

TIRZ BOARD 3 REGULAR MEETING CITY OF BAY CITY

Tuesday, May 14, 2024 at 5:00 PM COUNCIL CHAMBERS | 1901 5th Street

Vision Statement

Through a united and collaborative effort, we seek to grow the City of Bay City with a diverse culture that is proud to call Bay City home. We envision a thriving family-centered community where citizens are involved in the future development of our city. We desire our citizens to work, play, worship and shop in the community in which we live. Visitors are welcomed and encouraged to enjoy the friendly environment and amenities the citizens and business owners have created together.

AGENDA

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES SUMMARY

1. Meeting Minutes of June 25, 2018

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Discuss, consider, and/or approve appointment of Vice Chair for TIRZ Board #3.
- 3. Report ~ Discuss and review the Tax Increment Fund for TIRZ #3 annual report. Scotty Jones, Interim City Manager
- 4. Discuss, consider, and/or recommend approval of the Project and Financing Plan for Reinvestment Zone Number Three (TIRZ #3) to the City Council.

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, May 10, 2024 before 5:00 p.m**. Any

questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, dholubec@cityofbaycity.org for further information.



CITY OF BAY CITY

MINUTES • JUNE 25, 2018

Council Chambers

Regular Meeting – TIRZ Board 3

12:00 PM

1901 5TH STREET BAY CITY, TX 77414

CALL TO ORDER AND CERTIFICATION OF A QUORUM

II. REGULAR ITEMS FOR CONSIDERATION AND/OR ACTION

1. Appointment

 \sim DISCUSS, CONSIDER AND/OR APPROVE THE APPOINTMENT OF ERIK FRANKSON TO THE TIRZ#3 BOARD OF DIRECTORS.

Chairman, Charles Allison

The TIRZ#3 Board approved Erik Frankson joining the board to replace Benny Judkins. The motion was made by Brian Prochnow and seconded by Gary Graham.

2. Report

~ DISCUSS, CONSIDER AND/OR APPROVE CONTRACTS, CONSTRUCTION AND DEVELOPMENT PLANS FOR THE MARGUERITE MEADOWS PROJECT IN TIRZ#3.

Chairman, Charles Allison

Developers, Bruce Grover and John Peden discussed the pre-construction meeting referring to contracts for water, sewer, drainage and paving. The paving is costing \$343,736.25 and the drainage, sewer and water is costing \$427,795.11. The contracts are with Clear Pave, LLC and Clear Water Utility, Inc. The contracts were unanimously approved by motion. The motion was by Brian Prochnow and seconded by Gary Graham.

III. ADJOURNMENT

Jeanna Thompson	
City Secretary	



CITY OF BAY CITY

MINUTES • JUNE 25, 2018

Council Chambers

Regular Meeting - TIRZ Board 3

12:00 PM

1901 5TH STREET BAY CITY, TX 77414

I. CALL TO ORDER AND CERTIFICATION OF A QUORUM

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III. ADJOURNMENT

AGENDA NOTICES:

Action by TIRZ Board Authorized:

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be Agenda City Council August 8, 2013 in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Thursday, June 21, 2018 before 12:00PM. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.

Generated: 7/10/2018 4:00 PM Page 4

ITEM #1.

TIRZ Board 3

Minutes

June 25, 2018

David Holubec City Secretary

Bay City





TIRZ Board 3 1901 5th Street Bay City, TX 77414

SCHEDULED

AGENDA ITEM (ID # 3196)

Meeting: 06/25/18 12:00 PM
Department: City Secretary
Category: Appointment

Prepared By: David Holubec Initiator: David Holubec

Sponsors: DOC ID: 3196

~ DISCUSS, CONSIDER AND/OR APPROVE THE APPOINTMENT OF ERIK FRANKSON TO THE TIRZ#3 BOARD OF DIRECTORS.

COMMENTS - Current Meeting:

The TIRZ#3 Board approved Erik Frankson joining the board to replace Benny Judkins. The motion was made by Brian Prochnow and seconded by Gary Graham.

Updated: 6/27/2018 12:02 PM by David Holubec

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TIRZ Board 3 1901 5th Street Bay City, TX 77414

SCHEDULED

AGENDA ITEM (ID # 3197)

Meeting: 06/25/18 12:00 PM Department: City Secretary

Category: Report

Prepared By: David Holubec Initiator: David Holubec

Sponsors:

DOC ID: 3197

~ DISCUSS, CONSIDER AND/OR APPROVE CONTRACTS, CONSTRUCTION AND DEVELOPMENT PLANS FOR THE MARGUERITE MEADOWS PROJECT IN TIRZ#3.

COMMENTS - Current Meeting:

Developers, Bruce Grover and John Peden discussed the pre-construction meeting referring to contracts for water, sewer, drainage and paving. The paving is costing \$343,736.25 and the drainage, sewer and water is costing \$427,795.11. The contracts are with Clear Pave, LLC and Clear Water Utility, Inc. The contracts were unanimously approved by motion. The motion was by Brian Prochnow and seconded by Gary Graham.

Updated: 6/27/2018 12:03 PM by David Holubec

Discuss and review the TIRZ Annual Report.

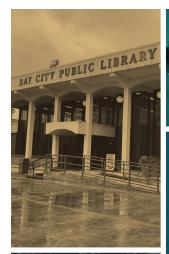


EXECUTIVE SUMMARY

BACKGROUND:

A local government that creates a TIF zone must send an annual report about the zone to each participating taxing unit on or before the 150th day following the end of the fiscal year of the municipality. In addition, an annual accounting is provided to each participating entity that details the funds deposited to and disbursed from the Tax Increment Fund. The local government also submits to the Comptroller information about each tax increment reinvestment zone it creates.

ATTACHMENTS: Annual Report for FY 2023.

























FISCAL YEAR 2023



CITY OF BAY CITY, TEXAS

CITYOFBAYCITY.ORG









ANNUAL REPORT REQUIREMENTS







Annual Report Requirements

Texas state law requires the governing body of the municipality that created the TIRZ to submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone. The report must be provided within 150 days of the end of the city's fiscal year. The report must include the following items:

- 1. The amount and source of revenue in the tax increment fund established for the zone;
- 2. The amount and purpose of expenditures from the fund;
- 3. The amount of principal and interest due on outstanding bonded indebtedness;
- 4. The tax increment base and current captured appraised value retained by the zone;
- 5. The captured appraised value shared by the city and other taxing units;
- 6. The total amount of tax increments received; and
- 7. Any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city.

A copy of the above report must be sent to the Texas State Comptroller's Office.

What is Tax Increment Financing (TIF)?

TaxIncrement Financing (TIF) is a tool to help finance public improvements and development projects within a defined area. A municipality makes an area eligible for TIF by designating it a Tax Increment Reinvestment Zone (TIRZ). Within the designated zone all of the incremental tax revenue growth flows to an established tax increment fund to help pay for public improvements within the zone.

Following incremental growth in property values, and the collection of tax revenue in the established TIRZ fund, the TIRZ board and the City Council disburse funds to promote revitalization efforts within the zone.

While TIRZ's are generally established by cities, other taxing jurisdictions are allowed to participate in the zone at their own discretion.



The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number One (TIRZ #1) was established in 2015 and is located in the City's central core encompassing approximately 160 acres. Bay City TIRZ #1 is bounded by 11th Street to the north, Avenue E to the west, 5th Street to the south, and Avenue L on the eastern border.

In 2022, the TIRZ was expanded to encompass approximately 54.441 acres bringing total acreage to 214.41 acres. The expanded boundaries are non-contiguous to the north of the original TIRZ boundaries.

While the sites hold great potential due to its locations, it lacks the infrastructure necessary to support commercial and residential development. As such, the sites will not be developed to its full potential but for the creation of a TIRZ.





- TIRZ #1 Boundary



TIRZ #1A Boundary



Board of Directors

Julie Estlinbaum (Chairperson)
City Representative

Jim Folse
City Representative
(Council Member)

William Cornman
City Representative

Samantha Denbow City Representative

Craig HlavinkaPort of Bay City

Authority

Edward "Bubba" Cook County Commissioner

Mike Estlinbaum County Commissioner

Bryan Prochnow

Matagorda Regional

Medical Center

D.C. Dunham (Vice Chair)

Matagorda Regional Medical Center

Tax Increment Revenue Overview- TIRZ 1 (Downtown Area)

The City of Bay City TIRZ #1 base value was established in 2015 with a real property taxable value base of \$23,875,760. The City of Bay City agreed to contribute 100% of its incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2022 was \$35,201,324 generating \$11,325,564 in captured appraised value, resulting in \$153,294 in revenue for TIRZ #1 collected in FY2023. In FY2023 TIRZ #1 had \$3,832 expenditures from the fund and the fund balance as of September 30, 2023 was \$316,975.

The taxable value for 2023 was \$42,236,180 generating \$18,360,420 in captured appraised value, resulting in \$226,466 in revenue for TIRZ #1 to be collected in FY2024.

Tax Increment Revenue Overview- TIRZ 1A (Valor Park)

In 2022, the boundaries of TIRZ 1 was extended. The City of Bay City TIRZ #1A base value was established in 2022 with a real property taxable value base of \$2,151,750.

The taxable value for 2023 was \$417,450 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #1A to be collected in FY 2024.



2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
TOTAL	2.67036	-	1.36034

2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$71,917
Matagorda Cty	0.38532	28%	\$43,230
Matagorda Cty Hospital	0.28995	21%	\$32,530
Port of Bay City	0.05007	4%	\$5,617
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
TOTAL	1.36034	100.00%	\$153,294

TIRZ 1

2015 Base Value			
Real Property			
City of Bay City	\$23,875,760		
Matagorda Cty	\$23,489,232		
Matagorda Cty Hospital	\$23,489,232		
Port of Bay City	\$23,489,232		
2022 Tax Year			
Real Property			
City of Bay City	\$35,201,324		
Matagorda Cty	\$34,708,414		
Matagorda Cty Hospital	\$34,708,414		
Port of Bay City	\$34,708,414		
Captured Appraised	Value		
Real Property			
City of Bay City	\$11,325,564		
Matagorda Cty	\$11,219,182		
Matagorda Cty Hospital	\$11,219,182		
Port of Bay City	\$11,219,182		
Incremental Revenue Collect	ted in FY 2023		
Real Property			
City of Bay City	\$71,917		
Matagorda Cty	\$43,230		
Matagorda Cty Hospital	\$32,530		
Port of Bay City	\$5,617		
Total	\$153,294		

Note: TIRZ 1A will be incorporated in FY 24 Report.



The City of Bay City Tax Increment Reinvestment Zone Number Two (TIRZ #2) consists of approximately 344 acres of land located in the eastern sector of the City along TX-35.

Originally, the purpose of TIRZ #2 was to help pay for infrastructure costs associated with the development of a large mixed-use development totaling more than 2,200,000 square feet of new construction. It is expected to facilitate the construction of both residential and commercial development.

In 2021, the TIRZ was expanded to encompass approximately 147.27 acres bringing total acreage to 491.27 acres. The expanded boundaries are -contiguous to the west of the original TIRZ boundaries.









Board of Directors

Julie Estlinbaum (Chairperson)
City Representative

Jim FolseCity Representative

(Council Member)

William Cornman

City Representative

Samantha Denbow City Representative

Craig Hlavinka

Port of Bay City
Authority

Mike Estlinbaum County Commissioner

Edward "Bubba" Cook County Commissioner

Bryan Prochnow

Matagorda Regional

Medical Center

D.C. Dunham
(Vice Chair)
Matagorda Regional
Medical Center

Tax Increment Revenue Overview- TIRZ 2

The City of Bay City TIRZ #2 base value was established in 2015 with a real property taxable value base of \$2,099,193. The City of Bay City has chosen to contribute 100% of their incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2022 was \$13,480,011 generating \$11,380,818 in captured appraised value, resulting in \$153,991 revenue for TIRZ #2 collected in FY 2023. In FY 2023 TIRZ #2 had \$168,896 expenditures from the fund and the fund balance as of September 30, 2023 was \$137,971.

The taxable value for 2023 was \$16,041,720 generating \$13,942,527 in captured appraised value, resulting in \$172,030 in revenue for TIRZ #2 to be collected in FY2024.

Tax Increment Revenue Overview-TIRZ 2A

In 2021, the boundaries of TIRZ 2 was extended. The City of Bay City TIRZ #2A base value was established in 2021 with a real property taxable value base of \$16,020.

The taxable value for 2022 was \$16,020 generating \$0 in captured appraised value, resulting in \$0 revenue for TIRZ #2A collected in FY 2023. In FY 2023 TIRZ #2A had \$0 expenditures from the fund and the fund balance as of September 30, 2023 was \$0.

The taxable value for 2023 was \$16,020 generating \$0 in captured appraised value, resulting in \$0 in revenue for TIRZ #2A to be collected in FY2024.



TIRZ 2

2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
TOTAL	2.67036	-	1.36034

2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$72,268
Matagorda Cty	0.38532	28%	\$43,414
Matagorda Cty Hospital	0.28995	21%	\$32,668
Port of Bay City	0.05007	4%	\$5,641
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
TOTAL	1.36034	100.00%	\$153,991

2015 Base Val	ue		
Real Property	L		
City of Bay City	\$2,099,193		
Matagorda Cty	\$2,220,022		
Matagorda Cty Hospital	\$2,220,022		
Port of Bay City	\$2,220,022		
2022 Tax Yea	r		
Real Property	L		
City of Bay City	\$13,480,011		
Matagorda Cty	\$13,486,931		
Matagorda Cty Hospital	\$13,486,931		
Port of Bay City	\$13,486,931		
Captured Appraised	d Value		
Real Property	<u> </u>		
City of Bay City	\$11,380,818		
Matagorda Cty	\$11,266,909		
Matagorda Cty Hospital	\$11,266,909		
Port of Bay City	\$11,266,909		
Incremental Revenue Collect	cted in FY 2023		
Real Property	L		
City of Bay City	\$72,268		
Matagorda Cty	\$43,414		
Matagorda Cty Hospital	\$32,668		
Port of Bay City	\$5,641		
Total	\$153,991		



TIRZ 2 A

2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.38532	100%	0.38532
Matagorda Cty Hospital	0.28995	100%	0.28995
Port of Bay City	0.05007	100%	0.05007
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
TOTAL	2.67036	-	1.36034

2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	47%	\$0
Matagorda Cty	0.38532	28%	\$0
Matagorda Cty Hospital	0.28995	21%	\$0
Port of Bay City	0.05007	4%	\$0
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
TOTAL	1.36034	100.00%	\$0

2021 Base Value		
Real Property		
City of Bay City	\$16,020	
Matagorda Cty	\$16,020	
Matagorda Cty Hospital	\$16,020	
Port of Bay City	\$16,020	
2022 Tax Year		
Real Property		
City of Bay City	\$16,020	
Matagorda Cty	\$16,020	
Matagorda Cty Hospital	\$16,020	
Port of Bay City	\$16,020	
Captured Appraised Value		
Real Property		
City of Bay City	\$0	
Matagorda Cty	\$0	
Matagorda Cty Hospital	\$0	
Port of Bay City	\$0	
Incremental Revenue Collected in	n FY 2023	
Real Property		
City of Bay City	\$0	
Matagorda Cty	\$0	
Matagorda Cty Hospital	\$0	
Port of Bay City	\$0	
Total	\$0	



The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Three (TIRZ #3) was established in 2017and consists of 20 acres of land, located on the eastern portion of Marguerite Street. Bay City TIRZ #3 fronts Marguerite Street and is then bounded to the West by Carrington Oaks Subdivision, to the North by Pearl Street and to the East by Cottonwood Creek and to the South by Valhalla Subdivision.

All real property within the boundaries is underdeveloped and the sidewalks and street layout are inadequate. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



*TIRZ #3 Boundary



Board of Directors

Charles Allison (Chairperson) City Representative

Samantha Denbow

City Representative

Mike Estlinbaum
County Commissioner

Edward "Bubba" Cook County Commissioner

Bryan Prochnow

Matagorda Regional Medical Center

D.C. Dunham

Matagorda Regional

Medical Center

Tax Increment Revenue Overview

The City of Bay City TIRZ #3 base value was established in 2017 with a real property taxable value base of \$349,100. The City of Bay City has chosen to contribute 90% of their incremental tax revenue to the TIRZ fund for a period of 25 years.

The taxable value for 2022 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2023. In FY2023 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2023 was \$0.

The taxable value for 2023 was \$5,601,520 generating \$5,525,420 in captured appraised value, resulting in \$55,624 revenue for TIRZ #3 to be collected in FY 2024.



2022 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	90%	0.57150
Matagorda Cty	0.38532	90%	0.34679
Matagorda Cty Hospital	0.28995	90%	0.26096
Port of Bay City	0.05007	0%	0.00000
Drainage District #1	0.03835	0%	0.00000
Coastal Plains GW	0.00394	0%	0.00000
Cons & Recl	0.00773	0%	0.00000
Bay City ISD	1.26000	0%	0.00000
TOTAL	2.67036	-	1.17925

2022 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.57150	49%	\$0
Matagorda Cty	0.34679	29%	\$0
Matagorda Cty Hospital	0.26096	22%	\$0
Port of Bay City	0.00000	0%	\$0
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
TOTAL	1.17925	100.00%	\$0

TIRZ 3

2017 Base Valu	ne
Real Proper	<u>ty</u>
City of Bay City	\$349,100
Matagorda Cty	\$349,100
Matagorda Cty Hospital	\$349,100
2022 Tax Yea	r
Real Property	
City of Bay City	\$178,120
Matagorda Cty	\$178,120
Matagorda Cty Hospital	\$178,120
Captured Appraised	Value
Real Property	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Incremental Revenue Collect	ted in FY 2023
Real Property	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Total	\$0
·	



The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Four (TIRZ #4) was established in 2022 and consists of 49.71 acres of land, located on the eastern portion of the City of Bay City. Bay City TIRZ #4 is generally bounded by 7th Street to the south, Rose Street to the west, and Old Van Vleck Road to the east.

All real property within the boundaries is underdeveloped. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



*TIRZ #4 Boundary

Board of Directors

Jessica Russell (Chairperson) City Representative

Jim Folse

City Council Member

Tina Israel

City Representative

Samantha Denbow

City Representative

Craig Hlavinka

Port of Bay City
Authority

Mike Estlinbaum

County Commissioner

Edward "Bubba" Cook County Commissioner

Bryan Prochnow

Matagorda Regional Medical Center

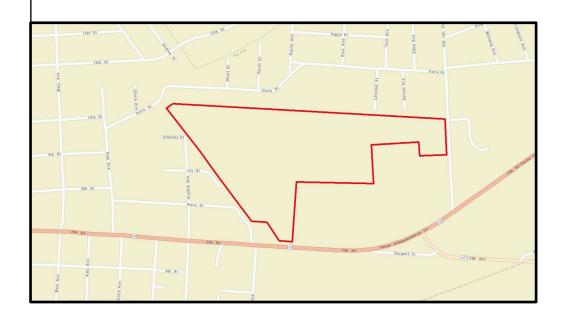
Rene Savage

Matagorda Regional Medical Center

Tax Increment Revenue Overview

The City of Bay City TIRZ #4 base value was established in 2022 with a real property taxable value base of \$191,200. The City of Bay City has chosen to contribute 50% of their incremental tax revenue to the TIRZ fund for a period of 36 years.

The taxable value for 2023 was \$355,990 generating \$164,790 in captured appraised value, resulting in \$1,022 revenue for TIRZ #4 to be collected in FY 2024.



Tax Rate 2023	·								
					204				
					201		3	022 Tauahla	Cambrida
						ar Certified	21	023 Taxable	Captured
Participating Entities	9	90% Participation		DUE TO TIRZ 3	Tax	abie Value		Value	Value
Bay City	0.56995	0.9	0.56995	\$26,942.55	\$	349,100	\$	5,601,520	5,252,420
Matagorda County	0.35928	0.9	0.35928	\$16,537.81	\$	349,100	\$	5,463,590	5,114,490
MC Hospital	0.26382	0.9	0.26382	\$12,143.74	\$	349,100	\$	5,463,590	5,114,490
Port of Bay City	0.04754	0	0.00000	\$0.00	\$	-	\$	-	
Cons & Recl District	0.00704	0	0.00000	\$0.00		0		0	
Coastal Plains GW District	0.00352	0	0.00000	\$0.00		0		0	
Drainage District #1	0.03447	0	0.00000	\$0.00		0		0	
Bay City ISD	1.04446	0	0.00000	\$0.00		0		0	
All Entities	2.33008	Participating	1.19305						
		Entities							
				\$55.624.10	Incremen	tal Revenue		1	Due to TIRZ 3 Fund (FY 24)

City Admin 5.00% \$2,781.20

Recommend approval of the Project and Financing Plan for TIRZ #3 to the City Council.



EXECUTIVE SUMMARY

BACKGROUND:

On January 26, 2017, the City Council approved by ordinance the boundaries of TIRZ 3. The boundaries were amended on February 13, 2017, to include a portion of Marguerite Street.

The preliminary project and finance plan was approved but the final plan has not and is required prior to any disbursements of funds.

Public Hearing was held on May 5 for the purpose of considering the ordinance approving the Final Project and Financing Plan for Reinvestment Zone Three. (Pursuant to Chapter 311, Texas Tax Code)

RECOMMENDATION: Staff recommends TIRZ Board approve the final project and financing plan.

ATTACHMENTS: Final Project and Financing Plan for TIRZ #3

Tax Increment Reinvestment Zone #3 Bay City, Texas

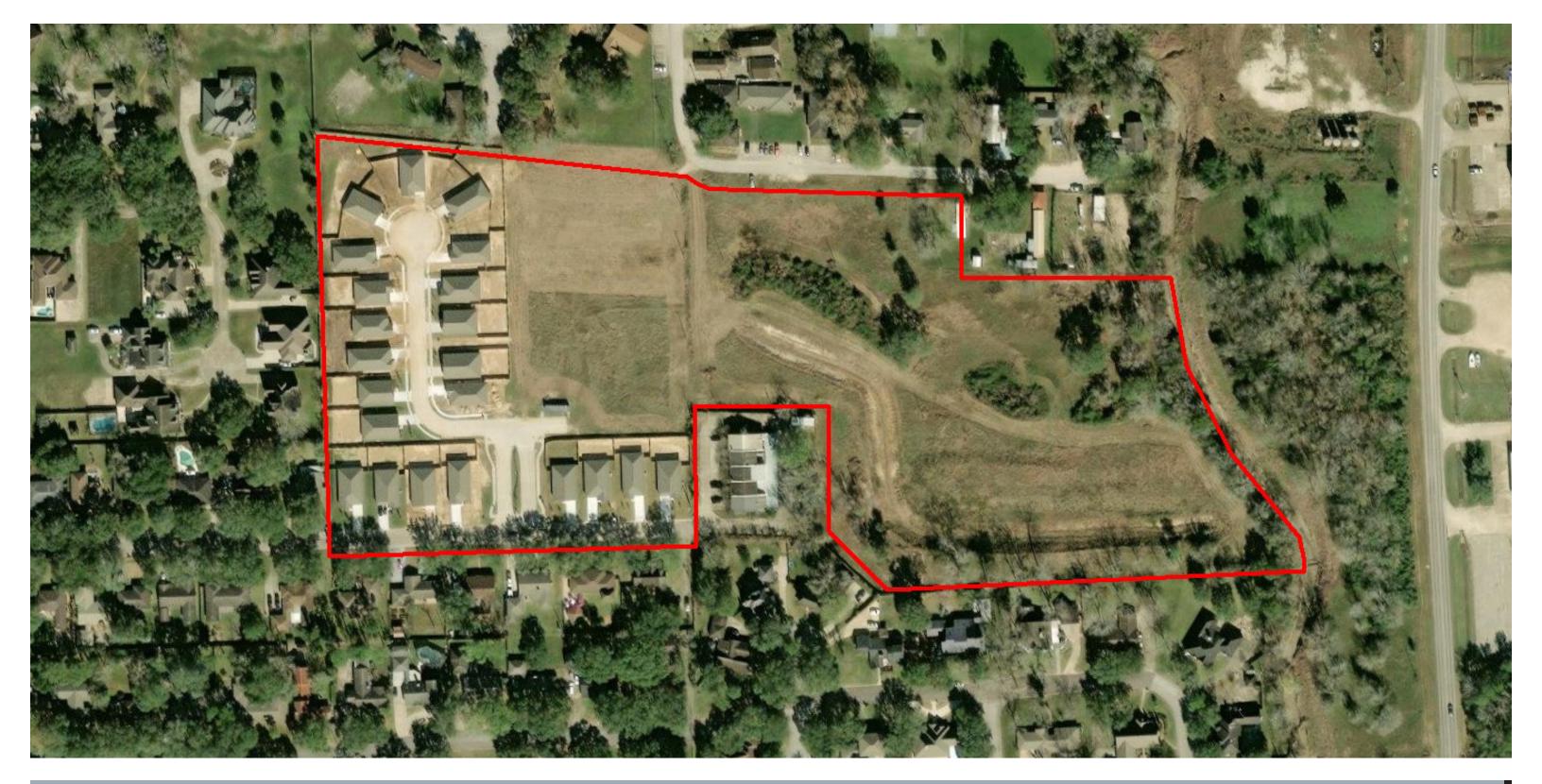


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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.









Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.

The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.





Tax Increment Reinvestment Zone #3, Bay City

Tax Increment Reinvestment Zone #3 (TIRZ) was created in 2017 by Ordinance 1590 and 1593 with the goals of funding the construction of needed public infrastructure and encouraging private development that will yield additional tax revenue to all local taxing jurisdictions. This project and financing plan outlines the funding of \$3,220,560 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, and utilities and street lighting. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.





- TIRZ #3 Boundary

Boundary Description

Bay City TIRZ #3 consists of approximately 20 acres fronting Marguerite Street, and is generally bound by Carrington Oaks subdivision to the west, Pearl Street to the north, Cottonwood Creek to the east, and Valhalla Subdivision to the south. The following pages have a more detailed legal description.





Legal Description

A METES & BOUNDS description of an 20 acre tract of land in the Elisha Hall League, Abstract 45, City of Bay City, Matagorda County, Texas, being that certain called 8.42 acre tract recorded under County Clerk's File Number 2016-1883, Official Records, Matagorda County, Texas, that certain called 1.40 acre tract and called 4.8152 acre tract recorded under County Clerk's File Number 083836, Official Records, Matagorda County, Texas, that certain called 4.5739 acre tract (Tract One) recorded under County Clerk's File Number 031250, Official Records, Matagorda County, Texas, and a portion of Marguerite Street, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at a 1-inch iron pipe found in the north right-of-way line of Marguerite Street (60-feet wide) for the southwest corner of said called 8.42 acre tract, same being the southeast corner of Lot 39 of the adjoining Oak Grove Subdivision, according to map or plat thereof recorded in Volume 2, Page 57, Plat Records, Matagorda County, Texas, being in the west line and Place of Beginning of the herein described tract;

Thence North 02 degrees 19 minutes 10 seconds West along the west line of the herein described tract and said called 8.42 acre tract, same being the east line of said adjoining Oak Grove Subdivision, 139.87 feet to a 1-inch iron pipe found under a wood fence for an angle point in the west line of the herein described tract, said point being the northeast corner of said adjoining Oak Grove Subdivision, same being the southeast corner of Lot 9 of the adjoining Carrington Oaks Subdivision, according to map or plat thereof recorded under Slide Number 405A&B, Plat Records, Matagorda County, Texas;

Thence North 01 degree 57 minutes 49 seconds West along the west line of the herein described tract and said called 8.42 acre tract, same being the east line of said adjoining Carrington Oaks Subdivision, 446.27 feet to a 5/8 Inch Iron rod with cap marked "G & W Engineering" found on said line for angle point;

Thence North 01 degree 53 minutes 53 seconds West continuing along said line, 60.01 feet to a 5/8 inch iron rod with cap marked "G & W Engineering" found for the northwest corner of the herein described tract and said called 8.42 acre tract, same being the southwest corner of an adjoining called 10.00 acre tract recorded in Volume 217, Page 474, Deed Records, Matagorda County, Texas;

Thence South 84 degrees 35 minutes 41 seconds East along the upper north line of the herein described tract and the north line of said called 8.42 acre tract, same being the south line of said adjoining called 10.0 acre tract, at 574.80 feet pass a 5/8 inch iron rod found on said line at its intersection with the west right-ofway line of Pearl Street (width varies), and continuing for a total distance of 610.13 feet to a 5/8 inch iron rod found for angle point, being the northeast corner of said called 8.42 acre tract, same being the northwest corner of said called 1.40 acre tract:

Thence South 88 degrees 06 minutes 40 seconds East (called South 86 degrees 50 minutes 20 seconds East) along the upper north line of the herein described tract and the north line of said called 1.40 acre tract, as located in Pearl Street, 410.15 feet (called 407.86 feet) to a Mag nail set with shiner for the upper northeast corner of the herein described tract and said called 1.40 acre tract;

Thence South 01 degree 47 minutes 48 seconds West (called South 03 degrees 09 minutes 40 seconds West) along the upper east line of the herein described tract and the east line of said called 1.40 acre tract, same being the west line of an adjoining called 0.285 acre tract recorded under County Clerk's File Number 2013-127798, Official Records, Matagorda County, Texas, at 21.10 feet pass a 5/8 inch iron rod with cap marked "Jones I Carter" set on said line at its intersection with the south right-of-way line of Pearl Street, and continuing for a total distance of 151.10 feet (called 150.00 feet) to a ½ inch iron pipe found for a reentry corner to the herein described tract, same being the southeast corner of said called 1.40 acre tract, and the southwest corner of said adjoining called 0.285 acre tract, said point being in the north line the aforementioned called 4.8152 acre tract:

Thence South 88 degrees 10 minutes 05 seconds East (called South 86 degrees 46 minutes 28 seconds East) along the lower north line of the herein described tract and the north line of said called 4.8152 acre tract. same being the south line of said adjoining called 0.285 acre tract, the south line of an adjoining called 0.347 acre tract recorded under County Clerk's File Number 060836, Official Records, Matagorda County, Texas, and the south line of an adjoining called 0.59 acre tract recorded in Volume 440, Page 713, Official Records, Matagorda County, Texas, at 315.88 feet pass a 5/8 inch iron rod found 1.20 feet north of said line, at 339.15 feet pass a ½ inch iron pipe found on said line, and continuing for a total distance of 405.58 feet (called 408.23 feet) to a point in the centerline of Cottonwood Creek for the lower northeast corner of the herein described tract and the northeast corner of said called 4.8152 acre tract, same being the southeast corner of said adjoining called 0.59 acre tract, and being in the west line of the adjoining residue of a called 10.69 acre tract recorded in Volume 86, Page 323, Deed Records, Matagorda County, Texas;

Thence along the centerline of Cottonwood Creek, being the lower east line of the herein described tract, same being the west line of said adjoining residue of a called 10.69 acre tract, the west line of an adjoining called 1.1069 acre tract (Tract 3) recorded under County Clerk's File Number 083363, Official Records, Matagorda County, Texas, and the west line of an adjoining called 7.82 acre tract recorded under County Clerk's File Number 107018, Official Records, Matagorda County, Texas, with the following meanders:

South 10 degrees 55 minutes 35 seconds East, 141.71 feet;

South 24 degrees 56 minutes 42 seconds East, 90.45 feet;

South 30 degrees 19 minutes 32 seconds East, 70.11 feet;

South 37 degrees 23 minutes 42 seconds East, 86.69 feet:

South 37 degrees 38 minutes 35 seconds East, 101.32 feet;

Legal Description (Continued)

South 16 degrees 33 minutes 53 seconds East, 59.16 feet to a point for the most easterly southeast corner of the herein described tract and the aforementioned called 4.5739 acre tract, same being the northeast corner of the adjoining Valhalla Subdivision, according to map or plat thereof recorded under Slide Number 328- A, Plat Records, Matagorda County, Texas;

Thence South 86 degrees 30 minutes 30 seconds West (called South 87 degrees 58 minutes 56 seconds West) along a south line of the herein described tract and said called 4.5739 acre tract, same being the north line of said adjoining Valhalla Subdivision, at 53.35 feet pass a 5/8 inch iron rod found on said line, at 205.39 feet pass a ½ inch iron pipe found 1.20 feet south of said line, at 378.99 feet pass a½ inch iron rod found 0.65 feet south of said line, at 497.89 feet pass a½ inch iron rod found on said line, and continuing for a total distance of 713.18 feet (called 713.18 feet) to a ½ inch iron rod found for the lower southwest corner of the herein described tract and said called 4.5739 acre tract, same being a reentry corner to said adjoining Valhalla Subdivision:

Thence North 47 degrees 27 minutes 53 seconds West (called North 46 degrees 08 minutes 27 seconds West) along a southwest line of the herein described tract, same being a northeast line of said adjoining Valhalla Subdivision, 130.65 feet (called 130.65 feet) to a $\frac{1}{2}$ inch iron rod found for angle point, said point being the upper northeast corner of said adjoining Valhalla Subdivision, same being the southeast corner of the adjoining residue of a called 1.00 acre tract recorded in Volume 603, Page 257, Deed Records, Matagorda County, Texas;

Thence North 02 degrees 54 minutes 45 seconds West (called North 01 degree 28 minutes 13 seconds West) along the lower west line of the herein described tract and the west line of said called 4.5739 acre tract, same being the east line of said adjoining residue of a called 1.00 acre tract, and the east line of an adjoining called 4,325.529 square-foot tract recorded under County Clerk's File Number 100103, Official Records, Matagorda County, Texas, 209.53 feet (called 209.50 feet) to a ½ inch iron rod found for a reentry corner to the herein described tract, said point being the northwest corner of said called 4.5739 acre tract, same being the northeast corner of said adjoining called 4,325.529 square-foot tract, and being in the south line of the aforementioned called 4.8152 acre tract;

Thence North 88 degrees 13 minutes 48 seconds West (called North 86 degrees 53 minutes 44 seconds West) along the upper south line of the herein described tract and the south line of said called 1.40 acre tract, same being the north line of said adjoining called 4,325.529 square-foot tract, and the north line of the adjoining Townhomes East Subdivision, according to map or plat thereof recorded in Volume 8, Page 13, Plat Records, Matagorda County, Texas, at 209.00 feet pass a 1-1/4 inch iron pipe found on said line, and continuing for a total distance of 210.07 feet (called 208.80 feet) to a point for corner, said point being in the east line of the aforementioned adjoining called 8.42 acre tract;

Thence South 01 degree 55 minutes 40 seconds East along an east line of the herein described tract and the east line of said called 8.42 acre tract, being the west line of said adjoining Townhomes East Subdivision, at 162.75 feet pass a 5/8 inch iron rod found for the most westerly southeast corner of said called 8.42 acre tract, said point being in the north right-of-way line of Marguerite Street, and continuing for a total distance of 222.68 feet to a point in the south right of-way line of Marguerite Street;

Thence South 87 degrees 58 minutes 52 seconds West along the south right-of-way line of Marguerite Street, 603.36 feet to a point for the southwest corner of the herein described tract;

Thence North 02 degrees 19 minutes 10 seconds West along the west line of the herein described tract, crossing Marguerite Street, 60.00 feet to the Place of Beginning and containing 20 acres of land, more or less.

Land Use

At the time of creation, the land within the boundaries of the zone was vacant. As of 2024 when this plan was prepared, the land within the zone was partially improved with single family homes, consistent with the planned development. The remaining vacant land within the zone is well positioned for future additional single family development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership Information

There are currently 24 parcels within the TIRZ #3 boundaries, listed in Appendix A. The base year for TIRZ #3 is 2017, the year in which the TIRZ was created. The 2017 taxable value of \$349,100 will need to be verified with the Matagorga County Appraisal District.



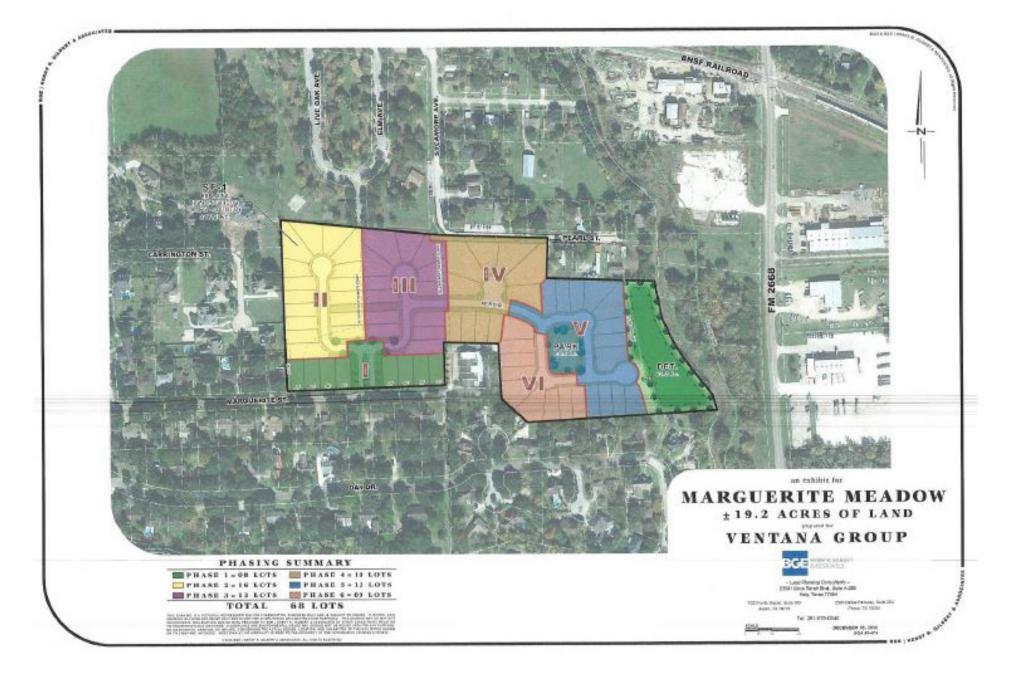
Anticipated Development

At the time of the TIRZ creation, it was anticipated that the 20 acre property, to be platted as Meadow Oaks, would contain an estimated 68 lots, with home values estimated between \$200,000 and \$300,000. As of 2024, 22 homes have been completed and it is anticipated that the remaining lots will be developed in phases over the next several years. The table below provides an overview of the scope of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed.

	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
TIRZ #3				
Single Family	22	2022	\$275,000	\$6,050,000
Single Family	46	2028	\$275,000	\$12,650,000
Total	68			\$18,700,000

Anticipated Development

The conceptual plan below informed the projections on the previous page. The plan below and the projections listed on the previous page are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections could be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.





Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 611,906	19.0%
Sanitary Sewer Facilities and Improvements	\$ 611,906	19.0%
Storm Water Facilities and Improvements	\$ 611,906	19.0%
Street and Intersection Improvements	\$ 966,168	30.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 257,645	8.0%
Administrative Costs	\$ 161,028	5.0%
	\$ 3,220,560	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, Bay City will contribute 90% of its real property increment within the zone generated within the TIRZ. Per separate interlocal agreements, Matagorda County and Matagorda County Hopsital District will each contribute 90% of their real property increment within the zone generated within the TIRZ.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development unit counts and the anticipated taxable value per home can be found on Page 6.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates	Participation		
Bay City	0.56995000	90%	0.5129550
Matagorda County	0.35928000	90%	0.3233520
Matagorda County Hospital District	0.26382000	90%	0.2374380
Port of Bay City	0.04754000	0%	0.0000000
Cons & Recl District	0.00704000	0%	0.0000000
Coastal Plains GW District	0.00352000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.04446000	0%	0.0000000
	2.33008000		1.0737450

Personal Property Tax - 2023 Rates	Participation		
Bay City	0.56995000	0%	0.0000000
Matagorda County	0.35928000	0%	0.0000000
Matagorda County Hospital District	0.26382000	0%	0.0000000
Port of Bay City	0.04754000	0%	0.0000000
Cons & Recl District	0.00704000	0%	0.0000000
Coastal Plains GW District	0.00352000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.04446000	0%	0.0000000
	2.33008000		0.0000000

Sales Tax Rate 0.02000	0.00%	0.0000000
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► INPUT

INFLATION RATE	4.00%

DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTIC	PATION	
Bay City	0.56995000	90%	0.5129550
Matagorda County	0.35928000	90%	0.3233520
Matagorda County Hospital District	0.26382000	90%	0.2374380
Port of Bay City	0.04754000	0%	0.0000000
Cons & Recl District	0.00704000	0%	0.0000000
Coastal Plains GW District	0.00352000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.04446000	0%	0.0000000
	2.33008000		1.0737450

PERSONAL PROPERTY TAX	PARTICIPATION		
Bay City	0.56995000	0%	0.0000000
Matagorda County	0.35928000	0%	0.0000000
Matagorda County Hospital District	0.26382000	0%	0.0000000
Port of Bay City	0.04754000	0%	0.0000000
Cons & Recl District	0.00704000	0%	0.0000000
Coastal Plains GW District	0.00352000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.04446000	0%	0.0000000
	2.33008000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
Jaies Tax Itale	0.0200000	0.0078	0.0000000

7	TIRZ #3		<u>AREA</u>	REAL F	RC	<u>PERTY</u>	PERSONA	L PI	ROPERTY	<u>s</u>	SALE	<u>:S</u>
		Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
	Single Family	2022	22	\$ 275,000.00	44	6,050,000	\$ -	\$	-	\$ -	\$	-
	Single Family	2028	46	\$ 275,000.00	49	12,650,000	\$ -	\$	-	\$ -	\$	-
		TOTAL	68			18,700,000			-			

ОИТРИТ

TOTAL TAX REVENUE		TOTAL	REAL	. PROP	ERTY	PERSO	NAL PROP	ERTY		SALES	
Bay City	24.5%	\$ 1,108,288	=	\$	1,108,288	+	\$		+	\$	-
Matagorda County	15.4%	\$ 698,633	=	\$	698,633	+	\$		+	\$	-
Matagorda County Hospital District	11.3%	\$ 513,007	=	\$	513,007	+	\$		+	\$	-
Port of Bay City	2.0%	\$ 92,443	=	\$	92,443	+	\$		+	\$	-
Cons & Recl District	0.3%	\$ 13,690	=	\$	13,690	+	\$		+	\$	-
Coastal Plains GW District	0.2%	\$ 6,845	=	\$	6,845	+	\$		+	\$	-
Drainage District #1	1.5%	\$ 67,028	=	\$	67,028	+	\$		+	\$	-
Bay City ISD	44.8%	\$ 2,030,989	=	\$	2,030,989	+	\$		+	\$	-
	100.0%	4,530,923		\$	4,530,923		\$			\$	-
		 100.0%			100.0%			0.0%	_		0.0%

TOTAL PARTICIPATION		TOTAL	REAL	PROP	ERTY	PERSON	NAL PROP	ERTY		SALES	
Bay City	47.8%	\$ 997,459	=	\$	997,459	+	\$		+	\$	-
Matagorda County	30.1%	\$ 628,769	=	\$	628,769	+	\$	-	+	\$	-
Matagorda County Hospital District	22.1%	\$ 461,707	=	\$	461,707	+	\$		+	\$	-
Port of Bay City	0.0%	\$	=	\$	-	+	\$		+	\$	-
Cons & Recl District	0.0%	\$	=	\$	-	+	\$		+	\$	-
Coastal Plains GW District	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Drainage District #1	0.0%	\$	=	\$	-	+	\$		+	\$	-
Bay City ISD	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
	100.0%	2,087,935		\$	2,087,935		\$	-		\$	-
		 400.00/	=		400.09/	-		0.00/	=		0.09/

NET BENEFIT		TOTAL	REAL	PROPI	ERTY	PERSON	NAL PRO	OPERTY		SALES	
Bay City	4.5%	\$ 110,829	=	\$	110,829	+	\$		+	\$	-
Matagorda County	2.9%	\$ 69,863	=	\$	69,863	+	\$		+	\$	-
Matagorda County Hospital District	2.1%	\$ 51,301	=	\$	51,301	+	\$		+	\$	-
Port of Bay City	3.8%	\$ 92,443	=	\$	92,443	+	\$		+	\$	-
Cons & Recl District	0.6%	\$ 13,690	=	\$	13,690	+	\$		+	\$	-
Coastal Plains GW District	0.3%	\$ 6,845	=	\$	6,845	+	\$		+	\$	-
Drainage District #1	2.7%	\$ 67,028	=	\$	67,028	+	\$		+	\$	-
Bay City ISD	83.1%	\$ 2,030,989	=	\$	2,030,989	+	\$		+	\$	-
·	100.0%	\$ 2,442,988		\$	2,442,988		\$	-		\$	-
		 100.0%			100.0%			0.0%			0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
TOTAL TAX REVENUE	1																
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Single Family	Taxable Value Per Unit Units	275,000	286,000	297,440 0	309,338 15	321,711 10	334,580 12	347,963 9	361,881 0	376,356 0	391,411 0	407,067 0	423,350 0	440,284 0	457,895 0	476,211 0	
	Cumulative Units		0	0	15	25	37	46	46	46	46	46	46	46	46	46	
	SF Taxable Value				4,640,064	8,042,778	12,379,443	16,006,286	16,646,537	17,312,398	18,004,894	18,725,090	19,474,094	20,253,058	21,063,180	21,905,707	
REAL PROPERTY	Taxable Value	-	-	-	4,640,064	8,042,778	12,379,443	16,006,286	16,646,537	17,312,398	18,004,894	18,725,090	19,474,094	20,253,058	21,063,180	21,905,707	
Bay City	PV	-	-	-	26,446	45,840	70,557	91,228	94,877	98,672	102,619	106,724	110,993	115,432	120,050	124,852	GROSS 1,108,288
Matagorda County Matagorda County Hospital District		-	-	-	16,671 12,241	28,896 21,218	44,477 32,659	57,507 42,228	59,808 43,917	62,200 45,674	64,688 47,501	67,276 49,401	69,967 51,377	72,765 53,432	75,676 55,569	78,703 57,792	698,633 513,007
Port of Bay City Cons & Recl District			-	-	2,206 327	3,824 566	5,885 872	7,609 1,127	7,914 1,172	8,230 1,219	8,560 1,268	8,902 1,318	9,258 1,371	9,628 1,426	10,013 1,483	10,414 1.542	92,443 13,690
Coastal Plains GW District Drainage District #1		•	-	-	163 1,599	283 2,772	436 4,267	563 5,517	586 5,738	609 5,968	634 6,206	659 6,455	685 6,713	713 6,981	741 7,260	771 7,551	6,845 67,028
Bay City ISD		-	-	=	48,464	84,004	129,298	167,179	173,866	180,821	188,054	195,576	203,399	211,535	219,996	228,796	2,030,989
Total		•	-	-	108,117	187,403	288,451	372,959	387,878	403,393	419,528	436,310	453,762	471,912	490,789	510,420	4,530,923
ERSONAL PROPERTY	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Bay City	PV	-	_	_	-	_	_	_	-	_	_	-	_	_	_		GROSS
Matagorda County Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Port of Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-		- 1
Cons & Recl District Coastal Plains GW District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	
Drainage District #1 Bay City ISD		-	-	-		-		-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	- =	-
	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
ALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Total	PV	-	-		-		-		-	-						-	- -
UMMARY																	
Bay City	PV	_	_	_	26.446	45,840	70,557	91.228	94,877	98,672	102.619	106.724	110.993	115.432	120.050	124.852	GROSS 1,108,288
Matagorda County		-	-	-	16,671	28,896	44,477	57,507	59,808	62,200	64,688	67,276	69,967	72,765	75,676	78,703	698,633
Matagorda County Hospital District Port of Bay City		-	-	-	12,241 2,206	21,218 3,824	32,659 5,885	42,228 7,609	43,917 7,914	45,674 8,230	47,501 8,560	49,401 8,902	51,377 9,258	53,432 9,628	55,569 10,013	57,792 10,414	513,007 92,443
Cons & Recl District Coastal Plains GW District		-		-	327 163	566 283	872 436	1,127 563	1,172 586	1,219 609	1,268 634	1,318 659	1,371 685	1,426 713	1,483 741	1,542 771	13,690 6,845
Drainage District #1 Bay City ISD		-	-	-	1,599 48.464	2,772 84.004	4,267 129,298	5,517 167,179	5,738 173.866	5,968 180.821	6,206 188.054	6,455 195,576	6,713 203.399	6,981 211.535	7,260 219.996	7,551 228.796	67,028 2,030,989
Total		-	-	-	108,117	187,403	288,451	372,959	387,878	403,393	419,528	436,310	453,762	471,912	490,789	510,420	4,530,923
PARTICIPATION	Touchte Metro				4.040.004	0.040.770	40.070.440	40.000.000	40.040.507	47.040.000	40.004.004	40.705.000	40.474.004	00.050.050	21,063,180	21,905,707	
REAL PROPERTY	Taxable Value	-	-	-	4,640,064	8,042,778	12,379,443	16,006,286	16,646,537	17,312,398	18,004,894	18,725,090	19,474,094	20,253,058			
	PV																GROSS
Bay City Matagorda County	PV	- -	- -	- -	23,801 15,004	41,256 26,006	63,501 40,029	82,105 51,757	85,389 53,827	88,805 55,980	92,357 58,219	96,051 60,548	99,893 62,970	103,889	108,045	112,366	997,459
Matagorda County Matagorda County Hospital District	PV	-	: : :	-	23,801 15,004 11,017	41,256 26,006 19,097	63,501 40,029 29,394	82,105 51,757 38,005	85,389 53,827 39,525	88,805 55,980 41,106	92,357 58,219 42,750	96,051 60,548 44,460	99,893 62,970 46,239				
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District	PV	- - - -	- - - - -	- - - -	15,004	26,006	40,029	51,757	53,827	55,980	58,219	60,548	62,970	103,889 65,489	108,045 68,108	112,366 70,833	997,459 628,769
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1	PV	- - - - -	- - - - -	- - - - -	15,004	26,006	40,029	51,757	53,827	55,980	58,219	60,548	62,970	103,889 65,489	108,045 68,108	112,366 70,833	997,459 628,769
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1	PV	- - - - - - -	- - - - - -	- - - - - - -	15,004 11,017 - - -	26,006 19,097 - -	40,029	51,757 38,005 - - -	53,827	55,980	58,219	60,548	62,970	103,889 65,489 48,088 - -	108,045 68,108	112,366 70,833	997,459 628,769
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Cosstal Plains GW District Drainage District #1 Bay City ISD Total					15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - -
Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total	PV Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Matagorda County Hospital District Port of Bay Cily Cons & Red District Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total Bay City SD Total Bay City Bay City	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - -
Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City SID **Total** **DERSONAL PROPERTY* Bay City Matagorda County Matagorda County Matagorda County Matagorda County Hospital District	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Hospital District Port of Bay City Cons & Red District Cons & Red District Cons & Red District Cons & Red District District Plains GW District District Plains GW District District Bay City (SD Total District) **PERSONAL PROPERTY** Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Cons & Red District	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Matagorda County Matagorda County Matagorda County Matagorda County Matagorda M	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Hospital District Port of Bay City Cons & Read District Constal Plains GW District Drainage District #1 Bay City ISD Total Bay City ISD Total Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Read District Constal Plains GW District Drainage District #1	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City (SD Total	Taxable Value PV				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total Bay City ISD Total Bay City Matagorda County Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total	Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 2,097,935 GROSS
Matagorda County Matagorda County Matagorda County Post of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total Bay City ISD Total Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total	Taxable Value PV Taxable Value				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 - - - 2,087,935
Matagorda County Matagorda County Matagorda County Matagorda County Matagorda County Matagorda County Matagorda Matagorda Matagorda Matagorda Matagorda Matagorda County Matagorda M	Taxable Value PV Taxable Value PV				15,004 11,017 - - - - -	26,006 19,097 - - - - -	40,029 29,394 - - - - -	51,757 38,005 - - - - -	53,827 39,525 - - - -	55,980 41,106 - - - -	58,219 42,750 - - - - -	60,548 44,460 - - - -	62,970 46,239 - - - - -	103,889 65,489 48,088	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,459 628,769 461,707 2,097,935 GROSS
Matagorda County Matagorda County Matagorda County Matagorda County Port of Bay City Cons & Red District Constal Plains GW District Disrinage District #1 Bay City (SD Total Bay City	Taxable Value PV Taxable Value				15,004 11,017 	26,006 19,097 	40,029 29,394 	51,757 38,005 	53,827 39,525 	55,880 41,106 	58.219 42.750	60,548 44,460 	6.9.970 46.239	103,889	108,045 68,108 50,012 - - - 226,165	112,366	997,459 628,769 461,707 2,097,935 GROSS
Matagorda County Matago	Taxable Value PV Taxable Value PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,924	51,757 38,005 	53,827 39,525	55,880 41.105 	59.219 42.750	60,548 44,460	69,970 46,239 	103,889 65,489 48,088 - - - - - - - - - - - - - - - - - -	108,045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012 	997,459 628,769 461,707 - - - 2,097,935 GROSS
Matagorda County Matago	Taxable Value PV Taxable Value PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005 	53,827 39,525 	55,880 41,106 	58.219 42.750	60,548 44,460 	6.9.970 46.239 	103,889 65,489 48,088 - - 217,466	108.045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012 	997,459 628,769 461,707 - - - 2,097,935 GROSS - - - - - - - - - - - - - - - - - -
Matagorda County Matago	Taxable Value PV Taxable Value PV				15,004 11,017 - - - - - - - - - - - - - - - - - - -	26,006 19,097 	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005 	53,827 39,525 - - - - - - - - - - - - - - - - - -	55,880 41,106 	58.219 42.750 193,327	60,548 44,460 	69,970 46,239 	103,889 65,489 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012 	997,459 628,769 461,707 - - - 2,097,935 GROSS - - - - - - - - - - - - - - - - - -
Matagorda County Matago	Taxable Value PV Taxable Value PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005 - - - 171,867 - - - - - - - - - - - - - - - - - - -	53,827 39,525 	55,880 41,106 	58,219 42,750	60,548 44,460 	62,970 46,239 	103,889 65,489 48,088 - - 217,466	108.045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012	997,459 628,769 461,707 2,097,935 GROSS
Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains GW District Printing District #1 Bay City (SD Total) Bay City (SD Total) Bay City (SD Total) PERSONAL PROPERTY Bay City (SD Total) Bay City (SD Total) PERSONAL PROPERTY Bay City (SD Total) Personal Property Bay City (SD Total) Personal Property Bay City (SD Total) SALES TAX Total Bay City (SD Total) Bay City (SD Total) SALES TAX Total Bay City (SD Total)	Taxable Value PV Taxable Value PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,824 - - - - - - - - - - - - - - - - - - -	51,757 38,005	53,827 39,525	55,880 41,106 	58.219 42.750	60,548 44,460 	62,970 46,239	103,889 65,489 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,459 628,769 461,707 - - - 2,097,935 GROSS - - - - - - - - - - - - - - - - - -
Matagorda County Matagorda County Matagorda County Port of Bay City Cons & Red District Coastal Plains GW District Parinage District #1 Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total Bay City (SID Total COSTAL TAX REVENUE - PAR BOTAL TAX REVENUE - PAR	Taxable Value PV Taxable Value PV PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,824 - - - - - - - - - - - - - - - - - - -	51,757 38,005	53,827 39,525	55,880 41,106 	58.219 42.750	60,548 44,460 	62,970 46,239	103,889 65,489 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,459 628,769 461,707 - - - 2,097,935 GROSS - - - - - - - - - - - - - - - - - -
Matagorda County Matago	Taxable Value PV Taxable Value PV				15,004 11,017	26,006 19,097 	40,029 29,394	51,757 38,005	53,827 39,525	55,880 41,106 	58.219 42.750	60,548 44,460 	62,970 46,239	103,889 65,489 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,459 628,769 461,707
Matagorda County Matago	Taxable Value PV Taxable Value PV PV				15,004 11,017 	26,006 19,097 	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005 	53,827 39,525 	55,880 41,106 	58.219 42.750	60,548 44,460 	6.9.970 46.239	103,889 65,489 48,088 	108,045 68,108 50,012	112,366 70,833 52,012 	997,459 628,769 461,707 2.097,935 GROSS
Matagorda County Hospital District Port of Bay City Cross & Red District Cross & Red District Cross & Red District #11 Bay City (ST) **PERSONAL PROPERTY** **Bay City ISD **Total** **Total** **FOTAL TAX REVENUE - PAR **SUMMARY** **Bay City ISD **Total** **FOTAL TAX REVENUE - PAR **SUMMARY** **Bay City ISD **Total** **FOTAL TAX REVENUE - PAR **SUMMARY** **Bay City ISD ID **Total** **FOTAL TAX REVENUE - PAR **SUMMARY** **Bay City ISD ID **FOT City City City City Isp	Taxable Value PV Taxable Value PV PV				15,004 11,017 	26,006 19,097	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005	53,827 39,525	55,880 41,106 	58.219 42,750	96,051 60,548 44,460 	62,970 46,239	103,889 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,459 628,769 461,707
Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains GW District #11 Bay City (ST) Professor State Plains GW District #11 Bay City (ST) Professor State Plains GW District #11 Bay City (ST) Professor State Plains GW District #11 Bay City (ST) Professor State Plains GW District Plains GW District Port of Bay City Cons & Red District Constal Plains GW District #1 Bay City (SD) Trotal Plains GW District #1 Bay City (SD) Trotal Plains GW District #1 Bay City (SD) Trotal Plains GW District Plains GW District #1 Bay City (SD) Trotal Plains GW District Plains GW District #1 Bay City (SD) Trotal Plains GW District Plains GW Di	Taxable Value PV Taxable Value PV PV				15,004 11,017 	26,006 19,097	40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	51,757 38,005	53,827 39,525	55,880 41,106 	58.219 42,750	60,548 44,460 	62,970 46,239	103,889 48,088	108,045 68,108 50,012	112,366 70,833 52,012 	997,459 628,769 461,707
Matagorda County Hospital District Port of Bay City Cores & Red District Cores Step State Plants Growth Part of Bay City Cores Step State Plants Growth Part of Bay City Personal Part of Bay City State Plants Growth Part of Bay City Matagorda County Hospital District Port of Bay City Cores & Red District Part of Bay City State Plants Growth Part of Bay City Cores & Red District Part of Bay City Cores & Red District Plants Growth Part of Bay City Cores & Red District Part of Bay City State Plants Growth Plants Growth Part of Bay City Cores & Red District Plants Growth Plant	Taxable Value PV Taxable Value PV PV				15,004 11,017 	26,006 19,097 	40,029 29,394	51,757 38,005 1771,867	53,827 39,525	55,880 41,106 	58.219 42.750	60,548 44,460	6.9,970 46.239	103,889 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,459 628,769 461,707

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 4.00% 6.00%				ESTI					FPROPC	SED ZC	NE PRO		VALUES	S AND TA	AX REVE	NUES							
REA 0.5699500 0.5699500 0.5699500 0.5699500 0.3592800 0.3592800 0.2638200 0.2638200 Port of Bay City 0.0475400 Cons & Recl District 0.0070400 Coastal Plains GW District 0.035200 Drainage District #1 0.0344700 Bay City ISD 0.444600 0.330800 0.330800 0.330800 0.308000 0.308000 0.308000 0.308000 0.308000 0.308000 0.308000 0.308000 0.30	90% 90% 90% 90% 0% 0% 0% 0%	0.5129550 0.3233520 0.2374380 0.0000000 0.0000000 0.0000000 0.000000	Mataç	orda County H Po Cons & Coastal Plair	Bay City gorda County ospital District ort of Bay City & Recl District	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	0.0000000 0.0000000 0.0000000 0.0000000 0.000000		E	0.0200000	0.00% I	0.0000000										
REVENUE YEAR BASE YEAR 2017	0 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	TOTALS	
BASE YEAR Bay City 349,100 3	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100		
TAXABLE VALUE Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	349,100 349,100 349,100 349,100 349,100 349,100 349,100	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	5,601,520 5,463,590 5,463,590 5,601,520 5,601,520 5,601,520 5,601,520 5,601,520	5,825,581 5,682,134 5,682,134 5,825,581 5,825,581 5,825,581 5,825,581 5,825,581	6,058,604 5,909,419 5,909,419 6,058,604 6,058,604 6,058,604 6,058,604 6,058,604	6,300,948 6,145,796 6,145,796 6,300,948 6,300,948 6,300,948 6,300,948	6,552,986 6,391,628 6,391,628 6,552,986 6,552,986 6,552,986 6,552,986 6,552,986	6,815,106 6,647,293 6,647,293 6,815,106 6,815,106 6,815,106 6,815,106 6,815,106	7,087,710 6,913,184 6,913,184 7,087,710 7,087,710 7,087,710 7,087,710 7,087,710	7,371,218 7,189,712 7,189,712 7,371,218 7,371,218 7,371,218 7,371,218 7,371,218	7,666,067 7,477,300 7,477,300 7,666,067 7,666,067 7,666,067 7,666,067 7,666,067	7,972,710 7,776,392 7,776,392 7,972,710 7,972,710 7,972,710 7,972,710 7,972,710	8,291,618 8,087,448 8,087,448 8,291,618 8,291,618 8,291,618 8,291,618 8,291,618	8,623,283 8,410,946 8,410,946 8,623,283 8,623,283 8,623,283 8,623,283 8,623,283	8,968,214 8,747,384 8,747,384 8,968,214 8,968,214 8,968,214 8,968,214	9,326,943 9,097,279 9,097,279 9,326,943 9,326,943 9,326,943 9,326,943 9,326,943	9,700,020 9,461,170 9,461,170 9,700,020 9,700,020 9,700,020 9,700,020 9,700,020		
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD							5,252,420 5,114,490 5,114,490 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420	5,476,481 5,333,034 5,476,481 5,476,481 5,476,481 5,476,481 5,476,481 5,476,481	5,709,504 5,560,319 5,560,319 5,709,504 5,709,504 5,709,504 5,709,504 5,709,504	5,951,848 5,796,696 5,796,696 5,951,848 5,951,848 5,951,848 5,951,848 5,951,848	6,203,886 6,042,528 6,042,528 6,203,886 6,203,886 6,203,886 6,203,886 6,203,886	6,466,006 6,298,193 6,298,193 6,466,006 6,466,006 6,466,006 6,466,006 6,466,006	6,738,610 6,564,084 6,564,084 6,738,610 6,738,610 6,738,610 6,738,610 6,738,610	7,022,118 6,840,612 6,840,612 7,022,118 7,022,118 7,022,118 7,022,118 7,022,118	7,316,967 7,128,200 7,128,200 7,316,967 7,316,967 7,316,967 7,316,967 7,316,967	7,623,610 7,427,292 7,427,292 7,623,610 7,623,610 7,623,610 7,623,610 7,623,610	7,942,518 7,738,348 7,738,348 7,942,518 7,942,518 7,942,518 7,942,518 7,942,518	8,274,183 8,061,846 8,061,846 8,274,183 8,274,183 8,274,183 8,274,183 8,274,183	8,619,114 8,398,284 8,398,284 8,619,114 8,619,114 8,619,114 8,619,114	8,977,843 8,748,179 8,748,179 8,977,843 8,977,843 8,977,843 8,977,843	9,350,920 9,112,070 9,112,070 9,350,920 9,350,920 9,350,920 9,350,920 9,350,920		
REVENUE A TAXABLE VALUE GROWTH Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD npv @ 6%	0	0	0	0	0	0	26,943 16,538 12,144 0 0 0 0 0	28,092 17,244 12,663 0 0 0 0 0	29,287 17,979 13,202 0 0 0 0 0	30,530 18,744 13,764 0 0 0 0 0	31,823 19,539 14,347 0 0 0 0 0	33,168 20,365 14,954 0 0 0 0	34,566 21,225 15,586 0 0 0 0 0	36,020 22,119 16,242 0 0 0 0 0	37,533 23,049 16,925 0 0 0 0	39,106 24,016 17,635 0 0 0 0	40,742 25,022 18,374 0 0 0 0	42,443 26,068 19,142 0 0 0 0 0	44,212 27,156 19,941 0 0 0 0 0	46,052 28,287 20,772 0 0 0 0 0	47,966 29,464 21,636 0 0 0 0	548,482 336,817 247,325 0 0 0 0 0	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE #1 TIRZ #4 - RESIDENTIAL INCREMENT REAL PROPERTY TAX	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 4,640,064	2027 8,042,778	2028 12,379,443	2029 16,006,286	2030 16,646,537	2031 17,312,398	2032 18,004,894	2033 18,725,090	2034 19,474,094	2035 20,253,058	2036 21,063,180	2037		
BUSINESS PERSONAL PROPERTY Bay City Matagorda County Matagorda County Hospital District Post & Recl District Constal Plains GW District Drainage District #1 Bay City ISD npv @ 6%	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	23,801 15,004 11,017 0 0 0 0 0 49,822	41,256 26,006 19,097 0 0 0 0 0	63,501 40,029 29,394 0 0 0 0 0	82,105 51,757 38,005 0 0 0 0 171,867	85,389 53,827 39,525 0 0 0 0 0	88,805 55,980 41,106 0 0 0 0	92,357 58,219 42,750 0 0 0 0 0	96,051 60,548 44,460 0 0 0 0	99,893 62,970 46,239 0 0 0 0	103,889 65,489 48,088 0 0 0 0 217,466	108,045 68,108 50,012 0 0 0 0 226,165	0 112,366 70,833 52,012 0 0 0	997,459 628,769 461,707 0 0 0 0 2,087,935	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE A, 1	0	0	0	0	0	0	55,624	57,999	60,469	112,860	152,068	201,411	243,243	253,123	263,398	274,084	285,197	296,755	308,775	321,276	334,277	3,220,560	3
Running Total GROSS 3,220,560	0	0	0	0	0	0	55,624	113,623	174,092	286,952	439,020	640,431	883,674	,	1,400,196		1,959,477	, ,		2,886,283			
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	2017 0 0 0 0 0 0 0 0	2018 0 0 0 0 0 0 0 0 0	2019 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	2023 26,943 16,538 12,144 0 0 0 0 0 0 55,624	28,092 17,244 12,663 0 0 0 0 0 57,999	29,287 17,979 13,202 0 0 0 0 0 0 0	54,332 33,747 24,781 0 0 0 0 112,860	73,079 45,545 33,444 0 0 0 0 152,068	96,669 60,395 44,348 0 0 0 0 201,411	2029 116,671 72,982 53,591 0 0 0 243,243	2030 121,410 75,946 55,767 0 0 0 0 0 253,123	2031 126,338 79,029 58,031 0 0 0 0 263,398	2032 131,463 82,235 60,386 0 0 0 0 274,084	2033 136,793 85,570 62,834 0 0 0 0 0 285,197	2034 142,336 89,038 65,381 0 0 0 0 296,755	2035 148,101 92,645 68,029 0 0 0 0 0 308,775	2036 154,097 96,396 70,783 0 0 0 0 0 321,276	100,297 73,648 0 0 0 0 0	1,545,941 965,586 709,032 0 0 0 0 0 3,220,560	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD

TAXABLE BASE YEAR GROWTH 4.00%

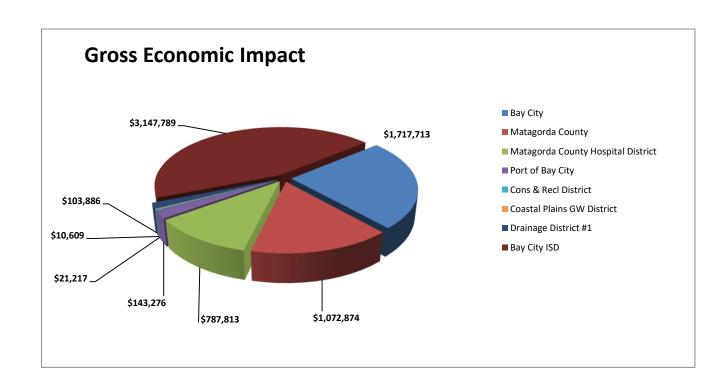
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

DISCOUNT RATE 6.00%																								
Matagorda County Matagorda County Hospitial District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD 0.0	REAL PROP 699500 100 592800 100 638200 100 475400 100 070400 100 035200 100 344700 100 444600 100	0% (00% (00% (00% (00% (00% (00% (00% (0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	Matag	orda County Ho Po Cons & Coastal Plain Draina	Bay City gorda County spital District rt of Bay City Recl District	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	100% 100% 100% 100% 100% 100% 100% 100%	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800		E	0.0200000	0.00%	0.0000000										
BAS REVENUE YEAR	E YEAR 2017	0 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	TOTALS	
Matagorda County 3 Matagorda County Hospital District 3 Port of Bay City 3 Cons & Recl District 3 Coastal Plains GW District 3 Drainage District #1	49,100 34 49,100 34 49,100 34 49,100 34 49,100 34 49,100 34	49,100 49,100 49,100 49,100 49,100 49,100 49,100 49,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100		
TAXABLE VALUE Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reel District Coastal Plains GW District Drainage District #1 Bay City ISD	34 34 34 34 34	49,100 49,100 49,100 49,100 49,100 49,100 49,100 49,100	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	5,601,520 5,463,590 5,463,590 5,601,520 5,601,520 5,601,520 5,601,520 5,601,520	5,825,581 5,682,134 5,682,134 5,825,581 5,825,581 5,825,581 5,825,581 5,825,581	6,058,604 5,909,419 5,909,419 6,058,604 6,058,604 6,058,604 6,058,604	6,300,948 6,145,796 6,145,796 6,300,948 6,300,948 6,300,948 6,300,948	6,552,986 6,391,628 6,391,628 6,552,986 6,552,986 6,552,986 6,552,986 6,552,986	6,815,106 6,647,293 6,647,293 6,815,106 6,815,106 6,815,106 6,815,106	7,087,710 6,913,184 6,913,184 7,087,710 7,087,710 7,087,710 7,087,710	7,371,218 7,189,712 7,189,712 7,371,218 7,371,218 7,371,218 7,371,218 7,371,218	7,666,067 7,477,300 7,477,300 7,666,067 7,666,067 7,666,067 7,666,067 7,666,067	7,972,710 7,776,392 7,776,392 7,972,710 7,972,710 7,972,710 7,972,710 7,972,710	8,291,618 8,087,448 8,087,448 8,291,618 8,291,618 8,291,618 8,291,618	8,623,283 8,410,946 8,410,946 8,623,283 8,623,283 8,623,283 8,623,283 8,623,283	8,968,214 8,747,384 8,747,384 8,968,214 8,968,214 8,968,214 8,968,214	9,326,943 9,097,279 9,097,279 9,326,943 9,326,943 9,326,943 9,326,943	9,700,020 9,461,170 9,461,170 9,700,020 9,700,020 9,700,020 9,700,020 9,700,020		
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD								5,252,420 5,114,490 5,114,490 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420	5,476,481 5,333,034 5,333,034 5,476,481 5,476,481 5,476,481 5,476,481 5,476,481	5,709,504 5,560,319 5,560,319 5,709,504 5,709,504 5,709,504 5,709,504 5,709,504	5,951,848 5,796,696 5,796,696 5,951,848 5,951,848 5,951,848 5,951,848 5,951,848	6,203,886 6,042,528 6,042,528 6,203,886 6,203,886 6,203,886 6,203,886 6,203,886	6,466,006 6,298,193 6,298,193 6,466,006 6,466,006 6,466,006 6,466,006 6,466,006	6,738,610 6,564,084 6,564,084 6,738,610 6,738,610 6,738,610 6,738,610	7,022,118 6,840,612 6,840,612 7,022,118 7,022,118 7,022,118 7,022,118 7,022,118	7,316,967 7,128,200 7,128,200 7,316,967 7,316,967 7,316,967 7,316,967 7,316,967	7,623,610 7,427,292 7,427,292 7,623,610 7,623,610 7,623,610 7,623,610 7,623,610	7,942,518 7,738,348 7,738,348 7,942,518 7,942,518 7,942,518 7,942,518 7,942,518	8,274,183 8,061,846 8,061,846 8,274,183 8,274,183 8,274,183 8,274,183 8,274,183	8,619,114 8,398,284 8,398,284 8,619,114 8,619,114 8,619,114 8,619,114 8,619,114	8,977,843 8,748,179 8,748,179 8,977,843 8,977,843 8,977,843 8,977,843	9,350,920 9,112,070 9,112,070 9,350,920 9,350,920 9,350,920 9,350,920 9,350,920		
REVENUE A TAXABLE VALUE GROWTH Bay City Matagorda County Hospitial District Port of Bay City Cons & Reel District Coastal Plains GW District Drainage District #1 Bay City ISD	Q 6%	0	0	0	0	0	0	29,936 18,375 13,493 2,497 370 185 1,811 54,859	31,213 19,161 14,070 2,604 386 193 1,888 57,200	32,541 19,977 14,669 2,714 402 201 1,968 59,633	33,923 20,826 15,293 2,830 419 210 2,052 62,165	35,359 21,710 15,941 2,949 437 218 2,138 64,797	36,853 22,628 16,616 3,074 455 228 2,229 67,535	38,407 23,583 17,317 3,204 474 237 2,323 70,382	40,023 24,577 18,047 3,338 494 247 2,421 73,343 162,490	41,703 25,610 18,806 3,478 515 258 2,522 76,423	43,451 26,685 19,595 3,624 537 268 2,628 79,626	45,268 27,802 20,415 3,776 559 280 2,738 82,956	47,159 28,965 21,269 3,934 583 291 2,852 86,421 191,472	49,125 30,173 22,156 4,098 607 303 2,971 90,023	51,169 31,430 23,079 4,268 632 316 3,095 93,770 207,760	_	374,241 274,806 50,833 7,528 3,764 36,857	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE #1 TIRZ #4 - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		2017 0	2018 0	2019 0	2020	2021 0	2022	2023	2024 0	2025	2026 4,640,064	2027 8,042,778	2028 12,379,443	2029 16,006,286	2030 16,646,537	2031 17,312,398	2032 18,004,894	2033 18,725,090	2034 19,474,094	2035 20,253,058	2036 21,063,180	2037 21,905,707		
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	<u>0</u> 6%	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	26,446 16,671 12,241 2,206 327 163 1,599 48,464	45,840 28,896 21,218 3,824 566 283 2,772 84,004	70,557 44,477 32,659 5,885 872 436 4,267 129,298 288,451	91,228 57,507 42,228 7,609 1,127 563 5,517 167,179 372,959	94,877 59,808 43,917 7,914 1,172 586 5,738 173,866 387,878	98,672 62,200 45,674 8,230 1,219 609 5,968 180,821 403,393	102,619 64,688 47,501 8,560 1,268 634 6,206 188,054 419,528	106,724 67,276 49,401 8,902 1,318 659 6,455 195,576	110,993 69,967 51,377 9,258 1,371 685 6,713 203,399 453,762	115,432 72,765 53,432 9,628 1,426 713 6,981 211,535 471,912	120,050 75,676 55,569 10,013 1,483 741 7,260 219,996 490,789	78,703 57,792 10,414 1,542 771 7,551 228,796	698,633 513,007 92,443 13,690 6,845 67,028	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE A, 1		0	0	0	0	0	0	121,526	126,713	132,106	245,833	330,953	438,068	528,887	550,368	572,708	595,941	620,104	645,234	671,369	698,549	726,816	7,005,176]
Running Total		0	0	0	0	0	0	121,526	248,239	380,345	626,178	957,132	1,395,200	1,924,087	2,474,454	3,047,162	3,643,104	4,263,208	4,908,442	5,579,811	6,278,359	7,005,176		
GROSS 7,0	05,176 20 ⁻	17	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	29,936 18,375 13,493 2,497 370 185 1,811 54,859	31,213 19,161 14,070 2,604 386 193 1,888 57,200 126,713	32,541 19,977 14,669 2,714 402 201 1,968 59,633 132,106	60,369 37,497 27,534 5,035 746 373 3,651 110,628 245,833	81,199 50,606 37,160 6,773 1,003 501 4,911 148,801 330,953	107,410 67,105 49,275 8,959 1,327 663 6,496 196,833 438,068	129,635 81,091 59,545 10,813 1,601 801 7,840 237,561 528,887	134,900 84,385 61,964 11,252 1,666 833 8,159 247,210 550,368	140,375 87,810 64,479 11,709 1,734 867 8,490 257,244 572,708	146,070 91,373 67,095 12,184 1,804 902 8,834 267,679 595,941	151,992 95,078 69,816 12,678 1,877 939 9,192 278,533 620,104	158,151 98,931 72,645 13,192 1,953 977 9,565 289,820 645,234	164,557 102,939 75,588 13,726 2,033 1,016 9,952 301,558 671,369	171,219 107,106 78,648 14,282 2,115 1,057 10,355 313,766 698,549	178,147 111,441 81,831 14,859 2,200 1,100 10,774 326,463	787,813 143,276 21,217 10,609 103,886	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD



Revenue Summary

Toxing lurisdictions	Total Taxes	Dorticination	Not Popolit
Taxing Jurisdictions	Generated	Participation	Net Benefit
Bay City	\$1,717,713	\$1,545,941	\$171,771
Matagorda County	\$1,072,874	\$965,586	\$107,287
Matagorda County Hospital Disti	\$787,813	\$709,032	\$78,781
Port of Bay City	\$143,276	\$0	\$143,276
Cons & Recl District	\$21,217	\$0	\$21,217
Coastal Plains GW District	\$10,609	\$0	\$10,609
Drainage District #1	\$103,886	\$0	\$103,886
Bay City ISD	\$3,147,789	\$0	\$3,147,789
Total	\$7,005,176	\$3,220,560	\$3,784,616





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates.

Length of TIRZ #3 in Years:

The TIRZ is scheduled to end on December 31, 2037.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	Owner	Legal Description
123647	AGUILAR INURRETA FRANCISCO JAVIER & MARISOL MELGOZA CRUZ	MEADOW OAKS S/D, BLOCK 2, LOT 13, PHASE 1
123646	MOJICA EDWARD & ADRIANA	MEADOW OAKS S/D, BLOCK 2, LOT 12, PHASE 1
123633	SALAZAR JOEL ADAME	MEADOW OAKS S/D, BLOCK 1, LOT 3, PHASE 1
123635	NAQVI SYED W & SYEDA K FATIMA	MEADOW OAKS S/D, BLOCK 2, LOT 1, PHASE 1
123644	LARA MITCHELL & SONDRA TOBIAS	MEADOW OAKS S/D, BLOCK 2, LOT 10, PHASE 1
123641	BAUTISTA GARCIA OSVALDO ANTONIO	MEADOW OAKS S/D, BLOCK 2, LOT 7, PHASE 1
123638	SEIFERMAN BOBBY CARROLL & KATHLEEN	MEADOW OAKS S/D, BLOCK 2, LOT 4, PHASE 1
123632	CENTURY LAND HOLDINGS OF TEXAS LLC	MEADOW OAKS S/D, BLOCK 1, LOT 2, PHASE 1
123649	BLACKMON HAKEEM DELVON	MEADOW OAKS S/D, BLOCK 2, LOT 15, PHASE 1
123636	PALOMARES DANIEL	MEADOW OAKS S/D, BLOCK 2, LOT 2, PHASE 1
123651	LUDWIG LAURA	MEADOW OAKS S/D, BLOCK 2, LOT 17, PHASE 1
123639	PARKEY TAMMI	MEADOW OAKS S/D, BLOCK 2, LOT 5, PHASE 1
123645	LULE HECTOR JAVIER & MARGARITA	MEADOW OAKS S/D, BLOCK 2, LOT 11, PHASE 1
123634	PATE MEGAN & ADAM	MEADOW OAKS S/D, BLOCK 1, LOT 4, PHASE 1
123637	HALL TRENT	MEADOW OAKS S/D, BLOCK 2, LOT 3, PHASE 1
123631	VERHEUL KEES MAARTEN	MEADOW OAKS S/D, BLOCK 1, LOT 1, PHASE 1
123643	ARRILLANO ASHLEY KAY	MEADOW OAKS S/D, BLOCK 2, LOT 9, PHASE 1
123640	KELLEY KRISTY	MEADOW OAKS S/D, BLOCK 2, LOT 6, PHASE 1
123650	GARCIA KENNETH J JR	MEADOW OAKS S/D, BLOCK 2, LOT 16, PHASE 1
123648	ALLAN PATRICIA & DENNIS	MEADOW OAKS S/D, BLOCK 2, LOT 14, PHASE 1
123652	ZAMBRANO EDGAR	MEADOW OAKS S/D, BLOCK 2, LOT 18, PHASE 1
123642	BURNAMAN ZACHARY	MEADOW OAKS S/D, BLOCK 2, LOT 8, PHASE 1
12446	MARGUERITE MEADOWS LLC	AB 0045, E HALL, ACRES 11.338, UNDEVELOPED ACREAGE
123653	MARGUERITE MEADOWS LLC	MEADOW OAKS S/D, RESERVE A - C, ACRES 2.029

