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

Eco Dev/TIRZ No. 13 Tax Participation Agreement with Kaufman County/September 21, 2020 Page 2 of 4

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:

<u>SECTION 1</u>. 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 <u>A</u>, and incorporated herein for all purposes.

<u>SECTION 3.</u> 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 and 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.

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

Bruce Archer Mayor

ATTEST:

ria Land

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)

APPRO	ED BY CITY	COUNCIL
DATE	9.21.	2020
	AITEM NO.	and the second se

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.

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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. <u>DEFINITIONS.</u>

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.

<u>Captured Appraised Value</u> 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.

<u>County Roll Back Tax</u> 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.

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

<u>Project Plan</u> 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**.

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

<u>**TIRZ Board**</u> 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.

<u>**Tax Increment**</u> 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.

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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

<u>**Tax Increment Fund</u>** 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.</u>

<u>TIRZ Ordinance</u> 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. <u>Amendments to TIRZ Ordinance.</u>

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.

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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.

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

4.7. <u>Term</u>.

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 <u>Termination for Cause.</u>

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

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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

5. <u>TIF FUND ACCOUNTING AND AUDITING.</u>

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. <u>NOTICES.</u>

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

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01 Mesquite, TX 75185-0137

Kaufman, TX 75142

8. <u>NO WAIVER.</u>

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. <u>VENUE AND JURISDICTION.</u>

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. <u>NO THIRD PARTY RIGHTS.</u>

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.

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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. <u>COUNTERPARTS.</u>

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, County Judge 25,2090 Date: ATTEST: By: LAURA HUGHES, Count Clerk CITY OF MESQUITE, TEXAS By: BRUCE ARCHER, Mayor emper 22, 2020 Date:__

ATTEST:

By SONJA LAND, City Secretary

APPROVED AS TO FORM:

By:

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

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01

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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

Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019 Page 2 of 6

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:

<u>SECTION 1.</u> <u>RECITALS INCORPORATED.</u>

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. Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019 Page 3 of 6

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).

<u>SECTION 4.</u> <u>BOARD OF DIRECTORS</u>.

- (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.

<u>SECTION 5.</u> <u>DURATION OF THE ZONE</u>.

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(1) 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,

Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019 Page 6 of 6

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.

<u>SECTION 9.</u> <u>OPEN MEETINGS</u>.

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 TOLEGAL 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.

EXHIBIT "B"

Spradley Farms - TIRZ #13

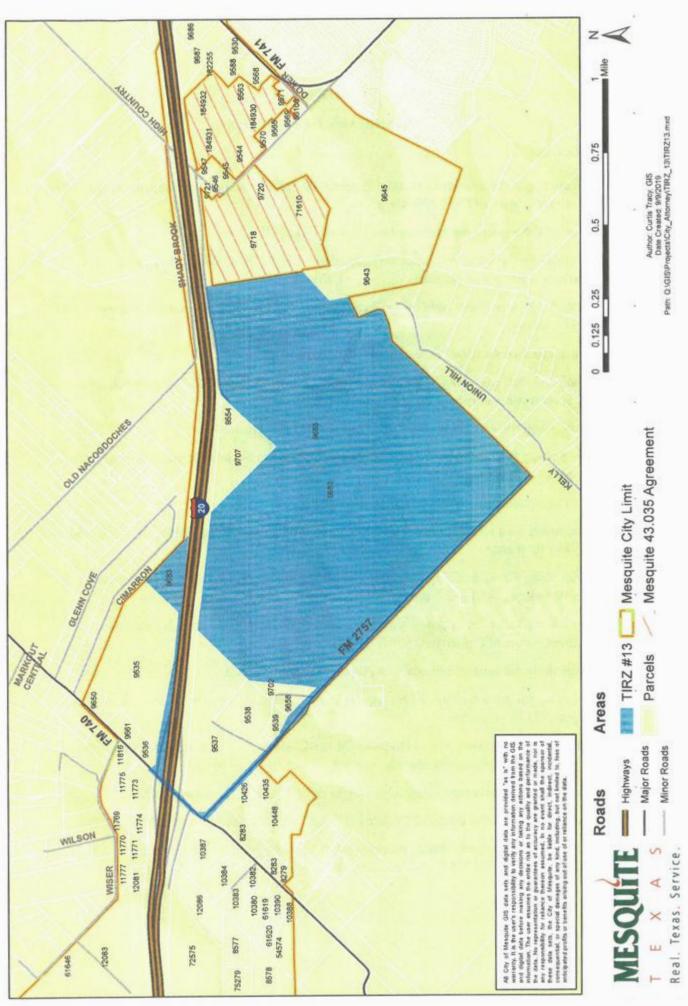
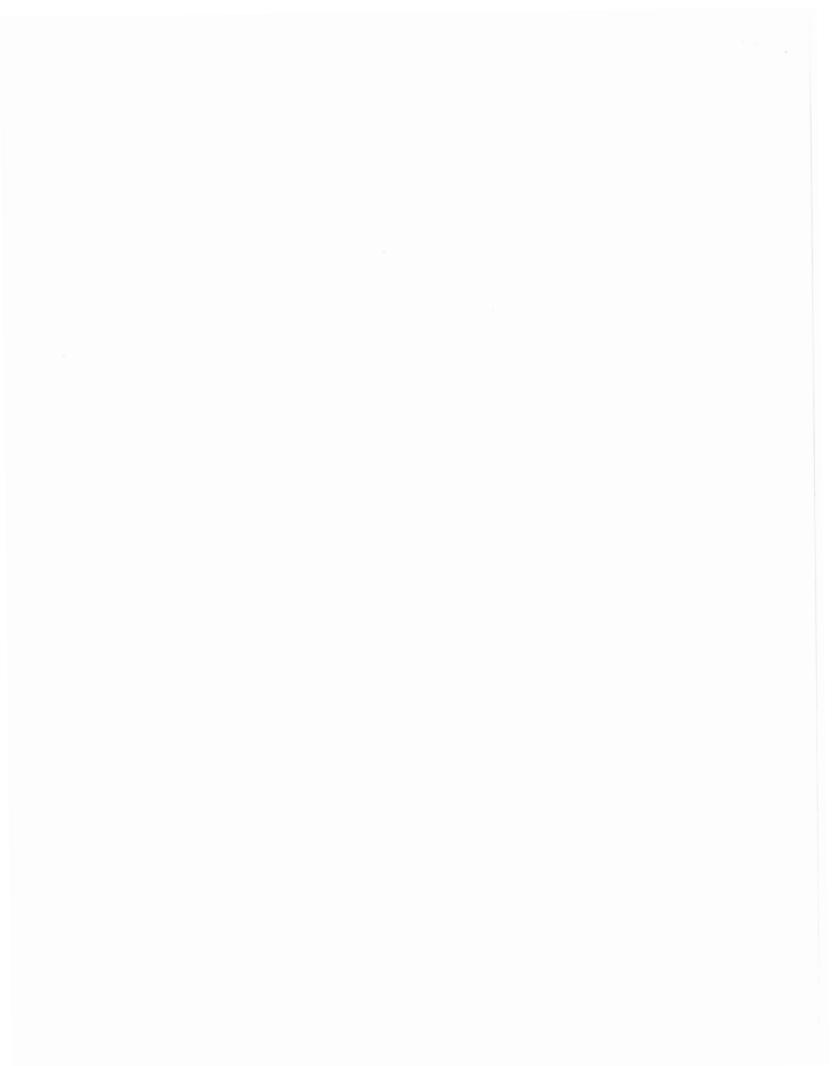


EXHIBIT 2

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

AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); 200805.01



ORDINANCE NO. <u>4790</u>

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

Eco Dev/Amended Spradley Farms Project and Financing Plans for TIRZ No. 13 July 6, 2020 Page 2 of 7

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

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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.

Eco Dev/Amended Spradley Farms Project and Financing Plans for TIRZ No. 13 July 6, 2020 Page 4 of 7

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

<u>SECTION 1.</u> 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.

<u>SECTION 2</u>. 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;

Eco Dev/Amended Spradley Farms Project and Financing Plans for TIRZ No. 13 July 6, 2020 Page 5 of 7

- (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.

<u>SECTION 5.</u> 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.

<u>SECTION 7.</u> 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:

"<u>SECTION 5</u>. 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."

<u>SECTION 9.</u> 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:

That pursuant to Section 311.012(c) of the Act, the tax increment "SECTION 5. 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(1) 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")."

"<u>SECTION 6.</u> "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

Eco Dev/Amended Spradley Farms Project and Financing Plans for TIRZ No. 13 July 6, 2020 Page 7 of 7

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





City of Mesquite, TX

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Jimmy Martin	Financing Plan	
Finance Coordinator Phone: (972) 216-6207 Mobile: (214) 679-9644 E-mail: <u>imartin@cityofmesquite.com</u>	Economic Feasibility Revenue Assumptions Revenue Summary Captured Appraised Value and Net Benefit	17-18 19 20-22 23-62
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1515 N.

City of Mesquite, TX

Introduction

Tax Increment Financing Program

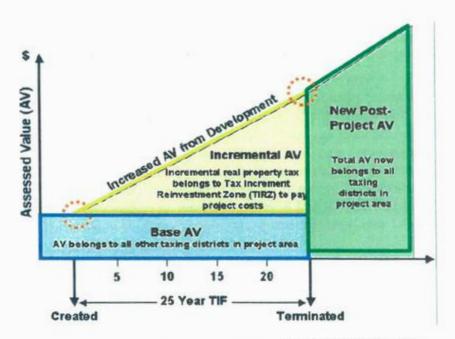
Chapter 311 of the Texas Tax Code (the TIRZ Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance 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. 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.

Actions Taken to Date

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(I) 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.

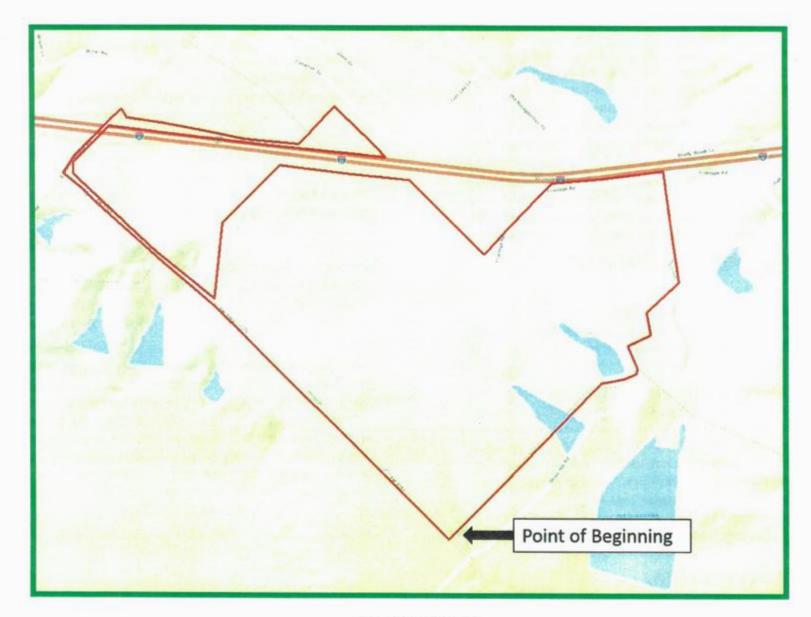
On June 9, 2020, the City sent a letter to the TCEQ requesting that the TCEQ withhold action on the Owner's application pending the City Council's approval of the settlement documents.

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



City of Mesquite, TX

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

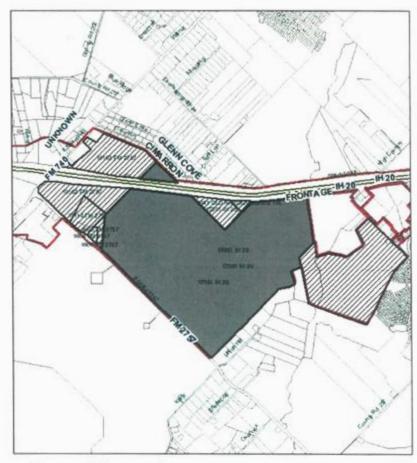
Zoning

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)

City of Mesquite, TX

Proposed Land Use



City of Mesquite, TX

Proposed Land Use (Tract 1)



MESQUITE • TEXAS • LAND USE EXHIBIT

LandDesign.



Tract 1 Development Schedule

	in a second				his	1		PROPOSED BU	ILD OUT						
1.01	Total Units	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Phase 1	269			124	145										1.
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									65	245				
Phase 8	251										3	248			
Phase 9	251												248	3	
Phase 10														245	29
TOTAL		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.

Proposed Project Costs	Proj	ect Costs Eligible Fo	or TI	RZ Reimbursement	No	n-Project Costs			
and the second state of th	1	Planned	Li	mited To Bonding	T	IRZ Ineligible	То	tal Project	
Description	Re	imbursements		Capacity*	De	veloper Costs		Cost	% of Total
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	\$2	201,930,265	100.00%
*Developer to be reimbursed for all eligible costs within the capacit	ty of MM	D/TIRZ financing m	echar	nism.					
**Includes capital/debt costs, taxes, developer overhead, and oth	er TIRZ in	neligible developme	ent co	osts.					

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:

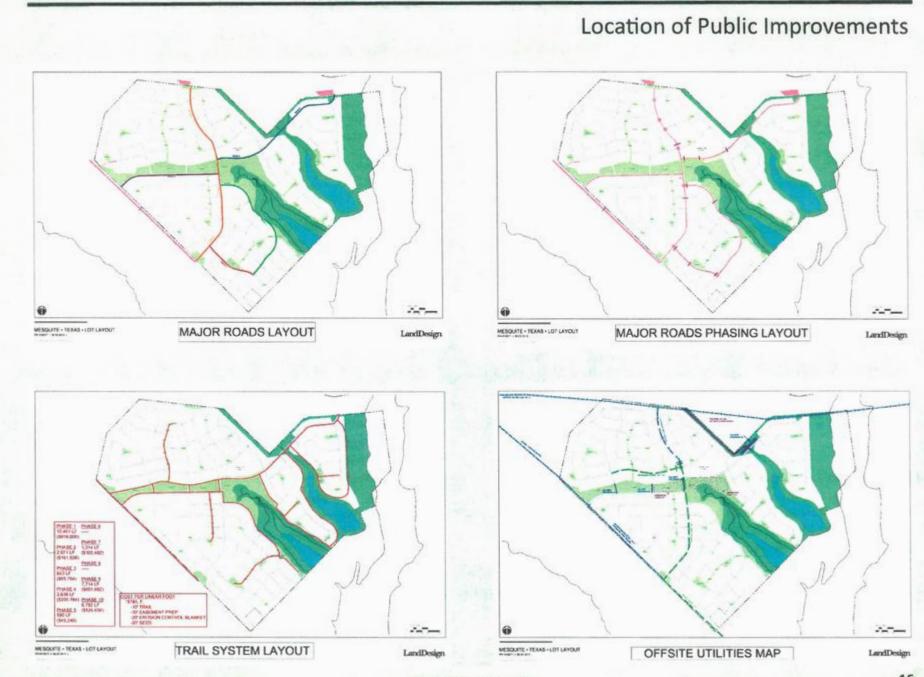
Consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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.



City of Mesquite, TX

Economic Feasibility

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.

Discount Rate	0.00%
Infaltion Rate	2.00%

Real Property Tax		Participation	i
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	1
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

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

Bonded Indebtedness

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

Revenue Assumptions

Anticipated	Home Type	Phase Completion	Units	% of Total Lots	Taxable Value PSF/Unit	Incremental Value	Home Type	Phase Completion	Units	% of Total Lots	Taxable Value PSF/Unit	Incren	nental Value
Development				Phase #1	Concernance of the	CONTRACTOR OF THE	A A DITEST	for a second se		Phase #6	and the second		MCC CARE
	Townhome	2024	67	25%	\$235,000	\$15,745,000	Townhome	2029	57	25%	\$259,459		\$14,789,162
Accumuntions *	35' Lot	2024	54	20%	\$285,000	\$15.390.000	35' Lot	2029	45	20%	\$314,663	_	\$14,159,836
Assumptions *	40' Lot	2024	54	20%	\$305.000	\$16,470,000	40' Lot	2029	45	20%	\$336,745	-	\$15,153,509
	50' Lot	2024	43	16%	\$360,000	\$15,480,000	50" Lot	2029	36	16%	\$397,469		\$14,308,887
Over the 45 year	60' Lot	2024	32	12%	\$395,000	\$12,640,000	60' Lot	2029	27	12%	\$436,112		\$11,775,022
term of the TIRZ, an-	70' Lot	2024	19	7%	\$485,000	\$9,215,000	70" Lot	2029	16	7%	\$535,479		\$8,567,667
	and the second se	Phase 1 Total	269		Phase 1 AV	\$ 84,940,000		Phase 6 Total	226	-	Phase 6 AV	s	78,754,084
ticipated develop-	in the second second		1.	Phase #2		COLUMN STREET		0000	70	Phase #7	#004.040	-	****
ment will include a	Townhome	2025	56	25%	\$239,700	\$13,423,200	Townhome	2030	78	25%	\$264,648 \$320,956	-	\$20,642,557 \$19,899,290
high-quality, master-	35' Lot	2025	44	20%	\$290,700	\$12,790,800	35' Lot 40' Lot	2030	62	20%	\$320,900	-	\$19,899,290 \$21,295,731
0	40' Lot	2025	44	20%	\$311,100	\$13,688,400	40 Lot 50' Lot		50		\$405,418	-	\$20,270,924
planned, residential	50' Lot	2025	36	16%	\$367,200	\$13,219,200	60' Lot		37		\$444,834	-	\$16,458,864
community including	60' Lot	2025	27	12%	\$402,900	\$10,878,300	70' Lol		22		\$546,189	-	\$12,016,153
open space areas. It	70' Lot	2025	16	7%		\$7,915,200	10.00	Phase 7 Total	311		Phase 7 AV	\$	110,583,519
is anticipated that	and the second se	Phase 2 Total	223		Phase 2 AV	\$ 71,915,100	THE REPORT	- Hode - Colda		Phase #8	11000 1 111	-	110,000,010
	2000			Phase #3		A DESCRIPTION OF THE OWNER	Townhome	2031	63		\$269,941		\$17,006,291
the community will	Townhome	2026	66	and a second sec	\$244,494	\$16,136,604	35° Lo				\$327,375		\$16.368,771
consist of 2,513	35' Lot					\$15,715,242	40' Lot	2031	50	20%	\$350,349		\$17,517,456
housing units with a	40' Lot	2026	53	the second s	\$317.322	\$16,818,066	50' Lo	2031	40	16%	\$413,527		\$16,541,074
total taxable value of	50' Lot	2026	42	16%	\$374,544	\$15,730,848	60' Lo			12%	\$453,731		\$13,611,925
CONSTRUCTION CONTRACTOR OF CLIPPING OF CONTRACT, WILLIAM	60' Lot	2026	32	THE REAL PROPERTY OF THE PROPE		\$13,150,656	70' Lo	t 2031			and the second se		\$10,028,026
\$870,062,815 to be	70' Lot		18			\$9.082.692		Phase 8 Total	251		Phase 8 AV	\$	91,073,543
built over ten phases.	the second secon	Phase 3 Total	264		Phase 3 AV	\$ 86,634,108				Phase #9			S. Contally
It is also anticipated	Statement of the	and the second second	Care Care	Phase #4	And Lines	20	Townhome						\$17,346,417
	Townhome	2027	68	25%	\$249,384	\$16,958,104	35' Lo						\$16,696,146
that the approximate-	35' Lot	2027	54	20%	\$302,444	\$16,331,991	40' Lot				Contraction of the local division of the loc		\$17,867,806
ly 8 acres within the	40° Lot	2027	54	20%	\$323,668	\$17,478,096	50' Lo			and the second sec	the second se		\$16,871,895
northern parcel will	50' Lot	2027	43	16%	\$382,035	\$16,427,500	60' Lo				and the second se		\$13,884,164 \$10,228,586
be built out with com-	60' Lot	2027	32	12%	\$419,177	\$13,413,669	70' Lo	Phase 8 Total	251		Phase 8 AV	s	92,895,014
	70" Lot	2027	19	7%	\$514,686	\$9,779,032	THE OWNER WHEN THE	pritase o rotal	231	Phase \$10	Fridod o Av		\$2,033,014
mercial uses.		Phase 4 Total	270		Phase 4 AV	\$ 90,388,391	Townhome	2034	68	A PARTY OF THE PAR	\$280,847	1	\$19,097,579
	CALCULATION OF			Phase #5	1	A State State State State	35' Lo	-				_	\$18,733,076
	Townhome	2028	43	25%	\$254,372	\$10,937,977	40' Loi			Contraction of the local division of the loc			\$20.047,678
*Note: Assumptions	35' Lot	2028	35	20%	\$308,493	\$10,797,261	50' Lo				Contraction of the Contraction o		\$18,930,266
	40° Lot	2028	35	20%	\$330,142	\$11,554,963	60' Lo				and the second sec		\$15,578,032
on remaining pages	50' Lot	t 2028	28	16%	\$389,676	\$10,910,916	70'L	1 2034	19	7%	\$579,620		\$11,012,778
provided by the De-	60' Lol	2028	21	12%	\$427,561	\$8,978,775		Phase 10 Total	274		Phase 10 AV	\$	103,399,409
veloper	70' Lot	t 2028	12	7%	\$524,980	\$6,299,755							
veroper		Phase 5 Total	174		Phase 5 AV	\$ 59,479,647		TOTAL	2513	2	Col angli and	\$	\$70,062,815

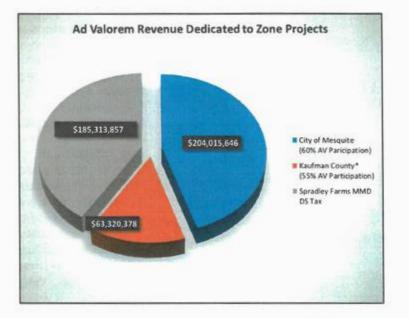
Total 2,513 Units \$870,062,815 Tax Incremental Value

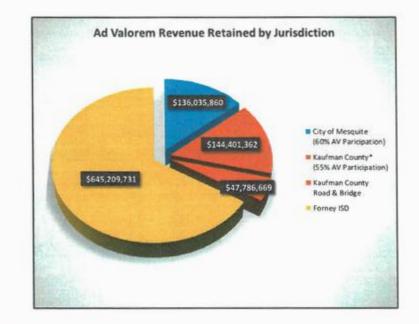
City of Mesquite, TX

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.





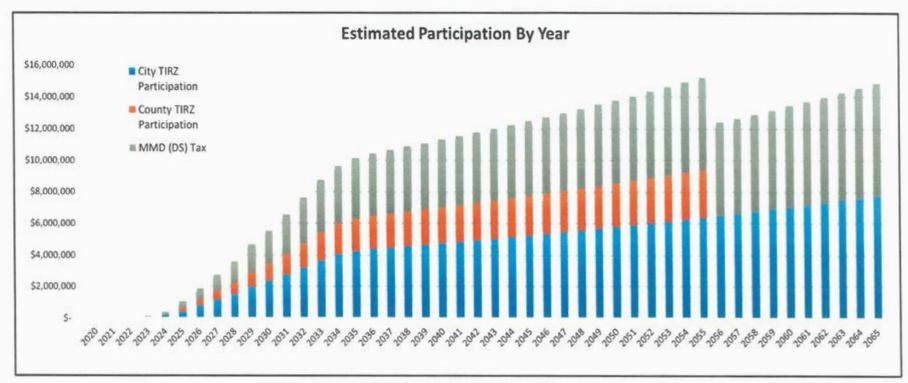
Projected over the Life of the TIRZ	City of Mesquite % AV Paricipation)	Kaufman County* (55% AV Participation)	Kaufman County Road & Bridge	Forney ISD	Spr	adley Farms MMD DS Tax
Total Ad Valorem Revenues	\$ 340,051,506	\$ 207,721,740	\$ 47,786,669	\$ 645,209,731	\$	185,313,857
Ad Valorem Dedicated to 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

Projected over the Life of the TIRZ	ty of Mesquite AV Paricipation)	1	Kaufman County* (55% AV Participation)	Spra	dley Farms MMD DS Tax
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		1	Sase Year	1	2		3	4	8 - T	5		6	-	7	1.1.1	8		9	1.1	10	11	12		13
	Category			2020	2021	202	22	2023	203	14	2025		2026		2027	20	28	1.1.1	2029		1030	2031	2032		2033
City Tax Generat	ited		1	578	\$ \$78	5	578	\$ 112,660	\$ 33	6,321	\$ 729,8	71 \$	1,285,881	\$	1,923,790	\$ 2	491,560	5	3,278,359	\$	3,863,917 \$	4,584,498 \$	\$,330,2	256 \$	6,113,735
City TIRZ Particip	ipation		1	5 .	\$ -	5	-	\$ 67,249	\$ 20	1,446	\$ 437,5	76 \$	771,182	\$	1,153,927	\$ 1	494,589	\$	1,966,668	\$	2,318,004 \$	2,750,352 \$	3,197,8	307 \$	3,667,894
City Net Benefit	1		1	\$ 578	\$ \$78	\$	578	\$ 45,411	\$ 13	4,875	\$ 292,2	95 \$	514,699	\$	769,863	\$	996,971	\$	1,311,690	\$	1,545,914 \$	1,834,146 \$	2,132,4	149 \$	2,445,841
County Tax Gene	verated			\$ 346	\$ 346	\$	346	\$ 68,819	\$ 20	5,443	\$ 445,8	45 5	785,485	\$	1,175,155	\$ 1	521,979	\$	2,002,598	\$	2,360,288 5	2,800,458 \$	3,256,0	007 \$	3,734,598
County TIRZ Part	rticipation			5 -	\$ -	\$		\$ -	5	+	\$ 209,1	46 \$	368,595	\$	551,531	5	714,352	\$	939,986	\$	1,107,909 \$	1,314,553 \$	1,528,4	117 \$	1,753,098
County Net Bend	nefit			\$ 346	\$ 346	\$	346	\$ 68,819	\$ 20	15,443	\$ 236,6	99 5	416,890	\$	623,624	5	807,627	\$	1,062,612	\$	1,252,380 \$	1,485,905 \$	1,727,5	590 \$	1,981,500
Forney ISD Tax G	Generated			\$ 1,157	\$ 1,157	S 1,	157	\$ 237,502	5 6	8,108	\$ 1,384,7	98 5	2,439,725	5	3,650,043	5 4	,727,283	5	6,220,090	\$	7,331,081 \$	8,698,251 \$	10,113,	192 5	11,599,700
the second se	& Bridge Tax Gene	erated		\$ 77	and the second se		77	\$ 15,832	\$	17,262	\$ 102,5	67 \$	180,702	\$	270,346	\$	350,133	\$	460,700	\$	542,988 \$	644,249 5	749,0	049 \$	859,149
MMD (D5) Tax				5 .	5 -	5	. 1	\$ 61,395	5 1	83,281	\$ 397,7	50 \$	700,753	5	1,048,387	5 1	,357,799	\$	1,786,571	5	2.105,677 \$	2,498,364 \$	2,904	172 \$	3,331,735
	Total T	IRZ Participa	ion	s .	5 .	5		\$ 128,644	\$ 3	4,727	\$ 1,044,4	72 5	1,840,529	\$	2,753,845	5 3	566,740	5	4,693,226	5	5,531,589 \$	6,563,268 5	7,630,	995 5	8,752,727
		Total Net Ben		\$ 2,158	\$ 2,158	5 2	158	\$ 367,563	Contraction of the local division of the loc	25,689	\$ 2,016,3	60 S	3,552,016	\$	5,313,875	5 6	882,014	5	9,055,092	5 1	0,672,362 \$	12,662,551 5	14,722,	280 5	16,886,190
14	15	16		17																					
					18			19	20		21		22	23		24		25	2		27	28	29		30
2034	2035	2036		2037	2038		2	039	2040	-	2041	2	042	204	3	2044	2	045	20	46	2047	2048	2049		2050
5 6,745,384	\$ 7,096,577 \$	7,296,833		2037 7,446,369	2038 5 7,59	5,296	2	039	2040 7,902.1		2041 8.060,189	2 5 8	042	204	13 85,821 \$	2044 8,553,53	7 5 8	045 8,724,60	20	46 199,100	2047 \$ 9,077,082	2048 \$ 9,258,624	2049 5 9,44	3,796 5	2050 9,632,672
5 6,745,384 5 4,046,884	\$ 7,096,577 \$ \$ 4,257,600 \$	7,296.833		2037 7,446,369 4,467,475	2038 5 7,59 \$ 4,55	5,296 6,831	2 5 7 5 4	039 1,747,202 \$ 1,647,974 \$	2040 7,902.1 4,740.9	41 \$	2041 8.060,189 4,835,767	5 8 5 4	042 1,221,393 \$ 1,932,489 \$	204 8,3 5,0	85,821 5 31,146 5	2044 8,553,53 5,131,77	7 5 8	045 8,724,60 5,234,41	20 18 \$ 8,1 18 \$ 5,3	46 199,100 339,113	2047 \$ 9,077,082 \$ 5,445,902	2048 \$ 9,258,624 \$ 5,554,827	2049 5 9,44 \$ 5,66	3,796 S	2050 9,632,672 5,779,256
5 6,745,384	\$ 7,096,577 \$ \$ 4,257,600 \$	7,296,833		2037 7,446,369	2038 5 7,59 \$ 4,55	5,296	2 5 7 5 4	039	2040 7,902.1	41 \$	2041 8.060,189	5 8 5 4	042	204 8,3 5,0	13 85,821 \$	2044 8,553,53	7 5 8	045 8,724,60	20 18 \$ 8,1 18 \$ 5,3	46 199,100	2047 \$ 9,077,082	2048 \$ 9,258,624 \$ 5,554,827	2049 5 9,44 \$ 5,66	3,796 5	2050 9,632,672 5,779,256
5 6,745,384 5 4,046,884 5 2,698,500 5 4,120,443	\$ 7,096,577 5 \$ 4,257,600 5 \$ 2,838,978 5 \$ 4,334,971 5	7,296,833 4,377,753 2,919,080 4,457,298		2037 7,446,369 4,467,475 2,978,894 4,548,643	2038 5 7,59 5 4,55 5 3,03 5 4,63	5,296 6,831 8,465 9,615	2 5 7 5 4 5 3 5 4	039 ,747,202 \$,647,974 \$ 1,099,228 \$ 1,732,408 \$	2040 7,902.1 4,740.9 3,161.2 4,827,0	41 \$ 05 \$	2041 8.060,189 4.835,767 3.224,422 4.923,597	2 5 8 5 4 5 3 5 5	042 121,393 \$ 1932,489 \$ 1,388,904 \$ 1,022,069 \$	204 8,3 5,0 3,3 5,1	3 3 85,821 \$ 31,146 \$ 54,675 \$ 22,510 \$	2044 8,553,53 5,131,77 3,421,70 5,224,96	7 5 8 6 5 5 2 5 5	045 8,724,60 5,234,41 3,490,19 5,329,46	20 98 \$ 8,1 18 \$ 5,3 10 \$ 3,9 10 \$ 3,9 10 \$ 5,4	46 199,100 339,113 359,987 136,049	2047 \$ 9,077,082 \$ 5,445,902 \$ 3,631,180 \$ 5,544,770	2048 \$ 9,258,624 \$ 5,554,827 \$ 3,703,796 \$ 5,655,665	2049 \$ 9,44 \$ 5,66 \$ 3,77 \$ 5,76	3,796 5 5,931 5 7,865 5 8,779 5	2050 9,632,672 5,779,256 3,853,416 5,884,154
5 6,745,384 5 4,046,884 5 2,698,500 5 4,120,443 5 1,934,239	\$ 7,096,577 \$ \$ 4,257,600 \$ \$ 2,838,978 \$ \$ 4,334,971 \$ \$ 2,034,952 \$	7,296,833 4,377,753 2,919,080 4,457,298 2,092,380		2037 7,446,369 4,467,475 2,978,894 4,548,643 2,135,263	2038 5 7,59 \$ 4,55 5 3,03 5 4,63 5 2,17	5,296 6,831 8,465 9,615 7,971	2 5 7 5 4 5 3 5 4 5 3	039 2,747,202 5,647,974 1,099,228 1,732,408 2,221,534 5	2040 7,902.1 4,740.9 3,161.2 4,827,0 2,265,9	41 \$ 05 \$ 56 \$ 68 \$	2041 8.060,189 4.835,767 3.224,422 4.923,597 2.311,291	2 5 8 5 4 5 3 5 3 5 3	042 ,221,393 \$,932,489 \$,288,904 \$,022,069 \$,357,520 \$	204 8,3 5,0 3,3 5,1 2,4	3 5 85,821 \$ 31,146 \$ 54,675 \$ 22,510 \$ 04,673 \$	2044 8,553,53 5,131,77 3,421,76 5,224,96 2,452,7	7 5 8 6 5 5 2 5 1 0 5 1 0 5 1	045 8,724,60 5,234,41 8,490,19 5,329,46 2,501,82	20 18 \$ 8.1 18 \$ 5.3 10 \$ 3.5 10 \$ 3.5 10 \$ 5.7 19 \$ 2.5	46 199,100 339,113 559,987 136,049 551,869	2047 \$ 9,077,082 \$ 5,445,902 \$ 3,631,180 \$ 5,544,770 \$ 2,602,909	2048 \$ 9,258,624 \$ 5,554,827 \$ 3,703,796 \$ 5,655,665 \$ 2,654,971	2049 \$ 9,44 \$ 5,66 \$ 3,77 \$ 5,76 \$ 5,76 \$ 2,70	3.796 5 5,931 5 7,865 5 8,779 5 8,073 5	2050 9,632,672 5,779,256 3,853,416 5,884,154 2,762,238
5 6,745,384 5 4,046,884 5 2,698,500 5 4,120,443	\$ 7,096,577 \$ \$ 4,257,600 \$ \$ 2,838,978 \$ \$ 4,334,971 \$ \$ 2,034,952 \$	7,296,833 4,377,753 2,919,080 4,457,298		2037 7,446,369 4,467,475 2,978,894 4,548,643	2038 5 7,59 \$ 4,55 5 3,03 5 4,63 5 2,17	5,296 6,831 8,465 9,615	2 5 7 5 4 5 3 5 4 5 3	039 ,747,202 \$,647,974 \$ 1,099,228 \$ 1,732,408 \$	2040 7,902.1 4,740.9 3,161.2 4,827,0	41 \$ 05 \$ 56 \$ 68 \$	2041 8.060,189 4.835,767 3.224,422 4.923,597	2 5 8 5 4 5 3 5 3 5 3	042 121,393 \$ 1932,489 \$ 1,388,904 \$ 1,022,069 \$	204 8,3 5,0 3,3 5,1 2,4	3 3 85,821 \$ 31,146 \$ 54,675 \$ 22,510 \$	2044 8,553,53 5,131,77 3,421,70 5,224,96	7 5 8 6 5 5 2 5 1 0 5 1 0 5 1	045 8,724,60 5,234,41 3,490,19 5,329,46	20 18 \$ 8.1 18 \$ 5.3 10 \$ 3.5 10 \$ 3.5 10 \$ 5.7 19 \$ 2.5	46 199,100 339,113 359,987 136,049	2047 \$ 9,077,082 \$ 5,445,902 \$ 3,631,180 \$ 5,544,770	2048 \$ 9,258,624 \$ 5,554,827 \$ 3,703,796 \$ 5,655,665 \$ 2,654,971	2049 \$ 9,44 \$ 5,66 \$ 3,77 \$ 5,76 \$ 5,76 \$ 2,70	3,796 5 5,931 5 7,865 5 8,779 5	2050 9,632,672 5,779,256 3,853,416 5,884,154 2,762,238
\$ 6,745,384 \$ 4,046,884 \$ 2,698,500 \$ 4,120,443 \$ 1,934,239 \$ 2,186,205	\$ 7,096,577 \$ \$ 4,257,600 \$ \$ 2,838,978 \$ \$ 4,334,971 \$ \$ 2,034,952 \$ \$ 2,300,019 \$	7,296,833 4,377,753 2,919,080 4,457,298 2,092,380	\$ \$ \$ \$ \$	2037 7,446,369 4,467,475 2,978,894 4,548,643 2,135,263	2038 5 7,59 \$ 4,55 5 3,03 5 4,63 5 2,17 \$ 2,46	5,296 6,831 8,465 9,615 7,971	2 5 7 5 4 5 3 5 4 5 2 5 2 5 2 5 2 5 14	039 ,747,202 S 1,647,974 S 1,099,228 S 1,732,408 S 1,221,534 S 2,510,874 S	2040 7,902.1 4,740.9 3,161.2 4,827,0 2,265,9	41 \$ 05 \$ 56 \$ 68 \$ 68 \$ 86 \$	2041 8.060,189 4.835,767 3.224,422 4.923,597 2.311,291	2 5 8 5 4 5 3 5 5 5 5 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2	042 ,221,393 \$,932,489 \$,288,904 \$,022,069 \$,357,520 \$	204 8,3 5,0 3,3 5,1 2,4 2,7 15,9	B B 85,821 \$ 31,146 \$ 54,675 \$ 22,510 \$ 04,673 \$ 17,837 \$	2044 8,553,53 5,131,77 3,421,76 5,224,96 2,452,7	7 5 8 6 5 9 2 5 1 0 5 1 10 5 1 10 5 1 12 5 1	045 8,724,60 5,234,41 8,490,19 5,329,46 2,501,82	20 18 \$ \$,1 18 \$ \$,1 10 \$ \$,1 10 \$ \$,1 10 \$ \$,2 11 \$ 2,1 58 \$ 16,3	46 199,100 339,113 559,987 136,049 551,869	2047 \$ 9,077,082 \$ 5,445,902 \$ 3,631,180 \$ 5,544,770 \$ 2,602,909 \$ 2,941,861 \$ 17,222,113	2048 \$ 9,258,624 \$ 5,554,827 \$ 3,703,796 \$ 5,655,665 \$ 2,654,971 \$ 3,000,695 \$ 17,566,555	2049 5 9,44 5 5,66 5 3,77 5 5,76 5 2,70 5 3,06 5 3,06 5 3,06	3,796 5 5,931 5 7,865 5 8,779 5 8,073 5 0,705 5	2050 9,632,672 5,779,256 3,853,416 5,884,154 2,762,238 3,121,916 18,276,244

5	3,675,95	\$	3,867,345	\$ 3,976,476	5	4,057,967	\$ 4,139,12	5. 4.221.9	09 5	4,306,347	\$ 4,392,474	\$ 4,480,323	5	4,569,930	\$ 4,661,328	\$ 4,75	4,555 1	4,849,646	\$ 4,946,63	\$ \$,045,571	\$ 5,146,483	\$ 5,245	9,413
5	9,657,08	3	10,159,896	\$ 10,446,601	5	10,660,704	\$ 10,873,92	\$ 11,091,4	17 5	\$ 11,313,256	\$ 11,539,531	\$ 11,770,332	\$	12,005,749	\$ 12,245,874	\$ 12,49	108.0	\$ 12,740,628	\$ 12,995,450	\$ 13,255,369	\$ 13,520,487	\$ 13,790	0,907
																				\$ 25,572,140			

	31	1	32		33		34.		35		36		37		38		39	1	40	1.5	41	1	42		43		44	45	Sp	radley Farms
	2051		2052		2053	5	2054		2055	1	2056		2057	6	2058	1	2059		2060		2061	-	2062		2063		2064	2065		Totals
\$	9,825,326	S.	10.021,832	5	10,222,269	\$	10,426,714	\$	10,635,248	5	10,847,953	\$	11,064,912	\$	11,286,211	\$	11,511,935	\$	11,742,174	ŝ	11,977,017	\$	12,216,557	\$	12,460,888	Ś 1	2,710,106 \$	12,964,308	5	340,051,506
\$	5,894,849	5	6,012,752	5	6,133,014	5	6,255,682	\$	6,380,802	\$	6,508,425	\$	6,638,601	\$	6,771,380	5	6,906,814	\$	7,044,957	\$	7,185,863	\$	7,329,588	\$	7,476,186	\$	7,625,717 5	7,778,238	5	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	5,186,070	\$	136,035,282
\$	6,001,837	15	6.121,874	5	6,244,311	\$	6.369.198	\$	6,496,582	ŝ	6,626,513	5	6,759,044	5	6,894,224	\$	7,032,109	\$	7,172,751	s	7,316,206	\$	7,462,530	\$	7,611,781	s	7,764,016 5	7,919,297	5	207,721,740
\$	2,817,486	-	2,873,839	5	2,931,319	5	2,989,949	\$	3,049,751	\$		3	S	5	A	5		5	Charles and	\$		\$		5	Contract 1	\$	- 5	1	5	63,320,378
\$	3,184,351	-	3,248,035	5	3,312,992	\$	3,379,249	\$	3,445,831	\$	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	5	144,401,362
\$	18.641,769	Is	19,014,605	\$	19,394,897	\$	19,782,795	5	20,178,450	\$	20,582,019	5	20,993,660	\$	21,413,533	s	21,841,804	\$	22,278,640	\$	22,724,213	5	23,178,697	\$	23,642,271	\$ 3	24,115,116 5	24,597,419	5	645,209,731
\$	1,380,731	\$	1,408,346	\$	1,436,512	\$	1,465,243	5	1,494,548	\$	1,524,438	5	1,554,927	\$	1,586,026	\$	1,617,746	\$	1,650,101	\$	1,683,103	\$	1,716,765	\$	1,751,101	\$	1,786,123 5	1,821,845	5	47,786,823
5	5,354,401	15	5,461,489	5	5.570,719	\$	5.682,133	5	5,795.776	\$	5,911,691	5	6.029.925	\$	6,150,523	5	6,273,534	\$	6,399,005	\$	6,526,985	\$	6,657,524	\$	6,790,675	\$	6,926,488 1	7,065,018	5	185,313,857
\$	14,066,735	-	14,348,080	5	14,635,052	\$	14,927,763	5	15,226,329	5	12,420,116	\$	12,668,526	\$	12,921,903	\$	13,180,348	5	13,443,962	\$	13,712,848	\$	13,987,112	\$	14,266,861	5 1	4,552,205	\$ 14,843,256	\$	452,649,881
5	27,137,328	and the second second	27,680,065	5	28.233.656	5	28,798,319	5	29,374,275	5	33.072.499	c	33,733,942	c	34.408.614	e	35,096,780	e	35,798,708	¢	36,514,676	¢	37,244,962	e	37,989,854	\$ 1	38,749,645	\$ 39,524,630	5	973,437,939

Phase 1 Input and Output

0	UT	PL	JT
-			

TOTAL TAX REVENUE	Condensed and	12 0.00	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	100.0%

TOTAL PARTICIPATION	Subsection Date	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	A DISTANCE OF	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

REAL PROPERTY

235,000 \$

285,000 \$

305,000 \$

360,000 \$

395,000 \$

485,000 \$

TAX VALUE

15,745,000

15,390,000

16,470,000

15,480,000

12,640,000

9,215,000

84,940,000

\$1SF

INPUT

Townhomes

35 LFF

40 LFF

50 LFF

60 LFF

70 LFF

AREA

SF/UNITS

67 \$

\$

\$

54

54

43 \$

269

32 \$

19 \$

Year

TOTAL

2024

2024

2024

2024

2024

2024

Phase 1 Total Tax Revenue

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
	Annual Units			62	164	43		21	2	22		(*)				
	Cumulative Units			62	226	269	269	269	269	269	269	269	269	269	269	264
REAL PROPERTY	Taxable Value	. *	1	19,577,249	71,362,230	84,940,000	85,638,800	88,371,576	90, 139,008	91,941,788	93,780,623	95.656.236	97,569,361	99,520,748	101,511,163	103,541,386
City of Mesquite		0.40	1.45	143.097	523,799	623.400	635.929	645.647	661.620	674,853	688,350	702.117	716,159	730,482	745.092	759.994
Kaufman County M&O				73,380	267,481	318,374	324,741	331,236	337,861	344,618	351,510	358,541	365,711	373,026	380,486	388.090
Kaufman County I&S		+		12,588	45,888	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 MLD				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				19,184	69,928	83,233	84.897	86,595	88.327	90,094	91,895	93,734	95,608	97,520	99.471	101,460
Fomey 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	1.522.058
Total				611,028	2,227,295	2,651,073	2,704,094	2,758,176	2,813,339	2,869,606	2,926,998	2,985,538	3,045,249	3,106,154	3,168,277	3,231,643

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
			+	2	14	23				-		-		
269	269	269	269	269	269	269	269	269	269	269	269	269	269	269
05,612,214	107,724,458	109,878,947	112,076,526	114,316,057	116,604,418	118,935,505	121,315,236	123,741,541	126,216,372	128,740,699	131,315,513	133,941,824	136,620,660	139,353,073
775,194	790,698	806,511	822,642	839,095	855.876	872,994	890,454	908,263	926,428	944,957	963,856	983,133	1,002,796	1,022,852
395,858	403,775	411,850	420,087	428,489	437,059	445,800	454,716	463,811	473,087	482,548	492,199	502,043	512,084	522,326
67,909	69,267	70,652	72,065	73,507	74,977	76,476	78,006	79,586	81,157	82,780	84,436	86,125	87,847	89,604
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
103,489	105,559	107,670	109,824	112,020	114,261	116,548	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
3,296,275	3,362,201	3,429,445	3,498,034	3,567,995	3,639,354	3,712,142	3,786,384	3,862,112	3,939,354	4,018,141	4,098,504	4,180,474	4,264,084	4,349,365

2051	2052	2053	2054	2058	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
	· * .	+		+				12		÷.		1.50	* 3	3	
269	269	269	209	269	269	269	269	269	269	269	269	269	269	269	
42, 140, 135	144,982,937	147,882,598	150,840,248	153,857,053	158,934,194	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	
															ROSS
1,043,309	1.064.175	1,085,458	1,107,167	1,129,311	1,151,897	1,174,935	1,198,434	1,222,402	1.245.850	1,271,787	1,297.223	1,323,168	1,349.631	1.376,624	39,702.
532,772	543,428	554,297	565.382	576,690	588,224	599,988	611,988	624,228	636,712	649.447	862,435	675,684	689,198	702,982	20,274
91,395	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
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	20,554
139,283	142,069	144.910	147,806	150,765	153,780	156,855	159,993	163,192	166.456	169,785	173,181	176,645	180,178	183,781	5,30
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	2,758,998	79,61
4,436,353	4,525,080	4,615,581	4,707,893	4.802.051	4,898,092	4,996,054	5,095,975	5,197,894	5,301,852	5,407,889	5,516,047	5,626,368	5,738,895	5.853,673	168.82

Phase 1 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2025	2027	2028	2029	2030	2031	2032	2033	2034	203
ARTICIPATION																
REAL PROPERTY	Taxable Value			19,577,249	71,362,230	84,940,000	86.638.800	88,371,576	90, 139,008	91,941,788	93,780,623	95,656,236	97,569,361	99.520,748	101,511,163	103.541,38
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	455,99
Kaufman County M&O				40.359	147,115	175,106	178,608	182,180	185,823	189,540	193,331	197,197	201,141	205.164	209,267	213,45
Kaufman County 163							1.1.1.1.1.1.1		7.5	· · ·		the second second	Sec. Beach	1000		
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	393,45
Road and Bridge						100 million (1990)	*		*	*2		*				-
Forney ISD					100.000	100000				×	*		1		1000 Take	6.0 mm
Total				200,971	732,570	871.953	889,392	907,180	925,324	\$43,830	962,707	981,961	1.001,600	1,021,632	1,042,065	1,062,90

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
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	139,353.07
465,116	474,419 222,076	483,907 226,518	493.585 231.048	503,457 235,669	513,526 240,382	523,796 245,190	534,272 250,094	544,958 255,096	555,857 260,198	566.974 265,402	578,314 270,710	589,880 276,124	601,677 281,646	613,71 287,27
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	529,54
	•	-				-	-			-	-	-	-	
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	1,430,53

2051	2052	2083	2054	2055	2056	2057	2058	2059	2060	2061	2062	\$063	2064	2065	
142, 140, 135	144,982,937	147.882,596	150,840,248	153,857,053	156,934,194	160.072.878	163,274,335	166.539.872	169,870,619	173,268,031	176,733,392	180,258,059	163,873,421	187,550,889	
625.985 293.025	638,505 298,885	651,275 304,863	854,300 310,950	677,586 317,180	691.138	704,961	719,060	733,441	748,110	763.072	778.334	793,901	809,779	825.974	23,821,38 7,608,35
540,133	550,935	561,954	573.193	584,657	596,350	608.277	620,442	632,051	645.508	658,419	671.587	685.019	698,719	712.693	20,564,3
1,459,143	1,488,325	1,518.092	1,548,454	1,579,423	1,287,488	1,313,238	1,339,503	1,366,293	1,393,419	1,421,491	1,449,921	1,478,919	1,508,498	1,638,667	\$1,984,07

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
SLMMARY															
City of Mesquile	242		57,479	209.520	249,384	254.372	259,459	264,648	269,941	275.340	280.647	285,464	292,193	298.037	303,995
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 ISS			12,588	45,886	54,616	55,709	56.823	57,959	59,119	60.301	61.507	62,737	63,992	65.272	65,577
Spradley Farms MMD I&S							4.9	÷.			-	+			
Road and Bridge			19,184	69,928	83,233	84,897	86,595	88,327	90,094	91,696	93,734	95,608	97,520	99,471	101,460
Fomey 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	1,522,058
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	2,168,736

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
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	409,14
178,136	181,699	185,333	189,039	192,820	195,677	200,610	204,622	208,715	212,889	217,147	221,490	225,920	230,438	235,04
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	89.60
											+			
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	136,55
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	2,048,49
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	
417.323 239.748	425.670 244.543	434,183 249,433	442,857 254,422	451.724 259.511	460,759 588,224	469,974 599,988	479.373 611.988	488.961 624 228	498,740 636,712	508,715 649,447	518.889 662.436	529.267 675.684	539.852 689.198	550,649	0R055 15,880,926 12,665,902
91,395	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	3,478,00
139,283 2,089,460 2,977,219	142,069 2,131,249 3,036,754	144,910 2,173,874 3,097,490	147,808 2,217,352 3,159,439	150,765 2,261,609 3,222,428	153,780 2,300,933 3,610,604	156,855 2,353,071 3,682,816	159,993 2,400,133 3,756,472	163.192 2.448.135 3.831.602	166,456 2,497,098 3,908,234	169,785 2,547,040 3,986,398	173,181 2,597,981 4,066,128	176.645 2.649.940 4.147.449	180.178 2,702.939 4,230,398	183,781 2,756,998 4,315,005	5,300,31 79,512,81 116,337,94

Phase 2 Input and Output

OUTPUT

TOTAL TAX REVENUE		Pet Un	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
			100.0%

INPUT	The state of the s	AREA	125	REAL PR	ROPE	RTY
	Year	SF/UNITS		\$ / SF	100	AX VALUE
Townhomes	2025	56	\$	239,700	9,700 \$ 13 0,700 \$ 12 1,100 \$ 13 7,200 \$ 13 2,900 \$ 10	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	00 \$ 12,790, 00 \$ 13,688, 00 \$ 13,219, 000 \$ 10,878,	7,915,200

TOTAL

71,915,100

TOTAL PARTICIPATION	States of the	244	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

100.0%

NET BENEFIT	NEW CONTRACTOR	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
		 100.0%

Phase 2 Total Tax Revenue

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2021	2032	2033	2034	2035
	Annual Units	100		×.,		183	40		*:					-		
	Cumulative Units					183	223	223	223	223	223	223	223	223	223	223
	% Complete	0%	0%	0%	0%	82%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1009
REAL PROPERTY	Texable Value					59,015,530	71,915,100	73,353,402	74,820,470	76.316,879	77,843,217	79,400,081	80,988,083	82,607,845	84,260,002	85,945,200
City of Mesquite						433,174	627,857	538.414	540,182	560,166	571,309	582,797	594.453	606.342	618.468	630,838
Kaufman County M&O						221,203	269.554	274.945	280,444	286,052	291,774	297.609	303,561	309.632	315,825	322,142
Kaufman County I&S				+		37,947	45,241	47,166	48.110	49,072	50.053	51,054	52.075	53,117	54,170	55,263
Spradley Farms MMD I&S			- 4			224,259	273,277	278,743	284,318	290.004	295,804	301,720	307,755	313,910	320,188	326,592
Road and Bridge						57,829	70,470	71,879	73.317	74,783	76,279	77.804	79.360	80,947	82,566	84,218
Fomey ISD		. 4				867,528	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						1,841,941	2,244,551	2,289,442	2,335,231	2,381,935	2,429,574	2,478,165	2,527,729	2,578,283	2,629,849	2,682,448

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	•			-										
223	223	223	223	223	223	223	223	223	223	223	223	223	223	223
100% 87,664,106	100% 89,417,388	100% 91,205,735	100% 93,029,850	100% 94,890,447	100% 96,788,256	100% 98,724,021	100% 100,698,502	100% 102,712,472	100% 104,766,721	100% 105,862,056	100% 108,999,297	100% 111,179,283	100% 113,402,868	100% 115,670,926
643,455	656,324	669,450	682,839	696,496	710,426	724,634	739,127	753,910	768,988	784,367	600,055	816.056	832,377	849,025
328,584 56,368	335,156 57,495	341.859 58.645	348,696 59,818	355,670 61,015	362,784 62,235	370.039 63.480	377,440 64,749	384,989 66,044	392,689 67,365	400,542 68,712	408,553 70,087	416,724 71,488	425,059 72,918	433,560 74,376
333,124 85,902	339,786 87,620	346.582 89,373	353,513 91,160	360,584 92,983	367,795 94,843	375,151 96,740	382,654 98,674	390,307 100,648	398,114 102,661	406.076 104,714	414,197 106,808	422,481 108,945	430,931 111,123	439,550 113,346
1.288.662 2,736,095	1,314,438 2,790,817	1,340,724 2,846,633	1,367,539 2,903,566	1,394,890 2,961,637	1,422,787 3,020,870	1,451,243 3,081,287	1,480,268 3,142,913	1.509,873 3,205,771	1,540,071 3,269,887	1.570,872 3,335,284	1,602,290 3,401,990	1,634,335 3,470,030	1.667.022 3,539,431	1,700,363 3,610,219

	2065	2054	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
				-				. S.				100	1.0		*
	223	223	223	223	223	223	223	223	223	223	223	223	223	223	223
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	155,677,836	152,625,330	149,632,676	146,698,702	143,822,257	141.002,213	138,237,464	135,526,925	132,869,534	130,264,249	127,710,048	125.205,930	122,750,912	120,344,031	17,984,344
GROSS															
32,316,7	1,142,675	1,120,270	1,098,304	1,076,768	1,055,655	1,034,956	1.014.663	994,768	975.262	956,140	937,392	919,012	900,992	883,325	866,005
16,502,7	583,515	572.073	560,856	549.859	539,077	528,507	518,144	507,985	498,024	488,259	478,685	469,299	460,097	451.078	442,231
2,831,0	100,101	98,138	96,214	94.327	92.478	90.664	88,887	87,144	85.435	83,760	82,118	80,507	78.929	77.381	75,864
16,730,7	591,576	579.976	568 604	557,455	546.525	535,808	525.302	515,002	504.904	495,004	485,298	475,783	466,453	457,307	448,341
4,314,3	152,549	149.558	146.625	143,750	140.931	138,168	135,459	132,803	130,199	127,648	125,143	122.689	120,284	117.925	115,613
64,721,6	2,288,464	2,243,592	2,199,600	2,156.471	2,114,187	2.072.733	2,032,091	1,992,246	1,953,182	1,914,884	1,877,338	1.840.527	1,804,438	1,769,057	1,734,370
137,417.2	4,858,880	4,763,607	4,670,203	4,578,631	4,488,854	4,400,837	4,314,546	4,229,947	4,147,007	4,065,693	3,985,974	3,907,817	3,831,193	3,756,072	3,682,424

City of Mesquite, TX

Phase 2 Participation

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	20
PARTICIPATION																
EAL PROPERTY	Taxable Value	55	<u>*</u> 2	55	20	59,015,530	71,915,100	73,353,402	74 820 470	76,316,879	77,843,217	79.400.081	80,988,083	82,607,845	84.260.002	85,945,2
City of Mesquite					-	259,904	316,714	323,048	329.509	336,100	342,822	349,678	356,672	363,805	371,081	378,5
Kaufman County M&D		-	÷.	2	+	121,062	148,254	151,220	154,244	157,329	160,475	163,685	166,959	170,295	173,704	177,1
Kaufman County MS			*	-	-		· · ·			+		· · · · · · · · · · · · · · · · · · ·		Section 1	1	1939
Spradley Farms MND 165		-	* : ·			224,259	273,277	278,743	284,318	290,004	295,804	301,720	307,755	313,910	320,188	326.
Road and Bridge			+	-		-	*	+	+				-			
Forney ISD			+	-		-			+				and the second	100000000	Sec. Berg	
Total						605,825	738,246	753,011	768,071	783,433	799,101	815,083	831,385	848,013	864,973	882

20	2049	2048	2047	2046	2045	2044	2043	2042	2041	2040	2039	2038	2037	2036
115,670,9	113,402,868	111 179,283	108,999,297	106,862.056	104,766,721	102,712,472	100,698,502	98,724,021	96,788,256	94.890.447	93,029,850	91,205,735	89,417,388	87,664,106
509.4 238.4	499.426 233.782	489,634 229,198	480,033 224,704	470,620 220,298	461,393 215,979	452,346 211,744	443,476 207,592	434,781 203,522	426,255 199,531	417.898 195.619	409.703 191.783	401,670 188,023	393,794 184,336	395.073 180.721
439,5	430.931	422,481	414,197	406.076	398.114	390,307	382,654	375,151	367,795	360,584	353.513	346,582	339,786	333,124
			-		20		-	•		-		-		
1,187,4	1,164,140	1,141,313	1,118,935	1,096,995	1,075,485	1,054,397	1,033,723	1,013,454	993,582	974,100	955,000	936,274	917,916	899,918

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	155,677,836	152,625,330	149,632,676	146,698.702	143,822,257	141,002,213	138,237,464	135,526,925	132,869,534	130,264,249	127,710,048	125,205,930	122,750,912	120,344,031	117.984.344
GROSS	ç														
19,390,0	685,605	672,162	658,982	646,061	633,393	620.974	608,798	596,861	585,157	573,684	562,435	551,407	540,595	529,995	519.603
6,136,0		-			+		-		+		263,277	258,115	253.054	248,092	243,227
	2000	211111 Teres		· · · · · ·	*			¥0.	-		-		100000000	1.000 Page 1	
16,730,7	591,576	579,976	568,604	557,455	546,525	535,808	525,302	515,002	504.904	495,004	485.298	475,783	466,453	457,307	448.341
	-				-					-					
	-	-							000000000000	Sec. Sec.				1.1	
42,256	1,277,181	1,252,138	1,227,586	1,203,516	1,179,918	1,156,782	1,134,100	1,111,863	1,090,062	1,068,688	1,311,010	1,285,304	1,260,102	1,235,394	1,211,171

Phase 2 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2037	2034	2031
SUMMARY															
City of Mesquite	52	5a			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	138,603	139.335	142,121	144,964
Kaufman County I&S					37,947	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		1.1	2.4		1.4			-							
Road and Bridge	24	5.4	1.54		57,829	70.470	71,879	73,317	74,783	76.279	77,804	79.360	80,947	82,566	84,218
Forney ISD			17.6	1.2	867,528	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		174	174	(221)	1,236,116	1,506,305	1,536,431	1,567,160	1,598,503	1,630,473	1,663,082	1,695,344	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
		-		÷			And the second					-		
85,902	87,620	89,373	91,160	92,983	94,843	95,740	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	1,509,673	1,540,071	1.570.872	1,602,290	1,634,335	1.667,022	1,700,363
1,836,177	1,872,901	1,910,359	1,948,566	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	
346,402 199,004	353,330 202,984	360,397 207,044	367.605 211,185	374,957 215,408	382.456 488.259	390,105 496,024	397,907 507,985	405.865 518,144	413,982 528,507	422 262 539 077	430.707 549.859	439,322 560,856	448.108 572.073	457,070 583,515	GROSS 12,926,7 10,366,7
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,
115,613 1.734.370 2.471,253	117.925 1,769.057 2,520,678	120.284 1,804.438 2,571,091	122,689 1.840,527 2,622,513	125,143 1,877,338 2,674,963	127.646 1,914,884 2,997,005	130,199 1,953,182 3,056,945	132,803 1,992,246 3,118,084	135,459 2.032,091 3,180,446	138,168 2,072,733 3,244,055	140,931 2,114,187 3,308,936	143,750 2,156,471 3,375,115	146,625 2,199,600 3,442,617	149.558 2.243.592 3,511,469	152,549 2,288,464 3,587,699	4,314, 64,721, 95,160

Phase 3 Input and Output

-		-	-		-
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TOTAL TAX REVENUE	La Balling	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
		100.0%

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%	\$	1.1.1.1.1.1.1
	100.0%	\$	49,337,972
		1.1	100.0%

NET BENEFIT	The second		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%	s	110,262,849
			100.0%

INPUT	And Low Marker	AREA	676	REAL PR	ROPE	RTY
	Year	SF/UNITS		\$ / SF	1	AX 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

City of Mesquite, TX

86,634,108

Phase 3 Total Tax Revenue

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
	Annual Units						208	55		+:						
	Cumulative Units		34	- 64 - C	- 4		208	264	264	264	264	264	264	264	264	26
	% Complete	0%	0%	0%	0%	0%	79%	100%	100%	100%	100%	100%	100%	100%	100%	100
REAL PROPERTY	Taxable Value	110		-			68.257,176	88.634,108	68,366,790	90, 134, 126	91,936,808	93.775.545	95.651.056	97,564,077	99,515,358	101,505,66
City of Mesquite		22	32	÷.			501,008	635.894	648,612	661.584	674.816	688.312	702,079	716,120	730,443	745.05
Kaufman County M&O		5 A	1.52				255.843	324,724	331,218	337.843	344,599	351,491	358.521	365,692	373.005	380.46
Kaufman County I&S		3.2					43,889	55,708	56.820	57,956	59,115	60,298	61,504	62,734	63.968	65.26
Spradley Farms MMD I&S		14		1.4			259,377	329.210	335,794	342,510	349,360	356,347	363,474	370,743	378,158	385,72
Road and Bridge		1.4	1.4				66,885	54.893	85,591	68,322	90,089	91,891	93,728	95,603	97,515	99,46
Forney ISD		1.4					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	1,492,13
Total							2,120,383	2,703,948	2,758,026	2,813,187	2,869,451	2,926,840	2,985,377	3,045,084	3,105,986	3,168,10

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
		÷.	4	1				15	53			÷		
264	264	264	264	264	264	264	264	264	264	264	264	264	264	26-
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1001
103, 535, 779	105,606,494	107,718,624	109,872,997	112,070,457	114,311,865	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
759.953	775,152	790,655	806,468	822.597	839,049	855,830	872.947	890,406	908,214	926,378	944,906	963,804	983,080	1,002,74
388.075	395,836	403.753	411,828	420.065	428.466	437.035	445,776	454,692	463,785	473,061	482,522	492,173	502.016	512.05
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
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
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
3,231,468	3,296,097	3,362,019	3,429,259	3,497,844	3,567,801	3,639,157	3,711,941	3,786,179	3,861,903	3,939,141	4,017,924	4,098,282	4,180,248	4,263,853

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	+													-	÷.
	264	264	264	264	264	264	264	264	264	264	264	264	264	264	264
	100% 183,863,463	100% 180,258,297	100% 176,723.820	100% 173,258,647	100% 169,851,419	100% 166,530,803	100% 163,265,493	100% 160,064,209	100% 156,925,695	100% 153,848,721	100% 150,832,079	100% 147,874,587	100% 144,975,086	100% 142,132,437	100% 139,345,526
GROSS				1000				1122.022							
37,533,	1,349,558	1,323.096	1,297,153	1,271,718	1.246.783	1.222.335	1.198.369	1,174,871	1,151,835	1,129,250	1,107,107	1.085,399	1,064,117	1.043.252	1,022,796
19,168,	689,161	675,648	662,400	649,412	636,678	624,194	611,955	599,956	588,192	576.659	565,352	554,266	543,399	532,744	522,298
3,288,	118,224	115,906	113,633	111.405	109,221	107,079	104,980	102,921	100,903	98,925	96.985	95,083	93,219	91,391	89.599
19,431,	698,681	684,982	671,551	658,383	645,473	632.817	620,409	608,244	596.318	584,625	573,162	561,923	550,905	540,103	529,513
5,010,	180,168	176,635	173,172	169,778	166,447	163,184	159.984	156.847	153,771	150.756	147,800	144,902	142,061	139,276	136.545
75,169,	2,702,793	2,649,797	2,597,840	2.548.902	2,496,963	2.448.003	2,400,003	2.352,944	2,306.808	2.261,576	2,217,232	2.173,756	2,131,134	2:089,347	2.048.379
159,600.	5,738,585	5,626,063	5,515,748	5,407,596	5,301,565	5,197,613	5,095,699	4,995,783	4,897,827	4.801,791	4,707,638	4,615,331	4,524,835	4,436,113	4,349,130

City of Mesquite, TX

Phase 3 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032	2034	2035
REAL PROPERTY	Taxable Value				10	13	68,257,176	86,834,108	88,366,790	90, 134, 126	91,938,808	93,775,545	95,651,056	97,564,077	99,515,358	101,505,685
City of Mesquite Kaufman County M&O			8	-	1		300.605 540.714	381,537 178,598	389,167	396.951 185.813	404.890 189.530	412,987	421,247 197,187	429.672 201.130	438,266 205,153	447,031 209,256
Kaufman County I&S Spradley Farms MMD I&S				2	1		259.377	329.210	335.794	342.510	349.360	356.347	363.474	370.743	378.158	385,722
Road and Bridge Forney ISD		1	1	*	2	1			-		1	:	1	14	1	1
Tetal			÷0	¥11			700,695	889.344	907,131	925,274	943,779	962,655	981,908	1,001,546	1,021,577	1,042,009

205	2049	2048	2047	2046	2045	2044	2043	2042	2041	2040	2039	2038	2037	2036
136.613,261	133,934,570	131,308,402	128,733,727	126,209,536	123,734,840	121,308,665	118,930,065	116,598,103	114,311,866	112.070.457	109,872,997	107,718,624	105,606,494	03,535,779
601,645 281,631	589,848 276,109	578.282 270.695	566,943 265,387	555,827 260,184	544,928 255,082	534,243 250,080	523,768 245,177	513,498 240,369	503,429 235,656	493,558 231,036	483,881 226,505	474,393 222,064	485,091 217,710	455.972 213.441
0.00			-		-		-					· · · · · · · · · · · · · · · · · · ·		-
519,130	508,951	498,972	489,188	479,596	470,192	450,973	451,934	443,073	434,385	425.868	417,517	409,331	401,305	393,436
		<u>_</u>			-			- 11	100	<u></u>				
1,402,40	1,374,908	1,347,949	1,321,519	1,295,607	1,270,203	1,245,297	1,220,879	1,196,940	1,173,471	1,150,462	1,127,904	1,105,788	1,084,106	1,062,849

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	183,863,463	180,258,297	176,723,820	173,258,647	169.861.419	166,530,803	163,265.493	160,054,209	156,925,695	153,848,721	150.832.079	147,874,587	144,975,086	142,132,437	139 345 526
22,520,2	809.735	793,858	778,292	763,031	748.070	733,402	719.021	704.923	691,101	677,550	664,264	651,240	638.470	625.951	613,678
7,386,0		:			2		:	:		317,162	310,943	304,847	298,869	293,009	287,264
19,431,6	698,681	684,982	671,551	658,383	645,473	632,817	620,409	608,244	596,318	584,625	573,162	561,923	550,905	540,103	529,513
		2	1		1				With Mark		and the				
49,337,5	1,508,416	1,478,839	1,449,842	1,421,414	1,393,543	1,366,219	1,339,430	1,313,167	1,287,418	1,579,337	1,548,370	1,518,010	1,488,245	1,459,064	1,430,454

Phase 3 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2025	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	172			100		200,403	254,358	259,445	264,634	269.926	275,325	280,831	286,448	292,177	298.021
Kaufman County M&O	112					115,129	146,126	149,048	152,029	155.070	158,171	161,335	164,561	167,852	171.210
Kaufman County I&S						43.869	55,706	56.820	57,956	59,115	60.298	61,504	62,734	63,988	65,268
Spradley Farms MMD I&S												-	-		
Road and Bridge				1.4		66,685	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	1,964,185	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	205
303,981	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	401,09
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	230,42
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	87,84
		and the second second	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	1000 B 100	1.000 Barris							-		-
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	133,86
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	2,008,2
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	2,861,4

2051	2052	2053	2054	2055	2056	2057	2058	2059	2050	2061	2062	2063	2064	2065	5
					102.00										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,
235.034	239,735	244,529	249,420	254,408	259,496	588,192	599,956	611,955	624,194	635.678	649,412	662,400	675,648	689,161	11,780,
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
														-	
136,545	139,275	142.051	144,902	147,800	150,756	153,771	156.847	159.984	163,184	166.447	189.776	173,172	176.635	180,168	5,010
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	2,496,953	2,546,902	2,597,840	2,649,797	2,702,793	75,16
2,918,676	2,977,049	3,036,590	3,097,322	3,159,268	3,222,454	3,610,408	3,652,616	3,756,269	3,831,394	3,908,022	3,986,182	4,065,906	4,147,224	4,230,169	110.26

Phase 4 Input and Output

INPUT		AREA	522	REAL PR	ROPE	RTY
	Year	SF/UNITS		\$ / 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
		199585				
	TOTAL	270				90,388,39

OUTPUT

TOTAL TAX REVENUE	STATE DOM:	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	Service and the	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	4-344 PM	3	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		

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2033
	Annual Units			¥.:	10			192	78			10		<	0.8	. *
	Cumulative Units			+			41	192	270	270	270	270	270	270	270	270
	% Complete	0%	0%	0%	0%	016	0%	71%	100%	100%	100%	100%	100%	100%	100%	1001
REAL PROPERTY	Taxable Value		e ::	*	*		*	64,276,189	90,388,391	92, 196, 159	94,040,082	95,920,884	97,839,302	99,795,085	101,792,010	103,827,850
City of Mesquite		1.4	1.2	42	23	22	13	471,787	663.451	676,720	690,254	704.059	718.140	732.503	747.153	762.096
Keufman County M&O				42	- 20			240,921	338,796	345,571	352,483	359,533	398.723	374,058	381,539	389,170
Kaufman County I&S				*	*S	*	(A)	41,330	58,120	59,282	60,468	61,677	62,911	64,169	65,452	66,761
Spradley Farms MMD 185					14 C	+	÷.	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				-	8.0	-		944,800	1,326,709	1,355,284	1.382.389	1,410,037	1,438,238	1,467,002	1.495,343	1,520,269
Total				*				2,006,132	2,821,123	2,877,545	2,935,096	2,992,798	3,053,674	3,114,748	3,177,043	3,240,583

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
2000	2037	2030	1000	2040	1041	2042	2043	2000	2040	2040	2041	2040	2040	2000
2.5	-	1	70	10					÷					
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	110,182,945	112,386,604	114,634,336	116.927,022	119,265,563	121,650,874	124.083.892	126,565,589	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	520,595	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	135,930
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	163,726,050	167.000.581	170,340,593	173 747,405	177,222,353	180,766,800	184,382,136	188,069,778	
															GROSS
1,046,195	1,067,119	1,088,461	1,110,231	1,132,435	1,155.084	1,178,186	1,201,749	1.225,784	1,250,300	1,275,306	1,300,812	1,326,828	1.353,365	1,380,432	37,701,2
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	19,252,4
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	3,302,7
541,627	552,459	563,509	574,779	585,274	598,000	609,960	622.159	634,602	647,294	660,240	673,445	686.914	700,652	714,665	19,518,3
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	5,033,1
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	2,764,628	75,505,
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	160.313.

City of Mesquite, TX

Phase 4 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
REAL PROPERTY	Taxable Value	12		6	80		×.	64,276,189	90.388.397	92.195.159	\$4,040,082	95,920,884	97,839,302	99,796,088	101,792,010	103.827.850
City of Mesquite Kaulman County M&O		:	:		5	2		283,072 132,507	398,070 186,338	406.032 190.064	414,153 193,866	422,436 197,743	430,884 201,698	439,502 205,732	448,292 209,646	457,258
Kautman County I&S Spradley Farms MMD I&S		1	1	1	2	-	2	244,250	343.476	350,345	357,352	364,499	371,789	379,225	385,610	394,548
Road and Bridge Formey ISD Total		1	2	1	-	-	-	459,829	927,884	946,442	945,370	\$64,678	1.004.371	1,024,459	1,044,948	1,085,847

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
105.904,407	108.022,495	110,182,945	112,385,604	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	139,738.61
466,403 218,324	475,731 222,691	485,246 227,144	494,951 231,687	504,850 236,321	514,947 241,048	525,246 245,868	535,750 250,786	546,465 255,802	557,395 260,918	568,543 266,136	579,914 271,459	591,512 276,888	603.342 282.426	615,40 288,07
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	531.00
	-	-	-	-	-			-					-	
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	1,434,4

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	188,069,778	184,382,136	180,766,800	177.222,353	173.747.405	170,340,593	167.000.581	163,726,060	160,515,745	157.368,377	154,282,723	151,257,571	148,291,737	145,384,056	142,533,388
GROSS															
22,620	828.259	812,019	795,097	780,487	765,184	750,180	735,471	721,050	706,911	693,050	679,461	666.138	653.077	640,271	627,717
7,03		1010000	S					-			318.057	311.821	305.707	299,712	293,836
									+	×-		-			-
19,51	714,665	700.652	686,914	673,445	660,240	647,294	634,602	622,159	609.960	598,000	586,274	574,779	563,509	552,459	541,627
						-									
					+									+	
49.17	1,542,924	1,512,671	1,483,011	1,453,932	1,425,424	1,397,474	1,370,073	1,343,209	1,316,871	1,291,050	1,583,793	1,552,738	1,522,292	1,492,443	1,463,179

Phase 4 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			10	23	÷.	- R.	188,715	265.360	270.688	276.102	261,624	287,256	293.001	298,861	304,839
Kaufman County M&O				÷2	*		108,415	152,458	155.507	156,617	161,790	165.025	168,326	171,692	175,126
Kautman County 185		-		*)	100		41,330	58,120	59,282	60,468	61,677	62.911	64,169	65,452	66,761
Spradley Farms MMD I&S						-		1.4.2.7		-			- (+)		
Road and Bridge	1.0	20	*			÷.	62,984	85.572	90.343	92,150	93,993	95.873	\$7,790	99,745	101,741
Forney ISD		÷.			÷.		944,860	1.328,709	1,355,284	1,382,389	1,410,037	1,438,238	1.467,002	1,496,343	1,528,269
Total	211	2.7		¥3		¥/.	1,346,303	1,893,239	1,931,104	1,969,726	2,009,120	2,049,303	2,090,289	2,132,095	2,174,737

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
310,935	317,154	323,497	329,967	336,566	343,298	350,164	357,167	364,310	371,597	379,028	386,609	394,341	402,228	410,27
178,629	182,201	185,845	189,562	193,354	197,221	201,165	205,188	209,292	213,478	217,748	222,103	226,545	231.075	235,69
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	89,853
	¥				-			-			-			
103,776	105,851	107,968	110,128	112,330	114,577	116,868	119,205	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
2,218,231	2,262,596	2,307,848	2,354,005	2,401,085	2,449,107	2,498,089	2,548,050	2,599,011	2,650,992	2,704,011	2,758,092	2,813,254	2,869,519	2,926,90

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
								11270.00			10.0510	VECTOR			GROSS
418,478	428.848	435.385	444,092	452,974	462.034	471,274	480,700	490,314	500,120	510.122	520,325	530,731	541,346	552,173	15,080,51
240.411	245.219	250,124	255,126	260,229	589,851	601.648	613,681	625,955	638,474	651,243	664,268	677,554	691,105	704,927	12,215,87
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	3,302,71
			-						-	-		· · · · · · · · · · · · · · · · · · ·		Same Server	
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	5,033,17
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	75,505,30
2,985,447	3,045,156	3,106,059	3,168,180	3,231,544	3,620,593	3,693,005	3,766,865	3,842,202	3,919,046	3,997,427	4,077,376	4,158,923	4,242,102	4,326,944	111,137,584

Phase 5 Input and Output

INPUT	1. 1. 1. 1. 1. 1.	AREA	197	REAL PE	ROPERTY			
	Year	SF/UNITS	1	\$ / 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

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OUTPUT

TOTAL TAX REVENUE	STATES AND A STATES	-	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%	1	102,124,367
			100.0%

TOTAL PARTICIPATION		AT SHE	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	are all ar	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%

City of Mesquite, TX

59,479,647

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Phase 5 Total Tax Revenue

TOTA			

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
	Annual Units		82				-		170	4	1.2		1.5	0.5		
	Completive Units	-				*			170	174	174	174	174	174	174	174
	% Complete	0%	0%	0%	0%	0%	0%	0%	98%	100%	100%	100%	100%	100%	100%	1009
REAL PROPERTY	Taxable Value	÷3		•	÷				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				÷.,		23		12	428.544	435.581	445.312	454,218	463.303	472,569	482,020	491.661
Kaufman County M&O		23		1		*			217.818	222,943	227,402	231,950	236.589	241,320	246,147	251,070
Kaufman County I&S			25	*				+	37.366	38.245	39,010	39,791	40.586	41,398	42.226	43,071
Spradley Farms MMD 185		2	-	10	-				220.827	226.023	230,543	235,154	239.857	244,654	249.547	254,538
Road and Bridge							*		58,944	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	985,354	984,651
Total			100	+					1,813,750	1,856,426	1,893,555	1,931,426	1,970,055	2,009,456	2,049,645	2,090,630

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
		1											1.5	~
174	174	174	174	174	174	174	174	174	174	174	174	174	174	174
100% 68,323,418	100% 69,689,887	100% 71,083,684	100% 72,505,358	100% 73,955,465	100% 75, <i>434</i> ,574	100% 76,943,266	100% 78,482,131	100% 80.051,774	100% 81,652,809	100% 83,285,866	100% 84.951.583	100% 86,650,615	100% 88,383,627	100% 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 43.932	261,213 44,811	266,437 45,707	271.766 46.621	277,201 47,553	282,745 48,504	288,400 49,475	294,168 50,464	300,052 51,473	306,053 52,503	312,174 53,553	318,417 54,624	324,786 55,716	331,281 56,831	337,907 57,967
259,629 66,950	264,822 68,289	270,118 69.655	275.520 71.048	281,031 72,469	286,651 73,918	292,384 75,397	298,232 76,905	304,197 78,443	310,281 80,012	316,486 81,612	322,816 83,244	329,272 84,909	335,858 86,607	342,575 88,339
1,004,354	1.024.441 2.175.099	1,044,930	1,065,829 2,262,973	1,087,145	1,108,888	1,131,066	1,153,687 2,449,515	1,176,761 2,498,506	1,200,296 2,548,476	1.224,302 2,599,445	1,248,788 2,651,434	1,273,764 2,704,463	1,299,239 2,758,552	1.325.224 2,813,723

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	2	2.5	12							•		-			
	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%
	121,331,780	118,952,725	116,620,319	114,333,646	112,091,810	109,893,931	107.739,148	105,626,616	103 555,506	101.525,005	99.534.319	97,582,666	95,669,280	93,793,412	1.954.325
GROSS															
24,0	890,575	873,113	855,993	839.209	822,754	806,621	790,805	775.299	760,097	745,194	730,582	716.257	702,213	688,444	674,945
12,2	454,778	445.861	437,119	428.548	420,145	411,907	403.830	395,912	388,149	380,538	373,077	365,761	358,590	351,558	344,665
2,1	78.016	76.487	74,987	73.517	72,075	70,662	69,276	67.918	66,586	65,281	64,001	62,748	61,515	60.309	59,127
12,4	461.061	452,020	443,157	434,468	425,949	417,597	409,409	401,381	393,511	385,795	378,230	370,814	363,543	356,415	349,426
3,2	118,893	116,562	114,276	112,035	109,839	107,685	105,574	103,504	101,474	99.484	97,534	95,621	93,746	91,908	90,106
48,0	1,783,577	1,748.605	1,714,319	1,680,705	1,647,750	1,615,441	1,583.765	1,552,711	1,522,266	1,492,418	1.463.154	1.434.465	1,406,338	1,378,763	1.351,729
102.1	3,786,901	3,712,648	3,639,851	3,568,481	3,498,511	3,429,913	3,362,659	3,296,725	3,232,083	3,168,709	3,106,578	3,045,664	2,985,945	2,927,397	2,869,997

Phase 5 Participation

PARTICIPATION	-	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2031
REAL PROPERTY	Taxeble Value	1	8	1	22	5	5	1	58,112,299	59,479,647	60,669,240	61,882,625	63,120,277	54,382,683	65.670.337	66.983,743
City of Mesquite Kaulman County M&O			2	0	0		2	1	255,927 119,800	261,948 122,019	267,187 125,071	272,531 127,572	277,982	283,541 132,726	289,212 135,381	294,996 138,088
Kaulman County I&S Spradley Farms MMD I&S		1		1		-	2		220.827	226,023	230,543	235,154	239,857	244.054	249.547	254,538
Road and Bridge Formey ISD Total		- 5		-	2	2	1	+ +	594,553	610,590	422,801	635,257	647,953	660.922	674,140	687,623

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
88,323,418	69.689,887	71,063.684	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
300,895 140,850	306,914 143,667	313,053 146,541	319,314 149,471	325,700 152,461	332,214 155,510	338,858 158,620	345,635 161,793	352,548 165,028	359,599 168,329	366,791 171,696	374,127 175,129	381,609 178,632	389,241 182,205	397,026 185,849
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	342.57
	-	-	-	38									•	
701,375	715,403	729,711	744,305	759,191	774,375	789,863	805,660	821,773	838,209	854,973	872,072	889,514	907,304	925,45

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	121,331,780	118,952,725	116,620,319	114,333,646	112.091,810	109,893,931	107,739,148	105.626.616	103,555,506	101.525.005	99.534.319	97,582,666	95,669.280	93,793,412	91,954,325
GROSS															
14,41	534,345	523,868	513,596	503,525	493,652	483,973	474,483	465,180	456.058	447.116	438,349	429.754	421,328	413,066	404,967
4,45	-	-			-						205,192	201,169	197,224	193,357	189,566
			· · · ·		6.4					10 M	12.04				
12,43	461.061	452.020	443,157	434,468	425,949	417,597	409,409	401,381	393,511	385,795	378.230	370,814	363,543	356,415	349,428
	000000	-								* -		-		+	2001000000
	-			0-01-6-0	0.050000000					+	÷.		-	+	
31.29	\$95,406	975,888	956,753	937,993	919,601	901,570	883,892	866,561	849,569	832,911	1,021,772	1,001,737	982,095	962,838	943,959

Phase 5 Net Benefit

(Total Tax Revenue Less Participation)

and the second	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2035	2034	2035
NET BENEFIT															
SUMMARY															
City of Mesquite		¥3	¥3	- 23	30 C			170,618	174.632	178,125	181,687	185,321	189.028	192,808	190.064
Kaufman County M&O			20		÷.	+3		98,018	100.324	102.331	104,377	106,465	108,594	110,766	112,981
Kaufman County I&S			~			+		37,366	38,245	39,010	39,791	40,586	41,395	42.226	43.071
Spradley Farms MMD I&B	÷		*		-				57. m. 17				1 A A	1000	
Road and Bridge	÷2		*		-			56,944	58.284	59,450	60,639	61,852	63.089	64.350	65,637
Forney ISD	- 1			20	+			854,251	874,351	891,838	909,675	927,868	946.425	965,354	984,661
Total					+			1,217,197	1,245,837	1,270,754	1,296,169	1,322,092	1,348,534	1,375,505	1,403,015

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
200,598	204,610	208,702	212,876	217,133	221,476	225,905	230,424	235.032	239,733	244,527	249,418	254,406	259,494	264,68
115,241	117,546	119,897	122.295	124,741	127,235	129,780	132,376	135,023	137,724	140,478	143.288	146,154	149,077	152.05
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	57.96
	-					÷								
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	88.3
1.004.354	1,024,441	1.044.930	1,065,829	1.087,145	1,108,888	1,131,065	1,153,687	1,176,761	1,200,296	1,224,302	1,248,788	1,273,764	1,299,239	1,325,2
1,431,075	1,459,696	1,488,890	1,518,668	1,549,042	1,580,022	1,611,623	1,643,855	1,676,732	1,710,267	1,744,472	1,779,362	1,814,949	1,851,248	1,888,2

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2052	2053	2064	2065	
															GROSS
269,978	275.377	280.885	286,503	292.233	298,077	304,039	310,120	316,322	322,649	329,102	335,684	342,397	349,245	356,230	9,606,7
155,099	158.201	161,365	164,593	167,884	380,538	388,149	395,912	403,830	411,907	420,145	428,548	437,119	445,861	454,778	7,810,61
59,127	60,309	61,515	62,746	64,001	65,261	66,586	67,918	69,276	70,662	72.075	73,517	74,987	76,487	78.016	2,103,93
		*									-	-		1 C - 1	
90,108	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	3,206,2
.351,729	1,378,783	1,406,338	1,434,465	1,463,154	1,492,418	1.522.205	1,552,711	1.583,765	1.615.441	1,647,750	1,680,705	1,714,319	1,748,605	1,783,577	48,099,1
1,926,038	1,964,559	2,003,850	2,043,927	2,084,808	2,335,798	2,382,514	2,430,184	2,478,768	2,528,343	2,578,910	2,630,488	2,683,098	2,736,760	2,791,495	70,826,1

Phase 6 Input and Output

INPUT	S. 1997 (1997)	AREA	111	REAL PR	ROPE	RTY
	Year	SF/UNITS	i.	\$/SF	T	AX VALUE
Townhomes	2029	57	\$	235,000	\$	14,789,162
35 LFF	2029	45	\$	285,000	\$	14,159,836
40 LFF	2029	45	\$	305,000	\$	15,153,509
50 LFF	2029	36	\$	360,000	\$	14,308,887
60 LFF	2029	27	\$	395,000	\$	11,775,023
70 LFF	2029	16	\$	485,000	\$	8,567,667
60 LFF	2029	27		395,000		1
	TOTAL	226				78,754,084

OUTPUT

TOTAL TAX REVENUE	and the second second	1	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%	100	132,816,368
			100.0%

TOTAL PARTICIPATION	and an and the second sec		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
		1000	100.0%

NET BENEFIT	And And And Andrew	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
		100.0%

Phase 6 Total Tax Revenue

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2023	2034	203
	Annual Units	+				+		¥0	4	226		1.8		157	17	- 4
	Complative Units	*			-	+				226	226	226	226	226	226	22
	% Complete	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	1001
REAL PROPERTY	Taxable Value			*		+		× .		78,754,084	80,329,165	81,935,749	83,574.484	85,245,953	85,950.872	88, 689, 889
City of Mesquite		20	13	2		1	2	12	2	578.055	589.616	601,408	613,437	625.705	638,219	650.98
Kaufman County M&O			20		-	100		100		295.188	301,091	307,113	313,255	319.521	325,911	332,421
Kautman County 165		£2			*			2		50,639	51,652	52,685	53,738	54.813	55,909	57,021
Spradley Farms MMD 185		23	2	2.2	20 C	-	+		2	299,265	305,251	311,356	317,583	323.935	330,413	337,022
Road and Bridge		-			-	+			-	77,171	78,715	80,289	81,895	83,533	85,203	86,90
Forney ISD		÷.		-			1.0		-	1,157,085	1,180,839	1,204,456	1,228,545	1,253,116	1,278,178	1,303,74
Total			20 C	+		2				2,458,003	2,507,163	2,557,306	2,608,453	2,660,622	2,713,834	2,768,11

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
	T 1	2.5	÷3	-	100	-					×.			
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	92,272,951	94,118,420	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	777,966	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	447,405
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	1,439,435	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

2065	4 :	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
								55	201		5.2	-	-	-	
226	6	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%
9,459	9 160,649	157.499,469	154.411.244	151,383,573	148,415,268	145.505.164	142,652,122	139,855.021	137,112,766	134,424,280	131,788,510	129.204.422	126.671,002	124,187,257	21.752,212
GRO															
9,167	6 1,179	1,156.046	1,133,379	1,111,155	1,089,368	1,068,008	1,047,067	1.026.536	1,005.408	986,674	967,328	948,360	929,765	911,534	893,661
2,150	3 602	590,343	578.767	567,419	556,293	545.385	534,692	524.207	513.929	503,852	493.972	484.287	474,791	465.481	456.354
3,298	2 103	101,272	99,285	97,340	95,431	93,560	91,725	89.927	88,164	86,435	84,740	83,078	81,449	79,852	78.287
0.468	6 610	598,498	586,763	575,258	563,978	552,920	542.078	531.449	521,029	510,812	500,796	490,977	481.350	471,912	462,658
57,420	4 157	154,334	151,308	148,341	145.432	142,581	139,785	137.044	134,357	131,722	129,140	126,607	124,125	121,691	119,305
1.547	2 2,361	2.315.242	2,269,845	2,225,339	2,181,704	2,138,926	2,096,986	2.055.869	2,015,558	1.976.037	1,937,291	1.899,305	1.862.064	1.825,553	1,789,758
14,050 1	5 5,014	4,915,735	4,819,348	4,724,851	4,632,207	4,541,379	4,452,332	4,365,032	4,279,443	4,195,532	4,113,267	4,032,615	3.953,544	3,876,023	3,800,023

Phase 6 Participation

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
REAL PROPERTY	Taxable Value		1.7	1.1	S.	82	•	*2	10	78,754,084	80,329,165	81,935,749	83,574,464	85,245,953	86,950,872	88,689,88
City of Mesquite			. 4			#0	10	~	30	346,833	353,770	360,645	358.052	375.423	382,932	390.56
Kaufman County M&O						÷ .	÷3	82		102,353	165,600	168.912	172,291	175,735	179,251	182,83
Kaulman County I&S						÷2	÷3				-	· · · · · · · · · · · · · · · · · · ·		· · · · · ·	1. S. M. S.	1000
Spradley Farms MMD I&S							* 0	A		299,256	305.251	311,356	317.583	323,935	330.413	337.02
Road and Bridge						+ 1	80	*2								
Forney ISD					1.6	+		×-			÷		1		0.000	10.04
Total		1.4		10410			5 A.		+	808,452	824,621	841,113	857,935	\$75,094	892,596	910,44

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	20
90,463.687	92,272,961	94,118,420	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	119,364,91
398.402 186.493	406,370 190,223	414,498 194,027	422,787 197,908	431,243 201,866	439,868 205,903	448,665 210,021	457,639 214,222	466.792 218.506	476,127 222,876	485,650 227,334	495,363 231,880	505,270 236,518	515,376 241,248	525.68 246,07
-	-		÷	and the second				-			-	-		
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	453,58
	+			-	-		-			-				
-		-			÷		and the second		79222 7 339	1200503000			-	*
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	137,112,765	139,855,021	142,652,122	145,505,164	148,415,268	151,383,573	154,411,244	157,499,469	160,649,459	
															GROSS
536,197	546,921	557.859	569,016	580,397	592,005	603,845	615,922	628,240	640,805	653.621	666,693	680,027	693,628	707,500	18,740,862
250,995	256.015	261,135	266,358	271,685							-		+	-	5,738,264
-								- C.							
462,658	471,912	481,350	490,977	500,795	510.812	521,029	531,449	542,078	552,920	563,978	575,258	586,763	598,498	610.468	16,170,589
	-	100000000	-						-						
									1	· · · · · · · · · · · · · · · · · · ·				-	
1,249,850	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	40,649,715

Phase 6 Net Benefit

(Total Tax Revenue Less Participation)

			2021	2022	2023	2024	2025	2026	2027 20	28 2029	2030	2071	2032	2033	2034	203
IET BENEFIT																
UMMARY																
City of Mesquite			1.		12.1					231.222	235,846	240.563	245,375	250,282	255,288	260,39
Kaufman County M&O			1	-							135,491	138,201	140.965	143,784	145,660	149,51
Kaufman County 185										50,539	51,652	52,685	53,738	\$4,813	55,900	57,02
Spradley Farms MMD MLS	£ I								+<; i				÷.	-	-	
Road and Bridge								×.		77,171	78,715	80,289	81,895	83,533	85,203	86.90
Ferney ISD				5. e					· · ·	1,157,685	1,180,839	1,204,456	1.228.545	1,253,116	1,278,178	1,303.74
Total			- Ca	14	1					1,649,551	1,682,542	1,716,193	1,750,517	1,785,528	1,821,238	1,857,46
2036	2037	2038	2039	20	040	2041	2042	2043	2044	2045	2046	204	67	2048	2049	20
2036 265,601 152,585	2037 270,913 155,637	2038 276,332 158,749	2039 281.858 161.924	20 287,4 185,1	195	2041 293.245 168.466	2042 299.110 171.836	2043 305.093 175.272	2044 311,194 178,778	2045 317,418 182,353	2046 323,767 186,000	330.24 189.72	12 33	2048 96.847 93.515	2049 343,584 197,385	350,4
265.601 152,585	270,913 155,637	276,332 158,749	281,858 161,924	287,4 185,1	195	293.245 168.466	299.110 171.836	305.093 175.272	311,194 178,778	317,418 182,353	323.767 186,000	330,24 189,72	12 33	36.847	343,584	350,4 201,3
265,601 152,585 58,168	270,913 155,637 59,332	276,332 158,749 60,518	281,858 161,924 61,729	287,4 185,1 62,9	195 163 163	293.245 168.466 64.222	299.110 171.836 65.507	305.093 175.272 66,817	311,194	317,418	323.767	530,24	12 33	96,847 93,515	343,584 197,385	350,44 201,33 76,7
265.601 152,585	270,913 155,637	276,332 158,749	281,858 161,924	287,4 185,1	195 163 163	293.245 168.466	299.110 171.836	305.093 175.272	311,194 178,778 68,153	317,418 182,353 69,516	323.767 186.000 70.907	330.24 189.72 72.32	12 33 10 15 15 1	96.847 93.515 73.771	343,584 197,385 75,247	350,4 201,3

1,411,212

2,010,794

1,329,816

1,894,816

1,356,413

1,932,712

1,383,541

1,971,367

1,439,436

2,051,010

1,468.225

2,092,030

1,497,589

2,133,871

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
							17703404							3	GROSS
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	12,493,90
205,359	209,467	213,656	217,929	222,288	503.852	513,929	524,207	534,692	545,385	556,293	567,419	578,767	590,343	602,150	10,211,98
78,287	79,852	81,449	83,078	84,740	85,435	88,164	89,927	91,725	93,560	95,431	97,340	99.286	101,272	103,298	2,736,23
-										· · · · ·					
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	4,169,88
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	62,554,84
2,550,173	2,601,176	2,653,200	2,706,264	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	92,166,65

1.527.541

2,176,548

1,558,092

2,220,079

1,589,253

2,264,481

1,621,039

2,309,770

1,653,459

2,355,966

1,686,528

2,403,085

1,720,259

2,451,147

1,754,654

2,500,170

Phase 7 Input and Output

NPUT		AREA	REAL PRO	DPERTY
	Year	SF/UNITS	\$ / 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		1.1	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 1&S	12.2%	\$	21,392,283
Road and Bridge	3.1%	\$	5,516,394
Forney ISD	47.1%	\$	82,754,360
	100.0%	1	175,704,507
			100.0%

TOTAL PARTICIPATION		24	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
			100.0%

NET BENEFIT	A CALE AND A CONTRACT	8	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
			100.0%

Phase 7 Total Tax Revenue

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Annual Units		+ :-			53	10	+		18	248	45		÷		
	Comutative Units			40						18	268	311	311	317	311	311
MEAL PROPERTY	% Complete Taxable Value	Q%;	0%	0%	0%	0%	0%	0%	0%	6.400.332	86% 94,582,688	100% 110.583.519	100% 112,795,189	100%	100%	1001 119.699.157
City of Mesquite					10	10	15	*	•	45.978	694,237	811,683	827.917	844,475	051,355	878,592
Kaufman County M&O Kaufman County I&S					<u>t/</u>		1	- C		23,990 4.115	354,517 60,817	414,491 71,105	422,781 72,527	431,237 73,978	439,662 75,457	448,659 76,967
Spradley Farms MMD I&S						20	2	2	2	24,321	359,414	420,217	428,622	437,194	445,938	454,857
Road and Bridge			*		÷.		*	100	+	6.272	92,682	108,361	110,528	112,739	114,993	117,293
Forney ISD Totel		:	:		÷		1		1	94.085 199,762	1,390,366 2,952,032	1.625.578 3,451,435	1,655,089 3,529,464	1,691,251 3,590,873	1,725,076 3,662,691	1,759,578
2036	2037 2031	1 2	039	2040	2041	2042	2043		2044	2045	2046	20	47	2048	2049	2050

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
			-	÷.								*	1.4	0
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	129,556,217	132, 157, 541	134,800,692	137,496,706	140,245,640	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	1,830,665	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	3,964,814	4,043,907	4,124,785	4,207,281	4,291,426	4,377,255	4,464,800	4,554,095	4,645,178	4,738,081	4,832,843	4,929,500	5,028,090

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
		1		-	-										
	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%
	216,818,455	212,567,113	208,399,130	204,312,872	200,305,738	195,379,155	192,528,583	188,753,513	185.052.463	181,423,984	177,866,651	174,379,069	170,959.872	167.607.718	64,321,292
GROSS															
41,33	1,591,447	1,560,243	1,529,650	1,499,656	1,470,251	1,441,423	1,413,160	1,385,451	1.358.285	1,331,652	1,305,541	1,279,942	1.254.845	1,230,241	1,206,118
21,10	812.683	796,748	781,126	765,810	750,794	736,072	721,639	707,490	693.617	680,017	666.683	653.611	640.795	628,231	615,912
3,61	139.414	136,681	134,001	131,373	128,797	126,272	123,796	121,369	118,989	116,656	114,368	112,126	109,927	107.772	105,659
21,31	823,910	807,755	791,917	776,389	761,166	746,241	731,609	717,263	703,199	689,411	675,893	662,640	649,648	636,909	624,421
5,51	212,460	208.295	204,210	200,206	196,281	192.432	188.659	184,950	181,333	177,777	174,292	170,874	167.524	164.239	161,018
82,71	3,187,231	3,124,737	3.063.467	3,003,399	2,944,509	2,886,774	2,830,170	2.774.677	2,720,271	2,666,933	2,614,640	2,563.372	2,513,110	2,463,833	2.415.523
175.7	6,767,147	6,634,458	6,504,370	6,376,834	6,251,798	6,129,213	6,009,033	5,891,209	5,775,695	5,662,446	5,551,417	5,442,566	5,335,849	5,231,225	5,128,652

Phase 7 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
REAL PROPERTY	Taxable Value	32	10	1		2.62	0.00	(e)	εi	6,400,332	94,582,658	110,583,519	112 795 189	115,051,093	117,352,115	119,699,157
City of Mesquite		850			181	•	80	•		28,167	416.542	487,010	496,750	506,685	516,819	527,155
Kaufman County M&O Kaufman County I&S			850				2		5	13,194	194,984	227,970	232,530	237,180	241,924	245,762
Spradley Farms MMD I&S					2		2.5	22	- 23	24,321	359,414	420.217	428.622	437,194	445,938	454.857
Road and Bridge									*			10.2			100 C	
Forney ISD								+			and the second	a coltine	con Sin.		1	1000
Total							(i)	*	*	65,703	970,941	1,135,197	1,157,901	1,181,059	1,204,681	1,228,774

2035	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
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	161,099,30
537,698 251,698	548,452 256,732	559,421 261.886	570,610 267,103	582.022 272,446	593.662 277,894	605.535 283.452	617,645 289,121	629,999 294,904	642,599 300,602	655,451 306,618	668.560 312.954	681,931 319,213	695,570 325,598	709.48 332.110
													-	
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
											10			-
1,253,350	1,278,417	1,303,985	1,330,065	1,356,666	1,383,799	1,411,475	1,439,705	1,468,499	1,497,869	1,527,826	1,558,383	1,589,550	1,621,341	1,653,76

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
	216,818,455	212,567,113	206,399,130	204,312,872	200,306,738	196, 379, 155	192,528,583	188,753,513	185,052,463	181,423,984	177.865.651	174,379,069	170,959,872	167.607.718	164,321,292
GROSS															
24,792.	954,868	935,146	917,790	899,794	882,151	864,854	847,896	831,270	814,971	798,991	783.325	767,965	752,907	738,144	723,671
7,510	+	10000							+ :		366,676	359,486	352,437	345,527	338.752
	-				0.000	1000				· · · · · · · · · · · · · · · · · · ·	+				
21,392	823,910	807,755	791,917	776,389	761,166	746,241	731,609	717,263	703,199	689.411	675.893	662,640	649,648	636,909	624,421
1						-				1000					-
(married and)				Sec. 1						1000 A.	1000000 million				
53,694	1,778,779	1,743,901	1,709,706	1,676,183	1,643,316	1,611.095	1,579,504	1,548,534	1,518,170	1,488,402	1,825,894	1,790,092	1,754,992	1,720,581	1,686,844

Phase 7 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	3022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
SUMMARY															
City of Mesquite	- #2		10	2.0	40	80	80	12	18,791	277.695	324,673	331,167	337,790	344.548	351,437
Kaulman County M&O			2	2.5		20		-	10,795	159.533	186,521	190.252	194.057	197,938	201,896
Kaufman County I&S				÷.		20			4,115	60,817	71,105	72,527	73,978	75,457	76.967
Spradley Farms MMD 165						20		+ :	-						
Road and Bridge				-			÷2		6.272	92,682	108,361	110,528	112,739	114,993	117.293
Forney ISD				-			A	-	94.085	1.390.366	1.625.578	1,658,089	1,691,251	1,725.078	1,759,578
Total				+					134,059	1,981,091	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	205
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	472,98
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	271,72
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	103,58
				-			-							
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	157,86
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	2,368,16
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	3,374,32

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
482,447 277,161	492,096 282,704	501,938 288,358	511,977 294,125	522,216 300,008	532,661 680,017	543,314 693,617	554,160 707,490	565.264 721.639	576,569 736,072	588,101 750,794	599,863 785,810	611,860 781,126	624,097 796,748	636,579 812,683	GROSS 16,628,354 13,590,653
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	3,619,80
161,018 2,415,523 3,441,808	164,239 2,463,833 3,510,644	167,524 2,513,110 3,580,857	170.874 2,563.372 3,652,474	174.292 2.614.640 3.725.524	177,777 2,666,933 4,174,043	181.333 2.720.271 4,257,524	184,960 2,774,677 4,342,675	188.659 2.830.170 4.429.528	192,432 2,886,774 4,518,119	196.281 2.944.509 4.608,481	200,206 3,003,399 4,700,651	204,210 3,063,467 4,794,664	208.295 3.124.737 4,890,557	212,460 3,187,231 4,988,368	5,516,394 82,754,384 122,009,55

Phase 8 Input and Output

INPUT	Mandal States	AREA	REAL PRO	DPERTY
	Year	SF/UNITS	\$/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
	100000000	2537		
	TOTAL	251		91,073,543

OUTPUT

TOTAL TAX REVENUE	SCANDER STREET,	S. Cal	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	ST ALL AND	200 100	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 Total Tax Revenue

			2021	2022	2023 2	024 202	5 2024	2027	2028	2029	2030	2031	2032	2033 203	4 203
		Annual Units	*0						-			203	48		1
	Co	mulative Units	10									203	251	251 25	1 251
		% Complete	0%	0%	0%	0% 0	% 0%	0%	0%	0%	0%	81%	100%	100% 100	% 1001
EAL PROPERTY	1	axable Value	12	ti i	•	* *				*	(a)	73,657,089	91.073.543 92.8	95,014 94,752,91	4 96.647,973
City of Mesquite				4.5						2	12	540,643	958,480 6	81.849 695.48	6 709.396
Kaufman County M&	0				1			+	*		-	276,083		48,191 355,15	
Kautman County 165	Exe 1			- 60	¥2		* 1			-		47,362		59,731 60,92	
Spradley Farms MM	DIAS			- 10 I	T							279,897		53,001 360,06	
Road and Bridge			*	- 10 - I	* 2	•					÷.	72,177		91,028 92,84	
Forney ISD Total				5.0	52 C							1,082,759 2,298,920		85,557 1.392,86 199,357 2,957,34	
(A 100)).	0					e						1777-1898-1994 1			
									10010						
2036	2037	2038					2042	2043	2044	2045	2046	204			205
					2 13 2 13		a). 2010	12		- S.,	6.5	2	. Č.,	-	
251	251	251	251	25			251	251	251	251	251	251		251	25
100%	100%	100%					00%	100%	100%	100%	100%	1009			100
98,580,932	100,552,551	102,563,602	104,614,874	106,707,17	108,841,3	115 111,018	141 113,23	38,504 115,	503,274	117,813,339	120, 169, 606	122,572,998	125.024,458	127,524,947	130,075,44
723.584	738,056	752,817	767,873	783,23	798,8	95 814	.873 83	31,171	847,794	864,750	882.045	899,686	917,680	936,033	954,75
369,503	376,893	384,431	392,120	399,963	407,9	61 416	120 42	24,443	432,932	441,590	450,422	459,431	468,619	477.992	487,55
63,388	64,655	65,948	67,267	68,613	3 69.9	85 71	385 7	2.812	74,269	75,754	77,269	78.814	80.391	81,999	83.63
374,608	382,100	389,742	397,537	405.48	413.5	97 421	869 43	30.305	438,912	447,691	456,645	465,777	475.093	484,595	494.28
96,599	98,531	100,502	102,512	104,563					113,182	115,445	117,754	120,109		124,962	127,46
1,449,140	1,478,122	1,507,685	1,537,839						697,898	1,731,856	1,766,493	1,801,822		1.874.617	1,912,10
3,076,821	3,138,358	3,201,125							604,987	3,677,086	3,750,628	3,825,64		3,980,196	4,059,80
					80.00						20120120				
2051	2052	2053	2054	2055	2056	2057	2058	2059	20	60 20	061 20	62	2063 20	64 2065	
		-			+			3.00		3 8	0				
251	251	251	251	251	251	251	251	251	25	51 2	51 2	51	251 2	51 251	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100					0% 100%	15
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	158,561,24	43 161.732.4	68 164,967,1	17 168,266	460 171,631,7	89 175,064,425	
973,849	993.326	1.013.192	1,033,456	1.054.125	1,075,208	1.095.712	1,118,646	1,141,019	1,163.84	40 1,187,1	16 1,210,8	59 1.235	.076 1,259.7	77 1.284.973	GROSS 32,650,20
497,302	507,248	517,393	527.741	538,295	549.062	560.043	571,244	582,669	594.33				700 643.3		16,673,07
85,311	87.018	88.758	90,533	92.344	94,191	96.074	97,996	99,956	101,95				110.3	2.2 Y 2.0 C 1. C	2,840,2
	514,256	524,541	535.032	545,732	556.647	567,780	579.138	590.718	602.53				413 652,2		
		135,263	137,968	140,727	143.542	145,413	5/9,136	152 328	602.5				.884 168.1		16,903,4
504,172				1994.141	193.042	190.613	149.541	102.328	100.3	158.4	Que 101.0	104	108.1	GAC 1/1,545	4,358,8
130,010	132,610							3 596 647					E47 0 200 0	0 0 0 0 0 0 0 0 0	
	132,610 1,989,358 4,223,816	2,029,145	2,069,728	2,111,123 4,482,348	2,153,345	2.196.412 4.663.434	2.240.341 4,756,703	2,285,147	2,330.85	50 2.377.4	67 2,425,0	17 2.473			65,389,6 135,835,3

AL TAX DELETA

City of Mesquite, TX

Phase 8 Participation

ARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
EAL PROPERTY	Texable Value	1	-		()	<u>80</u>	20	8	82	¥3	¥2	73,657,089	91.073.543	92.895,014	94.752,914	96.647.97
City of Mesquite		-	5 0		8	×:		+				324,386 151,846	401,088	409,110 191,505	417,292	425.63 199.24
Kautman County M&O Kautman County I&S		2	- Q	- 12	- 13	2		2	<u>,</u>	2		101,040	101.194		195,335	199.4
Spradley Farms MMD I&S		+	8	8	*	*	*:	8	*			279,897	346.079	353.001	360,061	367,2
Road and Bridge Forney ISD			- S	2	÷.	Q.	÷.				2					
Total		*				+						756,128	934,917	953,616	972,688	992,1

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
8,580,932	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
434.150 203.227	442,833 207,291	451,690 211,437	460.724 215.666	469,938 219,979	479,337 224,379	488,924 228,866	498,702 233,444	508,676 238,112	518,850 242,875	529,227 247,732	539.811 252.687	550,608 257,741	561,620 262,895	572,852 268,153
-	-									-		-	-	-
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
	-			10		8	10					-		
1,011,985	1,032,224	1,052,869	1,073,926	1,095,405	1,117,313	1,139,659	1,162,452	1,185,701	1,209,415	1,233,604	1,258,276	1,283,441	1,309,110	1,335,29

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	
														(ROSS
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	19,590,16
273,516	278,987	284,566	290,258	296,063		-		. 4	-		1000	1111.00			5,863,55
-		-													
504,172	514,256	524,541	535,032	545,732	556,647	567,760	579,136	590,718	602,533	614,583	626,875	639,413	652.201	665,245	16,903,40
+	*														
		Sector Barrow	Concert Brend	00-00080000	101010								· · · · · · · · · · · · · · · · · · ·	and the second	
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	42,357.1

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
UMMARY															
City of Mesquite				1.00		¥ 3	10		20		216,257	267,392	272.740	278,195	283.758
Kautman County M&O					12	20	23			-	124.237	153.614	156,686	159,820	163.016
Kautman County I&S						20	22	100	-	-	47.362	58.580	59,731	60.925	62,145
Spradley Farms MMD I&S						22	23		-						
Road and Bridge						20	10	-			72,177	89,243	91,028	92,848	94,705
Forney ISD		+					a	-		+	1,082,759	1,338,781	1,365,557	1,392,868	1,420,725
Total							2				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	205
						and Marca								
289.434	295,222	301,127	307,149	313,292	319,558	325,949	332,468	339,118	345,900	352,818	359,874	367,072	374,413	381,90
166.276	169.602	172,994	176.454	179,983	183.583	187,254	190,999	194,819	198,716	202,690	206,744	210.879	215,096	219,39
63,388	64,655	65,948	67,267	68,613	69,965	71,385	72,812	74,269	75,754	77,269	78,814	80,391	81,999	83,63
		÷		-							-			
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	127,48
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	1,912,10
2,064,837	2,106,133	2,148,256	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	
								22760							GROSS
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	13,060,108
223,788	228,282	232,827	237,484	242,233	549,062	560,043	571,244	582,669	594,322	606,209	618.333	630,700	643,314	656,180	10,809,527
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	2,860,231
											+	-			
130,010	132.610	135,263	137,968	140,727	143.542	148,413	149.341	152.328	155,374	158,482	161,651	164.884	168,182	171,546	4,358,851
1,950,351	1,989,358	2.029.145	2,069,728	2,111,123	2,153.345	2,198,412	2.240.341	2 285 147	2.330.850	2.377.467	2,425.017	2,473,517	2,522,987	2.573,447	65,389,50
2,778,998	2,834,578	2,891,270	2,949,095	3,008,077	3,370,223	3,437,627	3,506,380	3,576,507	3,648,038	3,720,998	3,795,418	3,871,327	3,948,753	4,027,728	96,478,22

Phase 9 Input and Output

INPUT	11-21-12 - 2 - 17 - 17 - 17 - 17 - 17 -	AREA	REAL PRO	DPERTY
(and a second	Year	SF/UNITS	\$ / 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
	01530			
	TOTAL	251	-	92,895,014

OUTPUT

TOTAL TAX REVENUE	1-1-1		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 1&:	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
		1	100.0%

TOTAL PARTICIPATION	A CONTRACT	100	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 1&:	40.0%	\$	16,558,709
Road and Bridge	0.0%	\$	-
Forney ISD	0.0%	\$	-
	100.0%	\$	41,425,929
			100.0%

NET BENEFIT		1	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 1&:	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

			2021	2022	2023 202	4 2025	2026	2027	2025	2029	2030	2031	2032	2033	2034	203
		nnual Units	20										200	51		
	1.52	nulative Units	12		2 - 3								200	251	251	25
	and the second se	Complete	0%	0%	0% 0	14 0%	0%	0%	0%	0%	0%	0%	80%	100%	100%	100
EAL PROPERTY		wable Value						-	-					22,895,014	94,752,914	
City of Mesquite													543,306	681,849		-
aufman County M&C	5			20	S - S			-	- T	-	5	2	277.443	348,191	695,485 355,155	709,396
aufman County I&S	2		20	20	21 - 21	÷		2				-	47,595	59,731	60.926	62.14
pradley Farms MMD	18.S			+					-				281,276	353,001	360.061	367,20
load and Bridge				*	5 5	.*.:	+		*			-	72,532	91,028	92,848	94,70
formey ISD Tetal					5	-					10		1,088,093 2,310,245	1,365,557 2,899,357	1.392.868 2.957.345	1,420,72
			- 22		2) A		53	~	5	~				2,000,001	2,001,000	
2036	2037	2038	2039	204	0 204	1 20	042	2043	2044	2045	2046	2047	20	48	2049	205
		14	45								-	-				-
251	251	251	251	251	25	1 2	251	251	251	251	251	251	2	51	251	25
100%	100%	100%	100%	1009	6 100	% 10	0%	100%	100%	100%	100%	100%		0%	100%	100
98,580,932	100,552,551	102.563,602	104,614,874	106,707,171								122,572,998	125,024,4		7.524,947	130,075,44
723.584	738,056	752,817	767.873	783,231	798.89	5 814.8	73 831	.171 8	\$47,794	864,750	882,045	899,686	917.6	80	935,033	954,75
369.503	376,893	384,431	392,120	399,963	407,96	1 416,1	20 424	.443 4	132,932	441,590	450,422	459,431	468.6	19	477,992	487,55
63,388	64,655	65,948	67,267	68.613	69,98	5 71.3	85 72	812	74,269	75,754	77,269	78.814	80.3	91	81,999	83.63
374,608	382,100	389,742	397,537	405,487	413,59	7 421.8	69 430	.305 4	438,912	447,691	456,645	465,777	475.0	93	484,595	494,28
96,599	98,531	100.502	102,512	104,562	106,65	4 108.7	87 110		113.182	115,445	117,754	120,109	122.5		124,962	127,46
1,449,140	1,478,122	1,507,685	1,537,839	1,568,596					397,898	1,731,856	1,766,493	1,801,823	1.837.8		1,874,617	1,912,10
3,076,821	3,138,358	3,201,125	3,265,147	3,330,450					504,987	3,677,086	3,750,628	3,825,641	3,902,1		3,980,196	4,059,80
		2207													0100405	
2051	2052	2053	2054	2055	2056	2057	2058	2059	20	60 206	1 2062	20	63	2054	2065	
		1.00		il.	1000		Sec.				14			4		
251	251	251	251	251	251	251	251	251	25		and the second se		51	251	251	
100% 132.676.955	100% 135,330,494	100% 138.037.104	100% 140,797,846	100% 143,613,803	100% 146,486,079	100% 149,415,801	100%	100% 155,452,199	158,561,24			10 168,266,4	0% 60 171,63	100% 1,789 1	100%	
																ROSS
		1.013,192	1,033,456	1.054,125	1,075,208	1,096,712	1,118,646	1,141,019	1,163,84	1,187,11	1,210,859	1,235.0	76 1,25	9,777	1,284,973	31,984,45
973.849	993,326		607 744	538.296	549,062	560.043	571,244	582,669	594,32	22 606.20	618,333	630.7	00 64	3.314	656,180	16,333,07
973.849 497.302	993,326 507,248	517,393	527,741	230.230												
		517,393 88,758	90,533	92,344	94,191	96,074	97,996	99,956	101,95	55 103,99	4 106,074	108,1	95 11	0,359	112,566	2,801,9
497,302	507,248					96,074 567,780	97,996 579,136	99,956 590,718	101,95			108.1 639.4		0,359 2,201	112,566 665,245	
497,302 85,311 504,172 130,010	507.248 87,018 514.256 132,610	88,758 524,541 135,263	90,533 535,032 137,968	92,344 545,732 140,727	94,191 556,647 143,542					33 614,58	3 626.875		13 65			2,801,90 16,558,70 4,269,96
497,302 85,311 504,172	507,248 87,018 514,256	88,758 524,541	90,533 535,032	92,344 545,732	94,191 556,647	567,780	579,136	590,718	602.53	33 614,58 74 158,48 50 2,377,46	3 626.875 2 161.651 7 2,425,017	639,4	13 65 84 16	2,201	665,245	16,558,70

Phase 9 Participation

ARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
EAL PROPERTY	Tarable Value	5	8	22		÷.		*		4	4	-	74,019,931	R2.895.014	94,752,914	96,647,973
City of Mesquite		:+:	30				- CE	12		1	32	12	325.954	409,110	417,292	425,638
Keulman County M&O			10 A A A A A A A A A A A A A A A A A A A						-				152,594	191,505	195,335	199,242
Kaulman County ISS	2		+							-		-	· · ·	*		
Spradley Farms MMD I&S				-				1		-	1.0	1.0	281,276	353,001	350.051	367,262
Road and Bridge						1.0		+			1.0	-	1.1200.000			
Forney ISD					14		(A)				1 C R		100 A.C.			
Total							1.2						759,853	953,616	972,688	992,142

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2045	2047	2048	2049	20
98.580,932	100,552,551	102,563,602	104,614,874	105,707,171	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	130,075,44
434,150 203,227	442,833 207,291	451,690 211,437	460,724 215,666	469,938 219,979	479,337 224,379	488,924 228,666	498,702 233,444	508,676 238,112	518,850 242,875	529.227 247,732	539,811 252,687	550,608 257,741	561,620 262,895	572,85 268,15
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	494.28
				-	-	+							*	
1,011,985	1,032,224	1,052,869	1,073,926	1,095,405	1,117,313	1,139,659	1,162,452	1,185,701	1,209,415	1,233,604	1,258,276	1,283,441	1,309,110	1,335,29

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	146,485,079	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	
584,309 273,516	595,995 278,987	607,915 284,566	620.074 290.258	632,475 296,063	645,125	658.027	671,188	684,611	698,304	712,270	726,515	741,045	755,866	770.984	GROSS 19,190,6 5,676,5
504,172	514.256	524,541	535,032	545,732	558.647	567,780	579,136	590,718	602,533	614.583	626.875	639.413	652.201	665,245	16,558,
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	41,425,

Phase 9 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		90		14	(a)	12	<u></u>	10 A	- C	S4	1	217.323	272.740	278,195	283,758
Kaufman County M&O		(a)		2	1.				12	+		124.849	156,686	159,820	163.016
Kaufman County I&S		*		-			÷.					47,595	59,731	60,925	52,145
Spradley Farms MMD I&S	20	+				(*)		12	1						
Road and Bridge		*			1	-	24	1.0	2		2.4	72,532	91,028	92,848	94,705
Forney ISD				1.0		14	1.4					1.088.093	1,365,557	1,392,868	1,420,725
Total	and the second sec				14		1.					1,550,392	1,945,742	1,984,657	2,024,350

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
										-				
289.434	295,222	301,127	307,149	313,292	319,558	325.949	332,468	339,118	345,900	352,818	359,874	367,072	374,413	381,90
166.276	169,602	172,994	176,454	179,983	183,583	187.254	190,999	194,819	198,716	202,690	206,744	210,879	215,096	219.3
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	83,6
-				and the second second	-			-						
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	127,4
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	1,912,1
2.064,837	2,106,133	2,148,256	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	2,724,5

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 12,793,7
223,785 85,311	228.262 87,018	232,827 88.758	237.484 90,533	242.233 92.344	549,062 94,191	560,043 96,074	571,244 97,996	582,669 99,956	594.322 101.955	606.209 103.994	618.333 106.074	630.700 108,195	643.314 110.359	656,180 112,566	10,858,5 2,801,9
130,010 950,351 778,998	132,610 1,989,358	135,263 2,029,145	137.968 2,069,728 2,949,095	140.727 2,111,123	143,542 2,153,345	146,413 2,196,412	149.341 2,240.341	152,328 2,285,147	155,374 2,330,850	158.482 2.377.467	161.651 2.425.017	164.884 2,473.517	168.182 2.522.987	171,546 2,573,447	4,269,1

Phase 10 Input and Output

0	11	Τ	D	1	T
	v		-	v	

TOTAL TAX REVENUE	8.5月11月1日	1	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
		1	100.0%

INPUT	PARSEN STREET	AREA	REAL PRO	OPERTY
	Year	SF/UNITS	\$ / 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

TOTAL PARTICIPATION	H COL BALL	100	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
			100.0%

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

Phase 10 Total Tax Revenue

			2021	2022 202	2024	2025	2026	2027 2	028 2029	2030	2031	2032	2033	2034	203
	An	enalef Units						+	2 B			15	197	77	
	Cum	ulative Units										- 19	197	274	274
EAL PROPERTY		Complete xable Value	0%	0% 0	56 0% -	0%	0%	0%	0% 0%	0%	0%	0%	72%		1001 105, 467, 397
EAL PROPERTY	10	KECIE VAIUR	53°C	01 - D	-	-							14,211,211	100,000,000	
City of Mesquite	. 3		¥2		10	10	+						545,670		774,131
Kaufman County M&C	0			 *) *) 	*	*			· ·			1.1	278,650		395,315
Kaulman County MS	626		*S			*S		- E	5 8			1	47,802		67,816
Spradley Farms MMD	15.0			친 전				10 C	5 Č			1	282,499 72,848		103.348
Road and Bridge			13	10 D					것 것		3	2	1.092.826		1.550.371
Forney ISD Yotal				1 1				- S	S S.		2		2,320,294		2,291,756
	3														
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		2048	2049	2050
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047		2048	2049	2050
			274	- 274	- 274	- 274	- 274	- 274	274	274	- 274		- 274	- 274	- 274
				-	-		÷	-	÷		-		- 274 100%	- 274 100%	-
274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	- 274 100%	1	- 274 100% 1.324 1.	- 274 100%	- 274 100% 141,945,231 1,041,878
274 100% 107,576,745		- 274 100% 111,922,846	- 274 100% 114,161,303	- 274 100% 116,444,529	- 274 100% 118,773,419	- 274 100% 121, 148, 888	- 274 100% 123,571,865	- 274 100% 126,043,303	- 274 100% 128,564,169	- 274 100% 131,135,452	- 274 100% 133,758,161	1 136,433, 1,001 511,	- 274 100% 1.324 1. .421 .382	- 274 100% 39, 161, 991 1.021, 449 521, 610	- 274 100% 141,945,231 1,041,878 532,042
- 274 100% 107,576,745 789,613	274 100% 109 728 280 805,406	- 274 100% 111,922,846 821,514	- 274 100% 114,161,303 837,944	- 274 100% 116,444,529 854,703	- 274 100% 118,773,419 871,797	274 100% 121,148,888 889,233	- 274 100% 123.571.865 907.017	- 274 100% 126,043,303 925,158	- 274 100% 128.564,169 943,661	- 274 100% 131,135,452 962,534	- 274 100% 133,758,161 981,785	1 136,433, 1,001 511,	- 274 100% 1,324 1;	- 274 100% 39,161,991 1.021,449	- 274 100% 141,945,231 1,041,878
274 100% 107 576 745 789,613 403,221 69,172	274 100% 109 728 280 805,406 411,286 70,555	274 100% 111,922,845 821,514 419,511 71,966	- 274 100% 114,161,303 837,944 427,902	- 274 100% 116,444,529 854,703 436,460 74,874	- 274 100% 118,773,419 871,797 445,189 76,371	- 274 100% 121,148,888 889,233 454,093	- 274 100% 123,571,865 907,017 463,175	- 274 100% 126,043,303 925,158 472,438	- 274 100% 128.564,169 943,661 481,887	- 274 100% 131,135,452 962,534 491,525	- 274 100% 133,758,161 901,785 501,355	1 136,433, 1,001 511,	- 274 100% 1.324 1. .421 .382 .727	- 274 100% 39, 161, 991 1.021, 449 521, 610	- 274 100% 141,945,231 1,041,878 532,042
274 100% 107,576,745 789,613 403,221 69,172 400,792	- 274 100% 109.728.280 805,406 411,286 70,555 416,967	274 100% 111.922.845 821.514 419.511 71.966 425.307	- 274 100% 114,161,303 837,944 427,902 73,406 433,813	- 274 100% 116,444,529 854,703 436,460 74,874 442,489	- 100% 118,773,419 871,797 445,189 76,371 451,339	- 274 100% 121,148,888 889,233 454,093 77,899 460,366	- 274 100% 123,571,865 907,017 463,175 79,457 469,573	- 100% 126,043,303 925,158 472,438 81,046 478,965	- 274 100% 128,564,169 943,661 481,887 82,667	- 274 100% 131,135,452 962,534 491,525 84,320	- 100% 133,758,161 981,785 501,355 86,006	1 136,433 1,001 511, 87,	- 274 100% 1.324 1. .421 .382 .727 1.447	- 274 100% 39,161,991 1,021,449 521,610 89,481	274 100% 141,945,231 1,041,878 532,042 91,271
274 100% 107 576 745 789,613 403,221 69,172 408,792 105,414	274 100% 109,728,280 805,406 411,286 70,565 416,967 107,523	274 100% 111,922,845 821,514 419,511 71,966 425,307 109,673	274 100% 114,161,303 837,944 427,902 73,406 433,813 111,867	- 100% 116,444,529 854,703 436,480 74,874 442,489 114,104	274 100% 118,773,419 871,797 445,189 76,371 451,339 116,386	- 274 100% 121,148,688 889,233 454,093 77,899 460,366 118,714	- 274 100% 123,571,865 907,017 463,175 79,457 469,573 121,088	- 274 100% 126,043,303 925,158 472,438 81,046 478,965 123,510	- 274 100% 128,564,169 943,661 481,887 82,667 488,544 125,980	274 100% 131,135,452 962,534 491,525 84,320 499,315 128,500	- 274 100% 133,758,167 991,785 501,355 86,006 508,281	1 136,433, 1,001 511, 87, 518,	- 274 100% 1.324 1: .421 .382 .727 .691	- 100% 39,161,991 1,021,449 521,610 89,481 528,816	- 274 100% 141,945,231 1,041,878 532,042 91,271 539,392
274 100% 107,576,745 789,613 403,221 69,172 400,792	- 274 100% 109.728.280 805,406 411,286 70,555 416,967	274 100% 111.922.845 821.514 419.511 71.966 425.307	- 274 100% 114,161,303 837,944 427,902 73,406 433,813	- 274 100% 116,444,529 854,703 436,460 74,874 442,489	- 100% 118,773,419 871,797 445,189 76,371 451,339	- 274 100% 121,148,888 889,233 454,093 77,899 460,366	- 274 100% 123,571,865 907,017 463,175 79,457 469,573	- 100% 126,043,303 925,158 472,438 81,046 478,965	- 274 100% 128.564,169 943,661 481,887 82,667 488,544	274 100% 131,135,452 962,534 491,525 84,320 496,315	- 274 100% 133,758,161 991,785 501,355 86,006 508,281 131,070	1 136,433, 1.001 511, 87, 518, 133,	- 274 100% 1.324 1: .421 .382 .727 .447 .691 .570	- 274 100% 39,161,991 1.021,449 521,610 89,481 528,816 136,365	- 274 100% 141,945,231 1,041,878 532,042 91,271 539,392 139,092

	2065	2064	2063	2062	2061	2060	2059	2058	2057	2056	2055	2054	2053	2052	2051
			12									+1	¥.	+	
	274	274	274	274	274	274	274	274	274	274	274	274	274	274	274
	100% 191,039,592	100% 187.293.717	100% 183,621,292	100% 180.020.874	100% 176,491,053	100% 173.030.444	100% 169.637.690	100% 166.311.461	100% 163,050,452	100% 159.853.384	100% 156,719,004	100% 153,645,083	100% 150,633,414	100% 147,679,818	100% 144,784,135
GROSS	(
34,111,84	1.402.231	1,374,736	1.347,780	1,321,353	1,295,444	1,270,043	1.245.141	1,220,726	1,196.790	1,173,324	1,150.317	1,127,762	1,105,649	1.083.970	1.062.716
17,419,44	716,058	702,018	688,253	674,758	661,527	648,556	635,839	623.372	611,149	599,166	587,417	575,899	564,607	553,536	542.683
2,988,27	122,838	120,430	118,068	115,753	113,484	111.259	109.077	106,938	104,841	102,786	100.770	98,794	96,857	94,958	93.096
17,660,00	725,950	711,716	697,761	684,079	670,666	657,516	644.623	631,984	619.592	607.443	595,532	583,855	572,407	561,183	550,180
4,553,97	187.200	183,529	179,931	176,402	172,944	169.553	166,228	162,969	159.773	156.640	153.569	150,558	147,606	144,711	141,874
68,316,64	2.808,282	2,753,218	2,699,233	2,646,307	2,594,418	2,543,548	2,493,674	2,444,778	2,396,842	2,349.845	2.303,769	2,258,597	2,214,311	2,170,893	2,128,327
145,050,2	5,962,560	5,845,647	5,731,028	5,618,653	5,508,483	5,400,474	5,294,582	5,190,767	5,088,987	4,989,203	4,891,376	4,795,466	4,701,438	4,609,253	4,518,875

Phase 10 Participation

PARTICIPATION		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	203
REAL PROPERTY	Taxable Volue	-				53	53 I	5		÷	*	×.		74,341,911	103, 399, 409	105.467.397
City of Mesquite Kaufman County M&O		8	1	1	3		8	2		2	1	:	3	327,402 153,257	455.371 213.160	464.478
Kaufman County (&B						-				-			+			
Spradiky Farms MMD MLS Road and Bridge			23			- C	2 C		- 6		2	0	2	282.499	392,918	400.776
Forney ISD Tetal			22	1	*	1	-	-	1	2	2		2	763,158	1,061,449	1,082,670

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
07,576,745	109,728,280	111,922,846	114,161,303	116,444,529	118,773,419	121,148,888	123.571.865	126,043,303	128,564,169	131, 135, 452	133,758,161	136,433,324	139,161,991	141,945,231
473,768 221,772	483.243 226.207	492.908 230,731	502.766 235,346	512,822 240,053	523,078 244,854	533,540 249,751	544,210 254,746	555,095 259,841	566,197 265,038	577,521 270,338	589,071 275,745	600,852 281,260	612,869 286,885	625,127 292,623
408,792	416,967	425,307	433,813	442.489	451,339	460,366	469,573	478.965	488,544	498,315	508.281	518.447	528,816	539,392
-	-	-	+50,010	-		-	-	-	-	400,010	500,201	010,447		- 000,002
1,104,331	1,126,418	1,148,946	1,171,925	1,195,364	1,219,271	1,243,656	1,268,530	1,293,900	1,319,778	1,346,174	1,373,097	1,400,559	1,428,570	1,457,142

2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	
144,784,135	147,679,818	150,633,414	153,646,083	155.719.004	159.853.384	163,050.452	166,311,461	169.637,690	173,030,444	176,491,053	180.020.874	183,621,292	187,293,717	191,039,592	
															GROSS
637,629	650,382	663,390	676,657	690,190	703.994	718.074	732,436	747,084	762.026	777,267	792,812	808,668	824,842	841,338	20,467,108
298,476	304,445	310,534	316,745	323,080			-	C+				100000000			5,972,310
								· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·					
550,180	561,183	572,407	583,855	595,532	607.443	619,592	631,984	644,623	657,516	670,666	684.079	697,761	711.716	725.950	17,660,084
-							-			-					1
				and the second		10000								Concernance of the local distance of the loc	and the second second
1,486,285	1,516.010	1,546,330	1,577,257	1,608,802	1,311,437	1,337,666	1,364,419	1,391,708	1,419,542	1,447,933	1,476,891	1,506,429	1,536,558	1,567,289	44,099,503

Phase 10 Net Benefit

(Total Tax Revenue Less Participation)

NET BENEFIT	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2025
UMMARY															
City of Mesquite	1.1	1.1			20	1							218.268	303,581	309.652
Kautman County M&O		1.2			22	20		2	23	-			125.392	174.404	177,892
Kautman County I&S					20	20	2.1		+	2		12	47,802	05,495	67,816
Spradley Farms MMD I&S					20	2.0			-			-		1.0	
Road and Bridge				1.1			23	-			1.0	-	72.848	101.321	103,348
Forney ISD					2.1		20 E		-			-	1.092.826	1,519,971	1,550,371
Total										-			1,557,128	2,165,763	2,209,078

2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	205
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	416,75
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	239,41
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	91.27
				÷.			-							
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	139,090
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	2,086,59
2,253,259	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	442,260	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 13,644,73
244,207	249,091	254.073	259,155	264.338	599,166	611,149	623,372	635,839	648.556	661.527	674,758	688,253	702.018	716,058	11,447,13
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	2,988,27
-	-	-		-			-								
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	4,553,97
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	68,316,6
3,032,590	3,093,242	3, 155, 107	3,218,209	3,282,573	3,677,766	3,751,321	3,826,348	3,902,875	3,980,932	4,060,551	4,141,762	4,224,597	4,309,089	4,395,271	100,950,70

Designation Ordinance No. 4713

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 Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019 Page 2 of 6

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.

Designation Ordinance No. 4713

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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.

Eco Dev Creation of TIRZ No. Thirteen September 16, 2019 Page 4 of 6

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:
 - Stan Pickett
 - (2) Jeff Casper
 - (3) Bruce Archer
 - (4) Dan Aleman(5) Greg Noschese
 - (6) Tandy Boroughs
 - (7) Robert Miklos

Designation Ordinance No. 4713

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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(1) of the Act, the amount of the tax increment for 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, Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019 Page 6 of 6

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

City of Mesquite, TX

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