

## **TIRZ BOARD 1 & 2 REGULAR MEETING**

## **CITY OF BAY CITY**

# Tuesday, February 22, 2022 at 4:30 PM COUNCIL CHAMBERS | 1901 5th Street

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

## AGENDA

#### **CALL TO ORDER & CERTIFICATION OF QUORUM**

APPROVAL OF AGENDA

#### **APPROVAL OF MINUTES SUMMARY**

1. Accept minute summary from the January 13, 2022 TIRZ #1 & #2 Board Meeting

**PUBLIC COMMENTS** 

**REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:** 

- 2. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 Annual Report, including current balance, disbursements, any approved payments that have not been disbursed and the amount of any receivables. Scotty Jones, Director of Finance
- 3. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial repot for month ending January 31, 2022. Scotty Jones, Director of Finance
- 4. Briefing on Proposed TIRZ #1 Amended Boundary and Amended Project and Financing Plan (PFP). David Pettit
- **<u>5.</u>** Consider and/or approve the Amendments to City Council.

#### **ITEMS / COMMENTS FROM BOARD MEMBERS**

ADJOURNMENT

#### **CERTIFICATION OF NOTICE**

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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, February 18, 2022 before 4:30 p.m**. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

#### AGENDA NOTICES:

#### 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.

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.

Jeanna Thompson *City Secretary* 



#### CALL TO ORDER & CERTIFICATION OF QUORUM

The Board Meeting for TIRZ #1 & #2 was called to order by Chairperson Julie Estlinbaum at 4:30pm.

Quorum present: PRESENT Julie Estlinbaum DC Dunham William Cornman Samantha Denbow Craig Hlavinka Kent Pollard Bryan Prochnow Jim Folse

ABSENT Edward "Bubba" Cook

#### APPROVAL OF AGENDA

Motion made by Craig Hlavinka to approve the agenda, Seconded by Bryan Prochnow. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

#### **PUBLIC COMMENTS**

There were no public comments.

#### APPROVAL OF MINUTES SUMMARY OF TIRZ #1 & #2

## 1. Accept minute summary from the December 21, 2021 TIRZ #1 & #2 Board Meeting.

Motion made by William Cornman to approve the minutes summary of December 21, 2021 TIRZ #1 & #2 Board Meeting, Seconded by DC Dunham. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. Motion carried.

ITEM #1.

Minutes

#### TIRZ Board 1 & 2 Regular Meeting

January 13, 2022

#### **REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:**

#### 2. Review and take any necessary action on an amendment under the terms of the approved development agreement for Phase II between Reinvestment Zone Number One (TIRZ #1), City of Bay City, and Sal Holdings, LLC.

DC Dunham, SAL Holdings, reviewed the amendment and past meeting discussions. Ms. Dunham stated that EHRA will be contracted by Sal Holdings for Architectural services and Tina Israel, Main Street Manager, will be sending a survey to downtown merchants and residents for their input.

Motion made by Jim Folse to approve Exhibit C of re-allocation of funds. Seconded by Craig Hlavinka. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow. Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.

#### 3. Discuss, consider, and/or recomment approval of expanding the TIRZ #1 territory. DC Dunham, Sal Holdings

DC Dunham, SAL Holdings,, presented the proposed expansion to TIRZ #1 that would include Valor Park development. There were discussions and concerns regarding parking availability for the ball fields. Mr. Cornman asked about the maintenance of ponds and Ms. Dunham replied that the HOA will maintain the ponds and drainage.

Motion made by William Cornman to approve and recommend the expansion of TIRZ #1 territory Seconded by Jim Folse. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.

#### 4. Discuss, consider, and/or ratify a Professional Service Agreement with David Pettit, DPED.

Professional Services agreement to assist with the TIRZ #1 expansion.

Motion made by William Cornman to approve and ratify the Professional Service Agreement with David Pettit, DPED. Seconded by Samantha Denbow. Voting Yea: Julie Estlinbaum, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. DC Dunham abstained. Motion carried.



#### ITEMS / COMMENTS FROM BOARD MEMBERS

DC Dunham stated that Stuart appreciated the City accommodating them. Mr. Cornman stated that he is concerned about the time frame and getting it completed. Mr. Pollard emphasized the ball field parking issues. TIRZ #1 & #2 Board will meet again on Thursday, February 10th at 4:30 pm.

#### ADJOURNMENT

Minutes

Motion made by DC Dunham to adjourn both the TIRZ #1 and the TIRZ #2 meeting, Seconded by Kent Pollard. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow, Jim Folse. Motion carried and the meeting adjourned at 5:15pm.

PASSED AND APPROVED, this \_\_\_\_ day of \_\_\_\_\_, 2022.

JULIE ESTLINBAUM.; BOARD CHAIRMAN TIRZ BOARD #1 & #2 JEANNA THOMPSON CITY SECRETARY

#### DISCUSS, CONSIDER, AND/OR APPROVE THE TIRZ # 1 AND TIRZ #2 ANNUAL REPORT, INCLUDING CURRENT BALANCE, DISBURSEMENTS, AND THE AMOUNT OF ANY RECEIVABLES.



## **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 and TIRZ # 1 & TIRZ # 2; Financial as of 9-30-21

## City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2021

















CITY OF BAY CITY, TEXAS WWW.CITYOFBAYCITY.ORG

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#### **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;
- 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)?

Tax Increment 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.

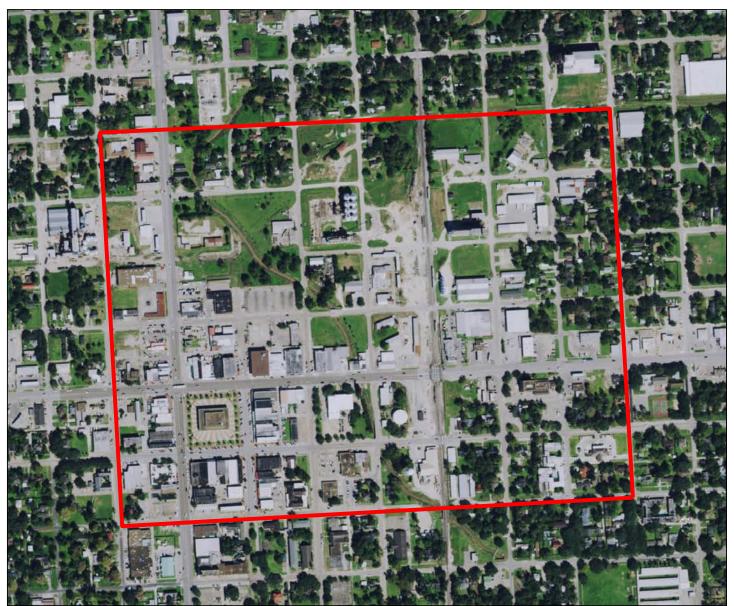


City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2021

### **BAY CITY TAX INCREMENT REINVESTMENT ZONE #1**

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.

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



\*TIRZ #1 Boundary



### **BAY CITY TAX INCREMENT REINVESTMENT ZONE #1**

#### ITEM #2.

#### **Board of Directors**

Julie Estlinbaum (Chairperson) City Representative

Jim Folse City Council Member

William Cornman City Representative

Samantha Denbow City Representative

> **Craig Hlavinka** Port of Bay City

> > Authority

Edward "Bubba" Cook County Commissioner

Kent Pollard 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 #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 2020 was \$29,650,220 generating \$5,774,460 in captured appraised value, resulting in \$83,903 in revenue for TIRZ #1 collected in FY2021. In FY2021 TIRZ #1 had \$58,232 expenditures from the fund and the fund balance as of September 30, 2021 was \$95,931.

The taxable value for 2021 was \$31,166,556 generating \$7,290,796 in captured appraised value, resulting in \$100,026 in revenue for TIRZ #1 to be collected in FY2022.





#### **2020 Taxing Jurisdiction Participation Rates**

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	100%	0.65500
Matagorda Cty	0.42224	100%	0.42224
Matagorda Cty Hospital	0.31815	100%	0.31815
Port of Bay City	0.05628	100%	0.05628
Drainage District #1	0.04201	0%	0.00000
Coastal Plains GW	0.00465	0%	0.00000
Cons & Recl	0.00831	0%	0.00000
Bay City ISD	1.43140	0%	0.00000
TOTAL	2.93804	-	1.45167

#### **2020 Taxing Jurisdiction Contributions**

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.65500	45%	\$37,823
Matagorda Cty	0.42224	29%	\$24,423
Matagorda Cty Hospital	0.31815	22%	\$18,402
Port of Bay City	0.05628	4%	\$3,255
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	1.45167	100.00%	\$83,903

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 2020 Tax Year Real Property City of Bay City \$29,650,220 \$29,273,336 Matagorda Cty Matagorda Cty Hospital \$29,273,336 Port of Bay City \$29,273,336 **Captured Appraised Value** Real Property City of Bay City \$5,774,460 Matagorda Cty \$5,784,104 Matagorda Cty Hospital \$5,784,104 Port of Bay City \$5,784,104 Incremental Revenue Collected in FY 2021 **Real Property** City of Bay City \$37,823 Matagorda Cty \$24,423 Matagorda Cty Hospital \$18,402 Port of Bay City \$3,255



\$83,903

Total

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.

The majority of the property within TIRZ #2 is currently vacant. The purpose of TIRZ #2 is 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.



\*TIRZ #2 Boundary

City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2021



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ITEM #2.

#### **BAY CITY TAX INCREMENT REINVESTMENT ZONE #2**

#### **Board of Directors**

Julie Estlinbaum (Chairperson) City Representative

Jim Folse

**City Council Member** 

William Cornman

**City Representative** 

Samantha Denbow City Representative

> **Craig Hlavinka** Port of Bay City Authority

Kent Pollard County Commissioner

Edward "Bubba" Cook County Commissioner

Bryan Prochnow Matagorda Regional Medical Center

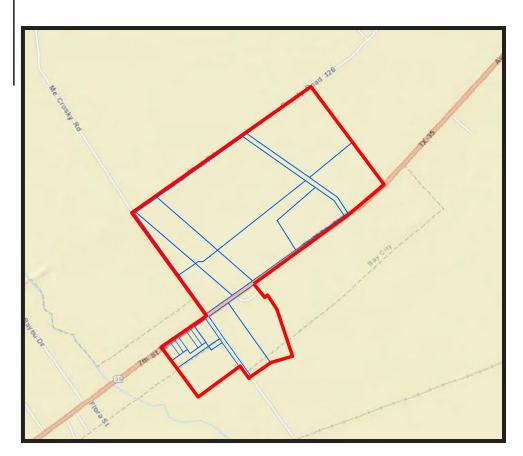
**D.C. Dunham** Matagorda Regional Medical Center

#### **Tax Increment Revenue Overview**

The City of Bay City TIRZ #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 2020 was \$14,629,668 generating \$12,530,475 in captured appraised value, resulting in \$181,075 revenue for TIRZ #2 collected in FY 2021. In FY 2021 TIRZ #2 had \$148,362 expenditures from the fund and the fund balance as of September 30, 2021 was \$192,728.

The taxable value for 2021 was \$13,323,019 generating \$11,223,826 in captured appraised value, resulting in \$153,997 in revenue for TIRZ #2 to be collected in FY2022.





#### **2020 Taxing Jurisdiction Participation Rates**

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	100%	0.65500
Matagorda Cty	0.42224	100%	0.42224
Matagorda Cty Hospital	0.31815	100%	0.31815
Port of Bay City	0.05628	100%	0.05628
Drainage District #1	0.04201	0%	0.00000
Coastal Plains GW	0.00465	0%	0.00000
Cons & Recl	0.00831	0%	0.00000
Bay City ISD	1.43140	0%	0.00000
TOTAL	2.93804	-	1.45167

#### **2020 Taxing Jurisdiction Contributions**

	Participation	Percentage	TIRZ
	Rate	of Total	Contribution
City of Bay City	0.65500	45%	\$82,075
Matagorda Cty	0.42224	29%	\$52,471
Matagorda Cty Hospital	0.31815	22%	\$39,536
Port of Bay City	0.05628	4%	\$6,994
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	1.45167	100.00%	\$181,075

2015 Base Va	alue		
Real Property			
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		
2020 Tax Ye	ear		
Real Proper	<u>ty</u>		
City of Bay City	\$14,629,668		
Matagorda Cty	\$14,646,858		
Matagorda Cty Hospital	\$14,646,858		
Port of Bay City	\$14,646,858		
Captured Appraised Value			
Real Property			
City of Bay City	\$12,530,47		
Matagorda Cty	\$12,426,83		
Matagorda Cty Hospital	\$12,426,83		
Port of Bay City	\$12,426,83		
Incremental Revenue Coll	ected in FY 2021		
Real Proper	' <u>ty</u>		
City of Bay City	\$82,07		
Matagorda Cty	\$52,47:		
Matagorda Cty Hospital	\$39,53		
Port of Bay City	\$6,994		
Total	\$181,07		



### **BAY CITY TAX INCREMENT REINVESTMENT ZONE #3**

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

City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2021



### **BAY CITY TAX INCREMENT REINVESTMENT ZONE #3**

#### **Board of Directors**

Charles Allison (Chairperson) City Representative

#### Samantha Denbow

**City Representative** 

Kent Pollard 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 2020 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2021. In FY2021 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2021 was \$0.

The taxable value for 2021 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #3 to be collected in FY 2022.





#### **2020 Taxing Jurisdiction Participation Rates**

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	90%	0.65500
Matagorda Cty	0.42224	90%	0.42224
Matagorda Cty Hospital	0.31815	90%	0.31815
Port of Bay City	0.05628	0%	0.00000
Drainage District #1	0.04201	0%	0.00000
Coastal Plains GW	0.00465	0%	0.00000
Cons & Recl	0.00831	0%	0.00000
Bay City ISD	1.43140	0%	0.00000
TOTAL	2.93804	-	1.39539

#### **2020 Taxing Jurisdiction Contributions**

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.65500	47%	\$O
Matagorda Cty	0.42224	30%	\$O
Matagorda Cty Hospital	0.31815	23%	\$O
Port of Bay City	0.00000	0%	\$O
Drainage District #1	0.00000	0%	\$O
Coastal Plains GW	0.00000	0%	\$O
Cons & Recl	0.00000	0%	\$O
Bay City ISD	0.00000	0%	\$O
TOTAL	1.39539	100.00%	\$0

2017 Base Value Real Property City of Bay City \$349,100 Matagorda Cty \$349,100 Matagorda Cty Hospital \$349,100 2020 Tax Year 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 \$0 Matagorda Cty Matagorda Cty Hospital \$0 Incremental Revenue Collected in FY 2021 **Real Property** City of Bay City \$0 Matagorda Cty \$0 Matagorda Cty Hospital \$0 Total \$0



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#### ITEM #2.

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#### City of Bay City Financial Statement Tax Increment Reinvestment Zone #1 September 30, 2021

TIRZ 1		Notes:
Beginning Fund Balance 10-1-20	70,260.13	-
		-
Revenues		
TIRZ # 1 City	37,822.71	
TIRZ # 1 County	24,422.80	
TIRZ # 1 Hospital	18,402.13	
TIRZ # 1 Port of Bay City	3,255.29	
Total Revenues	83,902.93	
<u>Expenditures</u>		
City Admin Fee 2.5%	2,097.57	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- SAL	56,134.46	Phase I & Phase II (see below recap)
Total Expenditures	58,232.03	
Net Revenue (Expenditures)	25,670.90	
	95,931.03	

Due Developer Reimbursement- SAL	- Phase II		
Balance after TIRZ revenue collected & estimated disbursments paid	95,931.03		
Recap of Disbursements FY 2021:		Paid	
Sal Holding, LLC	35,966.78 Phase I	12/4/2020	
Sal Holding, LLC	16,038.97 Phase II	5/14/2021	
Sal Holding, LLC	4,128.71 Phase II	9/10/2021	
	\$ 56,134.46		

#### City of Bay City Financial Statement Tax Increment Reinvestment Zone #2 September 30, 2021

TIRZ	2
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TIRZ 2		_
Beginning Fund Balance 10-1-20	160,014.21	
Revenues		
TIRZ # 2 City	82,074.61	
TIRZ # 2 County	52,471.07	
TIRZ # 2 Hospital	39,535.98	
TIRZ # 2 Port of Bay City	6,993.82	_
Total Revenues	181,075.48	
Expenditures		
City Admin Fee 2.5%	4 526 89	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- BCCDC	143.834.91	Schulman Parking Lot
Total Expenditures	148,361.80	
Net Revenue (Expenditures)	32,713.68	
	0_)/ _0.00	
Ending Fund Balance	192,727.89	-
Modified Accrual Basis		
Due Developer Reimbursement- BCCDC	190,000.00	Board approved \$2,845,190.62 on May 18, 2018
		Reimbursement made as funds are available and i
		are verified
Balance after TIRZ revenue collected &		
estimated disbursments paid	2,727.89	

# DISCUSS, CONSIDER, AND/OR APPROVE THE TIRZ #1 AND TIRZ #2 FINANCIAL REPORT FOR MONTH ENDING JANUARY 31, 2022.



## **EXECUTIVE SUMMARY**

#### **BACKGROUND:**

At each called meeting, an updated financial will be presented. This provides the Board opportunity to discuss the TIRZ's financial activity since last meeting.

In addition, an annual accounting is provided to each participating entity that details the funds deposited to and disbursed from the Tax Increment Fund.

**ATTACHMENTS:** TIRZ # 1 and TIRZ #2 Financial Report as of 1-31-22

#### ITEM #3.

#### City of Bay City Financial Statement Tax Increment Reinvestment Zone #1 January 31, 2022

Junuary 31, 2022		
TIRZ 1		Notes:
Beginning Fund Balance 10-1-21	95,931.03	
Revenues		
TIRZ # 1 City	-	
TIRZ # 1 County	-	
TIRZ # 1 Hospital	-	
TIRZ # 1 Port of Bay City	-	
Total Revenues	-	-
Expenditures		
City Admin Fee 2.5%	-	Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- SAL	13,976.38	
Total Expenditures	13,976.38	
Net Revenue (Expenditures)	(13,976.38)	
Ending Fund Balance	81,954.65	

Due to TIRZ in FY 2022 (to be collected)					
TIRZ # 1 City	46,296.55	Accounts Receivable			
TIRZ # 1 County	28,868.26 Accounts Receivable				
TIRZ # 1 Hospital	21,034.82	Accounts Receivable			
TIRZ # 1 Port of Bay City	3,826.81	Accounts Receivable			
	100,026.45				
Recap of Disbursements FY 2022:		Paid			
Sal Holding, LLC	13,976.38	Phase II 1/7/2022			
	¢ 12.070.20	-			
	\$ 13,976.38				

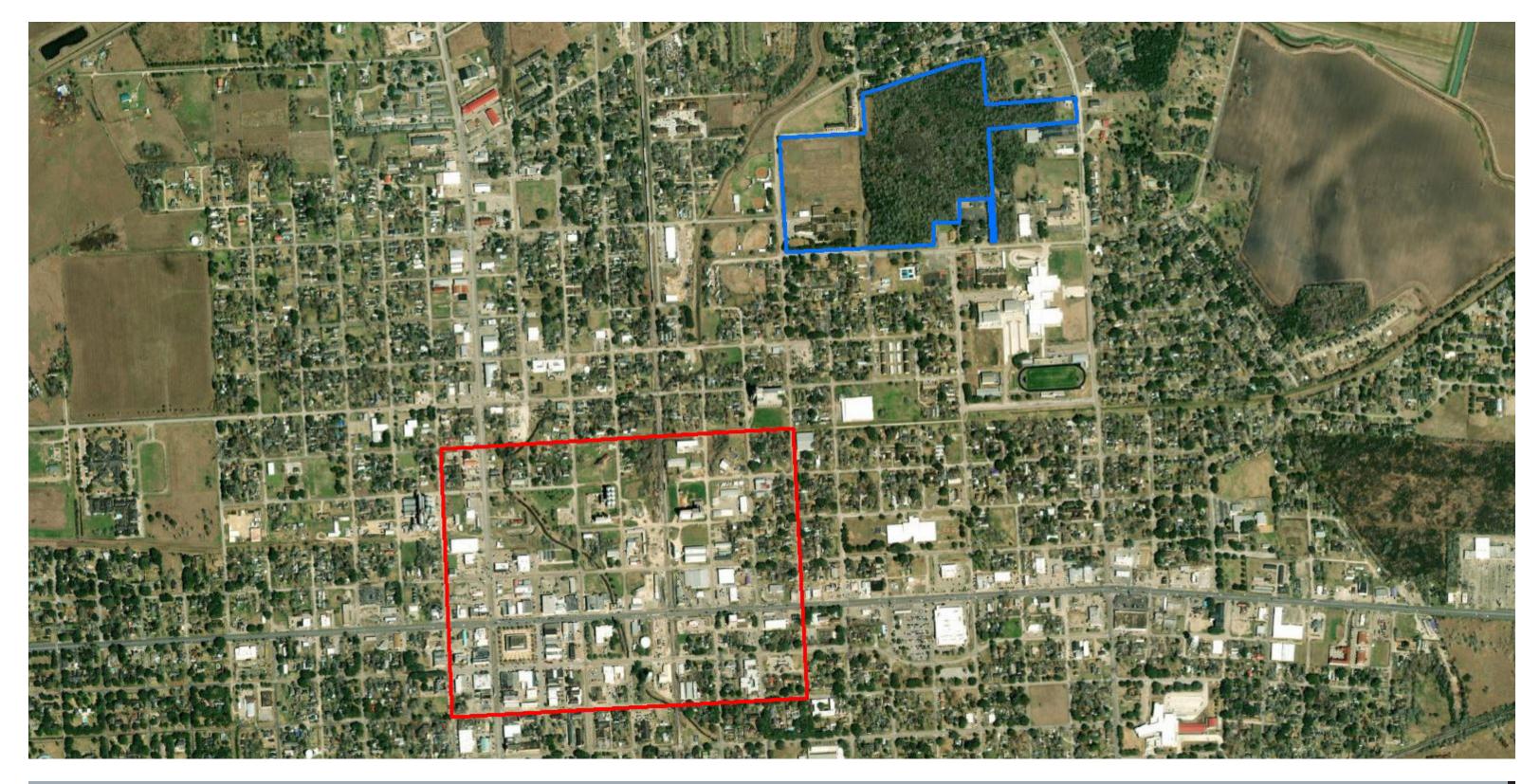
#### ITEM #3.

#### **City of Bay City Financial Statement** Tax Increment Reinvestment Zone #2 January 31, 2022

TIRZ 2		
Beginning Fund Balance 10-1-21	192,727.89	-
<u>Revenues</u> TIRZ # 2 City TIRZ # 2 County		
TIRZ # 2 Hospital		
TIRZ # 2 Port of Bay City		_
Total Revenues	-	
<u>Expenditures</u>		
City Admin Fee 2.5%		Development Financing Agreement 9-4-17
City - Legal Fees	-	
Developer Reimbursement- BCCDC	190,000.00	Schulman Parking Lot
Total Expenditures	190,000.00	Board approved \$2,845,190.62 on May 18, 2018
		Reimbursement made as funds are available and
Net Revenue (Expenditures)	(190,000.00)	are verified
Ending Fund Balance	2,727.89	-

Due to TIRZ in FY 2022 (to be collected)		
TIRZ # 2 City	\$71,271.30	Accounts Receivable
TIRZ # 2 County	\$44,447.35	Accounts Receivable
TIRZ # 2 Hospital	\$32,386.50	Accounts Receivable
TIRZ # 2 Port of Bay City	\$5,891.99	Accounts Receivable
	\$153,997.13	

# Tax Increment Reinvestment Zone #1 Bay City, Texas



## AMENDED PROJECT AND FINANCING ITEM #5. FEBRUARY 2022



DAVID PETTIT Economic Development Table of Contents

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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. ITEM #5.



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.



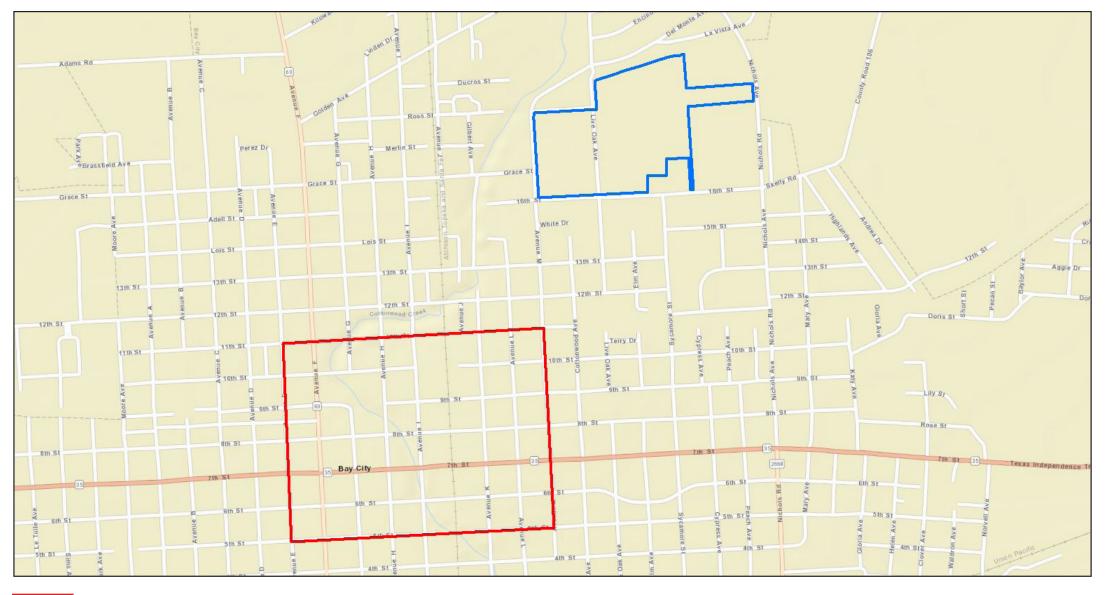


#### Tax Increment Reinvestment Zone #1, Bay City

Tax Increment Reinvestment Zone #1 (TIRZ) was created on November 19, 2015 by the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, by Ordinance No. 1556 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. TIRZ #1 was established to promote the development of new construction within the boundaries of the TIRZ. In 2022, it is proposed that the TIRZ be expanded to include the property within the boundaries of TIRZ #1A.

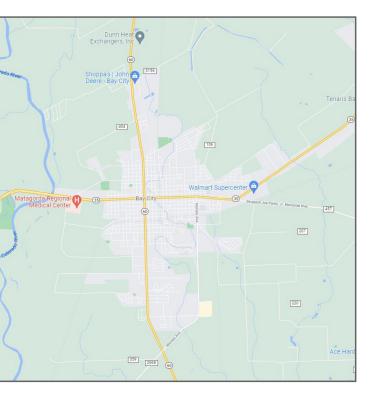
On January 26, 2017, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1588 approving the Project and Financing Plan for TIRZ #1. This amended project and financing plan outlines the funding of \$33,292,148 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, utilities and street lighting, and economic development grants. 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 #1 Boundary

- TIRZ #1A Boundary





#### **Boundary Description**

Bay City TIRZ #1 is located in the central portion of the City of Bay City, with TX-35 and TX-60 running though the TIRZ. The TIRZ boundary encompasses approximately 160 acres and 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. The expanded TIRZ #1A boundaries are non-contiguous to the north of the original TIRZ boundaries. TIRZ #1A encompasses approximately 54.441 acres, bringing the total acreage of the TIRZ to approximately 214.41 acres. Details about the individual parcels within the TIRZ are included in Appendix A.

#### Legal Description TIRZ #1

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Avenue E and the southern ROW line of 5th Street, thence

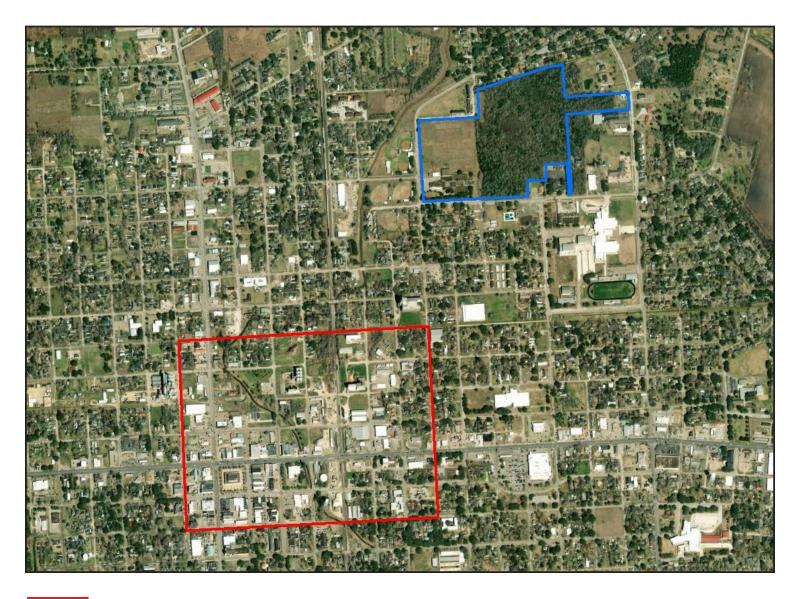
North along the western ROW line of Avenue E to a point where said line intersects with the northern ROW line of 11th Avenue, thence

East along the northern ROW line of 11th Avenue to a point where said line intersects with the eastern ROW line of Avenue M, thence

South along the eastern ROW line Avenue M to a point where said line intersects with the southern ROW line of 5th Street, thence

West along the southern ROW line of 5th Street to a point where said line intersects with the western ROW line of Avenue E, which is the point of beginning.







- TIRZ #1 Boundary



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#### **TIRZ Boundary**

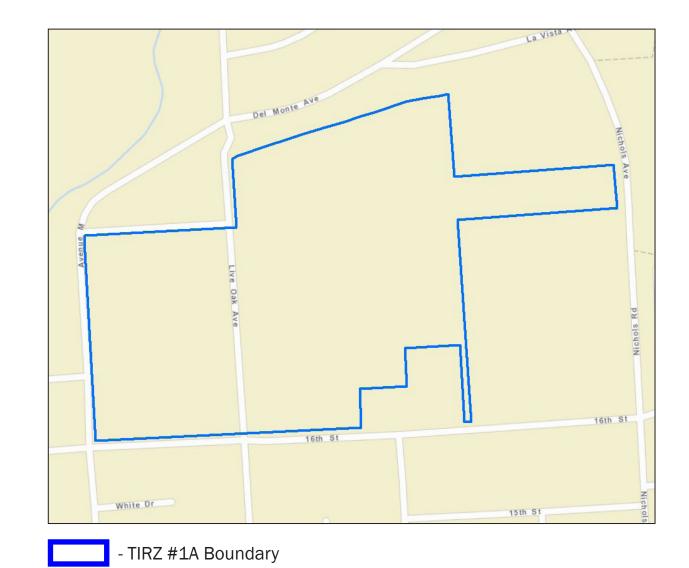
#### Legal Description TIRZ #1A

BEING a 54.441-acre tract of land in the I&GNRR Co. Survey 4, Block 4, Abstract 268 in Matagorda County, Texas and said tract being comprised of {1} a portion of that called 18.325-acre tract conveyed by the Board of Trustees of the Bay City Independent School District to SAL Holdings, LLC by deed recorded as Document No. 2021-7649 of the Matagorda County Official Records, {2} all of that called 33.85-acre tract of land conveyed to SAL Holdings, LLC by deed recorded as Document No. 2020-974 of the Matagorda County Official Records and {3} all of that called 4.0-acre tract conveyed to SAL Holdings, LLC by deed recorded as Document No. 2019-3959 of the Matagorda County Official Records and this 54.441-acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a found ½-inch iron rod in the north right-of-way line of Carey Smith Boulevard (formally Skelly Road) a public street right-of-way having a width of 60-feet, more or less, said iron rod having Texas State Plane South Central Zone Coordinates of North 13557143.251 and East 2940307.688, and said iron rod marking the southwest corner of the aforementioned called 33.85-acre tract and the southeast corner of the aforementioned called 18.325-acre tract and said iron rod being located North 3° 16' 56" West a distance of 59.79-feet and North 86° 43' 04" East a distance of 37.35-feet from a found 1-inch iron rod marking the intersection of the south right-of-way line of Carey Smith Boulevard with the west right-of-way line of Live Oak Avenue, a 60-foot wide public street right-of-way;

THENCE South 86° 43' 04" West {called West in Document No. 2021-7649) with the south line of the aforementioned called 18.325-acre tract and with the north right-of-way line of Carey Smith Boulevard for a distance of 710.38-feet to a found spindle in the pavement at the intersection of said north right-of-way line with the east right-of-way line of Avenue M, a public street right-of-way of varying width, for the southwest corner of the herein described tract;

THENCE North 3° 15' 55" West with the east right-of-way line of Avenue M and the west line of the herein described tract for a distance of 1,020.17-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." marking the northwest corner of the herein described tract and the approximate southwest corner of the Robert V. Bell Rentals called 1.42-acre tract;



THENCE North 86° 52' 03" East {called East in Document No. 2021-7649) with the south line of said 1.42- acre tract, at a distance of 585.15-feet, more or less, pass the southeast corner of said 1.42-acre tract, same being the most southerly southwest corner of the William M. Bell called 1.419-acre tract as described in deed recorded at Volume 629, Page 210 of the Matagorda County Deed Records; at a distance of 659.15- feet, more or less, pass the southeast corner of said 1.419-acre tract, same being the southwest corner of a 20-foot by 20-foot City of Bay City lift station site, at a distance of 679.15-feet pass a point for the southeast corner of said Lift Station site, same being the southwest corner of a 30-foot wide public street right-of way and continuing for a total distance of 709.15-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." in the west line of the aforementioned 33.85-acre tract that marks the southeast corner of said 30- foot wide street right-of-way and the northeast corner of the aforementioned called 18.325-acre tract for an interior corner of the herein described tract;

THENCE North 3° 20' 05" West with the east line of said 30-foot wide street right-of-way and the west line of the aforementioned called 33.85-acre tract to a found 1/2-inch iron rod marking the northwest corner of said called 33.85-acre tract;



#### Legal Description TIRZ #1A (Continued)

THENCE North 73° 53' 12" East {called N 75° 20'42" E in Document No. 2020-974) at a distance of 40.8-feet, more or less, pass the southwest corner of Lot 21, Block 1 of the Del Norte Subdivision, Section 1 to the City of Bay City as shown on plat recorded at Volume 4, Page 3 of the Matagorda County Plat Records, same being a point in the east line of the 70-foot wide Live Oak Avenue right-of-way and continuing with the south line of Lots 21-20, Block 1 of said subdivision and with the north line of the aforementioned called 33.85-acre tract for a total distance of 206.91-feet (called 206.84-feet in Document No. 2020-974) to a found

<sup>1</sup>/<sub>2</sub>-inch iron rod at an angle point;

THENCE with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 20-18, Block 1 of said Del Norte Subdivision North 74° 01' 52" East for a distance of 111.33-feet (called N 75° 33' 37" E, 111.60-feet in Document No. 2020-974) to a found  $\frac{1}{2}$ -inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned 33.85-acre tract and with the south line of Lots 18-17 of said subdivision North 73° 10' 49" East for a distance of 106.15-feet (called N 74° 37' 21" E, 105.80-feet in Document No. 2020-974) to a found  $\frac{1}{2}$ -inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 17-14 of said Del Norte Subdivision North 72° 34' 17" East for a distance of 298.58-feet (called N 74° 07' 26" E, 298.70-feet in Document No. 2020-974) to a found  $\frac{1}{2}$ -inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 14-12 of said Del Norte Subdivision North 72° SO' 52" East for a distance of 124.94-feet (called N 74° 10' 26" E, 125.00-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of lots 12-11 of said Del Norte Subdivision North 74° 59' 32" East for a distance of 83.94-feet (called N 76° 42' 21" E, 84.20-feet in Document No. 2020-974) to a found  $\frac{1}{2}$ -inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 11-9 of said Del Norte Subdivision North 76° 29' 53" East for a distance of 183.73-feet (called N 78° 01' 21" E, 183.45-feet in Document No. 2020-974) to a found  $\frac{1}{2}$ -inch iron rod for the northeast corner of said 33.85-acre tract and the most northerly northeast corner of the herein described tract;

THENCE with the east line of the aforementioned called 33.85-acre tract and the west line of the Michael K. and Leslie K. Kohnen called 3.415-acre tract as described in deed recorded at Volume 533, Page 406 of the Official Records of Matagorda County and the west line of the Irving M. Chase and Margaret 0.

Chase called 3.917-acre tract as described in deed recorded at Document No. 2019-6786 of the Official Records of Matagorda County, South 3° 13' 47" East (called S 1 ° 50' 00" E, in Document No. 2020-974) at a distance of 193.70-feet, more or less, pass the common westerly corner of said Kohnen tract and said Chase tract and continuing for a total distance of 372.20-feet to a found  $\frac{1}{2}$ -inch iron rod in the east line of the aforementioned 33.85-acre tract that marks the northwest corner of that SAL Holdings, LLC called 4.00-acre tract as described in Document No. 2019-3959 of the Matagorda County Official Records;

THENCE with the common line between the said Chase called 3.917-acre tract and said SAL Holdings, LLC called 4.00-acre tract North 86° 48' 17" East for a distance of 781.45-feet to a found 5/8" iron rod with cap marked "G&W Eng." in the curved west right-of-way line of Nichols Avenue, a 60-foot wide public street right-of-way, that marks the northeast corner of said called 4.00-acre tract;

THENCE in a southerly direction with said curve to the right which has a radius of 1402.25-feet, a delta angle of 6° 53' 38", a chord of 168.62-feet which bears South 6° 27' 34" East for a total course and arc length of 168.72-feet to a found 5/8-inch iron rod with cap marked "G&W Eng.";

THENCE continuing with the west right-of-way line of Nichols Avenue South 3° 14' 12" East for a distance of 52.85-feet to a found ½-inch iron rod that marks the southeast corner of the aforementioned called 4.00- acre tract, said iron rod also marking the northeast corner of the Church of the Living Water Ministry, Inc. called 4.4093-acre tract as described in Volume 51, Page 747 of the Official Records of Matagorda County;

THENCE with the common line between said called 4.4093-acre tract and the aforementioned called 4.00acre tract South 86°46' 25" West for a distance of 790.91-feet to a found  $\frac{1}{2}$ -inch iron rod in the east line of the aforementioned called 33.85-acre tract that marks the common westerly corner of said called 4.4093- acre tract and said called 4.00-acre tract;

THENCE in a southerly direction with the common line between the aforementioned called 33.85-acre tract and the aforementioned called 4.4093-acre tract and with the common line between said 33.85-acre tract and the Lane H. Hollister, et ux called 60-foot by 720-foot Tract Two as recorded in deed recorded at Volume 601, Page 120 of the Matagorda County Official Records, South 3° 26' 22" East (called S 51 ° 50' 00" E in Document No. 2020-974) for a distance of 1020.37-feet to a found ½-inch iron rod in the north right-of way line of Carey Smith Boulevard (formerly Skelly Road) for the most southerly southeast corner of the herein described tract;

THENCE South 86° 39' 40" West with said north right-of-way line for a distance of 30.00-feet to a 5/8-inch iron rod with cap marked "John D. Mercer RPLS 1924" set for a corner of the herein described tract, same being the southeast corner of the Church of Jesus Christ of Latter Day Saints called 2.50-acre tract as described at Volume 429, Page 164 of the Official Records of Matagorda County;



#### Legal Description TIRZ #1A (Continued)

THENCE with the east line of said called 2.50-acre tract North 3° 25' 17" West for a distance of 395.66-feet to a found  $\frac{1}{2}$ -inch iron rod marking the northeast corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE with the north line of the aforementioned called 2.50-acre tract South 86° 37' 25" West for a distance of 272.78-feet to a found <sup>1</sup>/<sub>2</sub>-inch iron rod marking the northwest corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE in a southerly direction with the west line of the aforementioned called 2.50-acre tract South 3° 32' 40" East for a distance of 177.46-feet to a found ½-inch iron rod marking the northeast corner of the Church of God of Prophecy called 1.00-acre tract as described in Volume 485, Page 338 of the Official Records of Matagorda County;

THENCE in a westerly direction with the north line of said called 1.00-acre tract South 86° 41' 40" West for a distance of 200.07-feet to a found  $\frac{1}{2}$ -inch iron rod marking the northwest corner of said called 1.00-acre tract;

THENCE in a southerly direction with the west line of said called 1.00-acre tract South 3° 15' 58" East for a distance of 218.02-feet to a found  $\frac{1}{2}$ -inch iron rod in the north right-of-way line of Carey Smith Boulevard (formerly Skelly Road) marking the southwest corner of said called 1.00-acre tract;

THENCE in a westerly direction with the north right-of-way line of Carey Smith Boulevard South 86° 39' 06" West for a distance of 585.37-feet to the POINT OF BEGINNING, continuing in area 54.441-acres of land, more or less.

Bearings herein called are based on the Texas State Plane Coordinate System South Central Zone, NAD83.

ITEM #5.



DAVID PETTIT Economic Development

#### Land Use

The land within the original boundaries of the zone is is improved with a variety of uses, and also includes vacant land that is well positioned for future development. The property within TIRZ #1A is primarily vacant land that is well positioned for future development.

#### Method of Relocating Persons to be Displaced

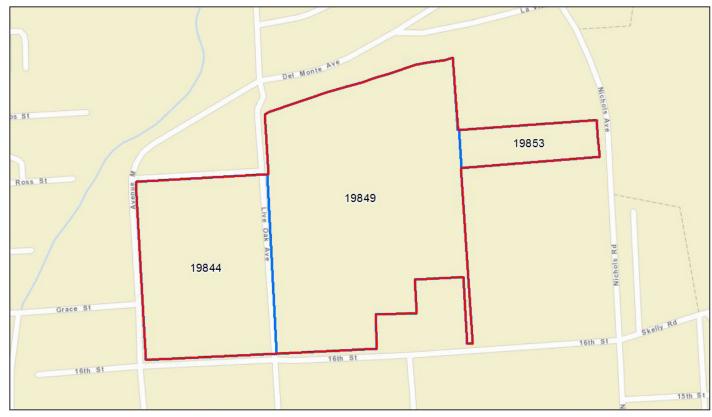
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

#### **Current Ownership Information**

There are currently 238 parcels within the original TIRZ #1 boundaries, and 3 parcels within the expanded TIRZ #1A boundaries. The estimated 2021 taxable value of the property, the most recent available, within the overall TIRZ is \$31,903,848.

The base year for TIRZ #1 is 2015, the year in which the TIRZ was created. The base value for TIRZ #1 is \$23,489,232. The base year for TIRZ #1A will be 2022. The 2022 taxable values will need to be verified with the Matagorga County Appraisal District.

For further details of parcels included within the TIRZ, including current ownership and 2021 taxable values, see **Appendix A**.







TIRZ #1 Parcels



#### **Anticipated Development**

The vacant land within the TIRZ is well positioned for future development. The table below provides an overview of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed. Taking into account forthcoming anticipated catalyst single family development within the TIRZ, DPED projects that light industrial, office, commercial, and restaurant uses will be built within the TIRZ.

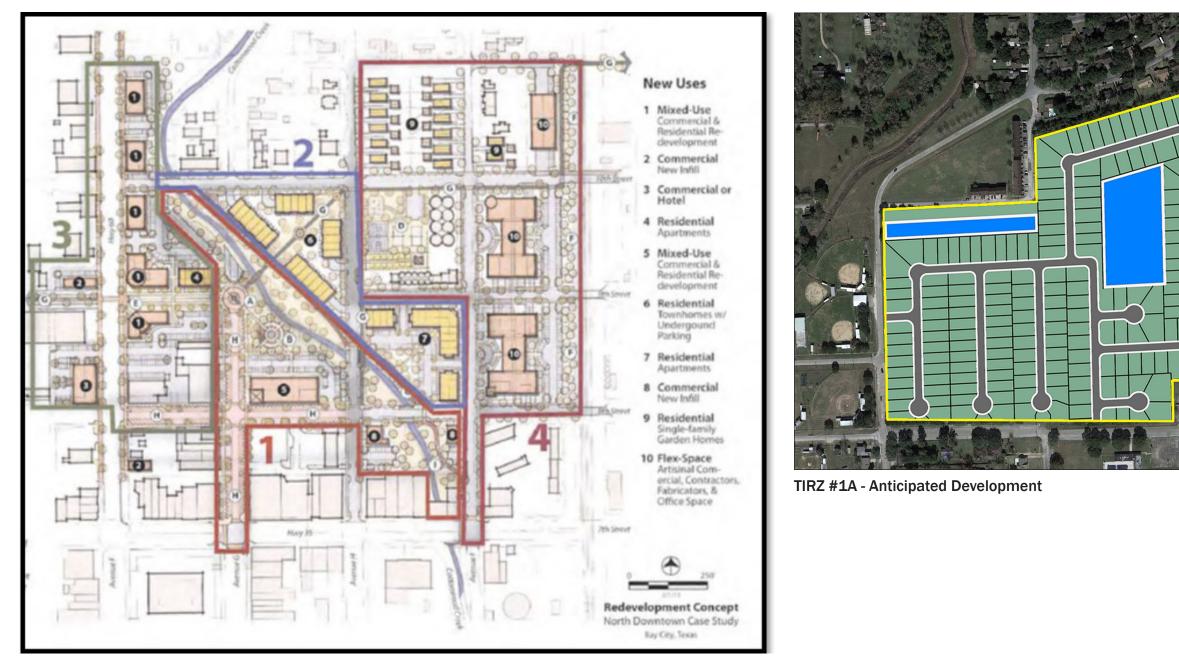
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Single Family		4	2023	\$210,000	\$840,000	\$0.00	\$0
Townhome		12	2025	\$175,000	\$2,100,000	\$0.00	\$0
Multifamily		65	2025	\$100,000	\$6,500,000	\$0.00	\$0
Retail	2,000		2025	\$100	\$200,000	\$350.00	\$700,000
Retail	3,500		2027	\$100	\$350,000	\$350.00	\$1,225,000
Office	10,000		2029	\$150	\$1,500,000	\$0.00	\$0
Single Family		15	2031	\$210,000	\$3,150,000	\$0.00	\$0
Retail	3,500		2031	\$100	\$350,000	\$350.00	\$1,225,000
Townhome		10	2031	\$175,000	\$1,750,000	\$0.00	\$0
Multifamily		75	2032	\$100,000	\$7,500,000	\$0.00	\$0
Single Family		15	2034	\$210,000	\$3,150,000	\$0.00	\$0
					\$27,390,000		\$3,150,000
TIRZ #1A							
Single Family		241	2023	\$210,000	\$50,610,000	\$0.00	\$0
					\$50,610,000		
Total					\$78,000,000		\$3,150,000



#### **Proposed Development**

#### **Anticipated Development**

The two conceptual plans below informed the projections on the previous page. The plans below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will 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.



TIRZ #1 - Anticipated Development

Page 32





#### Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 2,496,911	7.5%
Sanitary Sewer Facilities and Improvements	\$ 3,329,215	10.0%
Storm Water Facilities and Improvements	\$ 3,329,215	10.0%
Street and Intersection Improvements	\$ 8,323,037	25.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,323,037	25.0%
Economic Development Grants	\$ 6,658,430	20.0%
Administrative Costs	\$ 832,304	2.5%
	\$ 33,292,148	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. Economic development grants shall be used to promote state or local economic development and to stimulate business and commercial activity.

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, Matagorda County, Matagorda County Hopsital District, and Port of Bay City will contribute 100% of the 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 square footages and the anticipated taxable value per square foot can be found on Page 5.

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		Participation	
Bay City	0.63500000	100%	0.6350000
Matagorda County	0.39974000	100%	0.3997400
Matagorda County Hospital District	0.29127000	100%	0.2912700
Port of Bay City	0.05299000	100%	0.0529900
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
	2.82382000		1.3790000

Personal Property Tax		Particip	ation
Bay City	0.63500000	0%	0.0000000
Matagorda County	0.39974000	0%	0.0000000
Matagorda County Hospital District	0.29127000	0%	0.0000000
Port of Bay City	0.05299000	0%	0.0000000
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
	2.82382000		0.0000000

Sales Tax Rate

0.0200000	0.00%	0.0000000



## Financial Feasibility Analysis

#### TIRZ #1: INPUT & OUTPUT

#### ► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	EAL PROPERTY TAX		PATION
Bay City	0.63500000	100%	0.6350000
Matagorda County	0.39974000	100%	0.3997400
Matagorda County Hospital District	0.29127000	100%	0.2912700
Port of Bay City	0.05299000	100%	0.0529900
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City ISD	1.39124000	0%	0.0000000
	2.82382000		1.3790000

ERSONAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	0%	0.0000000
Matagorda County	0.39974000	0%	0.0000000
Matagorda County Hospital District	0.29127000	0%	0.0000000
Port of Bay City	0.05299000	0%	0.0000000
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.000000
Bay City ISD	1.39124000	0%	0.0000000
	2.82382000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TIRZ #1		AREA	REAL P	RO	PERTY	PERSONAL	. PRO	PERTY	5	SALES			
	Year	SF/UNIT	\$ / SF		TAX VALUE	\$ / SF	TA	X VALUE	\$ / SF		TAX VALUE		
Single Family	2023	4	\$ 210,000.00	\$	840,000	\$ -	\$	-	\$ -	\$	-		
Townhome	2025	12	\$ 175,000.00	\$	2,100,000				\$ -	\$	-		
Multifamily	2025	65	\$ 100,000.00	\$	6,500,000				\$ -	\$	-		
Retail	2025	2,000	\$ 100.00	\$	200,000				\$ 350.00	\$	700,000		
Retail	2027	3,500	\$ 100.00	\$	350,000				\$ 350.00	\$	1,225,000		
Office	2029	10,000	\$ 150.00	\$	1,500,000				\$ -	\$	-		
Single Family	2031	15	\$ 210,000.00	\$	3,150,000				\$ 	\$	-		
Retail	2031	3,500	\$ 100.00	\$	350,000				\$ 350.00	\$	1,225,000		
Townhome	2031	10	\$ 175,000.00	\$	1,750,000				\$ 	\$	-		
Multifamily	2032	75	\$ 100,000.00	\$	7,500,000				\$ -	\$	-		
Single Family	2034	15	\$ 210,000.00	\$	3,150,000				\$ 	\$	-		
	TOTAL				27,390,000			-			3,150,000		

#### OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL	. PROP	ERTY	PERSO	NAL PROPE	RTY		SALES					
Bay City	27.7%	\$ 5,553,516	=	\$	4,197,241	+	\$	-	+	\$	1,356,275				
Matagorda County	13.2%	\$ 2,642,212	=	\$	2,642,212	+	\$	-	+						
Matagorda County Hospital District	9.6%	\$ 1,925,244	=	\$	1,925,244	+	\$	-	+						
Port of Bay City	1.7%	\$ 350,255	=	\$	350,255	+	\$	-	+						
Cons & Recl District	0.3%	\$ 54,134	=	\$	54,134	+	\$	-	+						
Coastal Plains GW District	0.1%	\$ 28,158	=	\$	28,158	+	\$	-	+						
Drainage District #1	1.4%	\$ 271,862	=	\$	271,862	+	\$	-	+						
Bay City ISD	45.9%	\$ 9,195,857	=	\$	9,195,857	+	\$	-	+						
	100.0%	20,021,238		\$	18,664,963		\$	-		\$	1,356,275				
		100.0%	•		93.2%	•		0.0%	-		6.8%				

TOTAL PARTICIPATION			TOTAL	REAL	PROPE	ERTY	PERSONA	L PROP	PERTY		SALES						
Bay City	46.0%	\$	4,197,241	=	\$	4,197,241	+	\$	-	+	\$	-					
Matagorda County	29.0%	\$	2,642,212	=	\$	2,642,212	+	\$	-	+							
Matagorda County Hospital District	21.1%	\$	1,925,244	=	\$	1,925,244	+	\$	-	+							
Port of Bay City	3.8%	\$	350,255	=	\$	350,255	+	\$	-	+							
Cons & Recl District	0.0%	\$	-	=	\$	-	+	\$	-	+							
Coastal Plains GW District	0.0%	\$	-	=	\$	-	+	\$	-	+							
Drainage District #1	0.0%	\$	-	=	\$	-	+	\$	-	+							
Bay City ISD	0.0%	\$	-	=	\$	-	+	\$	-	+							
	100.0%	ŝ	9.114.952		Ś	9.114.952		\$			\$	-					

100.0%

100.0%

0.0%

NET BENEFIT		TOTAL	R	EAL PRO	PERTY	PERSO	NAL PRO	PERTY		SALES	
Bay City	12.4%	\$ 1,356,275	=	\$	-	+	\$	-	+	\$	1,356,275
Matagorda County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County Hospital District	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Port of Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Cons & Recl District	0.5%	\$ 54,134	=	\$	54,134	+	\$	-	+	\$	-
Coastal Plains GW District	0.3%	\$ 28,158	=	\$	28,158	+	\$	-	+	\$	-
Drainage District #1	2.5%	\$ 271,862	=	\$	271,862	+	\$	-	+	\$	-
Bay City ISD	84.3%	\$ 9,195,857	=	\$	9,195,857	+	\$	-	+	\$	-
	100.0%	\$ 10,906,286		\$	9,550,011		\$	-		\$	1,356,275
		 100.0%	-	-	87.6%	-		0.0%	-		12.4%

0.0%

ITEM #5.



DAVID PETTIT Economic Development

## Financial Feasibility Analysis

#### TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Norm       Norm     <	ENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
No										210,000	214,200	218,484					241,224			255,989			271,657	277,091									331,149	337,77
Amine       Amine <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>891,415</td><td>909,243</td><td>4 927,428</td><td></td><td></td><td></td><td></td><td></td><td>4,961,063</td><td>9,055,246</td><td></td><td></td><td>9,609,500</td><td>9,801,690</td><td>9,997,724</td><td>10,197,678</td><td>10,401,632</td><td>10,609,664</td><td>10,821,858</td><td>11,038,295</td><td></td><td>11,484,24;</td></th<>													891,415	909,243	4 927,428						4,961,063	9,055,246			9,609,500	9,801,690	9,997,724	10,197,678	10,401,632	10,609,664	10,821,858	11,038,295		11,484,24;
Add Math       Add Math <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>175,000</td><td>178,500</td><td>182,070</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>230,909 22</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>281,47 2</td></th<>										175,000	178,500	182,070												230,909 22										281,47 2
Alt       A																														5,720,897				6,192,48
Suff <										100	102	104																		149 9,000				161 9,00
Normal bit         Normal bit        Normal b										150	153	156				619,389										.,,					.,	1,391,382	1,419,209	1,447,59
August										150	155	156	159	162	100	109																		10,00
Normal         Normal        Normal        Normal <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>100.000</td> <td>102.000</td> <td>104.040</td> <td>106.121</td> <td>108.243</td> <td>110.408</td> <td>112.616</td> <td></td> <td></td> <td></td> <td></td> <td>.,,</td> <td></td> <td>-,,</td> <td>2,412,65</td>										100.000	102.000	104.040	106.121	108.243	110.408	112.616					.,,												-,,	2,412,65
Image: state       Image: state <th< td=""><td></td><td>Cumulative SF</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>65</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>140</td></th<>		Cumulative SF												65																				140
Absolute			-				-			-	856,800	873,936																						22,518,12 44,055,09
			-	-	-	-	-	-	-	-			64,961	66,260	70,039	71,440	83,810	85,486			191,385	220,581	224,992		234,082	238,764	243,539	248,410	253,378	258,446	263,615	268,887	274,265	279,75
Number         Numer         Numer         Numer <td>ty Hospital District</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>2,496</td> <td>2,546</td> <td>29,797</td> <td>30,393</td> <td>32,126</td> <td>32,769</td> <td>38,443</td> <td>39,212</td> <td>58,271</td> <td>86,066</td> <td>87,787</td> <td>101,179</td> <td>103,202</td> <td>105,267</td> <td>107,372</td> <td>109,519</td> <td>111,710</td> <td>113,944</td> <td>116,223</td> <td>118,547</td> <td>120,918</td> <td>123,336</td> <td>125,803</td> <td>128,31</td>	ty Hospital District		-	-	-	-	-	-	-	-	2,496	2,546	29,797	30,393	32,126	32,769	38,443	39,212	58,271	86,066	87,787	101,179	103,202	105,267	107,372	109,519	111,710	113,944	116,223	118,547	120,918	123,336	125,803	128,31
	trict W District		-	:	-	-	-	-	-	:	70 36	72 37	838 436	855 445	903 470	921 479	1,081 562	1,103 573	1,638 852	2,420 1.259	2,468 1,284	2,845 1,480	2,902 1,509	2,960 1,540	3,019 1.570	3,079 1.602	3,141 1.634	3,204 1,666	3,268 1,700	3,333 1,734	3,400 1,769	3,468 1.804	3 537	3,60 1.87
No.       N	#1			-	-		-	-	-	-	352 11,920	359 12,159													15,162 512,857		15,774 533,577						17,765 600,894	18,11 612,9
Y       X			-	-	-	-	-	-	-	-	24,194	24,678	288,878	294,656	311,461	317,690	372,699	380,153	564,929	834,394	851,082	980,914	1,000,533	1,020,543	1,040,954	1,061,773	1,083,009	1,104,669	1,126,762	1,149,298	1,172,283	1,195,729	1,219,644	1,244,0
And and and any organization         A	ry	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	- 100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100
		PV	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Martine         Martine <t< td=""><td>ty Hospital District</td><td></td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td></td></t<>	ty Hospital District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
No.         No. <td>trict W District</td> <td></td> <td>-</td> <td>-</td> <td>:</td> <td>:</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>:</td> <td>-</td> <td>-</td> <td>:</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> <td>:</td> <td>:</td> <td>1</td> <td>-</td> <td>:</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>1</td> <td>-</td>	trict W District		-	-	:	:	-	-	-	-	-	:	-	-	:	-	-	-	-	-	-	1	:	:	1	-	:	-	-	-	-	-	1	-
Derive         ·        ·         ·         · <td>#1</td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td></td>	#1		-						-		-			-	-		-	-		-											-	-	-	
Derive         ·        ·         ·         · <td></td>																																		
		Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100% 700,000	100% 700,000	100% 1,925,000	100% 1,925,000	100% 1,925,000			100% 3,213,000	100% 3,277,260			100% 3,477,855	100% 3,547,412	100% 3,618,360	100% 3,690,727		100% 3,839,832	100% 3,916,629	100% 3,994,962	100% 4,074,861	100% 4,156,358	10 4,239,4
marketse         i<		PV	-						-				14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,7
marketse         i<																																		
		PV	-		-	-	-	-	-	-	5,441	5,549	78,961	80,260	108,539		122,310	123,986	190,037	251,892	256,930	287,437	293,186	299,049	305,030		317,354					350,384	357,392	364,54
All state is a	ty Hospital District		-	-	-	-	-	-	-	-	2,496	2,546	29,797	30,393	32,126	32,769	38,443	39,212	58,271	86,066	87,787	101,179	103,202	105,267	107,372	109,519	111,710	113,944	116,223	118,547	120,918	123,336	125,803	176,1 128,3
All       I	trict		-	-	-	-	-	-	-	-	70	72	838	855	903	921	1,081	1,103	1,638	2,420	2,468	2,845	2,902	2,960	3,019	3,079	3,141	3,204	3,268	3,333	3,400	3,468	3.537	23,3 3,6 1,8
Northole			-	-	-	-	-	-	-	-	11,920	12,159	4,208 142,324	4,292 145,171	4,537 153,451	4,627 156,520	5,429 183,621	5,537 187,294	8,228 278,329	12,153 411,090	12,396 419,311	14,287 483,277	14,573 492,943	14,865 502,801	15,162 512,857	15,465 523,115	15,774 533,577	16,090 544,248	16,412 555,133	16,740 566,236	17,075 577,561	17,416 589,112	17,765 600,894	18,1 612,9
Property       P      P </td <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>24,194</td> <td>24,678</td> <td>302,878</td> <td>308,656</td> <td>349,961</td> <td>356,190</td> <td>411,199</td> <td>418,653</td> <td>627,929</td> <td>898,654</td> <td>916,627</td> <td>1,047,770</td> <td>1,068,726</td> <td>1,090,100</td> <td>1,111,902</td> <td>1,134,140</td> <td>1,156,823</td> <td>1,179,960</td> <td>1,203,559</td> <td>1,227,630</td> <td>1,252,183</td> <td>1,277,226</td> <td>1,302,771</td> <td>1,328,8</td>			-	-		-	-	-	-	-	24,194	24,678	302,878	308,656	349,961	356,190	411,199	418,653	627,929	898,654	916,627	1,047,770	1,068,726	1,090,100	1,111,902	1,134,140	1,156,823	1,179,960	1,203,559	1,227,630	1,252,183	1,277,226	1,302,771	1,328,8
Propertise         Properity         Properity <td></td> <td>Taxable Value</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>856,800</td> <td>873,936</td> <td>10,230,045</td> <td>10,434,646</td> <td>11,029,767</td> <td>11,250,363</td> <td>13,198,398</td> <td>13,462,366</td> <td>20,005,850</td> <td>29,548,425</td> <td>30, 139, 393</td> <td>34,737,143</td> <td>35,431,886</td> <td>36,140,523</td> <td>36,863,334</td> <td>37,600,600</td> <td>38,352,612</td> <td>39,119,665</td> <td>39,902,058</td> <td>40,700,099</td> <td>41,514,101</td> <td>42,344,383</td> <td>43, 191, 271</td> <td>44,055,0</td>		Taxable Value	-	-	-	-	-	-	-	-	856,800	873,936	10,230,045	10,434,646	11,029,767	11,250,363	13,198,398	13,462,366	20,005,850	29,548,425	30, 139, 393	34,737,143	35,431,886	36,140,523	36,863,334	37,600,600	38,352,612	39,119,665	39,902,058	40,700,099	41,514,101	42,344,383	43, 191, 271	44,055,0
Propertise         Properity         Properity <td></td> <td>PV</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>5.441</td> <td>5.549</td> <td>64.961</td> <td>66.260</td> <td>70.039</td> <td>71.440</td> <td>83.810</td> <td>85.486</td> <td>127.037</td> <td>187.632</td> <td>191.385</td> <td>220.581</td> <td>224.992</td> <td>229.492</td> <td>234.082</td> <td>238.764</td> <td>243.539</td> <td>248.410</td> <td>253.378</td> <td>258.446</td> <td>263.615</td> <td>268.887</td> <td>274.265</td> <td>279,7</td>		PV	-		-	-	-	-		-	5.441	5.549	64.961	66.260	70.039	71.440	83.810	85.486	127.037	187.632	191.385	220.581	224.992	229.492	234.082	238.764	243.539	248.410	253.378	258.446	263.615	268.887	274.265	279,7
And Marked Ma	ty Hospital District		-	:	-	-	-	-	-	:	3,425 2,496	3,493 2,546	40,894 29,797	41,711 30,393	44,090 32,126	44,972 32,769	52,759 38,443	53,814 39,212	79,971 58,271	118,117 86,066	120,479 87,787	138,858 101,179	141,635 103,202	144,468 105,267	147,357 107,372	150,305 109,519	153,311 111,710	156,377 113,944	159,504 116,223	162,695 118,547	165,948 120,918	169,267 123,336	172,653 125,803	176,1 128,3
rtf       .	trict		1	-	-	-	-	-	-	-	454	463	5,421	5,529	5,845	5,962	6,994	7,134	10,601	15,658	15,971	18,407	18,775	19,151	19,534	19,925	20,323	20,730	21,144	21,567	21,998	22,438	22,887	23,3
TT       Turney Visc.       T       Turney Visc.	W District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	11,815	12,052	141,072	143,894	152,100	155,142	182,006	185,646	275,881	407,473	415,622	479,025	488,606	498,378	508,345	518,512	528,883	539,460	550,249	561,254	572,479	583,929	595,608	607,5
The regression       Image: 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	rγ	Taxable Value	-		-	-	-	-	-	-	-	-	-	-	÷	-	-	-	-	-	÷	-	-	-	-	-	-	-	-	-	-	-	-	-
mb       -		PV		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	
Number       1 <td>ty Hospital District</td> <td></td> <td>-</td>	ty Hospital District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer Value       -	trict W District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
py         py<	#1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P/         P/<			-	•		-	-	-		-	-	-	-	-		-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-		-
why       -       -       -       -       3,423       3,408       44,171       44,009       52,759       53,214       70,479       188,888       144,385       144,488       167,337       150,305       117,105,377       150,305       116,227       105,048       102,026       105,048       102,026       105,048       102,026       122,053       172       122,053       172       109,0267       116,227       109,0267       112,051       112,052       109,0267       112,053       172       109,0267       122,053       172       122,055       116,227       109,0267       122,053       172       122,055       116,227       109,0267       112,057       109,0267       112,057       109,0267       122,058       122,053       172       122,055       116,277       109,018       122,057       153,011       118,027       109,0267       122,058       122,058       122,058       122,058       154,018       109,0267       112,058       122,058       129,058       118,177       109,011       153,011       119,327       109,0267       121,098       122,058       122,058       129,058       154,027       109,011       152,051       129,058       129,058       156,056       156,056       156,056       156,056		Taxable Value	-	-	-	-	-	-	-	-	-	-	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,4
why       -       -       -       -       3,423       3,408       44,171       44,009       52,759       53,214       70,479       188,888       144,385       144,488       167,337       150,305       117,105,377       150,305       116,227       105,048       102,026       105,048       102,026       105,048       102,026       122,053       172       122,053       172       109,0267       116,227       109,0267       112,051       112,052       109,0267       112,053       172       109,0267       122,053       172       122,055       116,227       109,0267       122,053       172       122,055       116,227       109,0267       112,057       109,0267       112,057       109,0267       122,058       122,053       172       122,055       116,277       109,018       122,057       153,011       118,027       109,0267       122,058       122,058       122,058       122,058       154,018       109,0267       112,058       122,058       129,058       118,177       109,011       153,011       119,327       109,0267       121,098       122,058       122,058       129,058       154,027       109,011       152,051       129,058       129,058       156,056       156,056       156,056       156,056		FV.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			-	-		-	-	-		-	-	-
rty - rty - rty		DV.																																
nyh Hongala Dielinici /	ty	FV	:	1	-	-	1	-	-	1	3,425	3,493	40,894	41,711	44.090	44.972	52,759	53,814	79,971		120,479	220,581 138,858	141,635	144,468	147,357	150,305	153,311	156,377	159,504	162,695	165,948	169,267	172,653	279,7 176,1
WD District       - <td< td=""><td>ty Hospital District</td><td></td><td>1</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>:</td><td>2,496</td><td>2,546</td><td>29.797</td><td>30,393 5,529</td><td>32,126 5,845</td><td>32,769 5,962</td><td>38,443</td><td>39.212</td><td>58,271</td><td>86,066</td><td>87,787</td><td>101,179</td><td>103,202</td><td>105,267</td><td>107,372</td><td>109,519</td><td>111,710</td><td>113,944</td><td>116.223</td><td>118,547</td><td>120.918</td><td>123.336</td><td>125.803</td><td>128,3 23,3</td></td<>	ty Hospital District		1	-	-	-	-	-	-	:	2,496	2,546	29.797	30,393 5,529	32,126 5,845	32,769 5,962	38,443	39.212	58,271	86,066	87,787	101,179	103,202	105,267	107,372	109,519	111,710	113,944	116.223	118,547	120.918	123.336	125.803	128,3 23,3
Product       - </td <td>W District</td> <td></td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td>-</td>	W District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
Previous	#1		-	-	-	-	-	-	-	-	- - 11 01E							- - 185 646		- - 407 472	- - 415 633		- - 488 606		- - 508 245	- - 518 512				- - 561 254	572 470		505 609	607,5
rty mythospitalDistrict y wret	ENUE - PARTIC	CIPATION = NET BENEFIT		-	-						11,010	12,032	.41,0/2	.43,034	.52,100	.33,142	.02,000	.03,040	210,001	-07,473	-13,022	-10,020	-00,000	-30,370	500,343	510,512	520,003	558,400	550,249	501,234	512,4/9	303,828	333,000	307,3
rty rty rty rty rty rty rty rty rty rty		PV																																
nty Hospital District	ty		-	-	:	-		:	-		-	:	14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260 -	65,545 -	66,856	68,193 -	69,557 -	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,7
	ty Hospital District		-	-	-	-	-	-	-	-	70		-	-	-	-		1 102	-	2 430	- - 2 469		2 002	2 060					3 269				- - 9 697	3.6
	W District		-	-	-	-	-	-	-	-	36	37	436	445	470 4 537	479	562	573	852	1,259	1,284	1,480	1,509	1,540	1,570	1,602	1,634	1,666	1,700	1,734	1,769	1,804	1,840 17.765	3,6 1,8 18,1

#### ITEM #5.



### Financial Feasibility Analysis

#### TIRZ #1A : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICI	PATION
Bay City	0.63500000	100%	0.6350000
Matagorda County	0.39974000	100%	0.3997400
Matagorda County Hospital District	0.29127000	100%	0.2912700
Port of Bay City	0.05299000	100%	0.0529900
Cons & Recl District	0.00819000	0%	0.000000
Coastal Plains GW District	0.00426000	0%	0.000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City ISD	1.39124000	0%	0.000000
	2.82382000		1.3790000

RSONAL PROPERTY TAX		PARTICI	PATION
Bay City	0.63500000	0%	0.000000
Matagorda County	0.39974000	0%	0.000000
Matagorda County Hospital District	0.29127000	0%	0.000000
Port of Bay City	0.05299000	0%	0.000000
Cons & Recl District	0.00819000	0%	0.000000
Coastal Plains GW District	0.00426000	0%	0.000000
Drainage District #1	0.04113000	0%	0.000000
Bay City ISD	1.39124000	0%	0.000000
	2.82382000		0.000000

Sales Tax Rate 0.0200000 0.00% 0.00					
	0000	0.000000	0.00%	0.0200000	Sales Tax Rate

TIRZ #1 A		AREA	REAL	PROPERTY	PERSON	IAL PROPERTY	5	SALES
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2023	241	\$ 210,000.00	\$ 50,610,000	\$-	\$ -	\$ -	\$-
					\$-	\$ -	#REF!	#REF!
	τοτοι	244		50 610 000				#DEEI

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL F	PROPI	ERTY	PERSON	AL PROP	ERTY		SALES	
Bay City	22.5%	\$ 8,209,008	=	\$	8,209,008	+	\$	-	+	\$	-
Matagorda County	14.2%	\$ 5,167,668	=	\$	5,167,668	+	\$	-	+		
Matagorda County Hospital District	10.3%	\$ 3,765,414	=	\$	3,765,414	+	\$	-	+		
Port of Bay City	1.9%	\$ 685,032	=	\$	685,032	+	\$	-	+		
Cons & Recl District	0.3%	\$ 105,877	=	\$	105,877	+	\$	-	+		
Coastal Plains GW District	0.2%	\$ 55,071	=	\$	55,071	+	\$	-	+		
Drainage District #1	1.5%	\$ 531,711	=	\$	531,711	+	\$	-	+		
Bay City ISD	49.3%	\$ 17,985,355	=	\$	17,985,355	+	\$	-	+		
	100.0%	36,505,136		\$	36,505,136		\$	-		\$	-
		100.0%			100.0%	-		0.0%	-		0.0%

TOTAL PARTICIPATION		TOTAL	REA	L PROPE	ERTY	PERSON	AL PROP	PERTY		SALES	
Bay City	46.0%	\$ 8,209,008	=	\$	8,209,008	+	\$	-	+	\$	-
Matagorda County	29.0%	\$ 5,167,668	=	\$	5,167,668	+	\$	-	+		
Matagorda County Hospital District	21.1%	\$ 3,765,414	=	\$	3,765,414	+	\$	-	+		
Port of Bay City	3.8%	\$ 685,032	=	\$	685,032	+	\$	-	+		
Cons & Recl District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Coastal Plains GW District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Drainage District #1	0.0%	\$ -	=	\$	-	+	\$	-	+		
Bay City ISD	0.0%	\$ -	=	\$	-	+	\$	-	+		
	100.0%	\$ 17,827,122		\$	17,827,122		\$	-		\$	-
		 100.0%			100.0%	-		0.0%	-		0.0%

		100.0%			100.0%			0.0%			0.0%
NET BENEFIT		TOTAL	REAL	PROP	ERTY	PERSO	NAL PROPER	RTY		SALES	
Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County Hospital District	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Port of Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Cons & Recl District	0.6%	\$ 105,877	=	\$	105,877	+	\$	-	+	\$	-
Coastal Plains GW District	0.3%	\$ 55,071	=	\$	55,071	+	\$	-	+	\$	-
Drainage District #1	2.8%	\$ 531,711	=	\$	531,711	+	\$	-	+	\$	-
Bay City ISD	96.3%	\$ 17,985,355	=	\$	17,985,355	+	\$	-	+	\$	-
	100.0%	\$ 18,678,014		\$	18,678,014		\$	-		\$	-
		100.0%			100.0%			0.0%	•		0.0%

ITEM #5.



### Financial Feasibility Analysis

#### TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

L TAX REVENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Family	Taxable Value Per Unit Cumulative SF								210,000 0	214,200 5	218,484 20	222,854 45	227,311 70	231,857 100	236,494 130	241,224 160	246,048 190	250,969 220	255,989 241	261,109 241 62,927,174	266,331 241 64 185 717	271,657 241	277,091 241 66,778,820	282,632 241	288,285 241 69,476,685	294,051 241	299,932 241	305,930 241	312,049 241	318,290 241	324,656 241	331,149 241	337,772 241
ROPERTY	SF Taxable Value Taxable Value	•	•	-		-	•	-		1,071,000 1,071,000	4,369,680 4,369,680	10,028,416 10,028,416	15,911,753 15,911,753	23,185,697 23,185,697	30,744,234 30,744,234	38,595,838 38,595,838							66,778,820 66,778,820			70,866,218 70,866,218	72,283,543 72,283,543	73,729,213 73,729,213					81,403,009 81,403,009
ay City atagorda County	PV	-	-	-	-	:	:	:	:	6,801 4,281	27,747 17,467	63,680 40,088	101,040 63,606	147,229 92,683	195,226 122,897	245,084 154,283	296,857 186,875	350,604 220,710	391,753 246,613	399,588 251,545	407,579 256,576	415,731 261,708	424,046 266,942	432,526 272,280	441,177 277,726	450,000 283,281	459,000 288,946	468,181 294,725	477,544 300,620	487,095 306,632	496,837 312,765	506,774 319,020	GROSS 516,909 8,20 325,400 5.16
atagorda County Hospital District ort of Bay City ons & Recl District		-	-	-	-	1	-	:	:	3,120 568 88	12,728 2,315 358	29,210 5,314 821	46,346 8,432 1,303	67,533 12,286 1,899	89,549 16,291 2,518	112,418 20,452 3,161	136,166 24,772 3,829	160,820 29,258 4,522	179,694 32,691 5,053	183,288 33,345 5,154	186,954 34,012 5,257	190,693 34,692 5,362	194,507 35,386 5,469	198,397 36,094 5,579	202,365 36,816 5,690	206,412 37,552 5,804	210,540 38,303 5,920	214,751 39,069 6,038	219,046 39,850 6,159	223,427 40,648 6,282	227,896 41,460 6,408	232,453 42,290 6,536	237,103 3,76 43,135 68 6,667 10
pastal Plains GW District ainage District #1		-	-	-	-	-	-	-	-	46 441	186 1,797	427 4,125	678 6,545	988 9,536	1,310 12,645	1,644 15,874	1,992 19,228	2,352 22,709	2,628 25,374	2,681 25,882	2,734 26,400	2,789 26,928	2,845 27,466	2,902 28,015	2,960 28,576	3,019 29,147	3,079 29,730	3,141 30,325	3,204 30,931	3,268 31,550	3,333 32,181	3,400 32,825	3,468 5 33.481 53
ay City ISD Total		-	-	-	-	-	-	-	-	14,900 <b>30,243</b>	60,793 <b>123,392</b>	139,519 <b>283,184</b>	221,371 <b>449,319</b>	322,569 654,722	427,726 <b>868,162</b>	536,961 <b>1,089,877</b>	650,394 <b>1,320,114</b>	768,149 <b>1,559,124</b>	858,302 1,742,108	875,468 <b>1,776,950</b>	892,977 <b>1,812,489</b>	910,837 <b>1,848,739</b>	929,054 <b>1,885,714</b>	947,635 <b>1,923,428</b>	966,587 <b>1,961,897</b>	985,919 <b>2,001,134</b>	1,005,638 <b>2,041,157</b>	1,025,750 <b>2,081,980</b>	1,046,265 <b>2,123,620</b>	1,067,191 <b>2,166,092</b>	1,088,534 <b>2,209,414</b>	1,110,305 <b>2,253,602</b>	1,132,511 17,98 2,298,674 36,50
NAL PROPERTY	Taxable Value	100% -	100% -	100% -	100%	100% -	100%	100% -	100% -	100%	100%	100%	100% -	100%	100% -	100%	100%	100% -	100%	100% -	100% -	100%	100% -	100% -	100%	100%	100%	100% -	100%	100%	100% -	100% -	100%
ay City atagorda County atagorda County Hospital District	PV	-	-	-	:	:	:	:	-	:	-	:	-	:	:	:	:	:	:	:	:	:	:	-	:	:	-	-	:	:	:	-	GROSS - -
rt of Bay City ns & Recl District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
astal Plains GW District inage District #1		-	-	-	-	1	-	-	-	:	1	-	:	:	1	:	-	:	-	:	-	-	-	-	-	-	:	1	:	:	-	:	1
y City ISD Total		-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ax	0% Taxable Value	100% -	100% -	100% -	100% -	100% -	100%	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100%	100% -	100%	100% -	100% -	100%	100% -	100% -	100%	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -
Total	PV				-	-				-	-	-	-		-	-				-		-	-		-	-	-			-			- GROSS
Y	PV																																GROSS
City agorda County agorda County Hospital District		-	-	-	-	-	-	-	-	6,801 4,281 3,120	27,747 17,467 12,728	63,680 40,088 29,210	101,040 63,606 46,346	147,229 92,683 67,533	195,226 122,897 89,549	245,084 154,283 112,418	296,857 186,875 136,166	350,604 220,710 160,820	391,753 246,613 179,694	399,588 251,545 183,288	407,579 256,576 186,954	415,731 261,708 190,693	424,046 266,942 194,507	432,526 272,280 198,397	441,177 277,726 202,365	450,000 283,281 206,412	459,000 288,946 210,540	468,181 294,725 214,751	477,544 300,620 219,046	487,095 306,632 223,427	496,837 312,765 227,896	506,774 319,020 232,453	516,909 8,20 325,400 5,16 237,103 3,76
of Bay City s & Recl District		-	-	-	-	-	-	-	-	568 88	2,315 358	5,314 821	8,432 1,303	12,286 1,899	16,291 2,518	20,452 3,161	24,772 3,829	29,258 4,522	32,691 5,053	33,345 5,154	34,012 5,257	34,692 5,362	35,386 5,469	36,094 5,579	36,816 5,690	37,552 5,804	38,303 5,920	39,069 6,038	39,850 6,159	40,648 6,282	41,460 6,408	42,290 6,536	43,135 68 6,667 10
stal Plains GW District nage District #1 City ISD <b>Total</b>					-	-	-	-	-	46 441 14,900 <b>30,243</b>	186 1,797 60,793 <b>123,392</b>	427 4,125 139,519 <b>283,184</b>	678 6,545 221,371 <b>449,319</b>	988 9,536 322,569 <b>654,722</b>	1,310 12,645 427,726 <b>868,162</b>	1,644 15,874 536,961 <b>1,089,877</b>	1,992 19,228 650,394 <b>1,320,114</b>	2,352 22,709 768,149 <b>1,559,124</b>	2,628 25,374 858,302 <b>1,742,108</b>	2,681 25,882 875,468 <b>1,776,950</b>	2,734 26,400 892,977 <b>1,812,489</b>	2,789 26,928 910,837 <b>1,848,739</b>	2,845 27,466 929,054 <b>1,885,714</b>	2,902 28,015 947,635 <b>1,923,428</b>	2,960 28,576 966,587 <b>1,961,897</b>	3,019 29,147 985,919 <b>2,001,134</b>	3,079 29,730 1,005,638 <b>2,041,157</b>	3,141 30,325 1,025,750 <b>2,081,980</b>	3,204 30,931 1,046,265 <b>2,123,620</b>	3,268 31,550 1,067,191 <b>2,166,092</b>	3,333 32,181 1,088,534 <b>2,209,414</b>	3,400 32,825 1,110,305 <b>2,253,602</b>	3,468 5 33,481 53 1,132,511 17.98 2,298,674 36,50
CIPATION																																	
ROPERTY	Taxable Value PV		-	-	-			-		1,071,000	4,369,680	10,028,416	15,911,753	23,185,697	30,744,234	38,595,838	46,749,209	55,213,277	61,693,308	62,927,174	64,185,717	65,469,432	66,778,820	68,114,397	69,476,685	70,866,218	72,283,543	73,729,213	75,203,798	76,707,874	78,242,031	79,806,872	81,403,009 GROSS
City Igorda County	PV	-	-	-	-	:	:	:	-	6,801 4,281	27,747 17,467	63,680 40,088	101,040 63,606	147,229 92,683	195,226 122,897	245,084 154,283	296,857 186,875	350,604 220,710	391,753 246,613	399,588 251,545	407,579 256,576	415,731 261,708	424,046 266,942	432,526 272,280	441,177 277,726	450,000 283,281	459,000 288,946	468,181 294,725	477,544 300,620	487,095 306,632	496,837 312,765	506,774 319,020	516,909 8,20 325,400 5,16
agorda County Hospital District t of Bay City		-	-	-	-	-	-	-	-	3,120 568	12,728 2,315	29,210 5,314	46,346 8,432	67,533 12,286	89,549 16,291	112,418 20,452	136,166 24,772	160,820 29,258	179,694 32,691	183,288 33,345	186,954 34,012	190,693 34,692	194,507 35,386	198,397 36,094	202,365 36,816	206,412 37,552	210,540 38,303	214,751 39,069	219,046 39,850	223,427 40,648	227,896 41,460	232,453 42,290	237,103 3,76 43,135 68
& Recl District tal Plains GW District age District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	:		-			
City ISD Total		-	-	-		1		-	2	- 14,769	- 60,258	- 138,292	- 219,423	- 319,731	- 423,963	- 532,237	- 644,672	- 761,391	- 850,751	- 867,766	- 885,121	- 902,823	- 920,880	- 939,298	- 958,083	- 977,245	- 996,790	1,016,726	1,037,060	- 1,057,802	- 1,078,958	- 1,100,537	1,122,547 17,82
L PROPERTY	Taxable Value	-	-																									-					
City agorda County	PV	-	-	-	-	-	-	:	-	-	-	-	-	:	-		-	-	-	:	:	-	-	-	-	-	-	-	-	:	:	:	GROSS
gorda County Hospital District of Bay City		-	-	-	-	-	-	:	-	:	-	-	-	:	-	-	:	-	-	:	:	-	-	-	:	-	-	:	:	-	:	:	1
s & Recl District stal Plains GW District nage District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City ISD Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4 <i>X</i>	Taxable Value	-	-		-				-	-		-		-			-		-	-	-	-	-	-	-			-					
Total	PV		-	-	-	-					-	-	-		-	-						-	-	-			-	-	-				- GROSS
Ŷ	PV																																GROSS
City agorda County		-	-	-	-	:	:	:	-	6,801 4,281	27,747 17,467	63,680 40,088	101,040 63,606	147,229 92,683	195,226 122,897	245,084 154,283	296,857 186,875	350,604 220,710	391,753 246,613	399,588 251,545	407,579 256,576	415,731 261,708	424,046 266,942	432,526 272,280	441,177 277,726	450,000 283,281	459,000 288,946	468,181 294,725	477,544 300,620	487,095 306,632	496,837 312,765	506,774 319,020	516,909 8,20 325,400 5,16
tagorda County Hospital District t of Bay City ns & Recl District		-	-	-	-	-	-	-	-	3,120 568	12,728 2,315	29,210 5,314	46,346 8,432	67,533 12,286	89,549 16,291	112,418 20,452	136,166 24,772	160,820 29,258	179,694 32,691	183,288 33,345	186,954 34,012	190,693 34,692	194,507 35,386	198,397 36,094	202,365 36,816	206,412 37,552	210,540 38,303	214,751 39,069	219,046 39,850	223,427 40,648	227,896 41,460	232,453 42,290	237,103 3,76 43,135 68
stal Plains GW District nage District #1		-	-	-	-	1	-	:	:	:	:	-	:	:	1	:	-	:	-	:	-	-	-	:	-	-	:	1	:	:	:	:	1
City ISD Total		-	-	-		-		-	-	- 14,769	60,258	- 138,292	219,423	- 319,731	423,963	532,237	- 644,672	- 761,391	- 850,751	867,766	- 885,121	902,823	- 920,880	- 939,298	958,083	- 977,245	- 996,790	1,016,726	1,037,060	1,057,802	1,078,958	1,100,537	1,122,547 17,82
TAX REVENUE - PART	ICIPATION = NET E	BENEFIT																															
Y	PV	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-		-	-	-		-	-	-	-	-	-	-		-	GROSS
			-	-	-	-	-	-	-	:	-	-	:	:	-	-	-	-	-	-	-	-	-	-	-	-	:	-	-	:	:	-	1
r City tagorda County tagorda County Hospital District		-	-	-	-	-	-	-	-																								
City agorda County		-	-	-	-	-	-	-	-	- 88 46	- 358 186	- 821 427	- 1,303 678	- 1,899 988	- 2,518 1,310	- 3,161 1,644	- 3,829 1,992	4,522 2,352	- 5,053 2,628	- 5,154 2,681	- 5,257 2,734	- 5,362 2,789	- 5,469 2,845	- 5,579 2,902	- 5,690 2,960	- 5,804 3,019	- 5,920 3,079	- 6,038 3,141	- 6,159 3,204	- 6,282 3,268	- 6,408 3,333	- 6,536 3,400	- 6,667 <b>10</b> 3,468 <b>5</b>

## Amended Proj nancing Plan, TIRZ #1

### ITEM #5.



# DAVID PETTIT Economic Development

## Financial Feasibility Analysis - Projected TIRZ Revenue

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00% 6.00%											EOFG	ENERA			KUPU3E				LUES A	ND TAA	REVEN	UES													
Bay C Matagorda Cour Mataoorda Courth Hosolial Dist Port of Bay C Constal Plains GW Dist Coastal Plains GW Dist Drainage District Bay City IS	ity 0.63500 ity 0.399740 ict 0.291270 itv 0.052990 ict 0.008190 ict 0.004260 #1 0.041130	100%           100%           100%           000%           000%           000%           000%           000%	AX           0.6350000           0.3997400           0.2912700           0.0529900           0.0000000           0.0000000           0.0000000           0.0000000           1.3790000	Matao	orda Countv H P Cons Coastal Plair Draina	Bay City agorda County ospital District ort of Bay City & Recl District age District #1 Bay City ISD	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300	<b>RSONAL PRC</b> 0% 0% 0% 0% 0% 0% 0%	PERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000		E	0.0200000	SALES TAX 0.00%	0.000000																						
REVENUE YEAR	BASE YEA 2015		1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 <b>2024</b>	10 2025	11 <b>2026</b>	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 <b>2034</b>	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 <b>2044</b>	30 2045	31 2046	TOTALS		
Matagorda Cour Matagorda County Hospital Distr Port of Bav C Cons & Red Distr Coastal Plains GW Distr Drainace District	ict 23,489,232 itv 23,489,232 ict 23,489,232 ict 23,489,232	2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232           2         23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232			
TAXABLE VALUE Bav C Matagorda County Hospital Distr Port of Bav C Cons & Recl Distr Coastal Plains GW Distr Drainace District Bav Citv IS	ntv ict itv ict ict #1	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	24,179,995 24,179,995 24,179,995 24,179,995 24,179,995 24,179,995 24,179,995	25,644,519 25,644,519 25.644.519	28,006,578 28,006,578 28,006,578 28,006,578 28,006,578 28,006,578	27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774	29,273,336 29,273,336 29,273,336 29,273,336 29,273,336 29,273,336	30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992	31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212	31.951.716 31.951.716 31.951.716 31.951.716	32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750	33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565	33,907,417 33,907,417 33,907,417 33,907,417 33,907,417 33,907,417 33,907,417	34,585,565 34,585,565 34,585,565 34,585,565 34,585,565 34,585,565 34,585,565	35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276	35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822	36,702,478 36,702,478 36,702,478 36,702,478 36,702,478 36,702,478 36,702,478	37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528	38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258	38,948,964 38,948,964 38,948,964 38,948,964 38,948,964 38,948,964	39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943	40,522,502 40,522,502 40,522,502 40,522,502 40,522,502 40,522,502	41.332.952 41.332.952 41.332.952 41.332.952	42,159,611 42,159,611 42,159,611 42,159,611 42,159,611 42,159,611	43,002,803 43,002,803 43,002,803 43,002,803 43,002,803	43,862,859 43,862,859 43,862,859 43,862,859 43,862,859 43,862,859 43,862,859	44,740,116 44,740,116 44,740,116 44,740,116 44,740,116	45,634,919 45,634,919 45,634,919 45,634,919 45,634,919 45,634,919	46.547.617 46.547.617 46.547.617 46.547.617 46.547.617 46.547.617	47.478.569 47.478.569 47.478.569 47.478.569	48.428.141 48,428,141 48,428,141 48,428,141	49.396.704 49.396.704 49.396.704 49.396.704 49.396.704 49.396.704	51.132.039 50.384.638 50.384.638 50.384.638 50.384.638 50.384.638 50.384.638 50.384.638			
TAXABLE VALUE INCREMENT Bay C Mataoorda Court Hosnial Dist Port of Bay C Consa Red Dist Coastal Plains GW Dist Drainace District Bay City IS	ict ict ict ict #1	0 0 0 0 0 0 0 0	710.578 690.763 690.763 690.763 690.763 690.763 690.763 690.763	2,142,209 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287	4,524,411 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346	4,439,792 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542	5.784.104 5.784.104 5.784.104 5.784.104 5.784.104 5.784.104 5.784.104	7,290,796 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760	7.835.980 7.835.980 7.835.980 7.835.980 7.835.980 7.835.980 7.835.980	8.462.484 8.462.484 8.462,484 8.462,484 8.462.484 8.462.484	9.101.518 9.101.518 9.101,518 9.101,518 9.101,518 9.101.518 9.101.518	9.753.333 9.753.333 9.753.333 9.753.333 9.753.333 9.753.333 9.753.333	10.418.185 10.418.185 10.418.185 10.418.185 10.418.185 10.418.185	11.096.333 11.096.333 11,096,333 11,096,333 11.096.333 11.096.333	11.788.044 11.788.044 11.788.044 11.788.044 11.788.044 11.788.044	12.493.590 12.493.590 12,493,590 12,493,590 12,493,590 12,493,590 12,493,590	13.213.246 13.213.246 13.213.246 13.213.246 13.213.246 13.213.246	13.947.296 13.947.296 13.947.296 13.947.296 13.947.296 13.947.296	14.696.026 14.696.026 14,696.026 14,696.026 14.696.026 14.696.026	15.459.732 15.459.732 15.459,732 15.459,732 15.459.732 15.459.732	16.238.711 16.238.711 16.238.711 16.238.711 16.238.711 16.238.711	17.033.270 17.033.270 17.033.270 17.033.270 17.033.270 17.033.270	17.843.720 17.843.720 17.843,720 17.843,720 17.843.720 17.843.720 17.843.720	18.670.379 18.670.379 18.670.379 18.670.379 18.670.379 18.670.379	19.513.571 19.513.571 19.513.571 19.513.571 19.513.571 19.513.571 19.513.571	20.373.627 20.373.627 20.373.627 20.373.627 20.373.627 20.373.627 20.373.627	21.250.884 21.250.884 21.250.884 21.250.884 21.250.884 21.250.884 21.250.884	22.145.687 22.145.687 22,145.687 22,145.687 22,145.687 22.145.687 22.145.687	23.058.385 23.058.385 23.058.385 23.058.385 23.058.385 23.058.385 23.058.385	23,989,337 23,989,337 23.989,337	24.938.909 24.938.909 24.938.909 24.938.909 24.938.909 24.938.909 24.938.909	25.907.472 25.907.472 25.907.472 25.907.472 25.907.472 25.907.472	26.895.406 26.895.406 26,895.406 26,895.406 26.895.406 26.895.406			
REVENUE A TAXABLE VALUE GROWTH Bay C Matagorda County Hospital Dist Port of Bay C Cons & Reci Dist Coastal Plains GW Dist Drainage District Bay City IS	ntv ict itv ict ict #1	0 0 0 0 0 0 0 0 0 0	4.278 2.901 2.160 335 0 0 0 0 0 9.675	14.031 9.030 6.918 1.093 0 0 0 0 0 3 <b>1.072</b>	29.635 18.864 14,527 2,434 0 0 0 0 0	29.081 19.255 14.287 2.433 0 0 0 0 0	37.823 24.423 18.402 3.255 0 0 0 0 8 <b>3.903</b>	46.297 28.868 21.035 3.827 0 0 0 0 0	50.255 31.324 22.824 4.152 0 0 0 0 0	54.292 33.828 24.649 4.484 0 0 0 0 0	58.410 36.382 26.510 4.823 0 0 0 0 0	62.611 38.988 28.409 5.168 0 0 0 0 0	66.895 41.646 30,345 5,521 0 0 0 0 144,406	71.265 44.356 32.320 5,880 0 0 0 0 0 0	75.723 47.122 34.335 6.246 0 0 0 0 0	80.269 49.942 36.390 6.620 0 0 0 0 0	84.907 52.819 38.486 7.002 0 0 0 0 0 183.213	89.637 55.753 40.624 7.391 0 0 0 0 0	94.462 58.746 42.805 7.787 0 0 0 0 203.801	99.384 61.799 45,030 8,192 0 0 0 0 0 0 <b>214.404</b>	104.404 64.913 47.298 8.605 0 0 0 0 0 225.220	109.524 68.089 49.613 9,026 0 0 0 0 0 236,251	114.747 71.328 51.973 9,455 0 0 0 0 0 247,504	120.074 74.633 54.381 9,893 0 0 0 0 0 0	125.507 78.004 56,837 10,340 0 0 0 0 0 0 270,688	131.050 81.442 59.342 10.796 0 0 0 0 0 282.630	136.703 84.948 61.897 11.261 0 0 0 0 294.810	142.469 88.525 64.504 11.735 0 0 0 0 307.233	148.351 92.174 67,162 12,219 0 0 0 0 0 319.905	154.350 95.895 69.874 12.712 0 0 0 0 0 332.831	160.469 99.691 72.640 13.215 0 0 0 0 346,015	166.711 103.563 75.461 13.728 0 0 0 0 0 3 <b>59.463</b>	173.077 107.512 78.338 14.252 0 0 0 0 0 373.179	1,289,376 Mi 233,883 Pc 0 Cc 0 Cc 0 Cc 0 Dr	atadorda Countv atagorda County Ho	
								355,192										193,405		1											346,015			6,126,706		_
REVENUE YEAR BASE YEAR	2018	5 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046			
Bay C Matagorda Cour Matagorda Courty Hospital Distr Port of Bay C Costal Plains GW Distr Drainage District Bay City IS	ict 0 ict 0 ict 0 ict 0 ict 0 #1 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	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2.303.980 2,303,980 2,303,980 2,303,980 2.303.980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2.303.980 2,303,980 2,303,980 2,303,980 2.303.980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2,303.980 2,303,980 2,303,980 2,303,980 2,303.980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980			
TAXABLE VALUE Bay C Matagorda Courr Matagorda Courriv Hossital Distr Port of Bay C Cons & Red Distr Coastal Plaina GW Distr Drainage District Bay City IS	ict itv ict ict #1	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	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060	2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061	2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002	2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902	2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780	2,594,656 2,594,656 2,594,656 2,594,656 2,594,656 2,594,656	2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549	2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480	2,753,469 2.753,469	2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539	2,864,710 2,864,710	2,922,004 2.922.004 2,922,004 2,922,004 2,922,004 2,922,004	2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444	3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053	3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854	3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871	3,226,128 3.226,128 3.226,128	3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651	3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464	3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593	3,492,065 3,492,065 3,492,065 3,492,065 3,492,065 3,492,065	3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906	3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144	3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807			
TAXABLE VALUE INCREMENT Bay C Mataoorda Court Hostida Dist Port of Bay C Consta Plains GW Dist Coastal Plains GW Dist Drainace District Bay City IS	ict itv ict ict #1	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	46,080 46,080 46,080 46,080 46,080 46,080 46,080 46,080	93.081 93.081 93.081 93.081 93.081 93.081 93.081 93.081	141.022 141.022 141.022 141.022 141.022 141.022 141.022 141.022	189,922 189,922 189,922 189,922 189,922 189,922 189,922 189,922 189,922	239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800	290,676 290,676 290,676 290,676 290,676 290,676 290,676 290,676	342,569 342,569 342,569 342,569 342,569 342,569 342,569 342,569	395.500 395.500 395.500 395.500 395.500 395.500 395.500 395.500	449,489 449,489 449,489 449,489 449,489 449,489 449,489 449,489	504.559 504.559 504.559 504.559 504.559 504.559 504.559 504.559 504.559	560,730 560,730 560,730 560,730 560,730 560,730 560,730 560,730	618.024 618.024 618.024 618.024 618.024 618.024 618.024 618.024	676.464 676.464 676.464 676.464 676.464 676.464 676.464 676.464 676.464	736.073 736.073 736.073 736.073 736.073 736.073 736.073 736.073	796.874 796.874 796.874 796.874 796.874 796.874 796.874 796.874	858.891 858.891 858.891 858.891 858.891 858.891 858.891 858.891	922,148 922,148 922,148 922,148 922,148 922,148 922,148 922,148	986.671 986.671 986.671 986.671 986.671 986.671 986.671 986.671	1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484	1,119,613 1.119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613	1,188,085 1.188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085	1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926	1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164	1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827			
REVENUE B TAXABLE VALUE GROWTH Bay C Matagorda County Hospital Distr Port of Bay C Cons & RecI Distr Coastal Plains GW Distr Drainage District : Bay City IS	ntv ict itv ict ict #1	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	293 184 134 24 0 0 0 0	591 372 271 49 0 0 0 0	895 564 411 75 0 0 0 0	1.206 759 553 101 0 0 0	1.523 959 698 127 0 0 0 0	1.846 1.162 847 154 0 0 0	2.175 1.369 998 182 0 0 0 0	2.511 1.581 1,152 210 0 0 0 0	2.854 1.797 1.309 238 0 0 0 0	3.204 2.017 1.470 267 0 0 0 0	3.561 2.241 1.633 297 0 0 0 0	3.924 2.470 1.800 327 0 0 0 0	4.296 2.704 1.970 358 0 0 0 0	4.674 2.942 2,144 390 0 0 0 0	5.060 3.185 2.321 422 0 0 0 0	5.454 3.433 2,502 455 0 0 0 0	5.856 3.686 2.686 489 0 0 0 0	6.265 3.944 2.874 523 0 0 0 0	6.683 4.207 3.066 558 0 0 0 0	7.110 4.476 3.261 593 0 0 0 0	7.544 4.749 3.461 630 0 0 0 0	7.988 5.028 3.664 667 0 0 0 0	8.440 5.313 3.871 704 0 0 0 0	8.902 5.604 4.083 743 0 0 0 0			
		0	0	0	0	0	0	0	0	635	1,284	1,945	2,619	3,307	4,008	4,724	5,454	6,198	6,958	7,732	8,523	9,328	10,150	10,989	11,844	12,716	13,606	14,514	15,439	16,384	17,347	18,329	19,331			

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



## Financial Feasibility Analysis - Projected TIRZ Revenue

TAXABLE BASE YEAR GROWTH 2.00% DISCOUNT RATE 6.00%									_	-																							
Bay City         RE           Bay City         0.335000           Matagorda County         0.399740           Matagorda County         0.291270           Port of Bay City         0.291270           Cons & Reel District         0.004260           Coastal Plains (W District         0.004260           Drainage District #1         0.041130           Bay City ISD         1.391240	0 100% 0 100% 0 100% 0 0% 0 0% 0 0% 0 0%	TAX           0.6350000           0.3997400           0.2912700           0.0529900           0.0000000           0.0000000           0.0000000           0.0000000           0.0000000           1.3790000	Matao	orda Countv Ho Po Cons & Coastal Plain Draina	Bay City gorda County	O.6350000           0.3997400           0.2912700           0.0529900           0.0081900           0.0042600           0.0411300           1.3912400           2.8238200	RSONAL         PROF           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%           0%         0%	PERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000		E		SALES TAX 0.00%	0.000000																				
BASE YEAF REVENUE YEAR 2015		1 2016	2 2017	3 2018	4 2019	5 2020	6 <b>2021</b>	7 2022	8 2023	9 <b>2024</b>	10 2025	11 <b>2026</b>	12 2027	13 <b>2028</b>	14 2029	15 2030	16 2031	17 2032	18 2033	19 <b>2034</b>	20 2035	21 2036	22 2037	23 2038	24 2039	25 <b>2040</b>	26 <b>2041</b>	27 <b>2042</b>	28 2043	29 <b>2044</b>	30 2045	31 <b>2046</b>	TOTALS
REVENUE #1 TIRZ #1 - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	856.800 0	873.936 0	10,230,045 0	10,434,646 0	11,029,767 0	11,250,363 0	13,198,398 0	13,462,366 0	20,005,850 0	29,548,425 0	30,139,393 0	34,737,143 0	35,431,886 0	36,140,523 0	36,863,334 0	37,600,600 0	38,352,612 0	39,119,665 0	39,902,058 0	40,700,099 0	41,514,101 0	42,344,383 0	43,191,271 0	44.055.096 0	
Bay City Mataoorda County Mataoorda County Hossital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainace 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	5,441 3,425 2,496 454 0 0 0 0	5,549 3.493 2.546 463 0 0 0 0	64,961 40.894 29.797 5,421 0 0 0 0	66.260 41.711 30.393 5,529 0 0 0 0	70,039 44,090 32,126 5,845 0 0 0 0	71,440 44.972 32,769 5,962 0 0 0 0 0	83.810 52.759 38.443 6.994 0 0 0 0 0	85,486 53,814 39,212 7,134 0 0 0 0	127.037 79.971 58.271 10.601 0 0 0 0	187,632 118.117 86.066 15,658 0 0 0 0	191,385 120,479 87,787 15,971 0 0 0 0	220,581 138.858 101.179 18,407 0 0 0 0 0	224,992 141.635 103.202 18,775 0 0 0 0 0	229.492 144.468 105.267 19.151 0 0 0 0	234,082 147.357 107.372 19,534 0 0 0 0 0	238,764 150.305 109.519 19.925 0 0 0 0	243,539 153.311 111.710 20,323 0 0 0 0 0	248,410 156.377 113.944 20,730 0 0 0 0	253,378 159.504 116.223 21,144 0 0 0 0	258,446 162.695 118.547 21.567 0 0 0 0	263,615 165.948 120.918 21,998 0 0 0 0 0	268,887 169.267 123,336 22,438 0 0 0 0	274,265 172.653 125.803 22,887 0 0 0 0 0	279,750 176.106 128.319 23,345 0 0 0 0 0	2.642.212 Matagorda County
REVENUE #2 - SALES TAX	0	0	0	0	0	0	0	0	11,815	12,052	141,072	143,894	152,100	155,142	182,006	185,646	275,881	407,473	415,622	479,025	488,606	498,378	508,345	518,512	528,883	539,460	550,249	561,254	572,479	583,929	595,608	607,520	9,114,952
Sales	0	0	0	0	0	0	0	0	0	0	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,485	
npv @ 6% Bay City	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 Bay City
REVENUE #3 TIRZ #1A - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY	0	0	0	0 0	0 0	0 0	0 0	0	1,071,000	4,369,680 0	10,028,416 0	15,911,753 0	23,185,697 0	30,744,234 0	38,595,838 0	46,749,209 0	55,213,277 0	61,693,308 0	62,927,174 0	64,185,717 0	65,469,432 0	66,778,820 0	68,114,397 0	69,476,685 0	70,866,218 0	72,283,543 0	73,729,213 0	75,203,798 0	76,707,874 0	78,242,031 0	79,806,872 0	81,403,009 0	
Bay City Mataoorda County Mataoorda County Hospital District Port of Bay City Coastal Plains GW District Orainaae 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 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	6,801 4.281 3,120 568 0 0 0 0	27,747 17.467 12,728 2,315 0 0 0 0	63,680 40.088 29,210 5,314 0 0 0 0	101.040 63.606 46.346 8.432 0 0 0 0	147,229 92.683 67,533 12,286 0 0 0 0	195,226 122.897 89,549 16,291 0 0 0 0	245.084 154.283 112,418 20,452 0 0 0 0 0	296.857 186.875 136.166 24,772 0 0 0 0	350,604 220,710 160,820 29,258 0 0 0 0	391.753 246.613 179.694 32.691 0 0 0 0	399,588 251.545 183,288 33,345 0 0 0 0	407,579 256,576 186,954 34,012 0 0 0 0	415,731 261.708 190,693 34,692 0 0 0 0	424.046 266.942 194,507 35,386 0 0 0 0	432,526 272,280 198,397 36,094 0 0 0 0	441,177 277.726 202,365 36,816 0 0 0 0	450,000 283.281 206,412 37,552 0 0 0 0	459,000 288,946 210,540 38,303 0 0 0 0	468,181 294.725 214.751 39,069 0 0 0 0	477,544 300.620 219,046 39,850 0 0 0 0	487.095 306.632 223,427 40,648 0 0 0 0	496,837 312.765 227,896 41,460 0 0 0 0	506,774 319.020 232,453 42,290 0 0 0 0	516,909 325,400 237,103 43,135 0 0 0 0	5.167.668 Matagorda County
npv @ 6%	0	0	0	0	0	0	0	0	14,769	60,258	138,292	219,423	319,731	423,963	532,237	644,672	761,391	850,751	867,766	885,121	902,823	920,880	939,298	958,083	977,245	996,790	1,016,726	1,037,060	1,057,802	1,078,958	1,100,537	1,122,547	17,827,122
REVENUE A, B, 1, 2, 3	0	9,675	31,072	65,460	65,055	83,903	100,026	108,554	144,473	199,718	416,484	510,342	628,960	746,540	892,188	1,018,985	1,236,875	1,468,982	1,505,524	1,597,888	1,637,009	1,676,912	1,717,613	1,759,128	1,801,474	1,844,666	1,888,722	1,933,659	1,979,495	2,026,248	2,073,936	2,122,578	33,292,148
Running Total	0	9,675	40,747	106,207	171,263	255,166	355,192	463,747	608,219	807,938	1,224,422	1,734,764	2,363,724	3,110,263	4,002,452	5,021,437	6,258,312	7,727,294	9,232,818	10,830,707	12,467,716	14,144,628	15,862,241	17,621,369	19,422,843	21,267,509	23,156,231	25,089,890	27,069,386	29,095,634	31,169,570	33,292,148	
GROSS 33,292,148	1																																
Bay City Matagorda County Matagorda County Hossital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	2015 0 0 0 0 0 0 0 0 0 0 0	2016 4,278 2,901 2,160 335 0 0 0 0 0 9,675	2017 14.031 9.030 6.918 1.093 0 0 0 0 0 31.072	2018 29,635 18,864 14.527 2.434 0 0 0 0 65,460	29.081 19.255 14.287 2.433 0 0 0 0 65.055	2020 37.823 24.423 18.402 3.255 0 0 0 0 83.903	2021 46,297 28,868 21.035 3.827 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2022 50.255 31.324 22.824 4.152 0 0 0 108.554	2023 66.826 41.718 30.398 5.530 0 0 0 0 144.473	2024 92,298 57,715 42,054 7,651 0 0 0 0 199,718	2025 192,147 120,533 87.826 15.978 0 0 0 416,484	2026 235,401 147,722 107.637 19.582 0 0 0 0 510.342	2027 290,056 182,088 132,678 24,138 0 0 0 0 628,960	2028 344.234 216.153 157.499 28.653 0 0 0 0 746.540	2029 411,338 258,354 188,249 34,248 0 0 0 0 892,188	2030 469.762 295.089 215.016 39.117 0 0 0 1,018,985	2031 570.133 358.231 261.024 47.487 0 0 0 1,236,875	2032 677,051 425,493 310.035 56,404 0 0 0 0 0	2033 693,917 436,064 317.738 57.805 0 0 0 0 1,505,524	2034 736,488 462,817 337,231 61.352 0 0 0 0 1,597,888	2035 754.543 474.136 345.478 62.852 0 0 0 0 1.637.009	2036 772,958 485,681 353,891 64,382 0 0 0 0 1,676,912	2037 791,742 497,456 362,471 65,943 0 0 0 0 1,717,613	2038 810.902 509.468 371.223 67.536 0 0 0 0 0 0 0 0 0 0 0 0 0	2039 830,445 521,719 380,150 69,160 0 0 0 1,801,474	2040 850,379 534,216 389,255 70,816 0 0 0 1,844,666	2041 870.711 546.962 398.543 72.506 0 0 0 0 1.888.722	2042 891.450 559.963 408.017 74.229 0 0 0 0 1.933.659	2043 912.604 573.225 417.679 75.987 0 0 0 0 0 1.979.495	2044 934.181 586.751 427.536 77.780 0 0 0 2,026,248	2045 956.189 600.549 437.589 79.609 0 0 0 2,073,936	2046 978.638 614.622 447.843 81.475 0 0 0 0 0	9 641 388 Matagorda County 7.027.214 Matagorda County Hospital District 1.277.753 Port of Bay City 0 Cons & Recl District 0 Consala Plains (W) District 0 Drainaee District #1 0 Bay City ISD

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



## Financial Feasibility Analysis - 100% of Tax Revenue Generated

	.00% .00%										ESTIMA	TE OF G	SENERA	L IMPAC	CT OF P	ROPOSE	ED ZONE	PROPE	RTY VA	LUES AI	ND TAX I	REVENU	ES											
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD	REAL 0.6350000 0.3997400 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	100%	AX 0.6350000 0.3997400 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	Matag	orda County Ho Po Cons & Coastal Plain Draina	Bay City gorda County spital District of of Bay City & Recl District ge District ge District #1 Bay City ISD	BUSINESS PEF           0.6350000           0.3997400           0.2912700           0.0529900           0.0081900           0.0042600           0.0411300           1.3912400           2.8238200	RSONAL         PROF           100%         100%           100%         100%           100%         100%           100%         100%           100%         100%	PERTY TAX           0.6350000           0.3997400           0.2912700           0.0529900           0.0081900           0.0042600           0.0411300           1.3912400           2.8238200		E	0.0200000	SALES TAX 100.00%	0.0200000																				
REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 <b>2024</b>	10 2025	11 <b>2026</b>	12 2027	13 <b>2028</b>	14 <b>2029</b>	15 2030	16 <b>2031</b>	17 2032	18 2033	19 <b>2034</b>	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 <b>2041</b>	27 2042	28 2043	29 <b>2044</b>	30 2045	31 <b>2046</b>	TOTALS
BASE YEAR Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec District Coastal Plains GW District Drainage District #1 Bay City ISD	23,875,760 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	
TAXABLE VALUE Bay City Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD		23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	24,179,995 24,179,995 24,179,995 24,179,995 24,179,995	25,644,519 25,644,519 25,644,519 25,644,519 25,644,519 25,644,519	28,006,578 28,006,578 28,006,578 28,006,578 28,006,578 28,006,578	27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774	29,273,336 29,273,336 29,273,336 29,273,336 29,273,336 29,273,336	30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992	31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212	31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716	32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750	33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565	33,907,417 33,907,417 33,907,417 33,907,417 33,907,417 33,907,417	34,585,565 34,585,565 34,585,565 34,585,565 34,585,565 34,585,565	35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276	35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822	36,702,478 36,702,478	37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528	38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258	38,948,964 38,948,964 38,948,964 38,948,964 38,948,964 38,948,964	39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943	40,522,502 40,522,502 40,522,502 40,522,502 40,522,502 40,522,502	41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952	42,159,611 42,159,611 42,159,611 42,159,611 42,159,611 42,159,611	43,002,803 43,002,803 43,002,803 43,002,803 43,002,803 43,002,803	43,862,859		45,634,919 45,634,919 45,634,919 45,634,919 45,634,919 45,634,919	46,547,617 46,547,617 46,547,617 46,547,617 46,547,617 46,547,617	47,478,569 47,478,569 47,478,569 47,478,569 47,478,569 47,478,569 47,478,569	48,428,141 48,428,141 48,428,141 48,428,141 48,428,141 48,428,141	49,396,704 49,396,704 49,396,704 49,396,704 49,396,704	50,384,638 50,384,638 50,384,638	
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0 0	710,578 690,763 690,763 690,763 690,763 690,763 690,763 690,763	2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287	4,524,411 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346	4,439,792 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542	5,774,460 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104	7,290,796 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760	7,914,127 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980	8,549,925 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484	9,198,439 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518	9,753,333 9,753,333 9,753,333 9,753,333 9,753,333 9,753,333 9,753,333	10,418,185 10,418,185 10,418,185 10,418,185 10,418,185 10,418,185	11,222,844 11,096,333 11,096,333 11,096,333 11,096,333 11,096,333 11,096,333	11,788,044 11,788,044 11,788,044 11,788,044 11,788,044 11,788,044	12,493,590 12,493,590 12,493,590 12,493,590 12,493,590 12,493,590	13,213,246 13,213,246 13,213,246 13,213,246 13,213,246 13,213,246	13,947,296 13,947,296 13,947,296 13,947,296 13,947,296 13,947,296	14,696,026 14,696,026 14,696,026 14,696,026 14,696,026 14,696,026	15,459,732 15,459,732 15,459,732 15,459,732 15,459,732 15,459,732 15,459,732	16,238,711 16,238,711 16,238,711 16,238,711 16,238,711 16,238,711 16,238,711	17,033,270 17,033,270 17,033,270 17,033,270 17,033,270 17,033,270	17,843,720 17,843,720 17,843,720 17,843,720 17,843,720 17,843,720		19,513,571 19,513,571 19,513,571 19,513,571 19,513,571 19,513,571	20,637,757 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627		22,145,687 22,145,687 22,145,687 22,145,687 22,145,687 22,145,687 22,145,687	23,058,385 23,058,385 23,058,385 23,058,385 23,058,385 23,058,385	23,989,337 23,989,337 23,989,337 23,989,337 23,989,337 23,989,337	24,938,909 24,938,909 24,938,909 24,938,909 24,938,909 24,938,909 24,938,909	26,253,690 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472	26,895,406 26,895,406 26,895,406 26,895,406 26,895,406 26,895,406	
REVENUE A TAXABLE VALUE GROWTH Bay City Matagorda County Matagorda County Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0 0 0	4,278 2,901 2,160 335 57 29 284 9,610 <b>19,655</b>	14,031 9,030 6,918 1,093 177 92 886 29,985 <b>62,212</b>	29,635 18,864 14,527 2,434 370 192 1,858 62,847 <b>130,728</b>	29,081 19,255 14,287 2,433 364 189 1,827 61,806 <b>129,242</b>	37,823 24,423 18,402 3,255 474 246 2,379 80,471 <b>167,473</b>	46,297 28,868 21,035 3,827 591 308 2,970 100,472 <b>204,368</b>	50,255 31,324 22,824 4,152 642 334 3,223 109,017 <b>221,770</b>	54,292 33,828 24,649 4,484 693 361 3,481 117,733 <b>239,521</b>	58,410 36,382 26,510 4,823 745 388 3,743 126,624 <b>257,626</b>	62,611 38,988 28,409 5,168 799 415 4,012 135,692 <b>276,093</b>	66,895 41,646 30,345 5,521 853 444 4,285 144,942 <b>294,930</b>	71,265 44,356 32,320 5,880 909 473 4,564 154,377 <b>314,144</b>	75,723 47,122 34,335 6,246 965 502 4,848 164,000 <b>333,742</b>	80,269 49,942 36,390 6,620 1,023 532 5,139 173,816 <b>353,731</b>	84,907 52,819 38,486 7,002 1,082 563 5,435 183,828 <b>374,121</b>	89,637 55,753 40,624 7,391 1,142 594 5,737 194,040 <b>394,918</b>	94,462 58,746 42,805 7,787 1,204 626 6,044 204,457 <b>416,132</b>	99,384 61,799 45,030 8,192 1,266 659 6,359 215,082 <b>437,769</b>	104,404 64,913 47,298 8,605 1,330 692 6,679 225,919 <b>459,840</b>	109,524 68,089 49,613 9,026 1,395 726 7,006 236,974 <b>482,351</b>	114,747 71,328 51,973 9,455 1,461 760 7,339 248,249 <b>505,313</b>	120,074 74,633 54,381 9,893 1,529 795 7,679 259,750 <b>528,735</b>	125,507 78,004 56,837 10,340 1,598 831 8,026 271,481 <b>552,624</b>	131,050 81,442 59,342 10,796 1,669 868 8,380 283,446 <b>576,992</b>	136,703 84,948 61,897 11,261 1,740 905 8,740 295,651 <b>601,847</b>	142,469 88,525 64,504 11,735 1,814 9,109 308,100 <b>627,198</b>	148,351 92,174 67,162 12,219 1,888 982 9,484 320,797 <b>653,057</b>	154,350 95,895 69,874 12,712 1,965 1,022 9,867 333,749 <b>679,434</b>	160,469 99,691 72,640 13,215 2,042 1,062 10,257 346,960 <b>706,337</b>	166,711 103,563 75,461 13,728 2,122 1,104 10,656 360,435 <b>733,779</b>	173,077 107,512 78,338 14,252 2,203 1,146 11,062 374,180 <b>761,769</b>	6,134,491
REVENUE YEAR	2015	2015	2016	2017	2018	2019	2020	713,678	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
BASE YEAR Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD					0 0 0 0 0 0 0 0 0				2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	
TAXABLE VALUE Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Ree 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 0 0 0 0 0 0	0 0 0 0 0 0 0 0	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060	2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061	2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002	2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902	2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780	2,594,656 2,594,656 2,594,656 2,594,656 2,594,656 2,594,656 2,594,656 2,594,656 2,594,656	2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549	2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480	2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469	2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539	2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710	2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004	2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444	3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053	3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854	3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871	3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128	3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651	3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464	3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593	3,492,065 3,492,065 3,492,065 3,492,065 3,492,065 3,492,065 3,492,065	3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906	3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144	3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807	
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reci 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 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	46,080 46,080 46,080 46,080 46,080 46,080 46,080 46,080	93,081 93,081 93,081 93,081 93,081 93,081 93,081 93,081	141,022 141,022 141,022 141,022 141,022 141,022 141,022 141,022	189,922 189,922 189,922 189,922 189,922 189,922 189,922 189,922	239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800	290,676 290,676 290,676 290,676 290,676 290,676 290,676 290,676	342,569 342,569 342,569 342,569 342,569 342,569 342,569	395,500 395,500 395,500 395,500 395,500 395,500 395,500 395,500	449,489 449,489 449,489 449,489 449,489 449,489 449,489 449,489	504,559 504,559 504,559 504,559 504,559 504,559 504,559 504,559	560,730 560,730 560,730 560,730 560,730 560,730 560,730 560,730	618,024 618,024 618,024 618,024 618,024 618,024 618,024	676,464 676,464 676,464 676,464 676,464 676,464 676,464 676,464	736,073 736,073 736,073 736,073 736,073 736,073 736,073 736,073	796,874 796,874 796,874 796,874 796,874 796,874 796,874 796,874	858,891 858,891 858,891 858,891 858,891 858,891 858,891	922,148 922,148 922,148 922,148 922,148 922,148 922,148 922,148	986,671 986,671 986,671 986,671 986,671 986,671 986,671	1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484	1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613	1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085	1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926	1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164	1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827	
REVENUE B TAXABLE VALUE GROWTH Bay City Matagorda County Matagorda County Port of Bay City Cons & Ree Distint Coastal Plains GW Distint Drainage Distint: #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 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	293 184 134 24 4 2 19 641 <b>1,301</b>	591 372 271 49 8 4 38 1,295 <b>2,628</b>	895 564 411 75 12 6 58 1,962 <b>3,982</b>	1,206 759 553 101 16 8 78 2,642 <b>5,363</b>	1,523 959 698 127 20 10 99 3,336 <b>6,772</b>	1,846 1,162 847 154 24 12 120 4,044 <b>8,208</b>	2,175 1,369 998 182 28 15 141 4,766 <b>9,674</b>	2,511 1,581 1,152 210 32 17 163 5,502 <b>11,168</b>	2,854 1,797 1,309 238 37 19 185 6,253 <b>12,693</b>	3,204 2,017 1,470 267 41 208 7,020 <b>14,248</b>	3,561 2,241 1,633 297 46 24 231 7,801 <b>15,834</b>	3,924 2,470 1,800 327 51 26 254 8,598 <b>17,452</b>	4,296 2,704 1,970 358 55 29 278 9,411 <b>19,102</b>	4,674 2,942 2,144 390 60 31 303 10,241 <b>20,785</b>	5,060 3,185 2,321 422 65 34 328 11,086 <b>22,502</b>	5,454 3,433 2,502 455 70 37 353 11,949 <b>24,254</b>	5,856 3,686 2,686 489 76 39 379 12,829 <b>26,040</b>	6,265 3,944 2,874 523 81 42 406 13,727 <b>27,862</b>	6,683 4,207 3,066 558 86 45 433 14,643 <b>29,720</b>	7,110 4,476 3,261 593 92 48 460 15,577 <b>31,616</b>	7,544 4,749 3,461 630 97 51 489 16,529 <b>33,549</b>	7,988 5,028 3,664 667 103 54 517 17,501 <b>35,522</b>	8,440 5,313 3,871 704 109 57 547 18,492 <b>37,533</b>	8,902 5,604 4,083 743 115 60 577 19,503 <b>39,585</b>	

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



## Financial Feasibility Analysis - 100% of Tax Revenue Generated

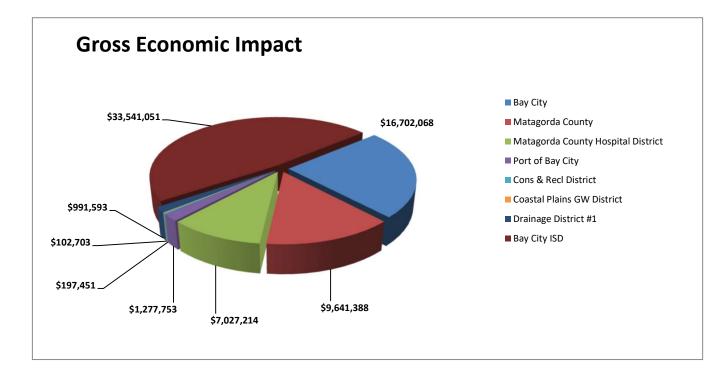
DISCOUNT RATE 6.00%																	PROPE																
Matagorda County 0.33 Matagorda County Hospital District 0.29 Port of Bay City 0.05 Cons & Reel District 0.00 Coastal Plains GW District 0.00 Drainage District #1 0.04 Bay City ISD 1.39	REAL         PROPERT           150000         100%           197400         100%           112700         100%           1229900         100%           181900         100%           142600         100%           111300         100%           112400         100%           38200         100%	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600	Matag	orda County Ho Po Cons & Coastal Plain Draina	Bay City gorda County ospital District ort of Bay City & Recl District ge District ge District #1 Bay City ISD	BUSINESS PER           0.6350000           0.3997400           0.2912700           0.0529900           0.0081900           0.0042600           0.0411300           1.3912400           2.8238200	RSONAL         PROPE           100%         100%           100%         100%           100%         100%           100%         100%           100%         100%	Constraint         Constraint <thconstraint< th="">         Constraint         Constra</thconstraint<>		E	0.0200000	SALES TAX 100.00%	0.0200000																				
BASE REVENUE YEAR	YEAR 2015 201	0 1 5 2016	2 2017	3 2018	4 2019	5 <b>2020</b>	6 <b>2021</b>	7 <b>2022</b>	8 2023	9 <b>2024</b>	10 <b>2025</b>	11 <b>2026</b>	12 <b>2027</b>	13 <b>2028</b>	14 <b>2029</b>	15 <b>2030</b>	16 <b>2031</b>	17 <b>2032</b>	18 <b>2033</b>	19 <b>2034</b>	20 2035	21 <b>2036</b>	22 2037	23 2038	24 2039	25 <b>2040</b>	26 <b>2041</b>	27 <b>2042</b>	28 <b>2043</b>	29 <b>2044</b>	30 <b>2045</b>	31 <b>2046</b>	TOTALS
REVENUE #1 TIRZ #1 - INCREMENT																																	
REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0 0 0 0	0 0	0 0	0 0	0 0	0 0	0 0	856,800 0	873,936 0	10,230,045 0	10,434,646 0	11,029,767 0	11,250,363 0	13,198,398 0	13,462,366 0	20,005,850 0	29,548,425 0	30,139,393 0	34,737,143 0	35,431,886 0	36,140,523 0	36,863,334 0	37,600,600 0	38,352,612 0	39,119,665 0	39,902,058 0	40,700,099 0	41,514,101 0	42,344,383 0	43,191,271 0	44,055,096 0	
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 	0.6%	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	5,441 3,425 2,496 454 70 36 352 11,920	5,549 3,493 2,546 463 72 37 359 12,159	64,961 40,894 29,797 5,421 838 436 4,208 142,324	66,260 41,711 30,393 5,529 855 445 4,292 145,171	70,039 44,090 32,126 5,845 903 470 4,537 153,451	71,440 44,972 32,769 5,962 921 479 4,627 156,520	83,810 52,759 38,443 6,994 1,081 562 5,429 183,621	85,486 53,814 39,212 7,134 1,103 573 5,537 187,294	127,037 79,971 58,271 10,601 1,638 852 8,228 278,329	187,632 118,117 86,066 15,658 2,420 1,259 12,153 411,090	191,385 120,479 87,787 15,971 2,468 1,284 12,396 419,311	220,581 138,858 101,179 18,407 2,845 1,480 14,287 483,277	224,992 141,635 103,202 18,775 2,902 1,509 14,573 492,943	229,492 144,468 105,267 19,151 2,960 1,540 14,865 502,801	234,082 147,357 107,372 19,534 3,019 1,570 15,162 512,857	238,764 150,305 109,519 19,925 3,079 1,602 15,465 523,115	243,539 153,311 111,710 20,323 3,141 1,634 15,774 533,577	248,410 156,377 113,944 20,730 3,204 1,666 16,090 544,248	253,378 159,504 116,223 21,144 3,268 1,700 16,412 555,133	258,446 162,695 118,547 21,567 3,333 1,734 16,740 566,236	263,615 165,948 120,918 21,998 3,400 1,769 17,075 577,561	268,887 169,267 123,336 22,438 3,468 1,804 17,416 589,112	274,265 172,653 125,803 22,887 3,537 1,840 17,765 600,894	279,750 176,106 128,319 23,345 3,608 1,877 18,120 612,912	4,197,241 2,642,212 1,925,244 350,255 54,134 28,158 271,862 9,195,857
REVENUE #2 - SALES TAX		0 0	0	0	0	0	0	0	24,194	24,678	288,878	294,656	311,461	317,690	372,699	380,153	564,929	834,394	851,082	980,914	1,000,533	1,020,543	1,040,954	1,061,773	1,083,009	1,104,669	1,126,762	1,149,298	1,172,283	1,195,729	1,219,644	1,244,037	18,664,963
REVENUE #2 - SALES TAX Sales		0 0	0	0	0	0	0	0	0	0	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,485	
Bay City	2 6%	0 0	0	0	0	0	0	0	0	0	14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,790	1,356,275
REVENUE #3 TIRZ #1A - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0 0 0 0	0 0	0	0	0	0	0 0	1,071,000 0	4,369,680 0	10,028,416 0	15,911,753 0	23,185,697 0	30,744,234 0	38,595,838 0	46,749,209 0	55,213,277 0	61,693,308 0	62,927,174 0	64,185,717 0	65,469,432 0	66,778,820 0	68,114,397 0	69,476,685 0	70,866,218 0	72,283,543 0	73,729,213 0	75,203,798 0	76,707,874 0	78,242,031 0	79,806,872 0	81,403,009 0	
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Real District Coastal Plains GW District Drainage District #1 Bay City ISD	0.69/	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	6,801 4,281 3,120 568 88 46 441 14,900	27,747 17,467 12,728 2,315 358 186 1,797 60,793	63,680 40,088 29,210 5,314 821 427 4,125 139,519	101,040 63,606 46,346 8,432 1,303 678 6,545 221,371	147,229 92,683 67,533 12,286 1,899 988 9,536 322,569	195,226 122,897 89,549 16,291 2,518 1,310 12,645 427,726	245,084 154,283 112,418 20,452 3,161 1,644 15,874 536,961	296,857 186,875 136,166 24,772 3,829 1,992 19,228 650,394	350,604 220,710 160,820 29,258 4,522 2,352 22,709 768,149	391,753 246,613 179,694 32,691 5,053 2,628 25,374 858,302	399,588 251,545 183,288 33,345 5,154 2,681 25,882 875,468	407,579 256,576 186,954 34,012 5,257 2,734 26,400 892,977	415,731 261,708 190,693 34,692 5,362 2,789 26,928 910,837	424,046 266,942 194,507 35,386 5,469 2,845 27,466 929,054	432,526 272,280 198,397 36,094 5,579 2,902 28,015 947,635	441,177 277,726 202,365 36,816 5,690 2,960 28,576 966,587	450,000 283,281 206,412 37,552 5,804 3,019 29,147 985,919	459,000 288,946 210,540 38,303 5,920 3,079 29,730 1,005,638	468,181 294,725 214,751 39,069 6,038 3,141 30,325 1,025,750	477,544 300,620 219,046 39,850 6,159 3,204 30,931 1,046,265	487,095 306,632 223,427 40,648 6,282 3,268 31,550 1,067,191	496,837 312,765 227,896 41,460 6,408 3,333 32,181 1,088,534	506,774 319,020 232,453 42,290 6,536 3,400 32,825 1,110,305	516,909 325,400 237,103 43,135 6,667 3,468 33,481 1,132,511	
	0%	0 0	0	0	0	0	0	0	30,243	123,392	283,184	449,319	654,722	868,162	1,089,877	1,320,114	1,559,124	1,742,108	1,776,950	1,812,489	1,848,739	1,885,714	1,923,428	1,961,897	2,001,134	2,041,157	2,081,980	2,123,620	2,166,092	2,209,414	2,253,602	2,298,674	36,505,136
REVENUE A, B, 1, 2, 3		0 19.655	62 212	130,728	129,242	167,473	204,368	221.770	295.259	408,325	866 138	1 058 268	1 325 598	1 566 302	1 864 481	2 124 056	2 594 664	3 071 142	3 147 181	3 337 551	3 418 918	3 501 913	3 586 567	3 672 915	3 760 989	3 850 825	3 942 458	4 035 923	4 131 258	4,228,499	4 327 685	4 428 855	69,481,220
KEVENUE A, B, 1, 2, 3																																	55,461,220
Running Total		0 19,655	81,868	212,595	341,837	509,310	713,678	935,448	1,230,708	1,639,032	2, <mark>505,170</mark>	3, <mark>563,439</mark>	4,889,037	6 <mark>,455,339</mark>	8 <mark>,319,820</mark>	10,443,876	13, <mark>038,539</mark>	16,109,681	19,256,862	22,594,413	26,013,332	29,515,245	33,101,812	36,774,727	40,535,716	44,386,541	48 <mark>,328,999</mark>	52, <mark>364,923</mark>	56, <mark>496,180</mark>	60,724,680	65,052,365	69,481,220	
GROSS 69,48																																	
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	2015	2016 0 4,278 0 2,901 0 2,160 0 335 0 57 0 29 0 284 0 9,610	2017 14,031 9,030 6,918 1,093 177 92 886 29,985	2018 29,635 18,864 14,527 2,434 370 192 1,858 62,847	2019 29,081 19,255 14,287 2,433 364 189 1,827 61,806	2020 37,823 24,423 18,402 3,255 474 246 2,379 80,471	2021 46,297 28,868 21,035 3,827 591 308 2,970 100,472	2022 50,255 31,324 22,824 4,152 642 334 3,223 109,017	2023 66,826 41,718 30,398 5,530 855 445 4,292 145,195	2024 92,298 57,715 42,054 7,651 1,182 615 5,938 200,870	2025 206,147 120,533 87,826 15,978 2,470 1,285 12,402 419,498	2026 249,401 147,722 107,637 19,582 3,027 1,574 15,199 514,126	2027 328,556 182,088 132,678 24,138 3,731 1,940 18,735 633,732	2028 382,734 216,153 157,499 28,653 4,429 2,304 22,240 752,290	2029 449,838 258,354 188,249 34,248 5,293 2,753 26,582 899,164	2030 508,262 295,089 215,016 39,117 6,046 3,145 30,362 1,027,018	2031 633,133 358,231 261,024 47,487 7,340 3,818 36,859 1,246,772	2032 741,311 425,493 310,035 56,404 8,718 4,534 43,780 1,480,868	2033 759,462 436,064 317,738 57,805 8,934 4,647 44,867 1,517,662	2034 803,344 462,817 337,231 61,352 9,482 4,932 47,620 1,610,772	2035 822,736 474,136 345,478 62,852 9,714 5,053 48,785 1,650,164	2036 842,516 485,681 353,891 64,382 9,951 5,176 49,973 1,690,345	2037 862,691 497,456 362,471 65,943 10,192 5,301 51,184 1,731,328	2038 883,269 509,468 371,223 67,536 10,438 5,429 52,420 1,773,132	2039 904,260 521,719 380,150 69,160 10,689 5,560 53,681 1,815,771	2040 925,670 534,216 389,255 70,816 10,945 5,693 54,966 1,859,264	2041 947,508 546,962 398,543 72,506 11,206 5,829 56,278 1,903,626	2042 969,783 559,963 408,017 74,229 11,473 5,967 57,616 1,948,875	2043 992,503 573,225 417,679 75,987 11,744 6,109 58,980 1,995,030	2044 1,015,678 586,751 427,536 77,780 12,022 6,253 60,372 2,042,107	2045 1,039,316 600,549 437,589 79,609 12,304 6,400 61,792 2,090,126	447,843 81,475 12,593 6,550 63,240	16,702,068 9,641,388 7,027,214 1,277,753 197,451 102,703 991,593 33,541,051

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



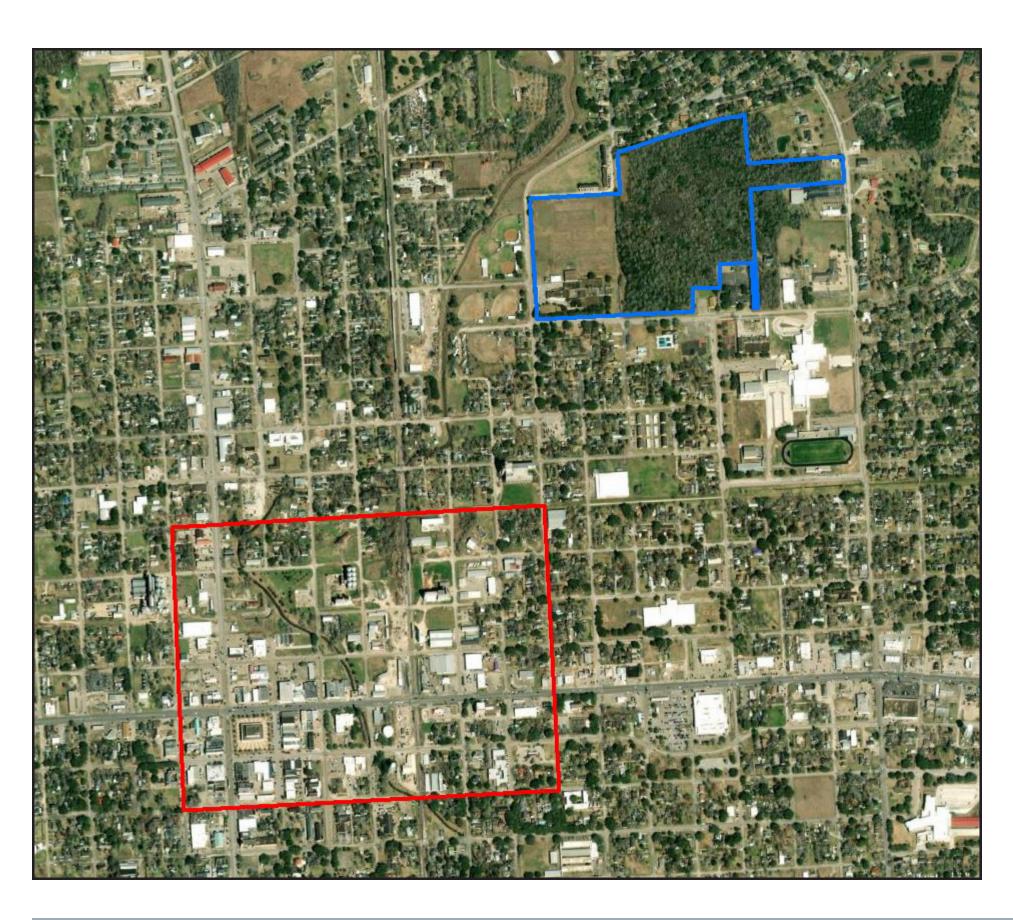
#### **Revenue Summary**

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$16,702,068	\$15,345,793	\$1,356,275
Matagorda County	\$9,641,388	\$9,641,388	\$0
Matagorda County Hospital Dist	\$7,027,214	\$7,027,214	\$0
Port of Bay City	\$1,277,753	\$1,277,753	\$0
Cons & Recl District	\$197,451	\$0	\$197,451
Coastal Plains GW District	\$102,703	\$0	\$102,703
Drainage District #1	\$991,593	\$0	\$991,593
Bay City ISD	\$33,541,051	\$0	\$33,541,051
Total	\$69,481,220	\$33,292,148	\$36,189,073



ITEM #5.





### **Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

### Length of TIRZ #1 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2046.

### Powers and Duties of Board of Directors:

authorized to:

- issue bonds;
- impose taxes or fees;

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

exercise the power of eminent domain; or

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



TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25045	GRANADOS JUAN & MARIA NIETO	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 1		HS, OV65
1	25046	GRANADOS JUAN & MARIA NIETO	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 2	\$ 50,470	
1	25047	FLORES DOROTHY	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 3	\$ 28,995	HS, OV65
1	25048	DOMINGUEZ ABEL & JUANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 4		HS, OV65
1	25051	ATODARIA SIDDHRAJSINH & PARUL	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 5-11	\$ 1,076,959	· ·
1	25054	DAVIS DAVID WAYNE	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 12	\$ 90,420	
1	25055	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 1, (RAILROAD CORRIDOR)	\$ 7,500	
1	25056	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 1, IMPT ONLY	\$ 22,950	
1	25057	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 2-3	\$ 55,910	
1	25060	AAA ROYAL INVESTMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOTS 4-18	\$ 343,960	
1	25062	ROMMY@BAY CITY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE B, BLK 1 (200' X 225') & PT RESERVE A, BLK 1 (100' X 75')	\$ 950,000	
1	25063	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 1-5	\$ 328,190	
1	25064	NORRIS HARRY A	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6-8 (W-35')	\$ 81,830	
1	25066	BRIGHTEST BLUE LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (MIDDLE PT 44.85') & 7 (E-105'), ACRES .086	\$ 70,170	
1	25068	NGUYEN KEVIN H & DESTINIE MINH CHAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 8 (E-105')	\$ 82,800	
1	25071	OTTIS TEREANA K	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 9	\$ 52,390	
1	25074	BURGER BIZ INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 10-17	\$ 493,110	
1	25075	QATTOM ALI SULIMAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 18-20 & N-10' LOT 21	\$ 26,900	
1	25076	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 22 & S-15' LOT 21	\$ 16,500	
1	25077	SAL HOLDINGS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 1-4 & W-12' LOT 5	\$ 1,009,220	
1	25078	TRUSTEES OF THE GIER FAMILY REVOCABLE TRUST	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 5 (E-28')	\$ 77,710	
1	25079	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 6	\$ 179,830	
1	25080	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7	\$ 87,690	
1	25081	IGLESIA CENTRO CRISTIANO	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 8-9	\$ -	EX-XV
1	25082	HARDY SUSIE	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10	\$ 62,410	
1	25083	LOUETTA LEASING INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11	\$ 56,170	
1	25084	MATAGORDA COUNTY MUSEUM	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 12-13	<u> </u>	EX-XV
1	25085	MATAGORDA COUNTY MUSEUM ASSOC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17		EX-XV
1	25086	PROSPERITY BANK	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 18-22	\$ 616,100	
1	25087	WOLTER SCOTT E SR & RHONDA R	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3	\$ 114,411	нс
1	25088	BAY CITY COMMUNITY DEVELOPMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8	\$ 95,380	115
1	25089	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10	\$ 98,160	
1	25090	HUITT CAROL ANN	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11	\$ 59,630	
1	25091	RYAN NORA COLLEEN	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12	\$ 49,540	
1	25092	PHILLIPS JASON A	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S-20' X 98') & (SW-6' X 42')	\$ 41,800	
1	25093	DUSTIN CLEMENTS ENTERPRISES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13	\$ 269,950	
1	25094	DANG NGOC THI	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20	\$ 232,610	
1	25095	WITKOVSKI RICHARD	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22	\$ 83,430	
1	25163	VAUGHAN EUGENE L	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2	\$ 129,320	
1	25163	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4	<u> </u>	EX-XV
1	25165	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5	\$	EX-XV
1	25165	BLOOMING PROPERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5	\$ 418.300	
1	25167	WYATT INTERESTS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8	\$ 25,330	
1	25167	SHINDLER DANIEL W & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8 BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10	\$ 25,330	
1	25168	SHINDLER DANIEL W & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10 BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11	\$ 159,620	
1	25169	PENNINGTON MELVIN W & DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11 BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 12-13	\$ 270,430	
1	25170		BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 12-13 BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 14	\$ 120,720	
1	25172	CALDWELL MATTHEW & GLENDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 14 BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 15 (S-50')	\$ 128,450	
	25173	NEWTON W R		\$ 30,670 \$ 406,250	
1		SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 16 & N-90' LOT 15		
1	25175		BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 17-18	+ = = = = = = = = = = = = = = = = = = =	
	25176	NEWTON WILLIAM & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 19-20	÷ 102,120	
	25177	MONTALVO ERLINDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 21-22	\$ 169,660 \$ -	
1	25178	MATAGORDA COUNTY TRUSTEE	BAY CITY ORIGINAL TOWNSITE, BLOCK 91, LOT 1-12	Ŷ	EX-XV
	25179	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 1-2	+	+
	25180	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 3	<i>y</i> 177,010	
1	25181	NORDLUND DARAN NORRIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 4	\$ 84,470	
1	25182	MARQUARDT DANIEL W	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 5, 6 & 7	\$ 322,080	
1	25185	GRADY FRANK & DONNA	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 8-9	\$ 103,420	
1	25186	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 10-12	\$ 192,810	
1	25187	BAY CITY LINEN SERVICE INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 13-15	\$ 169,210	
1	25189	HETH-ELLIOTT TERESA GAIL	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (PT) 50' X 105'	\$ 55,440	I



TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value Exemptions
1	25190	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (77' X 75')	\$ 43,760
1	25191	DICKERSON EDWIN HAWES	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 21 & 22	\$ 71,080
1	25193	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 1-8	\$ 558,580
1	25194	ALLISON ROBERT D	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 9-12, ACRES .0	\$ 82,500
1	25196	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 13-15	\$ - EX-XV
1	25197	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 16	\$ 3,630
1	25198	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 17-24	\$ 201,740
1	25199	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 1, (RAILROAD CORRIDOR)	\$ - EX-XV
1	25200	GARZA MANAGMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 127,260
1	25201	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 10 & N-20' LOT 9	\$ 32,780
1	25202	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 11-12	\$ 25,880
1	25204	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 24, (RAILROAD CORRIDOR)	\$ - EX-XV
1	25205	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 1	\$ 18,580
1	25206	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 2	\$ 47,490
1	25207	SIEBEN STEVEN P	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 3-4	\$ 59,410
1	25208	WARD E PROPERTIES #3 LTD LLP	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 5-6	\$ 75,140
1	25209	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 7-8, 1704-1706 AVE G	\$ - EX-XV
1	25210	BREAUX ARTHUR Y	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 9	\$ 42,940
1	25211	MUNIZ REJINO & MARIA DEL SOCORRO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 10, MH LABEL# PFS0844121 / PFS0844122	\$ 45,420
1	25212	RUBIO MANUEL & MARIA DEL ROSARIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 11	\$ 49,115 HS
1	25213	YOUNGER WILLIAM R & DONNA	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 12	\$ 70,790
1	25255	SUAREZ RICARDO & SELINA OROS	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (W-80')	\$ 69,420 HS, OV65
1	25256	MARTINEZ-GONZALEZ JOSE A	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (E-70'), 1807 10TH ST	\$ 61,424 HS
1	25257	SERRANO CECILIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 3	\$ 58,990
1	25258	ARIAS PETE	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 4	\$ 63,040
1	25259	RAMIREZ MARIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 5	\$ 69,350
1	25260	GONZALEZ GUSTAVO S & GUADALUPE SEGUNDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 6	\$ 81,390
1	25261	SCHNEIDER DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 7	\$ 45,760
1	25262	GONZALEZ JOSE & GUSTAVO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 8	\$ 50,820
1	25263	REPUBLIC BANK WACO TR TR#1817	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 9	\$ 7,250
1	25264	MORENO JUAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 10	\$ 7,250
1	25265	RAMIREZ DAVID & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 11	\$ 24,840
1	25267	LOPEZ JORGE & ELISIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 12	\$ 7,250
1	25268	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 103, LOT 1-12, (RAILROAD CORRIDOR)	\$ 90,000
1	25269	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT A (RESERVE)	\$ 37,500
1	25284	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 1-3 & PT LT 4-(24')	\$ 1,214,190
1	25285	LEWIS-FURSE PARTNERSHIP	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 9-12	\$ 285,190
1	25286	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 13-17	\$ 236,800
1	25287	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 18-21 & PT LT 22	\$ 48,870
1	25288	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 1	\$ 269,860
1	25289	RICKS RYAN PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 2 & 3 (S/2)	\$ 111,700
1	25290	CASH RANDALL K & CELESTE N	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 3 (N/2) & LOT 4 (S/2)	\$ 84,620
1	25291	WYLIE VENTURES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT (N/2) LOT 4 & (S/4) LOT 5	\$ 115,150
1	25292	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.0000000000%	\$ 26,015
1	25293	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.000000000%	\$ 40,270
1	25294	GREEN BROTHERS JEWELERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 7 & 8 (S-7'6")	\$ 90,730
1	25295	NEWTON WILLIAM RAYMOND & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 9-10 & LOT 8 (N-17'6")	\$ 193,210
1	25296	COASTAL GLO TANNING	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 11-12	\$ 163,360
1	25297	MORALES MICHAEL R & LISA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 13	\$ 129,660
1	25298	LG2 RENTAL LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 14-15	\$ 118,340
1	25299	VACEK CODY W & BRITTANY M	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 16-17	\$ 231,120
1	25300	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 18-19	\$ 25,000
1	25301	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 20 & E-15' LOT 21	\$ 75,850
1	25302	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 21 (W-10') & ALL LOT 22	\$ 15,000
1	25303	FRANKSON & GRIFFITH	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 1-2	\$ 232,310
1	25304	SUBPOENA PODER LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 3	\$ 83,180
1	25305	MATAGORDA CO APPR DIST	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 4-5	\$ - EX-XV
1	25306	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 6	\$ 57,900
1	25307	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 7	\$ 60,090
	25308	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 8-9	\$ 123,770
1	25506	TATRICK SINCEART ROLER TESTING		÷



TIRZ Prop	operty ID Taxpayer	Legal	City of Bay City 2021 Taxable Value Exemptions
1 253:	310 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 13-17	\$ - EX-XV
1 253:		BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 18-22	\$ - EX-XV
1 2538	385 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 1-4 & LOT 5 (W-12')	\$ - EX-XV
1 2538	386 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 6 & LOT 5 (E-38')	\$ - EX-XV
1 2538	387 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 7-10	\$ - EX-XV
1 2538	388 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 11-18	\$ - EX-XV
1 2538	389 INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 9-13	\$ 47,500
1 2539	390 INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 1-8 & 14-24	\$ 1,541,560
1 2539	391 FOSS HARDY & ARBUCKLE INSURANCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1-2 (N-80') & LOT 3 (W-10' N80'), 50% UND INT	\$ 52,585
1 2539	392 NGUYEN PETER C	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1 (S-60')	\$ 46,680
1 2539	393 GASKIN BYRON O & KANECIA L	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 2 (SW-12.5' X 60')	\$ 17,030
1 2539		BAY CITY ORIGINAL TOWN N 80'LT 1 & 2,W 10'N 80'LT 3 BLK 120 1/2 UND INT	\$ 52,585
1 2539		BAY CITY ORIGINAL TOWN E 12.5' OF S 60' OF LT 2 & W 10' OF S 60' OF 3 BLK 120	\$ 29,490
1 2539		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT E 15' 3, ALL 4, 5, 6, 7, & 8	\$ 251,390
1 2539		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 9-12	\$ 153,530
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 13-15 & 16 (PT-35' X 60')	Ś - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 17-18 & PT LT 16	\$ 16,820
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 1	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 2, EXEMPT	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 3-6	\$ 65,020
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 7-8	\$ 14,500
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 9	\$ 6,530
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 10-12	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 122, LOT 1-12	\$ 110,630
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 123, LOT 1-12	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1	\$ 7,250
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 2	\$ 64,920
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 3	\$ 37,817 HS, OV65
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 4	\$ 62,550
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 5	\$ 61,721 HS
1 254		Z & ABRAHAM YBARR BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 6	\$ 40,720
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 7-12 & 1/2 ALLEY	\$ 14,140
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 1-6	\$ 43,500
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 7-12	\$ 14,140
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 1-6	\$ 181,700
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 7-12 (PT LOTS)	\$ 21,750
1 254		BAY CITY ORIGINAL TOWNSITE, BLOCK 133, LOT 1-4 & 8-12 & PT LT 5	\$ 489,980
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 1-3	\$ - EX-XV
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 4 & 9	\$ 106,630
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 10,11,12	\$ 200,000
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 1-3 & 10-12	\$ - EX-XV
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 4-9	\$ 43,500
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 4 5	\$ 167,870
	546 SABRSULA ALFRED M JR & GLORIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, ECT 7-5, INIT FONET	\$ 44,890
1 2554		BAY CITY ORIGINAL TOWNSITE, BLOCK 140, LOT 1 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 2 & W-15' LOT 3	\$ 99,460
1 2554		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 2 & W-15 LOT 3 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 3 (E-35')	\$ 51,820
1 2554		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 4	\$ 60,760
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 5-6	\$ 155,820
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 7 & E/2 OF LOT 8	\$ 88,550
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 9 & W/2 LOT 8	\$ 75,350 HS, OV65
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11	\$ 90,890
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12-11 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12	\$ 90,890
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 140, LOT 12 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2	\$ 68,560
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 3 & W-12' OF LOT 4	\$ 162,610
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 3 & W-12 OF LOT 4 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38' LOT 4	\$ 162,610 \$ 180,750 HS
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38 LOT 4 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8	\$ 180,750 HS \$ 717,940
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 9 & E30' LOT 10	\$ 72,000
1 255		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 9 & ESO LOT 10 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 11-12 & W-20' OF LOT 10	\$ 90,000
1 2550		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 11-12 & W-20 OF LOT 10 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 1-3 & 11-12	\$ 90,000
1 2550		BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 1-3 & 11-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6	\$ 1,013,070
1 2550		BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6, IMPT ONLY	\$ 220,363
± 2000	JUJ DAT CITT VLIVI URES INC	DAT CITT ORIGINAL TOWNSTIL, BLOCK 140, LOT 4-0, IVIPT ONLT	۲٫۵۵۵ ک



Property ID Taxpayer		Legal	City of Bay City 2021 Taxable Value	Exemptio
25566 TOMMAR PRO	PERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 7-9	\$ 831,720	)
25567 KILE HERMAN	& KIM	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 10	\$ 91,200	
25568 BARRETTS MI	NERALS INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 149, LOT 1-12	\$ 134,100	)
25569 B U GROWERS	LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12	\$ 88,640	)
25570 BU GROWERS	LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12	\$ 105,000	
25571 CITY OF BAY C	ITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9	\$ -	EX-XV
25625 SOUTHERN PA	CIFIC COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH	\$ 87,000	)
25626 GASAWAY INC		BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND)	\$ 79,160	
25627 BAY CITY I S D		BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6	\$ -	EX-XV
25628 BAY CITY I S D		BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ -	EX-XV
25629 BELL WILLIAM	& SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 1	\$ 87,330	)
25630 THORNTON R	DGER P & MARILYN K	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 2-3	\$ 63,350	)
25631 CORTINAS MA	RIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 4-5	\$ 44,480	)
25632 CORTINAS MA	RIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 6	\$ 7,250	
25633 MUSKIET IDA	VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 7-9	\$ 125,850	)
25634 WILLIAM & JA	NET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 10	\$ 40,310	)
	NET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 11	\$ 41,750	-
	& SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (W-50')	\$ 2,470	
	ON & JANIE M	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (E-100')	<u> </u>	DVHS, H
25638 FARIS GAROLI		BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 1-2 & 10-12	\$ 565,300	
25639 AUTOZONE TE		BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6	\$ 140,100	_
25640 AUTO ZONE IN		BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6, IMPT ONLY	\$ 298,050	
	DHRAJSINH H & PARUL S	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 7	\$ 175,510	
	APY INTERNATIONAL PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 8-9	\$ 224,330	
	ST HAROLD JR & REGINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 1 & W-32' LOT 2	\$ 131,830	
25646 WEBB TONY		BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 3 & E-18' OF LOT 2	\$ 91,370	
25647 SANCHEZ ARN		BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 4	\$ 63,536	_
25648 MATAGORDA		BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 5-6		EX-XV
25649 MATAGORDA		BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 7-12		EX-XV
25650 ZERNICEK SAR		BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 7-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 1-3	\$ 152,713	
25652 2200 AVENUE		BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 1-5	\$ 988,100	
25653 BAY CITY LEAD		BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 10-12	\$ 108,360	-
62517 BARRETTS MI		9900025,0,IMPROVEMENTS	\$ 217,210	
86798 BAY CITY AVE	NUE F LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, LOT 5-10	\$ 506,800 \$ 62,730	
88803 PETER JASON		BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (75' X 63')		
99607 B & P LLC		BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 5-8 & PT LT 4-(1')	\$ 504,080	
102374 CUMBIE BERN		BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (REAR PT) 50' X 35'	\$ 34,070	
111361 DICKERSON JC		BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.000000000%	\$ 40,270	_
111364 DICKERSON JC		BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.000000000%	\$ 26,015	
115782 ROMMY@BA		BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE A, 100' X 75' REPLAT	\$ 59,800	-
121747 MILBERGER W	ARREN & KAY	COTTONWOOD PARK, LOT 1		HS, OVE
121748 LEE TERESA		COTTONWOOD PARK, LOT 2	\$ 130,040	
	NICHOLAS GRANT	COTTONWOOD PARK, LOT 3	\$ 140,160	-
121750 BROOKS BEVE		COTTONWOOD PARK, LOT 4		HS, OV
121751 SAL HOLDING		COTTONWOOD PARK, LOT 5	\$ 15,000	-
121752 SAL HOLDING		COTTONWOOD PARK, LOT 6	\$ 15,000	
121753 SAL HOLDING		COTTONWOOD PARK, LOT 7	\$ 15,000	
121754 SAL HOLDING		COTTONWOOD PARK, LOT 8	\$ 15,000	
121755 SAL HOLDING	S LTD	COTTONWOOD PARK, LOT B (RESERVE)	\$ 5,000	-
122007 LIVE WORK PL	AY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
122008 J GARZA JR M	ANAGMENT LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
122009 GARZA ANDRE	IS R	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
122010 GIGI ASSOCIA	FION LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	)
126101 COOK CODY &	ASHLEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$ 145,475	
129599 GIBSON BENJ	AMIN & ALLYSON	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (E-PT 60.39'), ACRES 0.034	\$ 66,720	
TOTAL TIRZ #1			\$ 31,166,556	
19844 SAL HOLDING	S LLC	AB 0268, I & G N RR CO, ACRES 18.325	\$ 459,352	EX-XV
19849 SAL HOLDING	SILC	AB 0268, I & G N RR CO, ACRES 33.85	\$ 146,230	
19853 SAL HOLDING		AB 0268, I & G N RR CO, ACRES 4.0	\$ 131,710	_
TOTAL TIRZ #1			\$ 737,292	
	& #1A		\$ 31,903,848	

