on July 6, 2020, to consider approving the Amended Project and Financing Plan, decreasing the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone, extending the term of the Zone, and designating additional property in the Zone to be acquired by the City, was published in the Daily Commercial Record, a newspaper of general circulation in the City on June 25, 2020, and in the Forney Messenger, a newspaper of general circulation in Kaufman County, Texas, on June 25, 2020, which is at least seven days before the date of the public hearing held on July 6, 2020, in accordance with Section 311.003 of the Act; and

WHEREAS, notice of the public hearing to be held at 7:00 p.m., on July 6, 2020 to consider approving the Amended Project and Financing Plan, decreasing the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone, extending the term of the Zone, and designating additional property in the Zone to be acquired by the City, was mailed on June 25, 2020 by first class mail to all property owner(s) within the boundaries of the Zone; and

WHEREAS, on July 6, 2020, the City Council opened a public hearing in accordance with the Act and interested persons were allowed to speak for or against the Amended Project and Financing Plan, decreasing the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone, extending the term of the Zone, designating additional property in the Zone to be acquired by the City, the concept of tax increment financing and other related matters; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on July 6, 2020; and

WHEREAS, the public hearing was held in full compliance with the Act; and

WHEREAS, pursuant to Section 311.007(c) of the Act, the governing body of the municipality that designated a reinvestment zone by ordinance or resolution may extend the term of all or a portion of the zone after notice and hearing in the manner provided for the designation of the zone; and

WHEREAS, the Board is submitting the Amended Project and Financing Plan to the City Council and is recommending the City Council approve the Amended Project and Financing Plan; and

WHEREAS, the Amended Project and Financing Plan is consistent with the requirements and limitations of the Act; and

WHEREAS, for the projects set forth in the Amended Project and Financing Plan to be implemented and financed in their entirety, it is necessary for the term of the Zone to be extended; and

WHEREAS, the City has taken all actions required to approve the Amended Project and Financing Plan, decrease the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone, extend the term of the Zone, and designate additional property in the Zone to be acquired by the City 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, decreasing the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone from seventy percent (70%) to sixty percent (60%), extending the term of the Zone to expire on the date the TIRZ Cap has been reached; provided, however, that in no event shall the Developer be reimbursed in excess of the Reimbursement Cap, and designating the Fire Station Property as additional property in the Zone to be acquired by the City at no cost to the City, all 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, TEXAS:

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 and adopted as part of this ordinance for all purposes.

SECTION 2. Capitalized terms used herein and not otherwise defined herein shall have the meanings and definitions set forth in the Amended and Restated Master Development Agreement.

SECTION 3. That the City Council finds that the public hearing to consider approving the Amended Project and Financing Plan, decreasing the percentage of tax increment contributed by the City to the Tax Increment Fund for the Zone, extending the term of the Zone and designating additional property in the Zone to be acquired by the City, has been properly held and conducted, that notice of such hearing has been published as required by applicable law, including the Act, and that owner(s) of property within the Zone were given notice of the public hearing and a reasonable opportunity to comment at the public hearing.

SECTION 4. That the City Council finds that the Amended Project and Financing Plan submitted to the City Council includes the following information required by §311.011 of the Act:

- A. The Amended Project and Financing Plan includes:
 - (1) A description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property;
 - (2) Proposed changes of zoning ordinances, the master plan of the City, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
 - (3) A list of estimated non-project costs; and
 - (4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

- B. The Amended Project and Financing Plan includes:
 - (1) A detailed list describing the estimated project costs of the Zone, including administrative expenses;
 - (2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone;

- (3) A finding that the plan is economically feasible and an economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;
- (5) The estimated time when related costs or monetary obligations are to be incurred;
- (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone;
- (7) The current total appraised value of taxable real property in the Zone;
- (8) The estimated captured appraised value of the Zone during each year of its existence; and
- (9) The duration of the Zone.

SECTION 5. That in accordance with the Act, the City Council has reviewed the Amended Project and Financing Plan and hereby finds that the Amended Project and Financing Plan is feasible.

SECTION 6. 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.

SECTION 7. That the City Manager, or the City Manager's designee, is hereby authorized to execute all documents and take all actions necessary or requested to implement the Amended Project and Financing Plan.

SECTION 8. That pursuant to Section 311.007(c) of the Act, the City Council hereby extends the term of the Zone to expire on the date the TIRZ Cap has been reached; provided, however, that in no event shall the Developer be reimbursed in excess of the Reimbursement Cap. Accordingly, effective as of the date of this ordinance, Section 5 of Ordinance No. 4713 is amended to read as follows:

"SECTION 5. DURATION OF THE ZONE.

"That all capitalized terms used in this Section 5 and not otherwise defined in this ordinance shall have the meanings and definitions set forth in the Amended and Restated Master Development Agreement dated July 6, 2020 between the City, the Board, and Spradley Farms, Ltd. regarding the development of the property within the Zone (hereinafter the "Amended and Restated Master Development Agreement").

That the Zone shall take effect on September 16, 2019, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the date the TIRZ Cap has been reached; provided, however, that in no event shall the Developer be reimbursed in excess of the Reimbursement Cap. Notwithstanding, in the event the Reimbursement Cap is reached and there are no outstanding TIRZ GO Bonds with a pledge of the Available TIRZ Revenues, the transfer of Available TIRZ Revenues to the District pursuant to the Amended and Restated Master Development Agreement shall cease.”

SECTION 9. That beginning with the 2020 tax year, the percentage of tax increment to be contributed by the City to the Tax Increment Fund shall be decreased from seventy percent (70%) to sixty percent (60%). Accordingly, effective as of the date of this ordinance, Sections 5 and 6 of Ordinance No. 4734 are amended to read as follows:

“SECTION 5. That pursuant to Section 311.012(c) of the Act, the tax increment base of the City or any other taxing unit participating in the Zone for the property within the Zone is the total taxable value, as of January 1, 2019, of all real property taxable by the City or other taxing unit participating in the Zone and located within the Zone for the year in which the Zone was designated as a reinvestment zone (the “Tax Increment Base”). Pursuant to Section 311.013(l) of the Act, the amount of the tax increment for a year on real property located within the Zone is sixty percent (60%) of real property taxes levied and collected by the City and any property taxes levied by another taxing entity within the Zone and dedicated as tax increment, as set forth in a participation agreement between the taxing entity and the City, if any, (each, a “Participation Agreement”), for the period set forth in Section 6 below for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the “Tax Increment”). Consistent with Section 311.012(b) of the Act, the captured appraised value of real property taxable by the City or other taxing unit participating in the Zone and located within the Zone for a year is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone and located within the Zone for that year less the Tax Increment Base of the City or other taxing unit participating in the Zone (the “Captured Appraised Value”).”

“SECTION 6. “That all capitalized terms used in this Section 6 and not otherwise defined in this ordinance shall have the meanings and definitions set forth in the Amended and Restated Master Development Agreement dated July 6, 2020 between the City, the Board, and Spradley Farms, Ltd. regarding the development of the property within the Zone (hereinafter the “Amended and Restated Master Development Agreement”).”

That the City’s deposit of its Tax Increment into the Tax Increment Fund for the Zone shall commence with a deposit of the Tax Increment collected and deposited in 2021 and shall continue until the date the TIRZ Cap has been reached; provided, however, that in no event shall the Developer be reimbursed in excess of the Reimbursement

Cap. Notwithstanding, in the event the Reimbursement Cap is reached and there are no outstanding TIRZ GO Bonds with a pledge of the Available TIRZ Revenues, the transfer of Available TIRZ Revenues to the District pursuant to the Amended and Restated Master Development Agreement shall cease. The length of time of each taxing entity's participation in the Zone shall be as set forth in their respective Participation Agreements."

SECTION 10. That the designation in the Amended Project and Financing Plan of the Fire Station Property as additional property to be acquired by the City at no cost to the City is hereby approved.

SECTION 11. That Ordinance No. 4713 and Ordinance No. 4734 will remain in full force and effect, save and except as amended by this ordinance.

SECTION 12. 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.

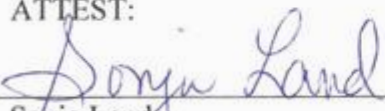
SECTION 13. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 6th day of July 2020.



Bruce Archer
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A



**Amended Project and Financing Plan
Reinvestment Zone Number Thirteen
City of Mesquite
(Spradley Farms)**

July 6, 2020



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City of Mesquite
Department of Economic Development

David Witcher
Director of Economic Development
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 Mobile: (682) 540-4480
 E-mail: dwitcher@cityofmesquite.com

Jimmy Martin
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 Phone: (972) 216-6207
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 E-mail: jmartin@cityofmesquite.com

1515 N. Galloway Ave. Mesquite, TX 75149

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Tax Increment Financing Program

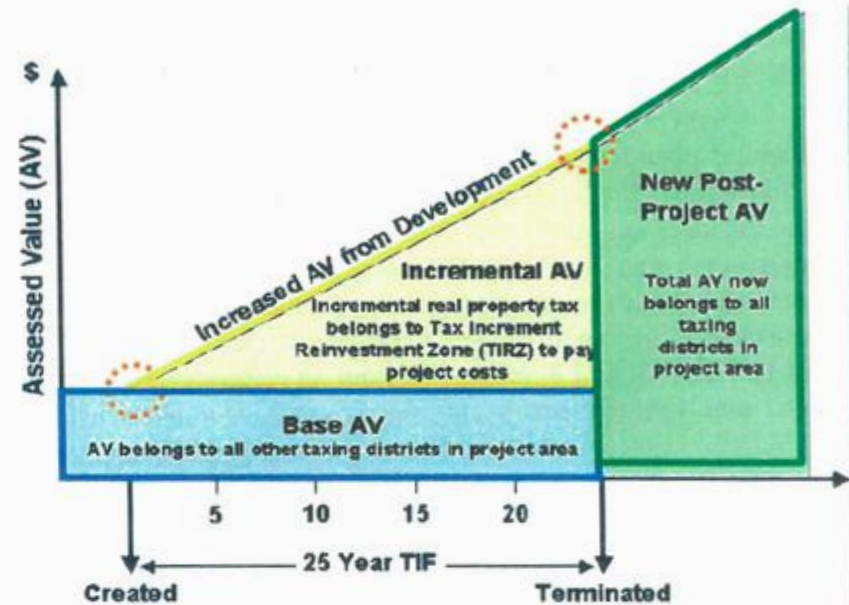
Chapter 311 of the Texas Tax Code (the TIRZ Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance 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 school districts, 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 is assessed value in year TIRZ is designated (as of January 1)
- Development over time increases 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).



Note: The above Chart is for illustration purposes only. The Term of the TIRZ is 45 Years.

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 TIRZ Act.

Actions Taken to Date

On March 22, 2018, The Nehemiah Company, developers of the 2,000 acre Viridian master planned community in Arlington, Texas, met with City officials regarding the potential to develop 622 acres of property owned by the Spradley Family located within the City limits along IH-20 between FM 2757 and FM 740 in Kaufman County. The land had been annexed into the City in 2006 and was zoned Agriculture.

On February 18, 2019, the City Council was briefed on plans for a high-end master planned development called “Spradley Farms” and the Developer requested City Council support of legislation to create a municipal management district as part of the development financing structure for Spradley Farms, similar to the Developer’s highly successful Viridian model.

On March 4, 2019, the City Council passed Resolution 2019-14 giving consent to publicize and deliver a notice of intent to introduce a bill relating to the creation and powers and duties of the Spradley Farms Improvement District of Kaufman County, Texas (the “District”).” The consent was required by the Texas Constitution for the District to be created under State law.

On April 1, 2019, the City Council passed Resolution 2019-29 to document support for special legislation in the 86th Texas Legislature for creation of the District.

On May 2, 2019, House Bill 4763 was introduced in the 86th Texas Legislature to create the District; however, the Bill was not heard on the floor before the Session ended (“adjourned Sine Die”). Shortly thereafter, the Owner and Developer expressed a desire to create the District by order of the Texas Commission on Environment Quality (TCEQ) and create a Tax Increment Reinvestment Zone to promote development of the 622-acre site.

On September 3, 2019, the City Council held a public hearing to consider creating Reinvestment Zone Number Thirteen for a term of 35 years, expiring on December 31, 2054.

On September 16, 2019, the City Council passed Ordinance 4713 creating Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms). The City’s portion of tax increment to be paid into the TIRZ Fund was left undesignated and was to be designated by the ordinance approving the reinvestment zone financing plan in accordance with Section 311.013(l) of the Act.

On September 16, 2019, the City Council passed Resolution No. 68-2019 giving consent and support to the creation of the District by the TCEQ, provided that a Master Development Agreement (MDA) between the City and Spradley Farms be executed within 150 days.

On November 4, 2019, the Owner submitted a petition to the TCEQ to create the District.

On November 4, 2019, the TIRZ Board adopted, and recommended approval by the City Council, a Project Plan and Reinvestment Zone Financing Plan that identified \$230 million in project costs for financing District issued bonds to fund public infrastructure related to the development at a City tax increment participation rate of 70 percent of property tax collected within the Zone. The Board also passed a resolution authorizing the Board Chairman to execute a Master Development Agreement between the TIRZ Board, City and Spradley Farms, LTD.

On November 4, 2019, the City Council passed Resolution No. 74-2019 by a 4-3 vote authorizing the City Manager to finalize and execute a Master Development Agreement (MDA) between the City, TIRZ Board and Spradley Farms, LTD, which specified the responsibilities and obligations of the Owner to develop Spradley Farms. The District would become a party to the MDA

Actions Taken to Date

through a “joinder agreement” once the District was created by order of the TCEQ.

On November 4, 2019, the City Council passed Ordinance No. 4734 by a 4-3 vote approving the Board recommended Project Plan and Reinvestment Zone Financing Plan to dedicate 70 percent of tax increment collected within the Zone for a period of 34 years from an initial deposit commencing in 2021. TIRZ revenues were capped at the expiration of 35 years from the date the TIRZ was created and upon termination of the Zone, ownership and maintenance of District improvements would be conveyed to the City per the MDA.

On November 4, 2019, the City Council held a public hearing and passed Ordinance No. 4739 approving a change of zoning for 622 acres of the development from Agriculture to Planned Development on two of the three tracts of land owned by Spradley Farms, LTD.: (1) a 613.573-acre tract located south along IH-20 would contain 2,513 residential units, and (2) a 8.426-acre tract located north along IH-20 that was planned for commercial/mixed use. Both tracts are located within the TIRZ and coterminous with the boundary of the proposed District.

On January 6, 2020, the City Council passed Resolution No. 01-2020 repealing Resolution No. 68-2019 and their support to the creation of the District by the TCEQ until such time that City staff and the Developer could further refine certain financing elements and possibly reduce the amount of TIRZ revenue used to finance public infrastructure costs without diminishing the overall quality of the proposed development.

On February 10, 2020, Spradley Farms, LTD. filed suit seeking injunctive relief to reverse the City’s repeal of support at the TCEQ. The City and Developer began mediation on May 11, 2020, and later agreed to new financing terms to allow the development to move forward.

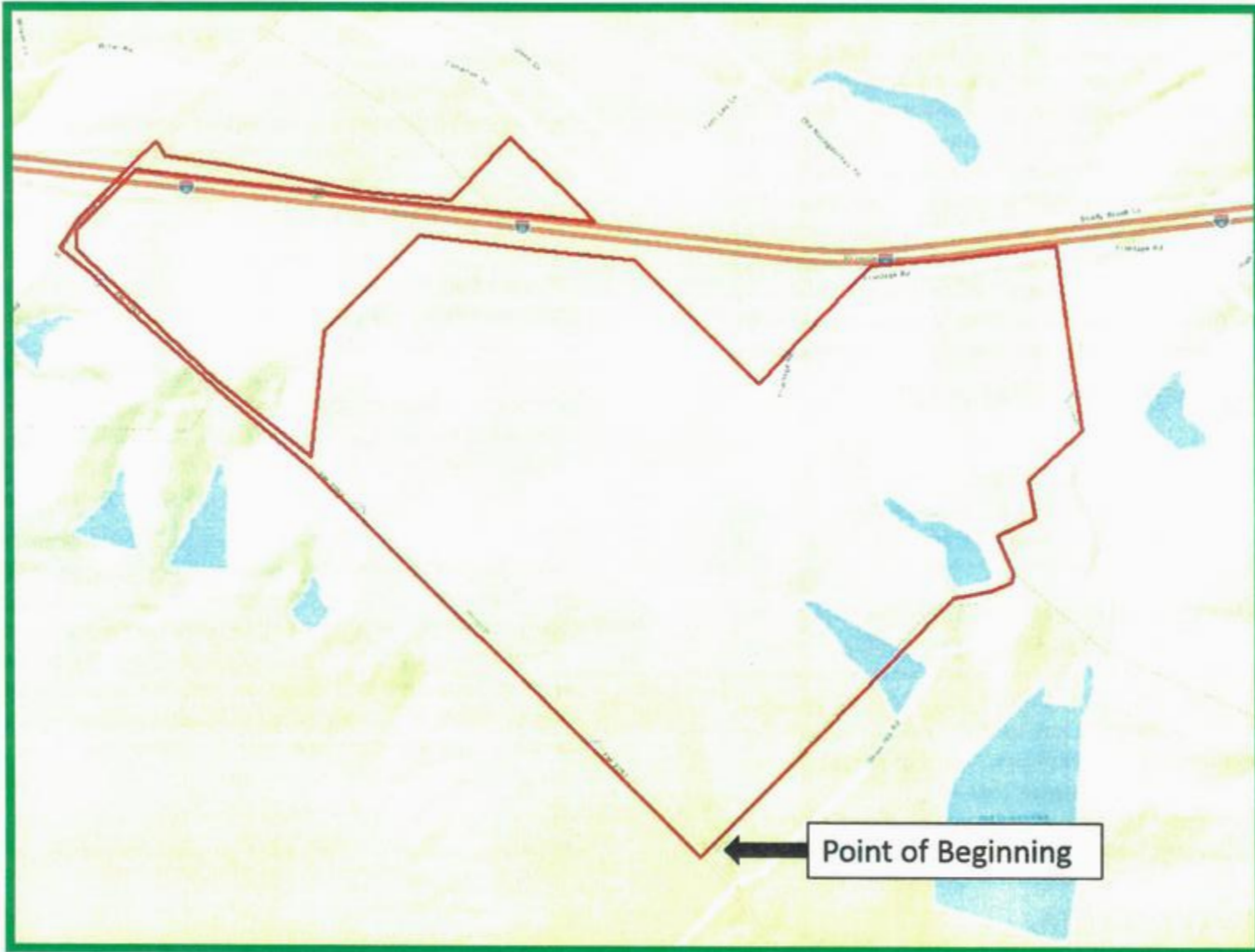
On June 8, 2020, the City Council approved the new financing arrangements in the form of a “Rule 11 Agreement and Settlement Agreement.” As part of the Rule 11 Agreement, the City Council agreed to pass a resolution to authorize the City Manager to finalize and execute an Amended and Restated Master Development Agreement, amend the TIRZ Project Plan and Reinvestment Zone Financing Plan, pass a resolution to support the creation of the District at the TCEQ, and other related settlement documents such as support letters to the TCEQ and Kaufman County.

On June 9, 2020, the City sent a letter to the TCEQ requesting that the TCEQ withhold action on the Owner’s application pending the City Council’s approval of the settlement documents.

TIRZ Board Findings and Recommendation

On July 6, 2020, the Board prepared and adopted this ***Amended Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms)***, incorporating the Developer’s revenue and development assumptions in accordance with the terms and conditions of the Amended and Restated Master Development Agreement between the TIRZ Board, City and Spradley Farms, LTD. This Plan obligates 60 percent of the City’s ad valorem tax increment to reimburse District public improvement costs that benefit the Zone up to a maximum of \$159,000,000, and extends the term of the Zone an additional 10 years to expire on December 31, 2064.

The Board further finds that this Amended Project Plan and Reinvestment Zone Financing Plan is economically feasible, and recommends approval by the Mesquite City Council.



TIRZ Boundary Description

Beginning at the southern corner of Property ID 9683 at the point it meets the eastern right of way boundary of FM 2757, thence

West to the western right of way boundary of FM 2757, thence

North along the western right of way boundary of FM 2757 to the point it meets the northern right of way boundary of FM 740, thence

East along the northern right of way boundary of FM 740 to the point it meets Property ID 11773, thence

North and then south to Property ID 9535, thence

South and then east along the southern boundary of Property ID 9535 to the point it meets the southwestern corner of Property ID 9683, thence

North along the western boundary of Property ID 9683, thence

South along the eastern boundary of Property ID 9683 to the point it meets the right of way boundary of Highway 20, thence

West along the right of way boundary of Highway 20,

Continuing west along Highway 20 to the point it meets the southern right of way boundary of FM 740, thence

South along the right of way boundary of FM 740 to the point it meets the eastern right of way boundary of FM 2757, thence

South along the eastern right of way boundary of FM 2757 to the point it meets the southern corner of Property ID 9701, thence

North along the western boundary of Property ID 9683, thence

Following the property line of Property ID 9683 to the point it meets the eastern corner of Property ID 9554, thence

North along the right of way of Highway 20 to include the access road along the southern right of way of Highway 20, thence

East along the access road along the southern right of way of Highway 20, thence

South to the northeast corner of Property ID 9683 where it meets Property ID 9718, thence

South along the property line of Property ID 9683 to the point it meets the eastern right of way boundary of FM 2757, which is the point of beginning.

Current Land Uses and Conditions

Existing Uses and Conditions

The TIRZ is located in Kaufman County and wholly within the City of Mesquite. The Property is undeveloped, and there is no public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. If the Property were to be developed today, it would be developed consistent with the terms of the Amended and Restated Master Development Agreement. Maps of current land use and zoning are shown on the next three pages.

Current Property Ownership

Spradley Farms, LTD. owns 797 acres on three tracts, depicted to the right, and two tracts totaling 622 acres are currently located within the boundary of the TIRZ and proposed Municipal Management District. The total appraised value of taxable real property is \$76,740. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone will be more than \$870 million.



797.45-acre Spradley Farms

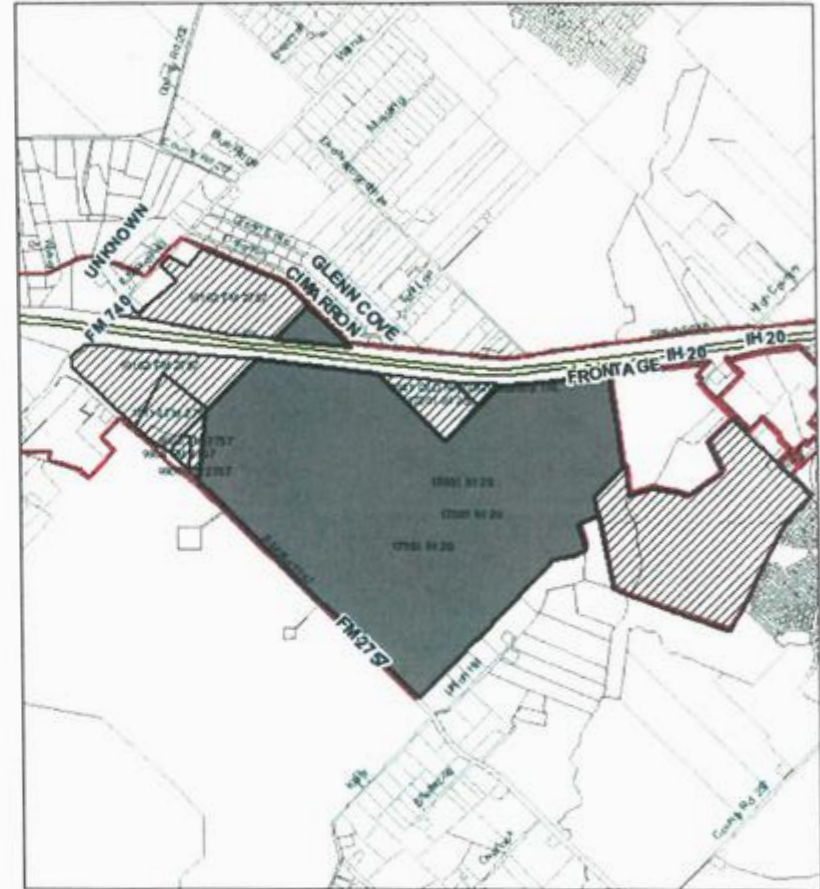
PROPERTY ID	OWNER	ACRES	LEGAL DESCRIPTION	LAND	IMPR.	MARKET	AG VALUE	TOTAL ASSESSED
9683	SPRADLEY FARMS, LTD	797.45	MARTHA MUSICK, 797.45 ACRES, & BLDGS	\$7,619,450	\$10,550	\$7,630,000	\$66,190	\$76,740

Planned Development (PD)

The majority of the land within the TIRZ is currently vacant and was rezoned on November 4, 2019 from Agriculture to Planned Development (shaded in gray) by Ordinance No. 4739. The Master Plan (below) shows the general layout of the 613.5-acre Tract 1 which is zoned for residential and non-residential uses including commercial development of the Town Center area. The Plan includes 109 acres of park and open space and over 330 acres for 1,884 single-family residential homes and 629 townhomes.



South Parcel 613.5-acre Mixed Use Tract (Tract 1)



Proposed Changes of Zoning, Ordinances and Regulations

No changes are anticipated to existing zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations. A Municipal Management District will operate as a conservation and reclamation district under State law and will serve the property as a political subdivision of the State of Texas and in accordance with the Amended and Restated Master Development Agreement.

Zone Characteristics

Proposed Residential Uses

A 622-acre master planned community will be developed by The Nehemiah Company in 10 phases over a 14 year period and will consist of 2,513 residential lots with projected average home values ranging from \$235,000 to \$580,000. The residential mix includes 629 townhomes on 22-foot width lots beginning at \$235,000; 502 homes on 35-foot width lots beginning at \$285,000; 502 homes on 40-foot width lots beginning at \$305,000; 402 homes on 50-foot width lots beginning at \$360,000; 301 homes on 60-foot width lots beginning at \$395,000; and 177 homes on 70-foot width lots beginning at \$485,000.

This project and financing plan identifies \$159 million in public infrastructure improvements to be reimbursed by the TIRZ. The City will participate in the TIRZ through the contribution of 60% of the City's real property tax increment generated within the Zone for the entire 45 year term of the Zone, and it is anticipated that Kaufman County will also participate at a rate of 55% of the County's real property tax increment generated within the Zone for 35 years upon execution of a TIRZ Tax Participation Agreement.

Proposed Commercial Uses

A 8.4-acre tract north of the residential tract and across IH-20 will be developed for commercial uses. These uses will be generally subject to the same requirements applicable to uses in Light Commercial Districts as allowed by the Mesquite Zoning Ordinance, and are designated as "Town Center" on the Developer's Concept Plan. The following uses, however, are prohibited from development on this tract: Special Trade Contractors, Manufacturing Uses, Railroad Passenger Terminals, Variety Stores, Tobacco Stores, Alternative Financial Establishments, Limited Service Hotels, Funeral Services and Crematories.

The types of businesses that may develop have not yet been identified and those decisions will be market driven, but a depiction of what the site could look like is shown below.

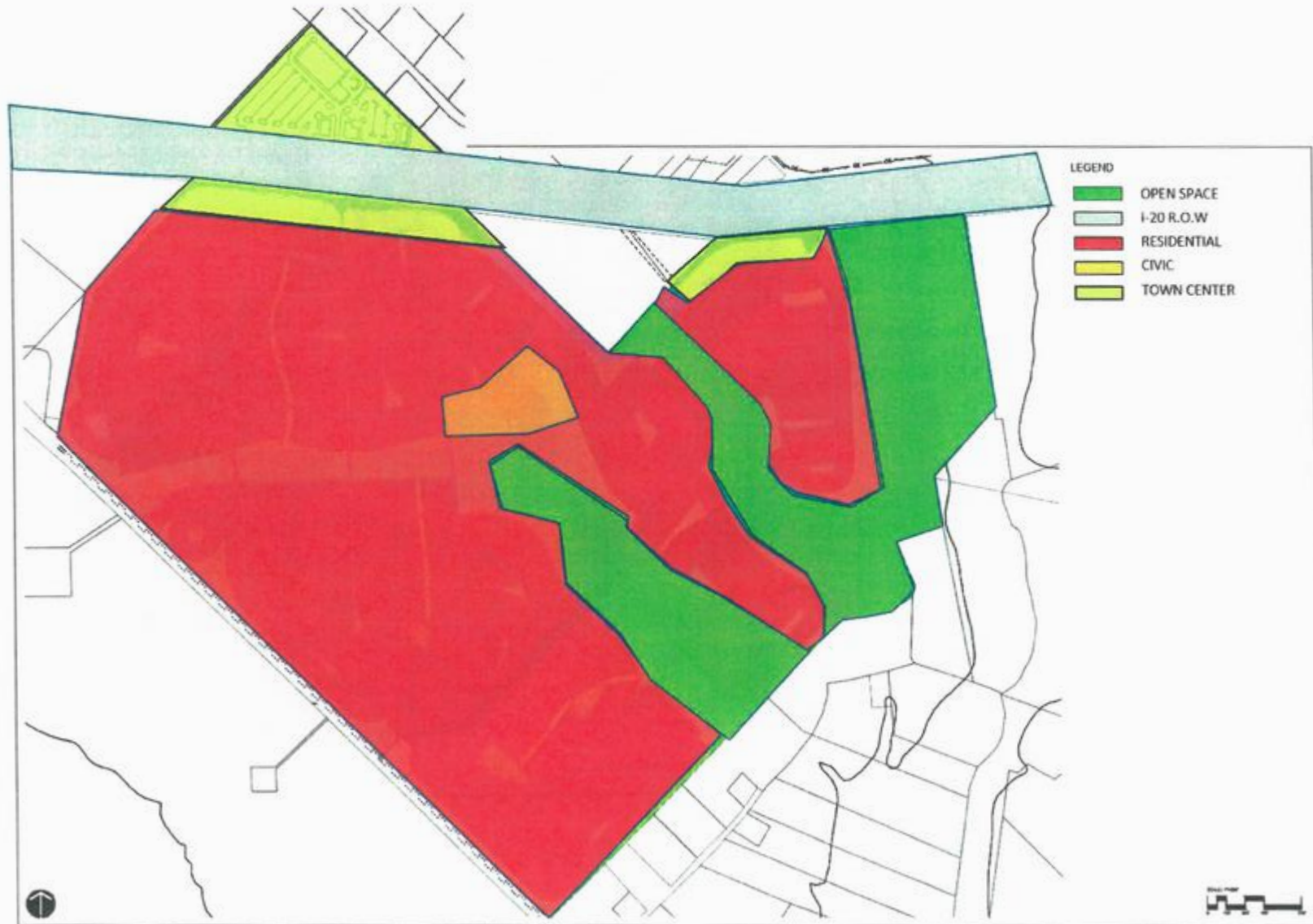
Designation of Additional Property to be Acquired by City

At the time Phase 1 is completed, the Owner has agreed to convey and dedicate to the City a 3-acre site within the Zone with direct access to FM 2757 for the City to construct a future Fire Station to serve the area. The City has five years from the time the Phase 1 plat is filed with Kaufman County to construct the Fire Station or the property will revert back to the Owner.



Northern 8.4-acre Commercial Parcel (Tract 2)

Proposed Land Use



City of Mesquite, TX

Proposed Land Use (Tract 1)



MESQUITE • TEXAS • LAND USE EXHIBIT
PH1018271 | 06.26.2019

LandDesign

Tract 1 Development Schedule



PROPOSED BUILD OUT															
	Total Units	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Phase 1	269			124	145										
Phase 2	223				11	212									
Phase 3	264					8	248	8							
Phase 4	270							240	30						
Phase 5	174								174						
Phase 6	226								44	182					
Phase 7	311									66	245				
Phase 8	251										3	246			
Phase 9	251												248	3	
Phase 10	274													245	29
TOTAL	2513	0	0	124	156	220	248	248	248	248	248	248	248	248	29

Estimated Project and Non-Project Costs

Estimated Project Costs

Project categories listed in the table below outline authorized public improvements which are described in more detail on the next page and are eligible for reimbursement under the TIRZ Act, including water, sanitary sewer, storm water, roadway improvements, park and recreation.

The costs illustrated in the table below are the Developer's estimates and may be revised or updated, as savings from one line item may be applied to a cost increase in another line item. It is anticipated that the project cost allocations will be evaluated on a case by case basis, consistent with the categories listed below, and brought forward to the TIRZ Board and City Council for consideration for any changes in accordance with the Amended and Restated Master Development Agreement.

Estimated Non-Project Costs

Non-project costs listed below are Developer costs that will not be reimbursed by TIRZ revenues. The total non-project costs are identified at \$63,192,743.

Relocation of Displaced Persons

No persons will be displaced or relocated due to the implementation of this Plan.

Reimbursement Cap

Under the terms and conditions of the Amended and Restated Master Development Agreement, "Reimbursement Cap" means the receipt by the Developer of \$159,000,000 in bond proceeds or available TIRZ Revenues for the reimbursement of District costs including any Developer interest carry costs.

<i>Proposed Project Costs</i>	<i>Project Costs Eligible For TIRZ Reimbursement</i>		<i>Non-Project Costs</i>	<i>Total Project</i>	
	<i>Planned Reimbursements</i>	<i>Limited To Bonding Capacity*</i>	<i>TIRZ Ineligible Developer Costs</i>	<i>Cost</i>	<i>% of Total</i>
Water Facilities and Improvements	\$ 15,933,065	\$ 3,938,897		\$ 19,871,962	9.84%
Sanitary Sewer Facilities and Improvements	\$ 13,192,667	\$ 3,261,429		\$ 16,454,096	8.15%
Storm Water Facilities and Improvements	\$ 50,210,617	\$ 12,412,831		\$ 62,623,448	31.01%
Transit / Parking Improvements	\$ 5,391,392	\$ 1,332,834		\$ 6,724,226	3.33%
Street and Intersection Improvements	\$ 66,524,259	\$ 16,445,813		\$ 82,970,072	41.09%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,012,433	\$ 1,980,796		\$ 9,993,229	4.95%
Administrative Costs	\$ -	\$ 3,293,232		\$ 3,293,232	1.63%
Other Master Plan Project Costs**			\$ 63,192,743		
Total	\$ 159,264,433	\$ 42,665,832	\$ 63,192,743	\$ 201,930,265	100.00%

*Developer to be reimbursed for all eligible costs within the capacity of MMD/TIRZ financing mechanism.
 **Includes capital/debt costs, taxes, developer overhead, and other TIRZ ineligible development costs.

Authorized Public Improvements

Categories of Authorized Public Improvements

The categories of authorized improvements proposed to be financed by the TIRZ are as follows: water improvements, sanitary sewer improvements, storm sewer and detention improvements, roadway improvements, erosion control and landscape improvements. All public improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the public improvements may be expanded to include any other category of improvements authorized by the TIRZ Act. Authorized improvements are subject to change.

Roadway Improvements:

Consist of construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Distribution System Improvements:

Consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the assessed property. The water distribution system improvements will be designed and constructed in accordance with TCEQ standards and specifications and it is anticipated that the water distribution system will be owned and operated by the City.

Sanitary Sewer Collection System Improvements:

Consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with TCEQ standards and specifications. and will be owned and operated by the City of Mesquite.

Storm Drainage Collection System Improvements:

Consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Location of Public Improvements:

The general location of proposed public improvements are shown on the following page. These locations are provided for informational purposes only and may be revised from time to time without amending this Plan.

Location of Future Public Safety Facility:

When Phase 1 of the residential development is completed, currently estimated by 2025, the Owner has agreed to convey and dedicate to the City a 3-acre site with direct access to FM 2757 for the City to construct a Fire Station. The exact location of the site is yet to be determined, but will likely be near the northwest corner of the property at FM 2757.

Location of Public Improvements



MESQUITE - TEXAS - LOT LAYOUT

MAJOR ROADS LAYOUT

LandDesign



MESQUITE - TEXAS - LOT LAYOUT

MAJOR ROADS PHASING LAYOUT

LandDesign



MESQUITE - TEXAS - LOT LAYOUT

TRAIL SYSTEM LAYOUT

LandDesign



MESQUITE - TEXAS - LOT LAYOUT

OFFSITE UTILITIES MAP

LandDesign

Economic Feasibility Study

In June 21, 2019, the Developer, Spradley Farms, LTD., engaged Tracy Cross & Associates to conduct an economic feasibility study to evaluate the market potential for residential development along Interstate Highway 20, east of FM 740 in Kaufman County.

The feasibility study established conclusions regarding the overall marketability of 2,500 single-family homes and townhomes to be developed within a large-scale, master-planned community, and based on these conclusions, the Developer engaged David Pettit Economic Development, LLC in August 2019 to create a preliminary financing plan for a reinvestment zone and those revenue assumptions and forecasts were incorporated into the Project Plan and Reinvestment Zone Financing Plan approved by the City Council on November 4, 2019.

In June 2020, Ryan Nesmith, with Robert W. Baird & Co. Incorporated, in cooperation with the City's Financial Advisor, updated the analysis in response to requirements of the May 2020 mediation. The revenue projections beginning on Page 20 summarize the revised estimated captured appraised values of the Zone during each year and the net benefits of the Zone to each of the local taxing jurisdiction.

Method of Financing

The TIRZ Board prepared and adopted this Amended Project Plan and Reinvestment Zone Financing Plan to extend the term of the TIRZ an additional ten years to expire 45 years from the date the TIRZ was established, as may be modified by an amendment to the TIRZ Plan (or 45 annual payments to District).

In accordance with the Amended and Restated Master Development Agreement between the TIRZ Board, City and Developer, the City will contribute 60% of the City's real property tax increment generated within the Zone for the entire 45 year term of the Zone, and it's anticipated that Kaufman County will also participate at a rate of 55% of the County's real property tax increment generated within the Zone for a 35 year period upon execution of a TIRZ Tax Participation Agreement.

MMD and TIRZ Revenues

Additionally, a Municipal Management District (MMD) is anticipated to be created by order of the Texas Commission on Environmental Quality (TCEQ) with contiguous boundaries of the TIRZ. The *Spradley Farms Improvement District of Kaufman County* (District) can also levy ad valorem tax on property within the District to provide additional financing of District costs. TIRZ Revenue, along with District revenue, will be available to finance the project costs pursuant to the Amended and Restated Master Development Agreement.

Before and until the District issues TIRZ GO Bonds, TIRZ Revenue will be used or reserved by the District to pay or reimburse District costs up to the TIRZ Cap or the Reimbursement Cap as defined in the Agreement.

When TIRZ GO Bonds are issued, TIRZ Revenue will be used by the District to pay principal and interest on the bonds in the amounts pursuant to the agreed upon flow of funds set forth in the Agreement:

- First, available TIRZ Revenues will be deposited to any District Revenue Fund as set forth in the bond documents for each series of TIRZ GO Bonds, in amounts equal to the pro rata share of the available TIRZ Revenues allocable to each series of TIRZ GO Bonds computed on the basis of the percentage of the District's ad valorem tax rate levied for debt service on the each series of TIRZ GO Bonds issued for utility purposes and road purposes for each Bond Year;
- Second, the District will assess a total combined debt service tax rate no less than \$0.38 per \$100 of assessed valuation for the payment of debt service on all outstanding TIRZ GO Bonds. Available TIRZ Revenues will then be used to pay debt service in the amount necessary to pay debt service on the outstanding TIRZ GO Bonds net of the revenues generated from the District's ad valorem tax levy;
- Third, available TIRZ Revenues will be deposited into each bond series Debt Service Reserve Fund in an amount to cover 30% of the debt service requirements for all outstanding TIRZ GO Bonds for the subsequent fiscal year;

Economic Feasibility

MMD and TIRZ Revenues Continued

- Fourth, the amount of Available TIRZ Revenues not needed to fund the payment of debt service pursuant to (ii) or (iii) above, shall be transferred to the Excess TIRZ Revenue Fund; and
- Fifth, no later than November 15 of each year, any amounts on deposit in the Excess TIRZ Revenue Fund shall be deemed excess for the purposes of the payment or reimbursement of TIRZ project costs for that year and the excess TIRZ Revenues would be transferred to the City and County proportionate to their contributions.

Duration of TIRZ Revenues

The grant, dedication and provision of available TIRZ Revenues shall continue until the TIRZ Cap has been reached, or until the District no longer has outstanding bonds or contractual obligations payable from ad valorem taxes and/or TIRZ Revenue.

Reimbursement Cap

Per the Amended and Restated Master Development Agreement, the District shall not issue bonds or receive TIRZ Revenues in an amount that would cause the Developer to receive reimbursement for District Costs (including any Developer interest carry costs) in excess of the Reimbursement Cap.

Bonded Indebtedness

No amount of bonded indebtedness will be incurred by the City.

Discount Rate	0.00%
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Inflation Rate	2.00%
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Real Property Tax		Participation	
City of Mesquite	0.73400000	60%	0.4404000
Kaufman County M&O	0.37482200	55%	0.2061521
Kaufman County I&S	0.06430000	0%	0.0000000
Spradley Farms MMD I&S	0.38000000	100%	0.3800000
Road and Bridge	0.09799000	0%	0.0000000
Forney ISD	1.47000000	0%	0.0000000
	3.12111200		1.02655210

Personal Property Tax		Participation	
City of Mesquite	0.73400000	0%	0.0000000
Kaufman County M&O	0.37482200	0%	0.0000000
Kaufman County I&S	0.06430000	0%	0.0000000
Spradley Farms MMD I&S	0.44000000	0%	0.0000000
Road and Bridge	0.09799000	0%	0.0000000
Forney ISD	1.47000000	0%	0.0000000
	3.18111200		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Taxing Unit Participation

60% City Tax Increment or 0.4404000 Tax Rate Equivalent
55% County Tax Increment or 0.2061521 Tax Rate Equivalent
100% MMD Tax or 0.3800000 Tax Rate Equivalent

Revenue Assumptions

Anticipated Development

Assumptions *

Over the 45 year term of the TIRZ, anticipated development will include a high-quality, master-planned, residential community including open space areas. It is anticipated that the community will consist of 2,513 housing units with a total taxable value of \$870,062,815 to be built over ten phases. It is also anticipated that the approximately 8 acres within the northern parcel will be built out with commercial uses.

*Note: Assumptions on remaining pages provided by the Developer

Home Type	Phase Completion	Units	% of Total Lots	Taxable Value PSF/Unit	Incremental Value
Phase #1					
Townhome	2024	67	25%	\$235,000	\$15,745,000
35' Lot	2024	54	20%	\$285,000	\$15,390,000
40' Lot	2024	54	20%	\$305,000	\$16,470,000
50' Lot	2024	43	16%	\$360,000	\$15,480,000
60' Lot	2024	32	12%	\$395,000	\$12,640,000
70' Lot	2024	19	7%	\$485,000	\$9,215,000
Phase 1 Total		269		Phase 1 AV	\$ 84,940,000
Phase #2					
Townhome	2025	56	25%	\$239,700	\$13,423,200
35' Lot	2025	44	20%	\$290,700	\$12,790,800
40' Lot	2025	44	20%	\$311,100	\$13,688,400
50' Lot	2025	36	16%	\$367,200	\$13,219,200
60' Lot	2025	27	12%	\$402,900	\$10,878,300
70' Lot	2025	16	7%	\$494,700	\$7,915,200
Phase 2 Total		223		Phase 2 AV	\$ 71,915,100
Phase #3					
Townhome	2026	66	25%	\$244,494	\$16,136,604
35' Lot	2026	53	20%	\$296,514	\$15,715,242
40' Lot	2026	53	20%	\$317,322	\$16,818,066
50' Lot	2026	42	16%	\$374,544	\$15,730,848
60' Lot	2026	32	12%	\$410,958	\$13,150,656
70' Lot	2026	18	7%	\$504,594	\$9,082,692
Phase 3 Total		264		Phase 3 AV	\$ 86,634,108
Phase #4					
Townhome	2027	68	25%	\$249,384	\$16,958,104
35' Lot	2027	54	20%	\$302,444	\$16,331,991
40' Lot	2027	54	20%	\$323,668	\$17,478,096
50' Lot	2027	43	16%	\$382,035	\$16,427,500
60' Lot	2027	32	12%	\$419,177	\$13,413,669
70' Lot	2027	19	7%	\$514,686	\$9,779,032
Phase 4 Total		270		Phase 4 AV	\$ 90,388,391
Phase #5					
Townhome	2028	43	25%	\$254,372	\$10,937,977
35' Lot	2028	35	20%	\$308,493	\$10,797,261
40' Lot	2028	35	20%	\$330,142	\$11,554,963
50' Lot	2028	28	16%	\$389,676	\$10,910,916
60' Lot	2028	21	12%	\$427,561	\$8,978,775
70' Lot	2028	12	7%	\$524,980	\$6,299,755
Phase 5 Total		174		Phase 5 AV	\$ 59,479,647

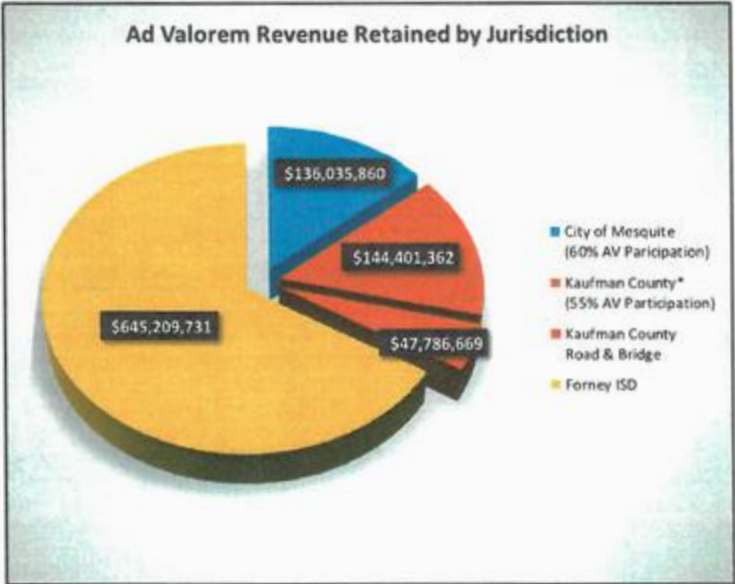
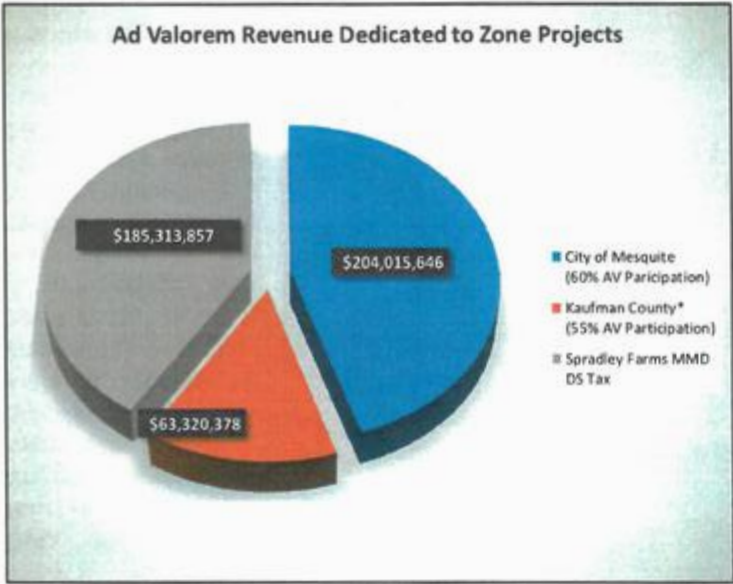
Home Type	Phase Completion	Units	% of Total Lots	Taxable Value PSF/Unit	Incremental Value
Phase #6					
Townhome	2029	57	25%	\$259,459	\$14,789,162
35' Lot	2029	45	20%	\$314,663	\$14,159,836
40' Lot	2029	45	20%	\$336,745	\$15,153,509
50' Lot	2029	36	16%	\$397,469	\$14,308,887
60' Lot	2029	27	12%	\$436,112	\$11,775,022
70' Lot	2029	16	7%	\$535,479	\$8,567,667
Phase 6 Total		226		Phase 6 AV	\$ 78,754,084
Phase #7					
Townhome	2030	78	25%	\$264,648	\$20,642,557
35' Lot	2030	62	20%	\$320,956	\$19,859,290
40' Lot	2030	62	20%	\$343,480	\$21,295,731
50' Lot	2030	50	16%	\$405,418	\$20,270,924
60' Lot	2030	37	12%	\$444,834	\$16,458,864
70' Lot	2030	22	7%	\$546,189	\$12,016,153
Phase 7 Total		311		Phase 7 AV	\$ 110,583,519
Phase #8					
Townhome	2031	63	25%	\$269,941	\$17,006,291
35' Lot	2031	50	20%	\$327,375	\$16,368,771
40' Lot	2031	50	20%	\$350,349	\$17,517,456
50' Lot	2031	40	16%	\$413,527	\$16,541,074
60' Lot	2031	30	12%	\$453,731	\$13,611,925
70' Lot	2031	18	7%	\$557,113	\$10,028,026
Phase 8 Total		251		Phase 8 AV	\$ 91,073,543
Phase #9					
Townhome	2032	63	25%	\$275,340	\$17,346,417
35' Lot	2032	50	20%	\$333,923	\$16,696,146
40' Lot	2032	50	20%	\$357,356	\$17,867,806
50' Lot	2032	40	16%	\$421,797	\$16,871,895
60' Lot	2032	30	12%	\$462,806	\$13,884,164
70' Lot	2032	18	7%	\$568,255	\$10,228,586
Phase 9 Total		251		Phase 9 AV	\$ 92,895,014
Phase #10					
Townhome	2034	68	25%	\$280,847	\$19,097,579
35' Lot	2034	55	20%	\$340,601	\$18,733,076
40' Lot	2034	55	20%	\$364,503	\$20,047,678
50' Lot	2034	44	16%	\$430,233	\$18,930,266
60' Lot	2034	33	12%	\$472,062	\$15,578,032
70' Lot	2034	19	7%	\$579,620	\$11,012,778
Phase 10 Total		274		Phase 10 AV	\$ 103,399,409
TOTAL		2513			\$ 870,062,815

Total 2,513 Units \$870,062,815 Tax Incremental Value

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ	Net Benefit
City of Mesquite	\$ 340,051,506	\$ 204,015,646	\$ 136,035,860
Kaufman County (M&O and I&S)*	\$ 207,721,740	\$ 63,320,378	\$ 144,401,362
Kaufman County Road & Bridge	\$ 47,786,669	\$ -	\$ 47,786,669
Forney ISD	\$ 645,209,731	\$ -	\$ 645,209,731
Spradley Farms MMD DS Tax	\$ 185,313,857	\$ 185,313,857	\$ -

*Kaufman County Ad Valorem revenues calculated over 45 year life of TIRZ at full tax rate. County Ad Valorem Dedicated to Zone Projects is calculated from the O&M portion of the tax only, and stops after 35 years.



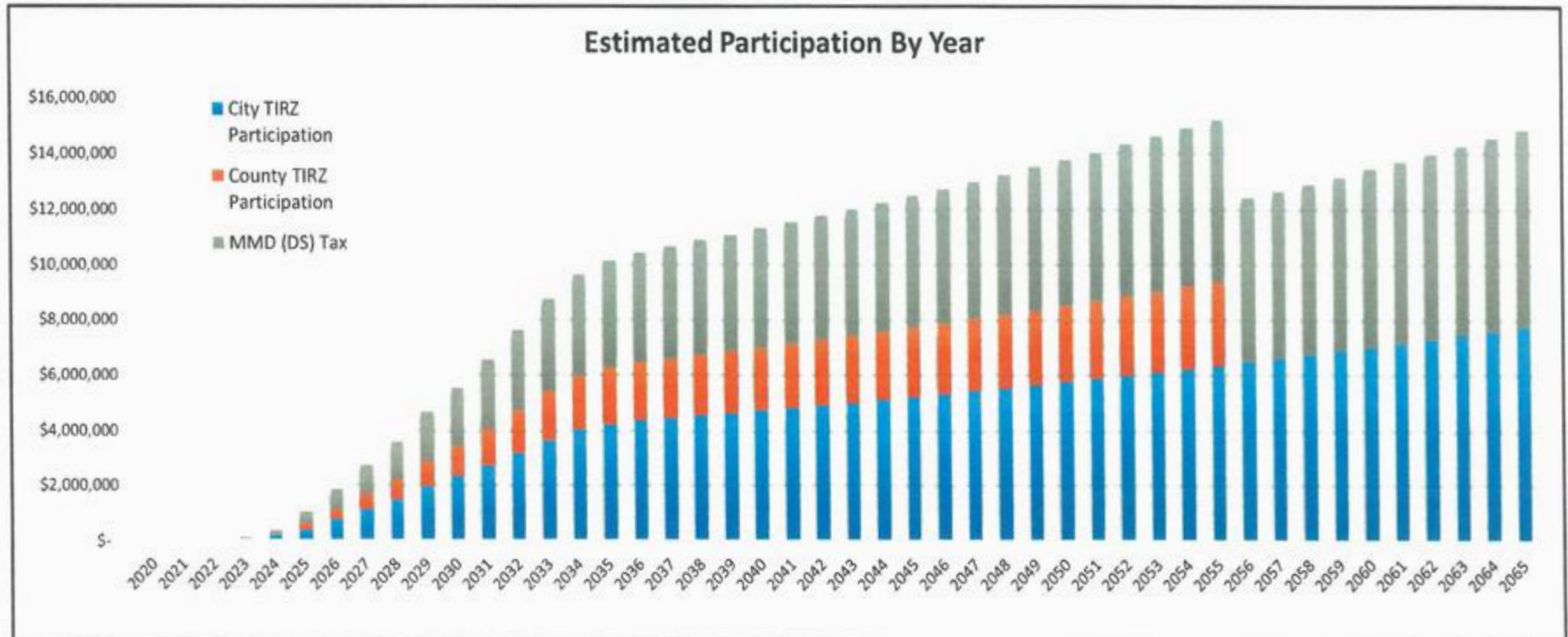
Projected over the Life of the TIRZ	City of Mesquite (60% AV Participation)	Kaufman County* (55% AV Participation)	Kaufman County Road & Bridge	Forney ISD	Spradley Farms MMD DS Tax
Total Ad Valorem Revenues	\$ 340,051,506	\$ 207,721,740	\$ 47,786,669	\$ 645,209,731	\$ 185,313,857
Ad Valorem Dedicated to Zone Projects	\$ 204,015,646	\$ 63,320,378	\$ -	\$ -	\$ 185,313,857
Ad Valorem Retained by Jurisdiction	\$ 136,035,860	\$ 144,401,362	\$ 47,786,669	\$ 645,209,731	\$ -

*Kaufman County Ad Valorem revenues calculated over 45 year life of TIRZ at full tax rate. County Ad Valorem Dedicated to Zone Projects is calculated from the O&M portion of the tax only, and stops after 35 years.

Revenue Summary

<i>Projected over the Life of the TIRZ</i>	<i>City of Mesquite (60% AV Participation)</i>	<i>Kaufman County* (55% AV Participation)</i>	<i>Spradley Farms MMD DS Tax</i>
Total Ad Valorem Revenues	\$ 340,051,506	\$ 207,721,740	\$ 185,313,857
Ad Valorem Dedicated to Zone Projects	\$ 204,015,646	\$ 63,320,378	\$ 185,313,857
Ad Valorem Retained by Jurisdiction	\$ 136,035,860	\$ 144,401,362	\$ -

*Kaufman County Ad Valorem revenues calculated over 45 year life of TIRZ at full tax rate. County Ad Valorem Dedicated to Zone Projects is calculated from the O&M portion of the tax only, and stops after 35 years.



Summary of Revenue and Net Benefit By Year

Year	Base Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
City Tax Generated	\$ 578	\$ 578	\$ 578	\$ 112,660	\$ 336,321	\$ 729,871	\$ 1,285,881	\$ 1,923,790	\$ 2,491,560	\$ 3,278,359	\$ 3,863,917	\$ 4,584,498	\$ 5,330,256	\$ 6,113,735
City TIRZ Participation	\$ -	\$ -	\$ -	\$ 67,249	\$ 201,446	\$ 437,576	\$ 771,182	\$ 1,153,927	\$ 1,494,589	\$ 1,966,668	\$ 2,318,004	\$ 2,750,352	\$ 3,197,807	\$ 3,667,894
City Net Benefit	\$ 578	\$ 578	\$ 578	\$ 45,411	\$ 134,875	\$ 292,295	\$ 514,699	\$ 769,863	\$ 996,971	\$ 1,311,690	\$ 1,545,914	\$ 1,834,146	\$ 2,132,449	\$ 2,445,841
County Tax Generated	\$ 346	\$ 346	\$ 346	\$ 68,819	\$ 205,443	\$ 445,845	\$ 785,485	\$ 1,175,155	\$ 1,521,979	\$ 2,002,598	\$ 2,360,288	\$ 2,800,458	\$ 3,256,007	\$ 3,734,598
County TIRZ Participation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,146	\$ 368,595	\$ 551,531	\$ 714,352	\$ 939,986	\$ 1,107,909	\$ 1,314,553	\$ 1,528,417	\$ 1,753,098
County Net Benefit	\$ 346	\$ 346	\$ 346	\$ 68,819	\$ 205,443	\$ 236,699	\$ 416,890	\$ 623,624	\$ 807,627	\$ 1,062,612	\$ 1,252,380	\$ 1,485,905	\$ 1,727,590	\$ 1,981,500
Forney ISD Tax Generated	\$ 1,157	\$ 1,157	\$ 1,157	\$ 237,502	\$ 638,108	\$ 1,384,798	\$ 2,439,725	\$ 3,650,043	\$ 4,727,283	\$ 6,220,090	\$ 7,331,081	\$ 8,698,251	\$ 10,113,192	\$ 11,599,700
Kaufman Road & Bridge Tax Generated	\$ 77	\$ 77	\$ 77	\$ 15,832	\$ 47,262	\$ 102,567	\$ 180,702	\$ 270,346	\$ 350,133	\$ 460,700	\$ 542,988	\$ 644,249	\$ 749,049	\$ 859,149
MMD (DS) Tax	\$ -	\$ -	\$ -	\$ 61,395	\$ 183,281	\$ 397,750	\$ 700,753	\$ 1,048,387	\$ 1,357,799	\$ 1,786,571	\$ 2,105,677	\$ 2,498,364	\$ 2,904,772	\$ 3,331,735
Total TIRZ Participation	\$ -	\$ -	\$ -	\$ 128,644	\$ 384,727	\$ 1,044,472	\$ 1,940,529	\$ 2,753,845	\$ 3,566,740	\$ 4,693,226	\$ 5,531,589	\$ 6,563,268	\$ 7,630,995	\$ 8,752,727
Total Net Benefit	\$ 2,158	\$ 2,158	\$ 2,158	\$ 367,563	\$ 1,025,689	\$ 2,016,360	\$ 3,552,016	\$ 5,313,875	\$ 6,882,014	\$ 9,055,092	\$ 10,672,362	\$ 12,662,551	\$ 14,722,280	\$ 16,886,190

34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
\$ 6,745,384	\$ 7,096,577	\$ 7,296,833	\$ 7,446,369	\$ 7,595,296	\$ 7,747,202	\$ 7,902,146	\$ 8,060,189	\$ 8,221,393	\$ 8,385,821	\$ 8,553,537	\$ 8,724,608	\$ 8,899,100	\$ 9,077,082	\$ 9,258,624	\$ 9,443,796	\$ 9,632,672
\$ 4,046,884	\$ 4,257,600	\$ 4,377,753	\$ 4,467,475	\$ 4,556,831	\$ 4,647,974	\$ 4,740,941	\$ 4,835,767	\$ 4,932,489	\$ 5,031,146	\$ 5,131,776	\$ 5,234,418	\$ 5,339,113	\$ 5,445,902	\$ 5,554,827	\$ 5,665,931	\$ 5,779,256
\$ 2,698,500	\$ 2,838,978	\$ 2,919,080	\$ 2,978,894	\$ 3,038,465	\$ 3,099,228	\$ 3,161,205	\$ 3,224,422	\$ 3,288,904	\$ 3,354,675	\$ 3,421,762	\$ 3,490,190	\$ 3,559,987	\$ 3,631,180	\$ 3,703,796	\$ 3,777,865	\$ 3,853,416
\$ 4,120,443	\$ 4,334,971	\$ 4,457,298	\$ 4,548,643	\$ 4,639,615	\$ 4,732,408	\$ 4,827,056	\$ 4,923,597	\$ 5,022,069	\$ 5,122,510	\$ 5,224,960	\$ 5,329,460	\$ 5,436,049	\$ 5,544,770	\$ 5,655,665	\$ 5,768,779	\$ 5,884,154
\$ 1,934,239	\$ 2,034,952	\$ 2,092,380	\$ 2,135,263	\$ 2,177,971	\$ 2,221,534	\$ 2,265,968	\$ 2,311,291	\$ 2,357,520	\$ 2,404,673	\$ 2,452,770	\$ 2,501,829	\$ 2,551,869	\$ 2,602,909	\$ 2,654,971	\$ 2,708,073	\$ 2,762,238
\$ 2,186,205	\$ 2,300,019	\$ 2,364,918	\$ 2,413,380	\$ 2,461,644	\$ 2,510,874	\$ 2,561,088	\$ 2,612,306	\$ 2,664,549	\$ 2,717,837	\$ 2,772,190	\$ 2,827,631	\$ 2,884,180	\$ 2,941,861	\$ 3,000,695	\$ 3,060,705	\$ 3,121,916
\$ 12,798,140	\$ 13,464,465	\$ 13,844,414	\$ 14,128,131	\$ 14,410,694	\$ 14,698,908	\$ 14,992,886	\$ 15,292,744	\$ 15,598,599	\$ 15,910,571	\$ 16,228,782	\$ 16,553,358	\$ 16,884,425	\$ 17,222,113	\$ 17,566,555	\$ 17,917,887	\$ 18,276,244
\$ 947,914	\$ 997,266	\$ 1,025,408	\$ 1,046,421	\$ 1,067,350	\$ 1,088,697	\$ 1,110,471	\$ 1,132,680	\$ 1,155,334	\$ 1,178,441	\$ 1,202,009	\$ 1,226,050	\$ 1,250,571	\$ 1,275,582	\$ 1,301,094	\$ 1,327,115	\$ 1,353,658
\$ 3,675,959	\$ 3,867,345	\$ 3,976,476	\$ 4,057,967	\$ 4,139,126	\$ 4,221,909	\$ 4,306,347	\$ 4,392,474	\$ 4,480,323	\$ 4,569,930	\$ 4,661,328	\$ 4,754,555	\$ 4,849,646	\$ 4,946,639	\$ 5,045,571	\$ 5,146,483	\$ 5,249,413
\$ 9,657,081	\$ 10,159,896	\$ 10,446,609	\$ 10,660,704	\$ 10,873,928	\$ 11,091,417	\$ 11,313,296	\$ 11,539,531	\$ 11,770,332	\$ 12,005,749	\$ 12,245,874	\$ 12,490,801	\$ 12,740,628	\$ 12,995,450	\$ 13,255,369	\$ 13,520,487	\$ 13,790,907
\$ 18,630,759	\$ 19,600,728	\$ 20,153,820	\$ 20,566,827	\$ 20,978,153	\$ 21,397,706	\$ 21,825,650	\$ 22,262,153	\$ 22,707,385	\$ 23,161,523	\$ 23,624,743	\$ 24,097,228	\$ 24,579,162	\$ 25,070,735	\$ 25,572,140	\$ 26,083,579	\$ 26,605,234

31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	Spradley Farms
2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	Totals
\$ 9,825,326	\$ 10,021,832	\$ 10,222,269	\$ 10,426,714	\$ 10,635,248	\$ 10,847,953	\$ 11,064,912	\$ 11,286,211	\$ 11,511,935	\$ 11,742,174	\$ 11,977,017	\$ 12,216,557	\$ 12,460,888	\$ 12,710,106	\$ 12,964,308	\$ 340,051,506
\$ 5,894,849	\$ 6,012,752	\$ 6,133,014	\$ 6,255,682	\$ 6,380,802	\$ 6,508,425	\$ 6,638,601	\$ 6,771,380	\$ 6,906,814	\$ 7,044,957	\$ 7,185,863	\$ 7,329,588	\$ 7,476,186	\$ 7,625,717	\$ 7,778,238	\$ 204,015,646
\$ 3,930,477	\$ 4,009,080	\$ 4,089,254	\$ 4,171,032	\$ 4,254,446	\$ 4,339,528	\$ 4,426,312	\$ 4,514,831	\$ 4,605,121	\$ 4,697,216	\$ 4,791,154	\$ 4,886,970	\$ 4,984,702	\$ 5,084,389	\$ 5,186,070	\$ 136,035,282
\$ 6,001,837	\$ 6,121,874	\$ 6,244,311	\$ 6,369,198	\$ 6,496,582	\$ 6,626,513	\$ 6,759,044	\$ 6,894,224	\$ 7,032,109	\$ 7,172,751	\$ 7,316,206	\$ 7,462,530	\$ 7,611,781	\$ 7,764,016	\$ 7,919,297	\$ 207,721,740
\$ 2,817,486	\$ 2,873,839	\$ 2,931,319	\$ 2,989,949	\$ 3,049,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,320,378
\$ 3,184,351	\$ 3,248,035	\$ 3,312,992	\$ 3,379,249	\$ 3,446,831	\$ 6,626,513	\$ 6,759,044	\$ 6,894,224	\$ 7,032,109	\$ 7,172,751	\$ 7,316,206	\$ 7,462,530	\$ 7,611,781	\$ 7,764,016	\$ 7,919,297	\$ 144,401,362
\$ 18,641,769	\$ 19,014,605	\$ 19,394,897	\$ 19,782,795	\$ 20,178,450	\$ 20,582,019	\$ 20,993,660	\$ 21,413,533	\$ 21,841,804	\$ 22,278,640	\$ 22,724,213	\$ 23,178,697	\$ 23,642,271	\$ 24,115,116	\$ 24,597,419	\$ 645,209,731
\$ 1,380,731	\$ 1,408,346	\$ 1,436,512	\$ 1,465,243	\$ 1,494,548	\$ 1,524,438	\$ 1,554,927	\$ 1,586,026	\$ 1,617,746	\$ 1,650,101	\$ 1,683,103	\$ 1,716,765	\$ 1,751,101	\$ 1,786,123	\$ 1,821,845	\$ 47,786,823
\$ 5,354,401	\$ 5,461,489	\$ 5,570,719	\$ 5,682,133	\$ 5,795,776	\$ 5,911,691	\$ 6,029,925	\$ 6,150,523	\$ 6,273,534	\$ 6,399,005	\$ 6,526,985	\$ 6,657,524	\$ 6,790,675	\$ 6,926,488	\$ 7,065,018	\$ 185,313,857
\$ 14,066,735	\$ 14,348,080	\$ 14,635,052	\$ 14,927,763	\$ 15,226,329	\$ 12,420,116	\$ 12,668,526	\$ 12,921,909	\$ 13,180,348	\$ 13,443,962	\$ 13,712,848	\$ 13,987,112	\$ 14,266,861	\$ 14,552,205	\$ 14,843,256	\$ 452,649,881
\$ 27,137,328	\$ 27,680,065	\$ 28,233,656	\$ 28,798,319	\$ 29,374,275	\$ 30,072,499	\$ 30,793,942	\$ 31,540,614	\$ 32,313,780	\$ 33,113,708	\$ 33,941,676	\$ 34,798,792	\$ 35,686,157	\$ 36,604,072	\$ 37,552,845	\$ 973,437,939

Phase 1 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2024	67	\$ 235,000	\$ 15,745,000
35 LFF	2024	54	\$ 285,000	\$ 15,390,000
40 LFF	2024	54	\$ 305,000	\$ 16,470,000
50 LFF	2024	43	\$ 360,000	\$ 15,480,000
60 LFF	2024	32	\$ 395,000	\$ 12,640,000
70 LFF	2024	19	\$ 485,000	\$ 9,215,000
TOTAL		269		84,940,000

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 39,702,316
Kaufman County M&O	12.0%	\$ 20,274,252
Kaufman County I&S	2.1%	\$ 3,478,009
Spradley Farms MMD I&S	12.2%	\$ 20,554,332
Road and Bridge	3.1%	\$ 5,300,313
Forney ISD	47.1%	\$ 79,512,812
	100.0%	168,822,035
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	45.8%	\$ 23,821,389
Kaufman County M&O	14.6%	\$ 7,608,351
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.5%	\$ 20,554,332
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 51,984,072
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 15,880,926
Kaufman County M&O	10.8%	\$ 12,665,902
Kaufman County I&S	3.0%	\$ 3,478,009
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 5,300,313
Forney ISD	68.1%	\$ 79,512,812
	100.0%	\$ 116,837,962
		100.0%

Phase 1 Participation

PARTICIPATION	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY	<i>Taxable Value</i>														
	-	-	19,577,249	71,362,230	84,940,000	88,638,800	88,371,576	90,139,008	91,941,788	93,780,633	95,656,236	97,569,361	99,520,746	101,511,163	103,541,386
City of Mesquite	-	-	85,218	314,279	374,076	381,557	389,188	396,972	404,912	413,010	421,270	429,695	438,289	447,055	455,996
Kaufman County M&O	-	-	40,359	147,115	175,196	178,608	182,180	185,823	189,540	193,331	197,197	201,141	205,164	209,267	213,455
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spradley Farms MMD I&S	-	-	74,394	271,176	322,772	329,227	335,812	342,528	349,379	356,366	363,494	370,764	378,179	385,742	393,457
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ferney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	200,971	732,576	871,963	889,392	907,180	925,324	943,830	962,707	981,961	1,001,600	1,021,632	1,042,065	1,062,906

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
105,612,214	107,724,458	109,878,947	112,076,526	114,318,057	116,604,418	118,936,506	121,315,236	123,741,541	126,216,372	128,740,699	131,315,513	133,941,824	136,620,660	139,353,073
485,116	474,419	483,907	493,585	503,457	513,526	523,796	534,272	544,958	555,857	566,974	578,314	589,880	601,677	613,711
217,722	222,076	226,518	231,048	235,669	240,382	245,190	250,094	255,096	260,198	265,402	270,710	276,124	281,646	287,279
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
401,326	409,353	417,540	425,891	434,409	443,097	451,959	460,998	470,218	479,622	489,215	498,999	508,979	519,159	529,542
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,084,164	1,105,848	1,127,965	1,150,524	1,173,534	1,197,005	1,220,945	1,245,364	1,270,271	1,295,677	1,321,590	1,348,022	1,374,983	1,402,482	1,430,532

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
142,140,135	144,982,937	147,862,596	150,840,269	153,857,053	156,934,194	160,072,878	163,274,335	166,539,822	169,870,619	173,268,031	176,733,392	180,268,059	183,873,421	187,550,889
625,985	638,505	651,275	664,300	677,586	691,138	704,961	719,060	733,441	748,110	763,072	778,334	793,901	809,779	825,974
293,025	298,885	304,863	310,960	317,180	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
540,133	550,935	561,954	573,193	584,657	596,350	608,277	620,442	632,851	645,508	658,419	671,587	685,019	698,719	712,693
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,459,143	1,498,325	1,518,092	1,548,454	1,579,423	1,287,488	1,313,238	1,339,503	1,366,292	1,393,619	1,421,491	1,449,921	1,478,919	1,508,498	1,538,667
														GROSS
														21,821,388
														7,608,351
														20,564,332
														51,934,072

Phase 1 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	-	-	57,479	209,520	249,384	254,372	259,459	264,648	269,841	275,340	280,847	286,464	292,193	298,037	303,998
Kaufman County M&O	-	-	33,021	120,367	143,268	146,134	149,056	152,037	155,078	158,180	161,343	164,570	167,862	171,219	174,643
Kaufman County I&S	-	-	12,588	45,886	54,616	55,709	56,823	57,959	59,119	60,301	61,507	62,737	63,992	65,272	66,577
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	19,184	69,928	83,233	84,897	86,595	88,327	90,094	91,896	93,734	95,608	97,520	99,471	101,460
Forney ISD	-	-	287,786	1,049,025	1,248,618	1,273,590	1,299,062	1,325,043	1,351,544	1,378,575	1,406,147	1,434,270	1,462,955	1,492,214	1,522,056
Total	-	-	410,057	1,494,725	1,779,119	1,814,702	1,850,996	1,888,016	1,925,776	1,964,291	2,003,577	2,043,649	2,084,522	2,126,212	2,168,735

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
310,077	316,279	322,605	329,057	335,638	342,351	349,198	356,182	363,305	370,571	377,983	385,542	393,253	401,118	409,141
178,136	181,699	185,333	189,039	192,820	196,677	200,610	204,622	208,715	212,889	217,147	221,490	225,920	230,438	235,047
67,909	69,267	70,652	72,065	73,507	74,977	76,476	78,006	79,566	81,157	82,780	84,436	86,125	87,847	89,604
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
103,489	105,559	107,670	109,824	112,020	114,261	116,546	118,877	121,254	123,679	126,153	128,676	131,250	133,875	136,552
1,552,500	1,583,550	1,615,221	1,647,525	1,680,475	1,714,085	1,748,367	1,783,334	1,819,001	1,855,381	1,892,488	1,930,338	1,968,945	2,008,324	2,048,490
2,212,111	2,256,353	2,301,480	2,347,510	2,394,460	2,442,349	2,491,196	2,541,020	2,591,841	2,643,678	2,696,551	2,750,482	2,805,492	2,861,602	2,918,834

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	GROSS
417,323	425,670	434,183	442,867	451,724	460,759	469,974	479,373	488,961	498,740	508,715	518,889	529,267	539,852	550,649	15,886,926
239,748	244,543	249,433	254,422	259,511	264,724	269,968	275,358	280,898	286,590	292,441	298,456	304,640	311,008	317,565	12,665,902
91,396	93,224	95,089	96,990	98,930	100,909	102,927	104,985	107,085	109,227	111,411	113,640	115,912	118,231	120,595	3,478,009
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
139,283	142,069	144,910	147,808	150,765	153,780	156,855	159,993	163,192	166,456	169,785	173,181	176,645	180,178	183,781	6,300,313
2,089,460	2,131,249	2,173,874	2,217,352	2,261,699	2,306,933	2,353,071	2,400,133	2,448,135	2,497,098	2,547,040	2,597,981	2,649,940	2,702,939	2,756,998	79,612,612
2,977,210	3,036,784	3,097,490	3,159,429	3,222,628	3,287,004	3,352,616	3,419,472	3,487,602	3,557,034	3,627,798	3,699,916	3,773,426	3,848,379	3,924,726	116,037,962

Phase 2 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2025	56	\$ 239,700	\$ 13,423,200
35 LFF	2025	44	\$ 290,700	\$ 12,790,800
40 LFF	2025	44	\$ 311,100	\$ 13,688,400
50 LFF	2025	36	\$ 367,200	\$ 13,219,200
60 LFF	2025	27	\$ 402,900	\$ 10,878,300
70 LFF	2025	16	\$ 494,700	\$ 7,915,200
TOTAL				71,915,100

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 32,316,774
Kaufman County M&O	12.0%	\$ 16,502,776
Kaufman County I&S	2.1%	\$ 2,831,020
Spradley Farms MMD I&S	12.2%	\$ 16,730,755
Road and Bridge	3.1%	\$ 4,314,333
Forney ISD	47.1%	\$ 64,721,604
	100.0%	\$ 137,417,261
		<i>100.0%</i>

TOTAL PARTICIPATION		TOTAL
City of Mesquite	45.9%	\$ 19,390,064
Kaufman County M&O	14.5%	\$ 6,136,062
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.6%	\$ 16,730,755
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 42,256,880
		<i>100.0%</i>

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 12,926,709
Kaufman County M&O	10.9%	\$ 10,366,715
Kaufman County I&S	3.0%	\$ 2,831,020
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 4,314,333
Forney ISD	68.0%	\$ 64,721,604
	100.0%	\$ 95,160,381
		<i>100.0%</i>

Phase 2 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	-	-	-	-	173,270	211,143	215,366	219,673	224,066	228,548	233,119	237,781	242,537	247,387	252,335
Kaufman County M&O	-	-	-	-	99,541	121,299	123,725	126,200	128,724	131,298	133,924	136,603	139,335	142,121	144,964
Kaufman County I&S	-	-	-	-	37,847	46,241	47,166	48,110	49,072	50,053	51,054	52,075	53,117	54,179	55,263
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	57,629	70,470	71,879	73,317	74,783	76,279	77,804	79,360	80,947	82,566	84,218
Forney ISD	-	-	-	-	887,528	1,057,152	1,078,295	1,099,861	1,121,858	1,144,295	1,167,181	1,190,525	1,214,335	1,238,622	1,263,394
Total	-	-	-	-	1,236,116	1,506,305	1,536,431	1,567,160	1,598,503	1,630,473	1,662,992	1,696,244	1,730,271	1,764,876	1,800,174

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
257,382	262,529	267,780	273,136	278,598	284,170	289,854	295,651	301,564	307,595	313,747	320,022	326,422	332,951	339,610
147,863	150,820	153,837	156,913	160,052	163,253	166,518	169,848	173,245	176,710	180,244	183,849	187,526	191,277	195,102
56,368	57,495	58,645	59,818	61,015	62,235	63,480	64,749	66,044	67,365	68,712	70,087	71,488	72,918	74,376
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85,902	87,620	89,373	91,160	92,983	94,843	96,740	98,674	100,648	102,661	104,714	106,808	108,945	111,123	113,346
1,288,662	1,314,436	1,340,724	1,367,539	1,394,890	1,422,787	1,451,243	1,480,268	1,509,873	1,540,071	1,570,872	1,602,290	1,634,335	1,667,022	1,700,363
1,836,177	1,872,801	1,910,359	1,948,966	1,987,537	2,027,288	2,067,834	2,109,190	2,151,374	2,194,402	2,238,290	2,283,056	2,328,717	2,375,291	2,422,797

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	GROSS
346,402	353,330	360,397	367,605	374,957	382,456	390,105	397,907	405,865	413,982	422,262	430,707	439,322	448,108	457,070	12,926,709
199,004	202,984	207,044	211,185	215,408	488,259	498,024	507,985	518,144	528,507	539,077	549,859	560,856	572,073	583,515	10,366,716
75,864	77,381	78,929	80,507	82,118	83,760	85,435	87,144	88,887	90,664	92,478	94,327	96,214	98,138	100,101	2,831,020
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
115,613	117,925	120,284	122,689	125,143	127,646	130,199	132,803	135,459	138,168	140,931	143,750	146,625	149,558	152,549	4,314,333
1,734,370	1,769,057	1,804,438	1,840,527	1,877,338	1,914,884	1,953,182	1,992,246	2,032,091	2,072,733	2,114,187	2,156,471	2,199,600	2,243,592	2,288,464	64,721,604
2,471,253	2,520,678	2,571,091	2,622,513	2,674,963	2,897,005	3,056,845	3,118,084	3,180,446	3,244,055	3,308,936	3,375,115	3,442,617	3,511,469	3,581,699	95,160,381

Phase 3 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2026	66	\$ 244,494	\$ 16,136,604
35 LFF	2026	53	\$ 296,514	\$ 15,715,242
40 LFF	2026	53	\$ 317,322	\$ 16,818,066
50 LFF	2026	42	\$ 374,544	\$ 15,730,848
60 LFF	2026	32	\$ 410,958	\$ 13,150,656
70 LFF	2026	18	\$ 504,594	\$ 9,082,692
TOTAL				86,634,108

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 37,533,739
Kaufman County M&O	12.0%	\$ 19,166,854
Kaufman County I&S	2.1%	\$ 3,288,037
Spradley Farms MMD I&S	12.2%	\$ 19,431,636
Road and Bridge	3.1%	\$ 5,010,805
Forney ISD	47.1%	\$ 75,169,749
	100.0%	\$ 159,600,821
		<i>100.0%</i>

TOTAL PARTICIPATION		TOTAL
City of Mesquite	45.6%	\$ 22,520,243
Kaufman County M&O	15.0%	\$ 7,386,093
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.4%	\$ 19,431,636
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 49,337,972
		<i>100.0%</i>

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 15,013,495
Kaufman County M&O	10.7%	\$ 11,780,761
Kaufman County I&S	3.0%	\$ 3,288,037
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 5,010,805
Forney ISD	68.2%	\$ 75,169,749
	100.0%	\$ 110,262,849
		<i>100.0%</i>

Phase 3 Participation

PARTICIPATION	2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035														
	REAL PROPERTY	Taxable Value													
	-	-	-	-	-	68,257,176	86,634,108	88,366,790	90,134,126	91,936,808	93,775,545	95,651,056	97,564,077	99,515,358	101,505,665
City of Mesquite	-	-	-	-	-	300,605	381,537	389,167	396,951	404,890	412,987	421,247	429,672	438,266	447,031
Kaufman County M&O	-	-	-	-	-	140,714	178,598	182,170	185,813	189,530	193,320	197,187	201,130	205,153	209,256
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spradley Farms MWD I&S	-	-	-	-	-	259,277	329,210	335,794	342,510	349,360	356,347	363,474	370,743	378,158	385,722
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	700,695	889,344	907,131	925,274	943,779	962,655	981,908	1,001,546	1,021,577	1,042,009

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
103,535,779	105,606,494	107,718,624	109,872,997	112,070,457	114,311,866	116,598,103	118,930,065	121,308,666	123,734,840	126,209,536	128,733,727	131,308,402	133,934,570	136,613,261
455,972	485,091	474,393	483,881	493,558	503,429	513,498	523,768	534,243	544,928	555,827	566,943	578,282	589,848	601,645
213,441	217,710	222,064	226,505	231,036	235,656	240,369	245,177	250,080	255,082	260,184	265,387	270,695	276,109	281,631
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
393,436	401,305	409,331	417,517	425,868	434,385	443,073	451,934	460,973	470,192	479,596	489,188	498,972	508,951	519,130
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,062,849	1,064,106	1,105,788	1,127,904	1,150,462	1,173,471	1,196,940	1,220,879	1,245,297	1,270,203	1,295,607	1,321,519	1,347,949	1,374,908	1,402,406

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
139,345,526	142,132,437	144,975,086	147,874,587	150,832,079	153,848,721	156,925,695	160,064,209	163,265,493	166,530,803	169,861,419	173,258,647	176,723,620	180,258,297	183,863,463
613,678	625,951	638,470	651,240	664,264	677,550	691,101	704,923	719,021	733,402	748,070	763,031	778,292	793,858	809,735
287,264	293,009	298,889	304,847	310,943	317,162	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
529,513	540,103	550,905	561,923	573,162	584,625	596,318	608,244	620,409	632,817	645,473	658,383	671,551	684,982	698,691
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,430,454	1,459,064	1,488,245	1,518,010	1,548,370	1,579,337	1,287,418	1,313,167	1,339,430	1,366,219	1,393,543	1,421,414	1,449,842	1,478,839	1,508,416
														GROSS
														22,520,243
														7,386,093
														19,431,636
														49,337,972

Phase 3 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	-	-	-	-	-	200,403	254,358	259,445	264,634	269,926	275,325	280,831	286,448	292,177	298,021
Kaufman County M&O	-	-	-	-	-	115,129	148,126	149,048	152,029	155,070	158,171	161,335	164,561	167,852	171,210
Kaufman County I&S	-	-	-	-	-	43,889	55,706	59,820	57,956	59,115	60,298	61,504	62,734	63,988	65,268
Spradley Farms MWD I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	86,885	84,893	86,591	88,322	90,089	91,891	93,728	95,603	97,515	99,465
Forney ISD	-	-	-	-	-	1,003,380	1,273,521	1,298,992	1,324,972	1,351,471	1,378,501	1,406,071	1,434,192	1,462,876	1,492,133
Total	-	-	-	-	-	1,429,687	1,814,603	1,850,895	1,887,913	1,925,672	1,964,165	2,003,469	2,043,538	2,084,409	2,126,097

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
303,961	310,061	316,262	322,587	329,039	335,620	342,332	349,179	356,162	363,285	370,551	377,962	385,521	393,232	401,097
174,634	178,126	181,689	185,323	189,029	192,810	196,666	200,599	204,611	208,703	212,877	217,135	221,478	225,907	230,425
66,574	67,905	69,263	70,648	72,061	73,503	74,973	76,472	78,001	79,562	81,153	82,776	84,431	86,120	87,842
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
101,455	103,484	105,553	107,665	109,818	112,014	114,254	116,540	118,870	121,248	123,673	126,146	128,669	131,242	133,867
1,521,976	1,552,415	1,583,464	1,615,133	1,647,436	1,680,384	1,713,992	1,748,272	1,783,237	1,818,902	1,855,280	1,892,386	1,930,234	1,968,838	2,008,215
2,168,619	2,211,991	2,256,231	2,301,358	2,347,383	2,394,330	2,442,217	2,491,061	2,540,883	2,591,700	2,643,534	2,696,405	2,750,333	2,805,340	2,861,447

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	GROSS
409,118	417,301	425,647	434,160	442,843	451,700	460,734	469,949	479,347	488,934	498,713	508,687	518,861	529,238	539,823	15,013,495
235,034	239,735	244,529	249,420	254,408	259,496	264,684	269,956	275,347	280,841	286,578	292,472	298,520	304,721	311,081	11,780,761
89,599	91,391	93,219	95,083	96,985	98,925	100,903	102,921	104,980	107,079	109,221	111,405	113,633	115,906	118,224	3,288,037
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
136,545	139,276	142,051	144,902	147,800	150,756	153,771	156,847	159,984	163,184	166,447	169,776	173,172	176,635	180,168	5,010,805
2,048,379	2,089,347	2,131,134	2,173,756	2,217,232	2,261,576	2,306,808	2,352,944	2,400,003	2,448,003	2,496,963	2,546,902	2,597,840	2,649,797	2,702,793	75,169,749
2,918,676	2,977,049	3,036,590	3,097,322	3,159,268	3,222,454	3,610,408	3,682,616	3,756,269	3,831,394	3,908,022	3,986,182	4,065,906	4,147,224	4,229,169	110,262,849

Phase 4 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2027	68	\$ 249,384	\$ 16,958,104
35 LFF	2027	54	\$ 302,444	\$ 16,331,991
40 LFF	2027	54	\$ 323,668	\$ 17,478,096
50 LFF	2027	43	\$ 382,035	\$ 16,427,500
60 LFF	2027	32	\$ 419,177	\$ 13,413,669
70 LFF	2027	19	\$ 514,686	\$ 9,779,032
TOTAL		270	90,388,391	

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 37,701,288
Kaufman County M&O	12.0%	\$ 19,252,415
Kaufman County I&S	2.1%	\$ 3,302,715
Spradley Farms MMD I&S	12.2%	\$ 19,518,378
Road and Bridge	3.1%	\$ 5,033,173
Forney ISD	47.1%	\$ 75,505,305
100.0%		\$ 160,313,275
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.0%	\$ 22,620,773
Kaufman County M&O	14.3%	\$ 7,036,539
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.7%	\$ 19,518,378
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
100.0%		\$ 49,175,690
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 15,080,515
Kaufman County M&O	11.0%	\$ 12,215,876
Kaufman County I&S	3.0%	\$ 3,302,715
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 5,033,173
Forney ISD	67.9%	\$ 75,505,305
100.0%		\$ 111,137,584
		100.0%

Phase 4 Total Tax Revenue

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Units	-	-	-	-	-	-	192	78	-	-	-	-	-	-	-
Cumulative Units	-	-	-	-	-	-	192	270	270	270	270	270	270	270	270
% Complete	0%	0%	0%	0%	0%	0%	71%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	64,276,189	90,388,391	92,196,159	94,040,082	95,920,884	97,839,302	99,795,089	101,792,010	103,827,850
City of Mesquite	-	-	-	-	-	-	471,787	663,451	676,720	690,254	704,059	718,140	732,503	747,153	762,096
Kaufman County M&O	-	-	-	-	-	-	240,921	338,796	345,571	352,483	359,533	366,723	374,058	381,539	389,170
Kaufman County I&S	-	-	-	-	-	-	41,330	56,120	59,282	60,468	61,677	62,911	64,169	65,452	66,761
Spradley Farms MMD I&S	-	-	-	-	-	-	244,250	343,476	350,345	357,352	364,499	371,789	379,225	386,810	394,546
Road and Bridge	-	-	-	-	-	-	62,984	88,572	90,343	92,150	93,993	95,873	97,790	99,746	101,741
Forney ISO	-	-	-	-	-	-	944,800	1,326,709	1,355,284	1,382,389	1,410,037	1,438,238	1,467,002	1,496,343	1,526,269
Total	-	-	-	-	-	-	2,096,132	2,821,123	2,877,545	2,935,096	2,992,798	3,052,674	3,114,748	3,177,043	3,240,583

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
105,904,407	108,022,495	110,162,945	112,386,604	114,634,336	116,927,022	119,265,563	121,650,874	124,083,892	126,565,569	129,096,881	131,678,818	134,312,395	136,998,643	139,738,616
777,338	792,885	808,743	824,918	841,416	858,244	875,409	892,917	910,776	928,991	947,571	966,523	985,853	1,005,570	1,025,681
396,953	404,892	412,990	421,250	429,675	438,268	447,034	455,974	465,094	474,396	483,884	493,561	503,432	513,501	523,771
68,097	69,458	70,848	72,265	73,710	75,184	76,688	78,222	79,786	81,382	83,009	84,669	86,363	88,090	89,852
402,437	410,485	418,695	427,069	435,610	444,323	453,209	462,273	471,519	480,949	490,568	500,380	510,387	520,585	531,007
103,776	105,851	107,968	110,128	112,330	114,577	116,868	119,206	121,590	124,022	126,502	129,032	131,613	134,245	136,930
1,556,795	1,587,931	1,619,689	1,652,083	1,685,125	1,718,827	1,753,204	1,788,268	1,824,033	1,860,514	1,897,724	1,935,679	1,974,392	2,013,880	2,054,158
3,305,395	3,371,503	3,438,933	3,507,712	3,577,866	3,649,423	3,722,412	3,796,860	3,872,797	3,950,253	4,029,258	4,109,843	4,192,040	4,275,881	4,361,399

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
270	270	270	270	270	270	270	270	270	270	270	270	270	270	270
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
142,533,388	145,384,056	148,291,737	151,257,571	154,282,723	157,368,377	160,515,745	163,726,060	167,000,581	170,340,593	173,747,405	177,222,353	180,766,800	184,382,136	188,069,778
1,046,195	1,067,119	1,088,461	1,110,231	1,132,435	1,155,084	1,178,196	1,201,749	1,225,784	1,250,300	1,275,306	1,300,812	1,326,828	1,353,365	1,380,432
534,246	544,931	555,830	566,947	578,286	589,851	601,648	613,681	625,955	638,474	651,243	664,268	677,554	691,105	704,927
91,649	93,482	95,352	97,259	99,204	101,188	103,212	105,276	107,381	109,529	111,720	113,954	116,233	118,558	120,929
541,627	552,459	563,509	574,779	586,274	598,000	609,960	622,159	634,602	647,294	660,240	673,445	686,914	700,652	714,665
139,668	142,462	145,311	148,217	151,182	154,205	157,289	160,435	163,644	166,917	170,255	173,660	177,133	180,676	184,290
2,095,241	2,137,146	2,179,889	2,223,486	2,267,956	2,313,315	2,359,581	2,406,773	2,454,909	2,504,007	2,554,087	2,605,169	2,657,272	2,710,417	2,764,626
4,448,627	4,537,599	4,628,351	4,720,918	4,815,337	4,911,643	5,009,876	5,110,074	5,212,275	5,316,521	5,422,851	5,531,308	5,641,934	5,754,773	5,869,868
														GROSS
														37,701,288
														19,282,415
														3,302,716
														19,518,378
														5,033,173
														75,505,366
														160,313,275

Phase 4 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	64,276,189	90,388,391	92,195,159	94,040,082	95,920,884	97,839,302	99,798,088	101,792,010	103,827,850
City of Mesquite		-	-	-	-	-	-	283,072	388,070	408,032	414,153	422,436	430,884	439,502	448,292	457,258
Kaufman County M&O		-	-	-	-	-	-	132,507	186,338	190,064	193,866	197,743	201,698	205,732	209,846	214,043
Kaufman County I&S		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spradley Farms MMD I&S		-	-	-	-	-	-	244,250	343,476	350,345	357,352	364,499	371,789	379,225	386,810	394,546
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	659,829	927,884	946,442	945,370	964,678	1,004,371	1,024,459	1,044,948	1,065,847

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
105,904,407	108,022,495	110,182,945	112,386,604	114,634,336	116,927,022	119,265,563	121,650,874	124,083,892	126,565,569	129,096,881	131,678,818	134,312,395	136,998,643	139,738,616
466,403	475,731	485,246	494,951	504,850	514,947	525,246	535,750	546,465	557,395	568,543	579,914	591,512	603,342	615,409
218,324	222,691	227,144	231,687	236,321	241,048	245,868	250,786	255,802	260,918	266,136	271,459	276,888	282,426	288,074
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
402,437	410,485	418,695	427,069	435,610	444,323	453,209	462,273	471,519	480,949	490,568	500,380	510,387	520,595	531,007
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,087,164	1,108,907	1,131,085	1,153,707	1,176,781	1,200,317	1,224,323	1,248,810	1,273,786	1,299,262	1,325,247	1,351,752	1,378,787	1,406,362	1,434,490

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
142,533,388	145,384,056	148,291,737	151,257,571	154,282,723	157,368,377	160,515,745	163,726,060	167,000,581	170,340,593	173,747,405	177,222,353	180,766,800	184,382,136	188,069,778
627,717	640,271	653,077	666,138	679,461	693,050	706,911	721,050	735,471	750,180	765,184	780,487	796,097	812,019	828,259
293,836	299,712	305,707	311,821	318,057	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
541,627	552,459	563,509	574,779	586,274	598,000	609,960	622,159	634,602	647,294	660,240	673,445	686,914	700,652	714,665
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,463,179	1,492,443	1,522,292	1,552,738	1,583,793	1,291,050	1,316,871	1,343,209	1,370,073	1,397,474	1,425,424	1,453,932	1,483,011	1,512,671	1,542,924
														GROSS
														22,820,773
														7,036,539
														19,518,378
														49,175,690

Phase 5 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2028	43	\$ 254,372	\$ 10,937,977
35 LFF	2028	35	\$ 308,493	\$ 10,797,261
40 LFF	2028	35	\$ 330,142	\$ 11,554,963
50 LFF	2028	28	\$ 389,676	\$ 10,910,916
60 LFF	2028	21	\$ 427,561	\$ 8,978,775
70 LFF	2028	12	\$ 524,980	\$ 6,299,755
TOTAL		174	59,479,647	

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 24,016,852
Kaufman County M&O	12.0%	\$ 12,264,366
Kaufman County I&S	2.1%	\$ 2,103,929
Spradley Farms MMD I&S	12.2%	\$ 12,433,793
Road and Bridge	3.1%	\$ 3,206,282
Forney ISD	47.1%	\$ 48,099,145
	100.0%	\$ 102,124,367
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.0%	\$ 14,410,111
Kaufman County M&O	14.2%	\$ 4,453,669
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.7%	\$ 12,433,793
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 31,297,573
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 9,606,741
Kaufman County M&O	11.0%	\$ 7,810,697
Kaufman County I&S	3.0%	\$ 2,103,929
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 3,206,282
Forney ISD	67.9%	\$ 48,099,145
	100.0%	\$ 70,826,794
		100.0%

Phase 5 Total Tax Revenue

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Units	-	-	-	-	-	-	-	170	4	-	-	-	-	-	-
Cumulative Units	-	-	-	-	-	-	-	170	174	174	174	174	174	174	174
% Complete	0%	0%	0%	0%	0%	0%	0%	98%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	58,112,299	59,479,647	60,669,240	61,882,625	63,120,277	64,382,683	65,670,337	66,983,743
City of Mesquite	-	-	-	-	-	-	-	426,544	436,581	445,312	454,218	463,303	472,569	482,020	491,691
Kaufman County M&O	-	-	-	-	-	-	-	217,818	222,943	227,402	231,950	236,589	241,320	246,147	251,070
Kaufman County I&S	-	-	-	-	-	-	-	37,366	38,245	39,010	39,791	40,586	41,396	42,226	43,071
Spradley Farms MMD I&S	-	-	-	-	-	-	-	220,827	226,023	230,543	235,154	239,857	244,654	249,547	254,538
Road and Bridge	-	-	-	-	-	-	-	56,944	58,284	59,450	60,639	61,852	63,089	64,350	65,637
Forney ISD	-	-	-	-	-	-	-	854,251	874,351	891,838	909,675	927,868	946,425	965,354	984,691
Total	-	-	-	-	-	-	-	1,812,750	1,856,426	1,892,555	1,931,426	1,970,655	2,009,456	2,049,645	2,090,638

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	174	174	174	174	174	174	174	174	174	174	174	174	174	174
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
68,323,418	69,689,887	71,083,684	72,505,358	73,955,465	75,434,574	76,943,266	78,482,131	80,051,774	81,652,809	83,285,866	84,951,583	86,650,615	88,383,627	90,151,299
501,494	511,524	521,754	532,189	542,833	553,690	564,764	576,059	587,580	599,332	611,318	623,545	636,016	648,736	661,711
256,091	261,213	266,437	271,766	277,201	282,745	288,400	294,168	300,052	306,053	312,174	318,417	324,786	331,281	337,907
43,932	44,811	45,707	46,621	47,553	48,504	49,475	50,464	51,473	52,503	53,553	54,624	55,716	56,831	57,967
259,629	264,822	270,118	275,520	281,031	286,651	292,384	298,232	304,197	310,281	316,486	322,816	329,272	335,858	342,575
66,950	68,289	69,655	71,048	72,469	73,918	75,397	76,905	78,443	80,012	81,612	83,244	84,909	86,607	88,339
1,004,354	1,024,441	1,044,930	1,065,829	1,087,145	1,108,888	1,131,066	1,153,687	1,176,761	1,200,296	1,224,302	1,248,788	1,273,764	1,299,239	1,325,224
2,132,450	2,175,099	2,218,601	2,262,973	2,308,233	2,354,398	2,401,486	2,449,515	2,498,506	2,548,476	2,599,445	2,651,434	2,704,463	2,758,552	2,813,723

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
174	174	174	174	174	174	174	174	174	174	174	174	174	174	174
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
91,954,325	93,793,412	95,669,280	97,582,666	99,534,319	101,525,005	103,555,506	105,626,616	107,739,148	109,893,931	112,091,810	114,333,646	116,620,319	118,952,725	121,331,780
674,945	688,444	702,213	716,257	730,582	745,194	760,097	775,299	790,805	806,621	822,754	839,209	855,993	873,113	890,575
344,665	351,558	358,590	365,761	373,077	380,538	388,149	395,912	403,830	411,907	420,145	428,548	437,119	445,861	454,778
59,127	60,309	61,515	62,748	64,001	65,281	66,586	67,918	69,276	70,662	72,075	73,517	74,987	76,487	78,016
349,426	356,415	363,543	370,814	378,230	385,795	393,511	401,381	409,409	417,597	425,949	434,468	443,157	452,020	461,061
90,106	91,908	93,746	95,621	97,534	99,484	101,474	103,504	105,574	107,685	109,839	112,036	114,276	116,562	118,893
1,351,729	1,378,763	1,406,338	1,434,465	1,463,154	1,492,418	1,522,266	1,552,711	1,583,765	1,615,441	1,647,750	1,680,705	1,714,319	1,748,605	1,783,577
2,869,997	2,927,397	2,985,945	3,045,664	3,106,578	3,168,709	3,232,083	3,296,725	3,362,659	3,429,913	3,498,511	3,568,481	3,639,851	3,712,648	3,786,901
														GROSS
														24,016,852
														12,284,366
														2,103,829
														12,433,793
														3,206,282
														48,999,145
														102,124,367

Phase 6 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2029	57	\$ 235,000	\$ 14,789,162
35 LFF	2029	45	\$ 285,000	\$ 14,159,836
40 LFF	2029	45	\$ 305,000	\$ 15,153,609
50 LFF	2029	36	\$ 360,000	\$ 14,308,887
60 LFF	2029	27	\$ 395,000	\$ 11,775,022
70 LFF	2029	16	\$ 485,000	\$ 8,567,667
TOTAL		226		78,754,084

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 31,234,770
Kaufman County M&O	12.0%	\$ 15,950,244
Kaufman County I&S	2.1%	\$ 2,736,234
Spradley Farms MMD I&S	12.2%	\$ 16,170,589
Road and Bridge	3.1%	\$ 4,169,884
Forney ISD	47.1%	\$ 62,554,648
	100.0%	\$ 132,816,368
		<i>100.0%</i>

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.1%	\$ 18,740,862
Kaufman County M&O	14.1%	\$ 5,738,264
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.8%	\$ 16,170,589
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 40,649,715
		<i>100.0%</i>

NET BENEFIT		TOTAL
City of Mesquite	13.6%	\$ 12,493,908
Kaufman County M&O	11.1%	\$ 10,211,980
Kaufman County I&S	3.0%	\$ 2,736,234
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 4,169,884
Forney ISD	67.9%	\$ 62,554,648
	100.0%	\$ 92,166,653
		<i>100.0%</i>

Phase 6 Total Tax Revenue

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Units	-	-	-	-	-	-	-	-	226	-	-	-	-	-	-
Cumulative Units	-	-	-	-	-	-	-	-	226	226	226	226	226	226	226
% Complete	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	-	78,754,084	80,329,165	81,935,749	83,574,484	85,245,953	86,950,872	88,689,889
City of Mesquite	-	-	-	-	-	-	-	-	578,055	589,616	601,408	613,437	625,705	638,219	650,984
Kautman County M&O	-	-	-	-	-	-	-	-	295,188	301,091	307,113	313,255	319,521	325,911	332,429
Kautman County I&S	-	-	-	-	-	-	-	-	50,639	51,652	52,685	53,738	54,813	55,909	57,028
Spradley Farms MWD I&S	-	-	-	-	-	-	-	-	299,260	305,251	311,356	317,583	323,935	330,413	337,022
Road and Bridge	-	-	-	-	-	-	-	-	77,171	78,715	80,288	81,895	83,533	85,203	86,907
Forsyth ISD	-	-	-	-	-	-	-	-	1,157,085	1,180,839	1,204,456	1,228,545	1,253,116	1,278,178	1,303,741
Total	-	-	-	-	-	-	-	-	2,458,002	2,507,163	2,557,306	2,608,453	2,660,622	2,713,834	2,768,111

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
226	226	226	226	226	226	226	226	226	226	226	226	226	226	226
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
90,463,687	92,272,961	94,116,420	96,000,789	97,920,804	99,879,220	101,876,805	103,914,341	105,992,628	108,112,480	110,274,730	112,480,225	114,729,829	117,024,426	119,364,914
664,003	677,284	690,829	704,646	718,739	733,113	747,776	762,731	777,986	793,546	809,417	825,605	842,117	858,959	876,138
339,078	345,859	352,777	359,832	367,029	374,369	381,857	389,494	397,284	405,229	413,334	421,601	430,033	438,633	447,406
58,168	59,332	60,518	61,729	62,963	64,222	65,507	66,817	68,153	69,516	70,907	72,325	73,771	75,247	76,752
343,762	350,637	357,650	364,803	372,099	379,541	387,132	394,874	402,772	410,827	419,044	427,425	435,973	444,693	453,587
88,645	90,418	92,227	94,071	95,953	97,872	99,829	101,826	103,862	105,939	108,058	110,219	112,424	114,672	116,966
1,329,816	1,356,413	1,383,541	1,411,212	1,439,436	1,468,225	1,497,589	1,527,541	1,558,092	1,589,253	1,621,039	1,653,459	1,686,528	1,720,259	1,754,664
2,823,473	2,879,942	2,937,541	2,996,292	3,056,218	3,117,342	3,179,689	3,243,283	3,308,149	3,374,312	3,441,798	3,510,634	3,580,846	3,652,463	3,725,513

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
226	226	226	226	226	226	226	226	226	226	226	226	226	226	226
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
121,752,212	124,167,257	126,671,002	129,204,422	131,788,510	134,424,280	137,112,766	139,855,021	142,652,122	145,505,164	148,415,268	151,383,573	154,411,244	157,499,469	160,649,459
893,661	911,534	929,765	948,390	967,328	986,674	1,006,408	1,026,536	1,047,067	1,068,008	1,089,368	1,111,155	1,133,379	1,156,046	1,179,167
456,354	465,481	474,791	484,287	493,972	503,852	513,929	524,207	534,692	545,385	556,293	567,419	578,767	590,343	602,150
78,287	79,852	81,449	83,078	84,740	86,435	88,164	89,927	91,725	93,560	95,431	97,340	99,286	101,272	103,298
462,658	471,912	481,350	490,977	500,796	510,812	521,029	531,449	542,078	552,920	563,978	575,258	586,763	598,498	610,468
119,305	121,691	124,125	126,607	129,140	131,722	134,357	137,044	139,785	142,581	145,432	148,341	151,308	154,334	157,420
1,789,758	1,825,553	1,862,054	1,899,305	1,937,291	1,976,037	2,015,558	2,055,869	2,096,986	2,138,926	2,181,704	2,225,339	2,269,845	2,315,242	2,361,547
3,800,023	3,876,023	3,953,544	4,032,615	4,113,267	4,195,532	4,279,443	4,365,032	4,452,332	4,541,379	4,632,207	4,724,851	4,819,348	4,915,735	5,014,050
														GROSS
														31,234,770
														15,960,244
														2,736,234
														16,170,589
														4,169,884
														62,654,568
														132,816,368

Phase 6 Participation

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY															
Taxable Value	-	-	-	-	-	-	-	-	78,754,084	80,329,165	81,935,749	83,574,464	85,245,953	86,950,872	88,689,889
City of Mesquite	-	-	-	-	-	-	-	-	346,833	353,770	360,845	368,062	375,423	382,932	390,590
Kaufman County M&O	-	-	-	-	-	-	-	-	182,353	185,600	188,912	172,291	175,736	179,251	182,836
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	299,266	305,251	311,356	317,583	323,935	330,413	337,022
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	608,452	624,621	641,113	657,935	675,094	692,596	710,448

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
90,463,687	92,272,961	94,118,420	96,000,789	97,920,804	99,879,220	101,876,905	103,914,341	105,992,628	108,112,480	110,274,730	112,480,225	114,729,829	117,024,426	119,364,914
398,402	406,370	414,498	422,787	431,243	439,868	448,665	457,639	466,792	476,127	485,650	495,363	505,270	515,376	525,683
186,493	190,223	194,027	197,908	201,866	205,903	210,021	214,222	218,506	222,876	227,334	231,880	236,518	241,249	246,073
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
343,762	350,637	357,650	364,803	372,099	379,541	387,132	394,874	402,772	410,827	419,044	427,425	435,973	444,693	453,587
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
928,657	947,230	966,175	985,498	1,005,208	1,025,312	1,045,818	1,066,735	1,088,070	1,109,831	1,132,028	1,154,668	1,177,761	1,201,317	1,225,343

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
121,752,212	124,187,257	126,671,002	129,204,422	131,788,510	134,424,280	137,112,766	139,855,021	142,652,122	145,505,164	148,415,268	151,383,573	154,411,244	157,499,469	160,649,459
536,197	546,921	557,850	569,016	580,397	592,005	603,845	615,922	628,240	640,805	653,621	666,693	680,027	693,628	707,500
250,995	256,015	261,135	266,358	271,685	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
462,658	471,912	481,350	490,977	500,796	510,812	521,029	531,449	542,078	552,920	563,978	575,258	586,763	598,490	610,468
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,248,950	1,274,847	1,300,344	1,326,351	1,352,878	1,102,817	1,124,873	1,147,371	1,170,318	1,193,724	1,217,599	1,241,951	1,266,790	1,292,126	1,317,968
														GROSS
														18,740,862
														5,738,264
														16,170,589
														40,649,715

Phase 6 Net Benefit

(Total Tax Revenue Less Participation)

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
NET BENEFIT															
SUMMARY															
City of Mesquite	-	-	-	-	-	-	-	-	231,222	235,845	240,563	245,375	250,282	255,288	260,394
Kaufman County M&O	-	-	-	-	-	-	-	-	132,834	135,491	138,201	140,965	143,784	146,660	149,593
Kaufman County I&S	-	-	-	-	-	-	-	-	50,539	51,652	52,685	53,738	54,813	55,909	57,028
Spradley Farms M&D I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	77,171	78,715	80,289	81,895	83,533	85,203	86,907
Forney ISD	-	-	-	-	-	-	-	-	1,157,685	1,180,839	1,204,456	1,228,545	1,253,116	1,278,178	1,303,741
Total	-	-	-	-	-	-	-	-	1,649,551	1,682,542	1,716,192	1,750,517	1,785,628	1,821,238	1,857,463

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
265,601	270,913	276,332	281,858	287,495	293,245	299,110	305,093	311,194	317,418	323,767	330,242	336,847	343,584	350,455
152,585	155,637	158,749	161,924	165,163	168,466	171,836	175,272	178,778	182,353	186,000	189,720	193,515	197,385	201,333
58,168	59,332	60,518	61,729	62,963	64,222	65,507	66,817	68,153	69,516	70,907	72,325	73,771	75,247	76,752
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
88,645	90,418	92,227	94,071	95,953	97,872	99,829	101,826	103,862	105,939	108,058	110,219	112,424	114,672	116,966
1,329,816	1,356,413	1,383,541	1,411,212	1,439,436	1,468,225	1,497,589	1,527,541	1,558,092	1,589,253	1,621,039	1,653,458	1,686,528	1,720,259	1,754,664
1,894,816	1,932,712	1,971,367	2,010,794	2,051,010	2,092,030	2,133,871	2,176,548	2,220,079	2,264,481	2,309,770	2,355,966	2,403,085	2,451,147	2,500,170

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
357,464	364,614	371,906	379,344	386,931	394,670	402,563	410,614	418,827	427,203	435,747	444,462	453,351	462,418	471,667	12,493,968
205,359	209,467	213,656	217,929	222,288	226,735	231,271	235,997	240,814	245,722	250,721	255,811	260,992	266,264	271,627	10,211,980
78,287	79,852	81,449	83,078	84,740	86,435	88,164	89,927	91,725	93,560	95,431	97,340	99,286	101,272	103,298	2,736,234
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
119,305	121,691	124,125	126,607	129,140	131,722	134,357	137,044	139,785	142,581	145,432	148,341	151,308	154,334	157,420	4,168,884
1,789,758	1,825,553	1,862,064	1,899,305	1,937,291	1,976,037	2,015,558	2,055,869	2,096,986	2,138,926	2,181,704	2,225,339	2,269,845	2,315,242	2,361,547	62,654,645
2,550,173	2,601,176	2,652,200	2,703,264	2,760,389	3,092,716	3,154,570	3,217,661	3,282,014	3,347,655	3,414,608	3,482,900	3,552,558	3,623,609	3,696,081	92,166,633

Phase 7 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2030	78	264,648	20,642,557
35 LFF	2030	62	320,956	19,899,290
40 LFF	2030	62	343,480	21,295,731
50 LFF	2030	50	405,418	20,270,924
60 LFF	2030	37	444,834	16,458,864
70 LFF	2030	22	546,189	12,016,153
TOTAL		311	110,583,519	

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 41,320,884
Kaufman County M&O	12.0%	\$ 21,100,785
Kaufman County I&S	2.1%	\$ 3,619,800
Spradley Farms MMD I&S	12.2%	\$ 21,392,283
Road and Bridge	3.1%	\$ 5,516,394
Forney ISD	47.1%	\$ 82,754,360
	100.0%	\$ 175,704,507

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.2%	\$ 24,792,531
Kaufman County M&O	14.0%	\$ 7,510,134
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.8%	\$ 21,392,283
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 53,694,948

NET BENEFIT		TOTAL
City of Mesquite	13.5%	\$ 16,528,354
Kaufman County M&O	11.1%	\$ 13,590,652
Kaufman County I&S	3.0%	\$ 3,619,800
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 5,516,394
Forney ISD	67.8%	\$ 82,754,360
	100.0%	\$ 122,009,559

Phase 7 Total Tax Revenue

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Units	-	-	-	-	-	-	-	-	18	248	45	-	-	-	-
Cumulative Units	-	-	-	-	-	-	-	-	18	266	311	311	311	311	311
% Complete	0%	0%	0%	0%	0%	0%	0%	0%	6%	86%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	-	6,400,332	94,582,688	110,583,519	112,795,189	115,051,093	117,352,115	119,699,157
City of Mesquite	-	-	-	-	-	-	-	-	46,978	694,237	811,883	827,917	844,475	861,365	878,592
Kaufman County M&O	-	-	-	-	-	-	-	-	23,990	354,517	414,491	422,781	431,237	439,862	448,659
Kaufman County I&S	-	-	-	-	-	-	-	-	4,115	60,817	71,105	72,527	73,878	75,457	76,967
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	24,321	359,414	420,217	428,622	437,194	445,936	454,857
Road and Bridge	-	-	-	-	-	-	-	-	6,272	92,682	108,361	110,528	112,739	114,993	117,293
Forsyth ISD	-	-	-	-	-	-	-	-	94,085	1,390,396	1,625,576	1,658,089	1,691,251	1,725,070	1,759,578
Total	-	-	-	-	-	-	-	-	199,762	2,952,032	3,451,435	3,520,464	3,590,673	3,662,691	3,735,945

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
311	311	311	311	311	311	311	311	311	311	311	311	311	311	311
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
122,093,140	124,535,003	127,025,703	129,566,217	132,157,541	134,800,692	137,496,706	140,246,640	143,051,573	145,912,605	148,830,857	151,807,474	154,843,623	157,940,496	161,099,306
896,164	914,087	932,369	951,016	970,036	989,437	1,009,226	1,029,410	1,049,999	1,070,999	1,092,418	1,114,267	1,136,552	1,159,283	1,182,469
457,632	466,785	476,120	485,643	495,356	505,263	515,368	525,675	536,189	546,913	557,851	569,008	580,388	591,996	603,836
78,506	80,076	81,678	83,311	84,977	86,677	88,410	90,179	91,982	93,822	95,698	97,612	99,564	101,556	103,587
463,954	473,233	482,698	492,352	502,199	512,243	522,487	532,937	543,596	554,468	565,557	576,868	588,406	600,174	612,177
119,639	122,032	124,472	126,962	129,501	132,091	134,733	137,428	140,176	142,980	145,839	148,756	151,731	154,766	157,861
1,794,769	1,830,655	1,867,278	1,904,623	1,942,716	1,981,570	2,021,202	2,061,626	2,102,858	2,144,915	2,187,814	2,231,570	2,276,201	2,321,725	2,368,160
3,810,664	3,886,877	3,964,614	4,043,907	4,124,785	4,207,281	4,291,426	4,377,255	4,464,800	4,554,096	4,645,178	4,738,081	4,832,843	4,929,600	5,028,090

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
311	311	311	311	311	311	311	311	311	311	311	311	311	311	311
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
164,321,292	167,607,718	170,959,872	174,379,069	177,866,651	181,423,984	185,052,463	188,753,513	192,528,583	196,379,155	200,306,738	204,312,872	208,399,130	212,567,113	216,818,455
1,206,118	1,230,241	1,254,845	1,279,942	1,305,541	1,331,652	1,358,285	1,385,451	1,413,160	1,441,423	1,470,251	1,499,656	1,529,650	1,560,243	1,591,447
615,912	628,231	640,795	653,611	666,683	680,017	693,617	707,490	721,639	736,072	750,794	765,810	781,126	796,748	812,683
105,659	107,772	109,927	112,126	114,368	116,656	118,989	121,369	123,796	126,272	128,797	131,373	134,001	136,681	139,414
624,421	636,909	649,648	662,640	675,893	689,411	703,199	717,263	731,609	746,241	761,166	776,389	791,917	807,755	823,910
161,016	164,239	167,524	170,874	174,292	177,777	181,333	184,960	188,659	192,432	196,281	200,206	204,210	208,295	212,460
2,415,523	2,463,833	2,513,110	2,563,372	2,614,640	2,668,933	2,720,271	2,774,677	2,830,170	2,886,774	2,944,509	3,003,399	3,063,467	3,124,737	3,187,231
5,128,652	5,231,225	5,335,849	5,442,566	5,551,417	5,662,446	5,775,695	5,891,209	6,008,033	6,128,213	6,251,798	6,378,834	6,504,370	6,634,458	6,767,147
														GROSS
														41,320,884
														21,100,785
														3,619,800
														21,392,283
														5,616,394
														82,784,360
														175,704,507

Phase 7 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	6,400,332	94,582,688	110,583,519	112,795,189	115,051,093	117,352,115	119,690,157
City of Mesquite		-	-	-	-	-	-	-	-	28,187	416,542	487,010	496,750	506,685	516,819	527,155
Kaufman County M&O		-	-	-	-	-	-	-	-	13,194	194,984	227,970	232,530	237,180	241,924	246,702
Kaufman County I&S		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spradley Farms MMD I&S		-	-	-	-	-	-	-	-	24,321	359,414	420,217	428,622	437,194	445,938	454,857
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	65,702	970,941	1,125,197	1,157,901	1,181,059	1,204,681	1,228,774

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
122,093,140	124,535,003	127,025,703	129,566,217	132,157,541	134,800,692	137,496,706	140,246,640	143,051,573	145,912,605	148,830,857	151,807,474	154,843,623	157,940,496	161,099,306
537,698	548,452	559,421	570,610	582,022	593,652	605,535	617,646	629,999	642,599	655,451	668,560	681,931	695,570	709,481
251,698	256,732	261,896	267,103	272,446	277,894	283,452	289,121	294,904	300,802	306,818	312,954	319,213	325,598	332,110
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
463,954	473,233	482,698	492,352	502,199	512,243	522,487	532,937	543,596	554,468	565,557	576,868	588,406	600,174	612,177
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,253,350	1,278,417	1,303,985	1,330,065	1,356,686	1,383,789	1,411,475	1,439,705	1,468,499	1,497,869	1,527,826	1,558,383	1,589,550	1,621,341	1,653,768

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
164,321,292	167,607,718	170,959,872	174,379,069	177,866,651	181,423,984	185,052,463	188,753,513	192,528,583	196,379,155	200,306,738	204,312,872	208,399,130	212,567,113	216,818,455
723,671	738,144	752,907	767,965	783,325	798,991	814,971	831,270	847,896	864,854	882,151	899,794	917,790	936,146	954,868
338,752	345,527	352,437	359,486	366,676	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
624,421	636,909	649,648	662,640	675,893	689,411	703,199	717,263	731,609	746,241	761,166	776,389	791,917	807,755	823,910
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,686,644	1,720,581	1,754,992	1,790,092	1,825,894	1,488,402	1,518,170	1,548,534	1,579,504	1,611,095	1,643,316	1,676,182	1,709,706	1,743,901	1,778,779
														GROSS
														24,792,631
														7,610,134
														21,392,283
														53,694,948

Phase 7 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	-	-	-	-	-	-	-	-	18,791	277,695	324,673	331,167	337,790	344,548	351,437
Kaufman County M&O	-	-	-	-	-	-	-	-	10,795	159,533	186,521	190,252	194,057	197,638	201,896
Kaufman County ISS	-	-	-	-	-	-	-	-	4,115	60,817	71,105	72,527	73,976	75,457	76,967
Spradley Farms M&O ISS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	6,272	92,682	108,361	110,528	112,739	114,993	117,293
Forney ISD	-	-	-	-	-	-	-	-	94,085	1,390,366	1,625,578	1,658,089	1,691,251	1,725,076	1,759,578
Total	-	-	-	-	-	-	-	-	134,059	1,891,091	2,316,238	2,362,563	2,409,814	2,458,010	2,507,171

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
358,465	365,635	372,947	380,406	388,015	395,775	403,690	411,764	419,999	428,399	436,967	445,707	454,621	463,713	472,988
205,934	210,053	214,254	218,539	222,910	227,368	231,916	236,554	241,285	246,111	251,033	256,054	261,175	266,398	271,726
78,506	80,076	81,678	83,311	84,977	86,677	88,410	90,179	91,982	93,822	95,698	97,612	99,564	101,556	103,587
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
119,639	122,032	124,472	126,962	129,501	132,091	134,733	137,428	140,176	142,980	145,839	148,756	151,731	154,766	157,861
1,794,769	1,830,685	1,867,278	1,904,623	1,942,716	1,981,570	2,021,202	2,061,626	2,102,858	2,144,915	2,187,814	2,231,570	2,276,201	2,321,725	2,368,160
2,557,314	2,608,460	2,660,629	2,713,842	2,768,119	2,823,481	2,879,951	2,937,550	2,996,301	3,056,227	3,117,351	3,179,698	3,243,292	3,308,158	3,374,321

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
482,447	492,096	501,938	511,977	522,216	532,661	543,314	554,180	565,264	576,569	588,101	599,863	611,860	624,097	636,579	GROSS
277,161	282,704	288,358	294,125	300,006	306,017	309,617	307,490	321,639	336,072	350,794	365,810	381,126	396,746	412,683	16,628,354
105,659	107,772	109,827	112,126	114,368	116,656	118,989	121,369	123,796	126,272	128,797	131,373	134,001	136,681	139,414	13,619,800
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
161,018	164,239	167,524	170,874	174,292	177,777	181,333	184,960	188,659	192,432	196,281	200,206	204,210	208,295	212,460	5,516,394
2,415,523	2,463,833	2,513,110	2,563,372	2,614,640	2,666,933	2,720,271	2,774,677	2,830,170	2,886,774	2,944,509	3,003,399	3,063,467	3,124,737	3,187,231	82,754,360
3,441,808	3,510,644	3,580,857	3,652,474	3,725,524	4,174,043	4,257,524	4,342,675	4,429,528	4,518,119	4,608,481	4,700,651	4,794,664	4,890,557	4,988,368	122,009,559

Phase 8 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2031	63	269,941	17,006,291
35 LFF	2031	50	327,375	16,368,771
40 LFF	2031	50	350,349	17,517,456
50 LFF	2031	40	413,527	16,541,074
60 LFF	2031	30	453,731	13,611,925
70 LFF	2031	18	557,113	10,028,026
TOTAL		251		91,073,543

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 32,650,269
Kaufman County M&O	12.0%	\$ 16,673,078
Kaufman County I&S	2.1%	\$ 2,860,235
Spradley Farms MMD I&S	12.2%	\$ 16,903,409
Road and Bridge	3.1%	\$ 4,358,855
Forney ISD	47.1%	\$ 65,389,504
	100.0%	138,835,351
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.2%	\$ 19,590,162
Kaufman County M&O	13.8%	\$ 5,863,551
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	39.9%	\$ 16,903,409
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 42,357,122
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	13.5%	\$ 13,060,108
Kaufman County M&O	11.2%	\$ 10,809,527
Kaufman County I&S	3.0%	\$ 2,860,235
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 4,358,855
Forney ISD	67.8%	\$ 65,389,504
	100.0%	\$ 96,478,229
		100.0%

Phase 8 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	-	-	-	-	-	-	-	-	-	-	216,257	267,392	272,740	278,195	283,758
Kaufman County M&O	-	-	-	-	-	-	-	-	-	-	124,237	153,614	156,696	159,620	163,016
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	47,362	56,560	59,731	60,926	62,145
Spradley Farms M&O I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	72,177	89,243	91,028	92,848	94,705
Forsyth ISD	-	-	-	-	-	-	-	-	-	-	1,062,759	1,338,781	1,365,537	1,392,868	1,420,725
Total	-	-	-	-	-	-	-	-	-	-	1,542,792	1,907,590	1,945,742	1,984,657	2,024,350

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
289,434	295,222	301,127	307,149	313,292	319,556	325,949	332,468	339,118	345,900	352,818	359,874	367,072	374,413	381,902
166,276	169,602	172,594	176,454	179,983	183,583	187,254	190,999	194,819	198,716	202,690	206,744	210,879	215,096	219,398
63,388	64,655	65,948	67,267	68,613	69,985	71,385	72,812	74,269	75,754	77,269	78,814	80,391	81,999	83,639
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
96,599	98,531	100,502	102,512	104,562	106,654	108,787	110,962	113,182	115,445	117,754	120,109	122,511	124,962	127,461
1,449,140	1,478,122	1,507,685	1,537,839	1,568,595	1,599,967	1,631,967	1,664,606	1,697,898	1,731,856	1,766,493	1,801,823	1,837,860	1,874,617	1,912,109
2,064,837	2,106,133	2,148,266	2,191,221	2,235,046	2,279,747	2,325,341	2,371,848	2,419,285	2,467,671	2,517,024	2,567,365	2,618,712	2,671,086	2,724,508

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
389,540	397,330	405,277	413,382	421,650	430,083	438,685	447,458	456,408	465,536	474,847	484,343	494,030	503,911	513,989	GROSS
223,786	228,262	232,827	237,484	242,233	249,062	256,043	263,244	270,669	278,322	286,209	294,333	302,700	311,314	320,180	13,060,108
85,311	87,018	88,758	90,533	92,344	94,191	96,074	97,996	99,956	101,955	103,994	106,074	108,195	110,359	112,566	10,809,627
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,860,235
130,010	132,610	135,263	137,968	140,727	143,542	146,413	149,341	152,328	155,374	158,482	161,651	164,884	168,182	171,546	4,358,855
1,950,351	1,989,358	2,029,145	2,069,728	2,111,123	2,153,345	2,196,412	2,240,341	2,285,147	2,330,850	2,377,467	2,425,017	2,473,517	2,522,987	2,573,447	65,389,504
2,778,998	2,834,576	2,891,270	2,949,095	3,008,077	3,070,223	3,137,627	3,206,380	3,276,507	3,348,038	3,420,998	3,495,418	3,571,327	3,648,753	4,027,728	96,476,229

Phase 9 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2032	63	275,340	17,346,417
35 LFF	2032	50	333,923	16,696,146
40 LFF	2032	50	357,356	17,867,806
50 LFF	2032	40	421,797	16,871,895
60 LFF	2032	30	462,805	13,884,164
70 LFF	2032	18	568,255	10,228,586
TOTAL		251		92,895,014

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 31,984,453
Kaufman County M&O	12.0%	\$ 16,333,074
Kaufman County I&S	2.1%	\$ 2,801,908
Spradley Farms MMD I&S	12.2%	\$ 16,558,709
Road and Bridge	3.1%	\$ 4,269,968
Forney ISD	47.1%	\$ 64,056,057
	100.0%	\$ 136,004,169
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.3%	\$ 19,190,672
Kaufman County M&O	13.7%	\$ 5,676,549
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	40.0%	\$ 16,558,709
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 41,425,929
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	13.5%	\$ 12,793,781
Kaufman County M&O	11.3%	\$ 10,656,525
Kaufman County I&S	3.0%	\$ 2,801,908
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 4,269,968
Forney ISD	67.7%	\$ 64,056,057
	100.0%	\$ 94,578,239
		100.0%

Phase 9 Total Tax Revenue

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Annual Units	-	-	-	-	-	-	-	-	-	-	-	200	51	-	-
Cumulative Units	-	-	-	-	-	-	-	-	-	-	-	200	251	251	251
% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	80%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	74,019,931	92,895,014	94,752,914	96,647,973
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	543,306	691,849	695,486	709,396
Kaufman County M&O	-	-	-	-	-	-	-	-	-	-	-	277,443	348,191	355,155	362,258
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	-	47,595	59,731	60,926	62,145
Spradley Farms NMD I&S	-	-	-	-	-	-	-	-	-	-	-	281,276	353,001	390,061	397,262
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	72,532	91,028	92,848	94,705
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	1,088,093	1,395,557	1,392,968	1,420,725
Total	-	-	-	-	-	-	-	-	-	-	-	2,310,345	2,699,357	2,957,345	3,016,491

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
251	251	251	251	251	251	251	251	251	251	251	251	251	251	251
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
98,580,932	100,552,551	102,563,602	104,614,874	106,707,171	108,841,315	111,018,141	113,238,504	115,503,274	117,813,339	120,169,606	122,572,998	125,024,458	127,524,947	130,075,446
723,584	738,056	752,817	767,873	783,231	798,895	814,873	831,171	847,794	864,750	882,045	899,686	917,680	936,033	954,754
369,503	376,893	384,431	392,120	399,962	407,961	416,120	424,443	432,932	441,590	450,422	459,431	468,619	477,992	487,551
63,388	64,655	65,948	67,267	68,613	69,985	71,385	72,812	74,269	75,754	77,269	78,814	80,391	81,999	83,639
374,608	382,100	389,742	397,537	405,487	413,597	421,869	430,305	438,912	447,691	456,645	465,777	475,093	484,595	494,287
96,599	98,531	100,502	102,512	104,562	106,654	108,787	110,962	113,182	115,445	117,754	120,109	122,511	124,962	127,461
1,449,140	1,478,122	1,507,685	1,537,839	1,568,595	1,599,967	1,631,967	1,664,606	1,697,898	1,731,856	1,766,493	1,801,823	1,837,860	1,874,617	1,912,109
3,076,821	3,138,358	3,201,125	3,265,147	3,330,450	3,397,059	3,465,001	3,534,301	3,604,967	3,677,086	3,750,628	3,825,641	3,902,153	3,980,198	4,059,800

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
251	251	251	251	251	251	251	251	251	251	251	251	251	251	251
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
132,676,955	135,330,494	138,037,104	140,797,846	143,613,803	146,486,079	149,415,801	152,404,117	155,452,199	158,561,243	161,732,468	164,967,117	168,266,460	171,631,789	175,064,425
973,849	993,326	1,013,192	1,033,456	1,054,125	1,075,208	1,096,712	1,118,646	1,141,019	1,163,840	1,187,116	1,210,859	1,235,076	1,259,777	1,284,973
497,302	507,248	517,393	527,741	538,296	549,062	560,043	571,244	582,669	594,322	606,209	618,333	630,700	643,314	656,180
85,311	87,018	88,758	90,533	92,344	94,191	96,074	97,996	99,956	101,955	103,994	106,074	108,195	110,359	112,566
504,172	514,256	524,541	535,032	545,732	556,647	567,780	579,136	590,718	602,533	614,583	626,875	639,413	652,201	665,245
130,010	132,610	135,263	137,968	140,727	143,542	146,413	149,341	152,328	155,374	158,482	161,651	164,884	168,182	171,546
1,950,351	1,989,358	2,029,145	2,069,728	2,111,123	2,153,345	2,196,412	2,240,341	2,285,147	2,330,850	2,377,467	2,425,017	2,473,517	2,522,987	2,573,447
4,140,996	4,223,816	4,308,293	4,394,458	4,482,348	4,571,995	4,663,434	4,756,703	4,851,837	4,948,874	5,047,851	5,148,808	5,251,785	5,356,820	5,463,957
														GROSS
														31,984,463
														16,333,074
														2,801,908
														16,558,799
														4,269,968
														64,066,657
														136,004,169

Phase 9 Participation

PARTICIPATION	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY	Taxable Value														
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	74,019,931	92,895,014	94,752,914	96,647,973
Kaulman County M&O	-	-	-	-	-	-	-	-	-	-	-	325,984	409,110	417,292	425,638
Kaulman County I&S	-	-	-	-	-	-	-	-	-	-	-	152,594	191,505	195,335	199,242
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	-	-	-	281,276	353,001	360,061	367,262
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	759,852	953,616	972,668	992,142

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
98,580,932	100,552,551	102,563,602	104,614,874	106,707,171	108,841,315	111,018,141	113,238,504	115,503,274	117,813,339	120,169,606	122,572,998	125,024,458	127,524,947	130,075,446
434,150	442,833	451,690	460,724	469,938	479,337	488,924	498,702	508,676	518,850	529,227	539,811	550,608	561,620	572,852
203,227	207,291	211,437	215,666	219,979	224,379	228,866	233,444	238,112	242,875	247,732	252,687	257,741	262,895	268,153
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
374,608	382,100	389,742	397,537	405,487	413,597	421,869	430,306	438,912	447,691	456,645	465,777	475,093	484,595	494,287
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,011,985	1,032,224	1,052,869	1,073,926	1,095,405	1,117,313	1,139,859	1,162,452	1,185,701	1,209,415	1,233,604	1,258,276	1,283,441	1,309,110	1,335,292

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065
132,676,955	135,330,494	138,037,104	140,797,846	143,613,803	146,486,079	149,415,801	152,404,117	155,452,199	158,561,243	161,732,468	164,967,117	168,266,460	171,631,789	175,064,425
584,309	595,995	607,915	620,074	632,475	645,125	658,027	671,188	684,611	698,304	712,270	726,515	741,045	755,866	770,984
273,516	278,987	284,566	290,258	296,063	-	-	-	-	-	-	-	-	-	-
504,172	514,256	524,541	535,032	545,732	556,647	567,780	579,136	590,718	602,533	614,583	626,875	639,413	652,201	665,245
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,361,998	1,389,238	1,417,023	1,445,363	1,474,271	1,201,772	1,225,807	1,250,323	1,275,330	1,300,836	1,326,853	1,353,390	1,380,458	1,408,067	1,436,229
														GROSS
														19,190,672
														5,676,649
														16,668,709
														-
														41,425,929

Phase 10 Input and Output

INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2034	68	280,847	19,097,579
35 LFF	2034	55	340,601	18,733,076
40 LFF	2034	55	364,503	20,047,678
50 LFF	2034	44	430,233	18,930,266
60 LFF	2034	33	472,062	15,578,032
70 LFF	2034	19	579,620	11,012,778
TOTAL			103,399,409	

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	23.5%	\$ 34,111,847
Kaufman County M&O	12.0%	\$ 17,419,443
Kaufman County I&S	2.1%	\$ 2,988,272
Spradley Farms MMD I&S	12.2%	\$ 17,660,084
Road and Bridge	3.1%	\$ 4,553,978
Forney ISD	47.1%	\$ 68,316,642
	100.0%	\$ 145,050,267
		<i>100.0%</i>

TOTAL PARTICIPATION		TOTAL
City of Mesquite	46.4%	\$ 20,467,108
Kaufman County M&O	13.5%	\$ 5,972,310
Kaufman County I&S	0.0%	\$ -
Spradley Farms MMD I&S	40.0%	\$ 17,660,084
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 44,099,503
		<i>100.0%</i>

NET BENEFIT		TOTAL
City of Mesquite	13.5%	\$ 13,644,739
Kaufman County M&O	11.3%	\$ 11,447,132
Kaufman County I&S	3.0%	\$ 2,988,272
Spradley Farms MMD I&S	0.0%	\$ -
Road and Bridge	4.5%	\$ 4,553,978
Forney ISD	67.7%	\$ 68,316,642
	100.0%	\$ 100,950,764
		<i>100.0%</i>

Phase 10 Net Benefit

(Total Tax Revenue Less Participation)

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
NET BENEFIT															
SUMMARY															
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	-	218,268	303,581	309,652
Kaufman County M&O	-	-	-	-	-	-	-	-	-	-	-	-	125,392	174,404	177,892
Kaufman County I&S	-	-	-	-	-	-	-	-	-	-	-	-	47,802	66,486	67,816
Spradley Farms MMD I&S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	72,848	101,321	103,348
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	1,092,826	1,519,971	1,550,371
Total	-	-	-	-	-	-	-	-	-	-	-	-	1,557,138	2,165,763	2,209,678

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
315,845	322,162	328,605	335,178	341,881	348,719	355,693	362,807	370,063	377,464	385,014	392,714	400,568	408,580	416,751
181,450	185,079	188,780	192,556	196,407	200,335	204,342	208,429	212,597	216,849	221,186	225,610	230,122	234,724	239,419
69,172	70,555	71,966	73,406	74,874	76,371	77,899	79,457	81,046	82,667	84,320	86,006	87,727	89,481	91,271
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
105,414	107,523	109,673	111,867	114,104	116,386	118,714	121,088	123,510	125,980	128,500	131,070	133,691	136,365	139,092
1,581,378	1,613,006	1,645,266	1,678,171	1,711,735	1,745,969	1,780,889	1,816,506	1,852,837	1,889,893	1,927,691	1,966,245	2,005,570	2,045,681	2,086,595
2,253,269	2,298,325	2,344,291	2,391,177	2,439,000	2,487,780	2,537,536	2,588,287	2,640,052	2,692,854	2,746,711	2,801,645	2,857,678	2,914,831	2,973,128

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
425,086	433,588	442,280	451,105	460,127	469,330	478,716	488,290	498,056	508,017	518,178	528,541	539,112	549,894	560,892	GROSS
244,207	249,091	254,073	259,155	264,338	269,166	274,149	279,372	284,839	290,556	296,527	302,758	309,253	316,018	323,058	13,644,739
93,096	94,958	96,857	98,794	100,770	102,786	104,841	106,938	109,077	111,259	113,484	115,753	118,068	120,430	122,838	11,447,132
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,988,272
141,874	144,711	147,606	150,558	153,569	156,640	159,773	162,969	166,228	169,553	172,944	176,402	179,931	183,529	187,200	4,653,978
2,128,327	2,170,893	2,214,311	2,258,597	2,303,769	2,349,845	2,396,842	2,444,778	2,493,674	2,543,548	2,594,418	2,646,307	2,699,233	2,753,218	2,808,282	65,316,642
3,032,590	3,093,242	3,155,107	3,218,209	3,282,573	3,347,766	3,413,321	3,479,348	3,545,937	3,613,082	3,680,785	3,749,047	3,817,868	3,887,249	3,957,191	100,950,764

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ORDINANCE NO. 4713

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA CONSISTING OF APPROXIMATELY 652 ACRES OF UNDEVELOPED PROPERTY GENERALLY LOCATED BETWEEN FM 2757 AND IH-20 AND NORTH OF IH-20 EAST OF FM 740 IN KAUFMAN COUNTY, TEXAS, AND BEING COMMONLY REFERRED TO AS SPRADLEY FARMS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the corporate limits of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone consisting of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 in Kaufman County, Texas, and being commonly referred to as Spradley Farms, and being the property located within the boundary description attached hereto as Exhibit "A" and made a part hereof for all purposes and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" and made a part hereof for all purposes (the "Proposed Zone"); and

WHEREAS, a preliminary reinvestment zone financing plan has been prepared for the Proposed Zone as required by the Act (the "Preliminary Reinvestment Zone Financing Plan"); and

WHEREAS, notice of the public hearing on the creation of the Proposed Zone was published in a newspaper of general circulation in the City and in a newspaper of general circulation in Kaufman County, Texas, on or before August 26, 2019, which date is before the seventh (7th) day before the public hearing held on September 3, 2019; and

WHEREAS, on September 3, 2019, 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 creation of the Proposed Zone, the boundaries of the Proposed Zone, and the concept of tax increment financing, and owners of property in the Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and

WHEREAS, on September 3, 2019, the City Council continued the public hearing on the creation of the Proposed Zone to the City Council meeting on September 16, 2019, with the public hearing remaining open; and

WHEREAS, on September 16, 2019, the City Council continued the public hearing on the creation of the Proposed Zone in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Proposed Zone, the boundaries of the Proposed Zone, and the concept of tax increment financing, and owners of property in the Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and

WHEREAS, the public hearing on the creation of the Proposed Zone, opened on September 3, 2019, and continued on September 16, 2019, is hereinafter referred to as the "public hearing"; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on September 16, 2019; and

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

WHEREAS, the City has taken all actions required to create the Proposed 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 laws applicable to the creation of the Proposed Zone; and

WHEREAS, less than thirty percent (30%) of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes and the total appraised value of taxable real property in the Proposed Zone and in existing reinvestment zones of the City is less than twenty-five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City.

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

SECTION 1. RECITALS INCORPORATED.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

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SECTION 2. FINDINGS.

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

- (a) That the public hearing on the creation of the Proposed 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 Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and
- (b) That creation of the Proposed Zone with boundaries as described and depicted in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the Proposed Zone; and
- (c) That the Proposed Zone, as described and depicted in Exhibits "A" and "B," meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - (1) It is a geographic area located wholly within the corporate limits of the City; and
 - (2) The area is predominately open, unproductive and undeveloped and, because of the lack of necessary public improvements and other facilities, substantially impairs the sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the Proposed Zone, together with the total appraised value of taxable real property in all other existing reinvestment zones of the City, according to the most recent appraisal rolls of the City, does not exceed twenty-five percent (25%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the Proposed Zone will significantly enhance the value of all taxable real property in the Proposed Zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the Proposed Zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the Proposed Zone will promote development or redevelopment of the economy within the Proposed Zone and develop or expand business and commercial activity within the Proposed Zone; and
- (i) That the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone was prepared prior to the adoption of this Ordinance; and
- (j) That the City Council finds that the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone is feasible.

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SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the property located within the boundary description attached hereto as Exhibit "A" and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" as a tax increment reinvestment zone (the "Zone"). The name assigned to the Zone for identification is Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Members of the City Council may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be seven members and the following shall be the initial members of the Board:
 - (1) Stan Pickett
 - (2) Jeff Casper
 - (3) Bruce Archer
 - (4) Dan Aleman
 - (5) Greg Noschese
 - (6) Tandy Boroughs
 - (7) Robert Miklos

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The City Council hereby appoints Mayor Stan Pickett to serve as chairman of the Board for the remainder of calendar year 2019. Before the end of calendar year 2019 and each calendar year thereafter, the City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. If the City Council does not appoint a chairman during that period, the Mayor of the City is automatically appointed to serve as chairman for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the earlier of: (1) December 31, 2054 or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2019, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). Pursuant to Section 311.013(l) of the Act, the amount of the tax increment for a year will be determined in the ordinance adopted under Section 311.011 of the Act approving the reinvestment zone financing plan for the Zone calculated on the amount of real property taxes levied and collected by the City, and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, as amended, the captured appraised value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone for that year less the Tax Increment Base of the City or other taxing unit participating in the Zone (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a tax increment fund for the Zone ("Tax Increment Fund"), that may be divided into subaccounts as set forth in the Project and Finance Plan, into which the Tax Increment of the City and participating taxing units, if any, as such increments are described in the Project and Finance Plan and includes administration costs, 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 shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs,

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plus interest, for the Zone. Surplus funds in the Tax Increment Fund shall be disbursed as authorized and provided in the Act.

SECTION 8. SEVERABILITY CLAUSE.

That should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall not be affected and shall remain in full force and effect. The City Council hereby declares that it is the intent of the City Council that the provisions, sections, subsections, sentences, clauses and phrases of this Ordinance are severable and that the City Council would have passed this Ordinance without the incorporation of such invalid or unconstitutional provision, section, subsection, sentence, clause or phrase and all remaining provisions, sections, subsections, sentences, clauses and phrases shall remain in full force and effect.

SECTION 9. OPEN MEETINGS.

That it is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the Municipal Center and at the City Hall of the City for the time required by law preceding the meeting, 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 10. EFFECTIVE DATE.

That this Ordinance shall be in full force and effect from and after its passage as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th day of September 2019.

Stan Pickett
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonja Land
City Secretary

David L. Paschall
City Attorney

