



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 report 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
- 5.** Consider and/or approve the Amendments to City Council.

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, 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.



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 recommend 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

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 Folsie. 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

ANNUAL REPORT REQUIREMENTS



Annual Report Requirements

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

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

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

What is Tax Increment Financing (TIF)?

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.

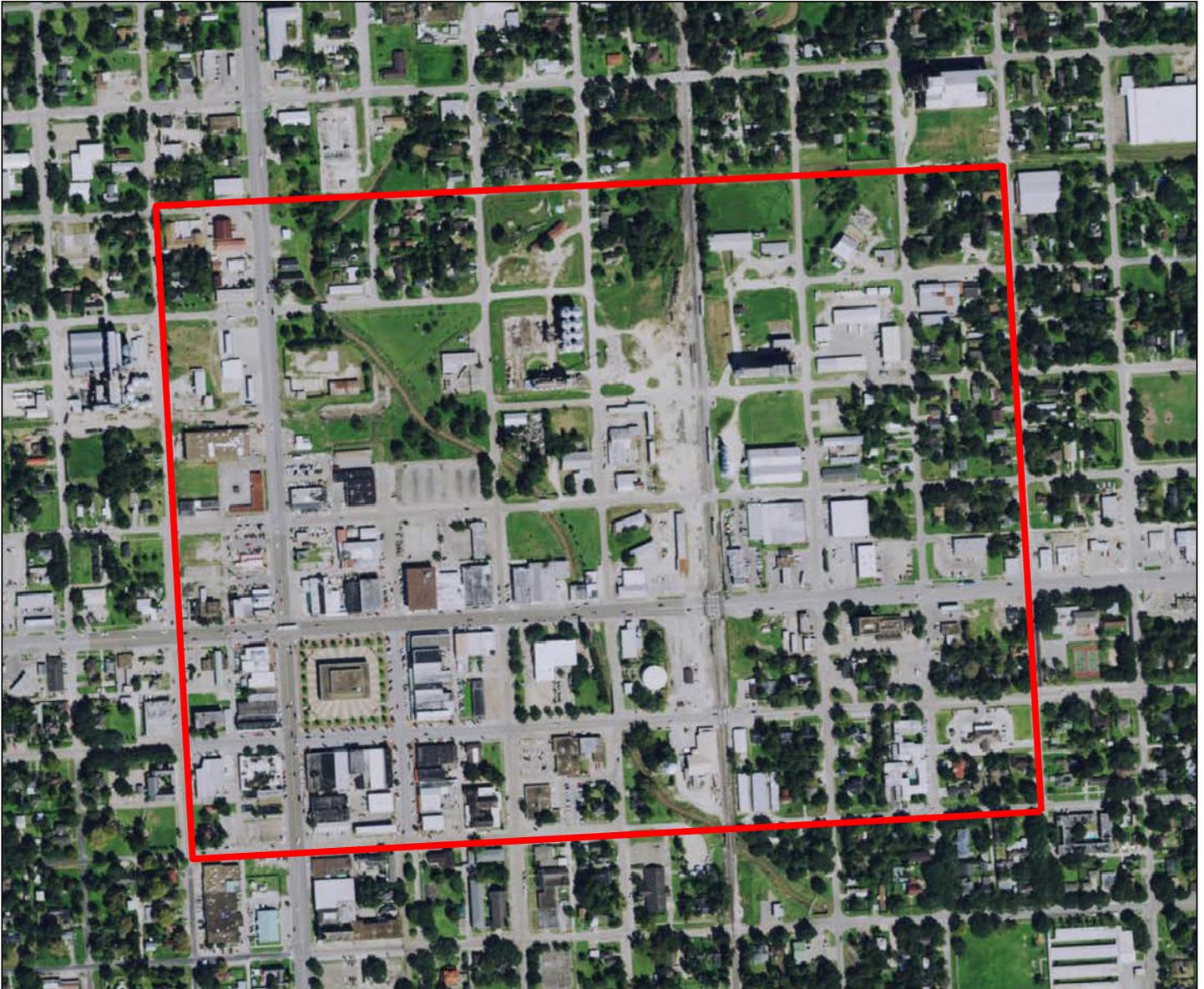
While TIRZ's are generally established by cities, other taxing jurisdictions are allowed to participate in the zone at their own discretion.



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

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.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

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	
<u>Real Property</u>	
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	
<u>Real Property</u>	
City of Bay City	\$29,650,220
Matagorda Cty	\$29,273,336
Matagorda Cty Hospital	\$29,273,336
Port of Bay City	\$29,273,336
Captured Appraised Value	
<u>Real Property</u>	
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	
<u>Real Property</u>	
City of Bay City	\$37,823
Matagorda Cty	\$24,423
Matagorda Cty Hospital	\$18,402
Port of Bay City	\$3,255
Total	\$83,903



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

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

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.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

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%	\$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 Value	
<u>Real Property</u>	
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 Year	
<u>Real Property</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	
<u>Real Property</u>	
City of Bay City	\$12,530,475
Matagorda Cty	\$12,426,836
Matagorda Cty Hospital	\$12,426,836
Port of Bay City	\$12,426,836
Incremental Revenue Collected in FY 2021	
<u>Real Property</u>	
City of Bay City	\$82,075
Matagorda Cty	\$52,471
Matagorda Cty Hospital	\$39,536
Port of Bay City	\$6,994
Total	\$181,075



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Three (TIRZ #3) was established in 2017 and 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

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.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

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%	\$0
Matagorda Cty	0.42224	30%	\$0
Matagorda Cty Hospital	0.31815	23%	\$0
Port of Bay City	0.00000	0%	\$0
Drainage District #1	0.00000	0%	\$0
Coastal Plains GW	0.00000	0%	\$0
Cons & Recl	0.00000	0%	\$0
Bay City ISD	0.00000	0%	\$0
TOTAL	1.39539	100.00%	\$0

2017 Base Value	
<u>Real Property</u>	
City of Bay City	\$349,100
Matagorda Cty	\$349,100
Matagorda Cty Hospital	\$349,100
2020 Tax Year	
<u>Real Property</u>	
City of Bay City	\$178,120
Matagorda Cty	\$178,120
Matagorda Cty Hospital	\$178,120
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Incremental Revenue Collected in FY 2021	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Total	\$0



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	
Expenditures		
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	
Ending Fund Balance	95,931.03	

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

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

TIRZ 2

Beginning Fund Balance 10-1-20	160,014.21
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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
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Ending Fund Balance	192,727.89
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Modified Accrual Basis

Due Developer Reimbursement- BCCDC	190,000.00	<i>Board approved \$2,845,190.62 on May 18, 2018 Reimbursement made as funds are available and i are verified</i>
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Balance after TIRZ revenue collected & estimated disbursements paid	2,727.89
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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

City of Bay City
Financial Statement
Tax Increment Reinvestment Zone #1
January 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%	-
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
	\$ 13,976.38		

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
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Revenues

TIRZ # 2 City	
TIRZ # 2 County	
TIRZ # 2 Hospital	
TIRZ # 2 Port of Bay City	

Total Revenues	-
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Expenditures

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	<i>Board approved \$2,845,190.62 on May 18, 2018</i>
Net Revenue (Expenditures)	(190,000.00)	<i>Reimbursement made as funds are available and are verified</i>

Ending Fund Balance	2,727.89
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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

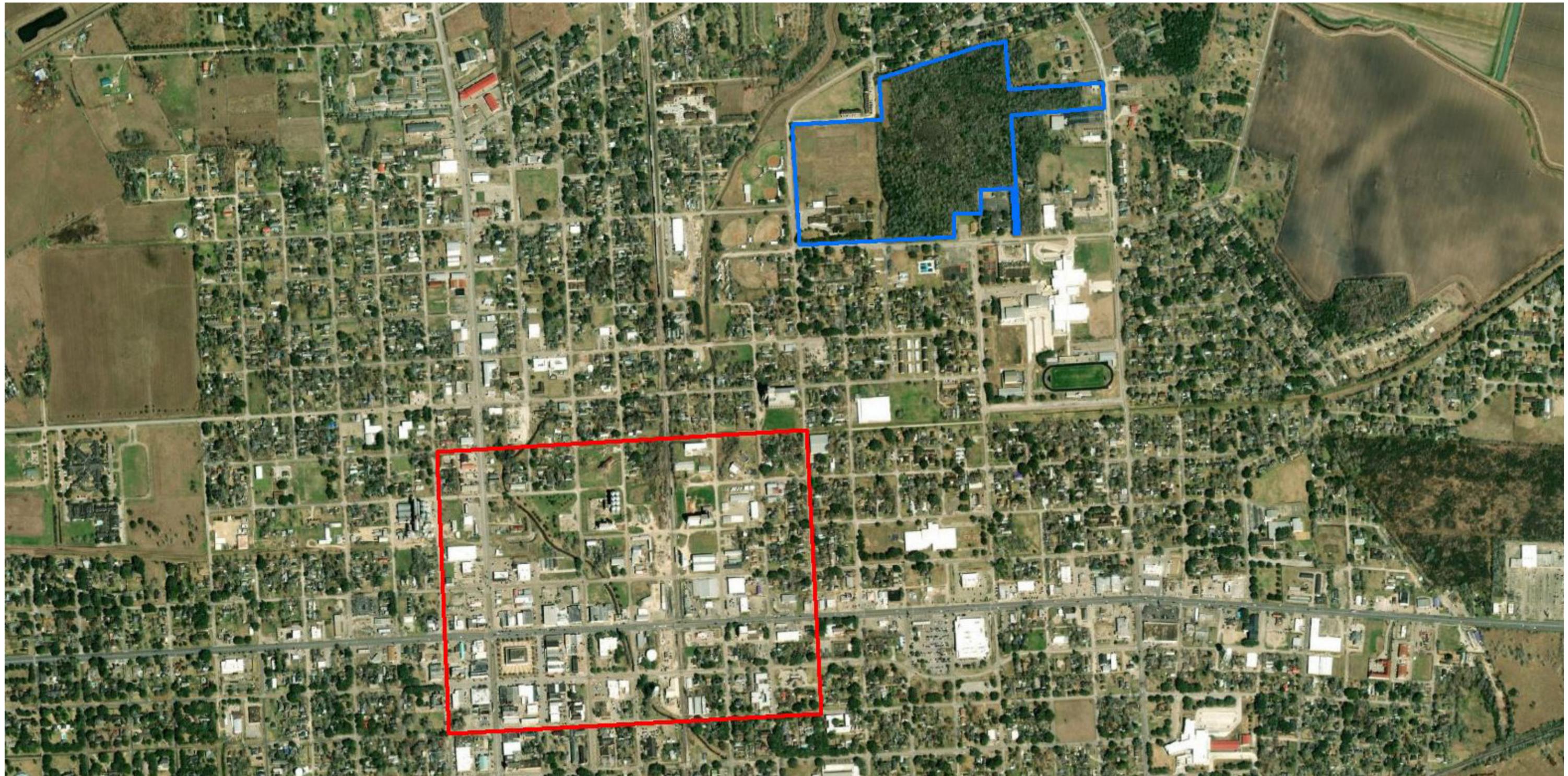


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Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay 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.

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.

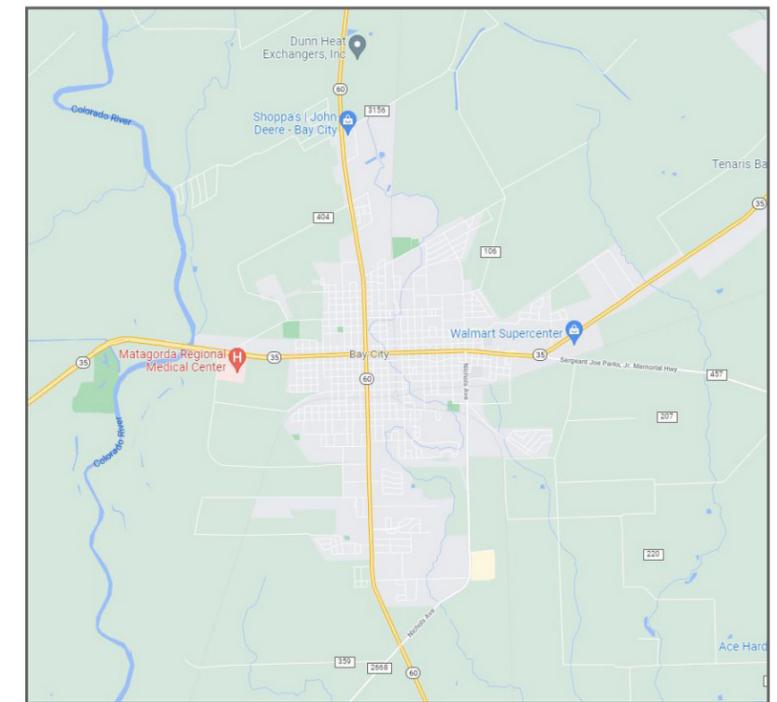
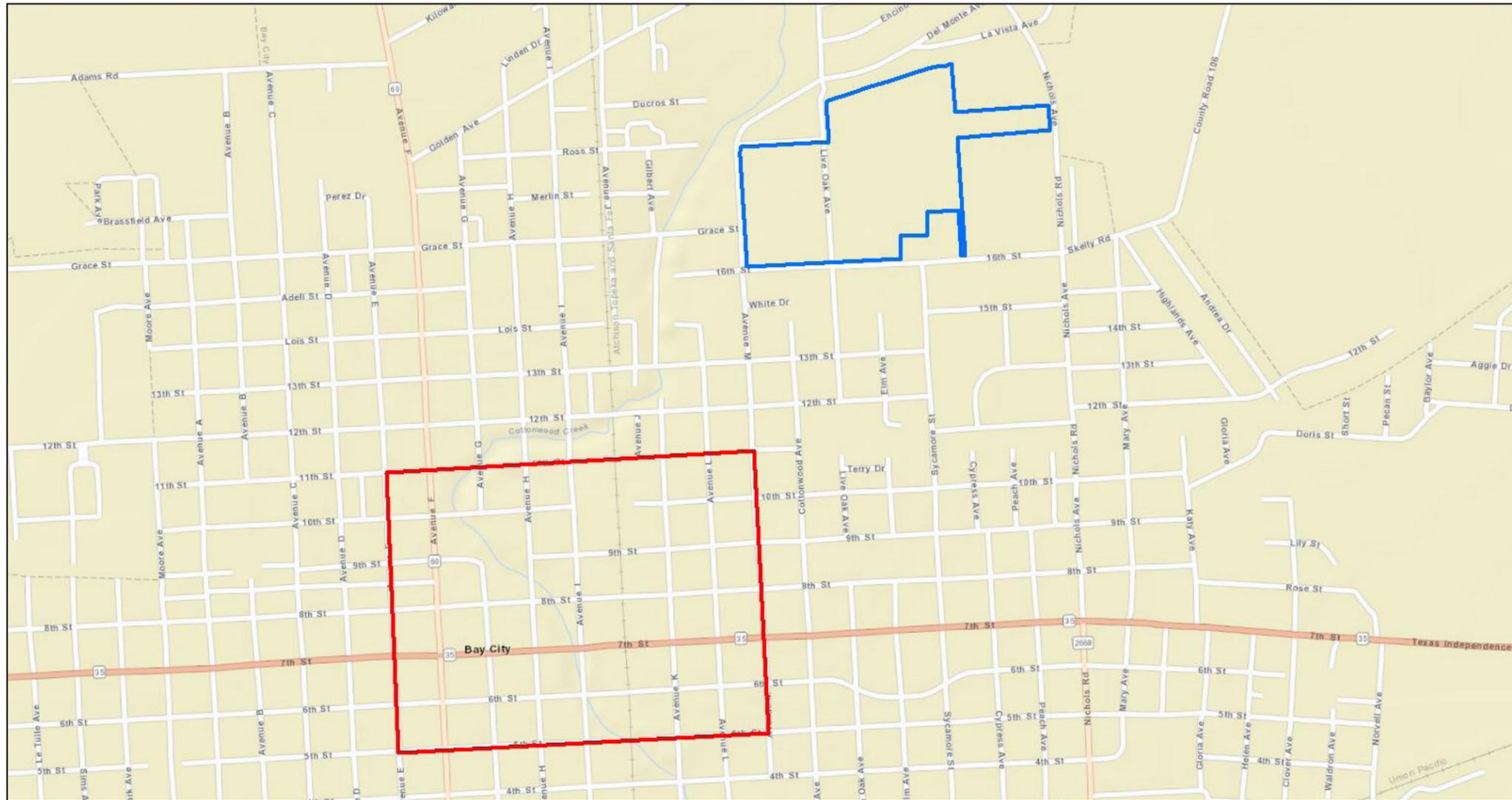


Tax Increment Reinvestment Zone #1, Bay City

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 facilities, 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 through 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

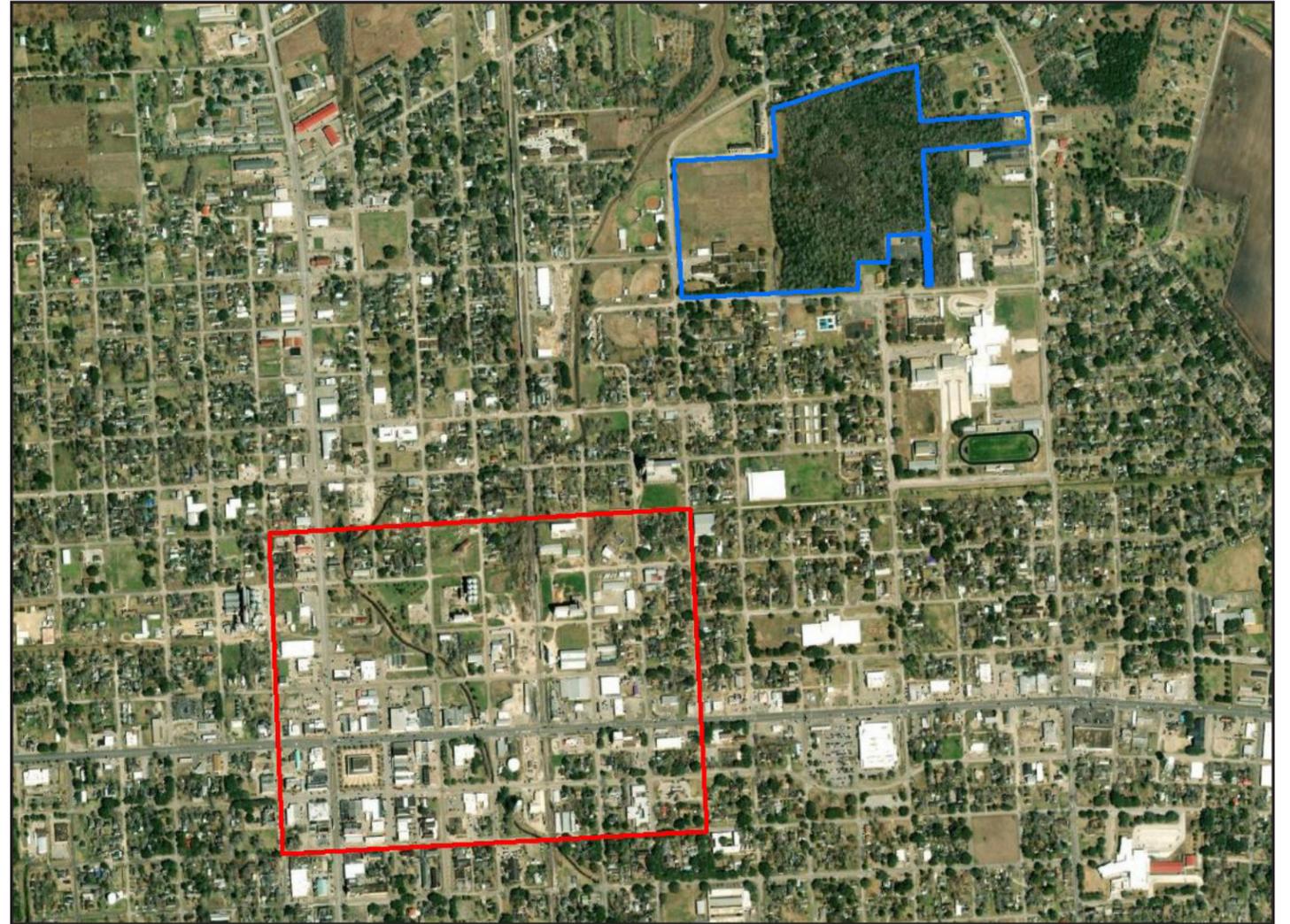
East along the northern ROW line of 11th Avenue to a point where said line intersects with the eastern ROW line of Avenue M, thence

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



 - TIRZ #1 Boundary

 - TIRZ #1A 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 1/2-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;



 - TIRZ #1A Boundary

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

½-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 ½-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 ½-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 ½-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° 50' 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 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 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 ½-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 O.

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 ½-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 4.00-acre tract South 86° 46' 25" West for a distance of 790.91-feet to a found ½-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 ½-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 ½-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 ½-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 ½-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.

Land Use

The land within the original boundaries of the zone 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

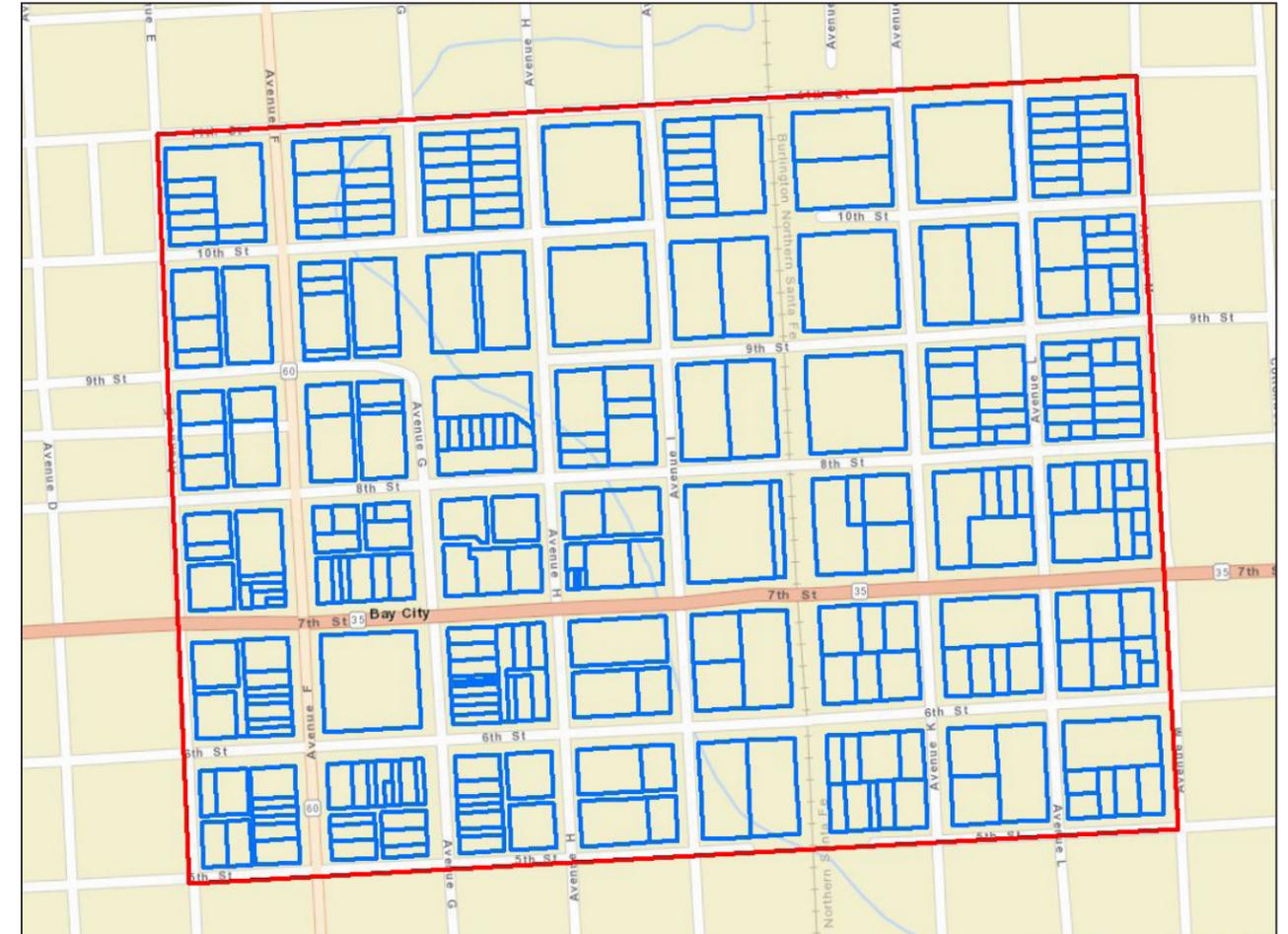
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

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 Matagorda 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



TIRZ #1A Parcels

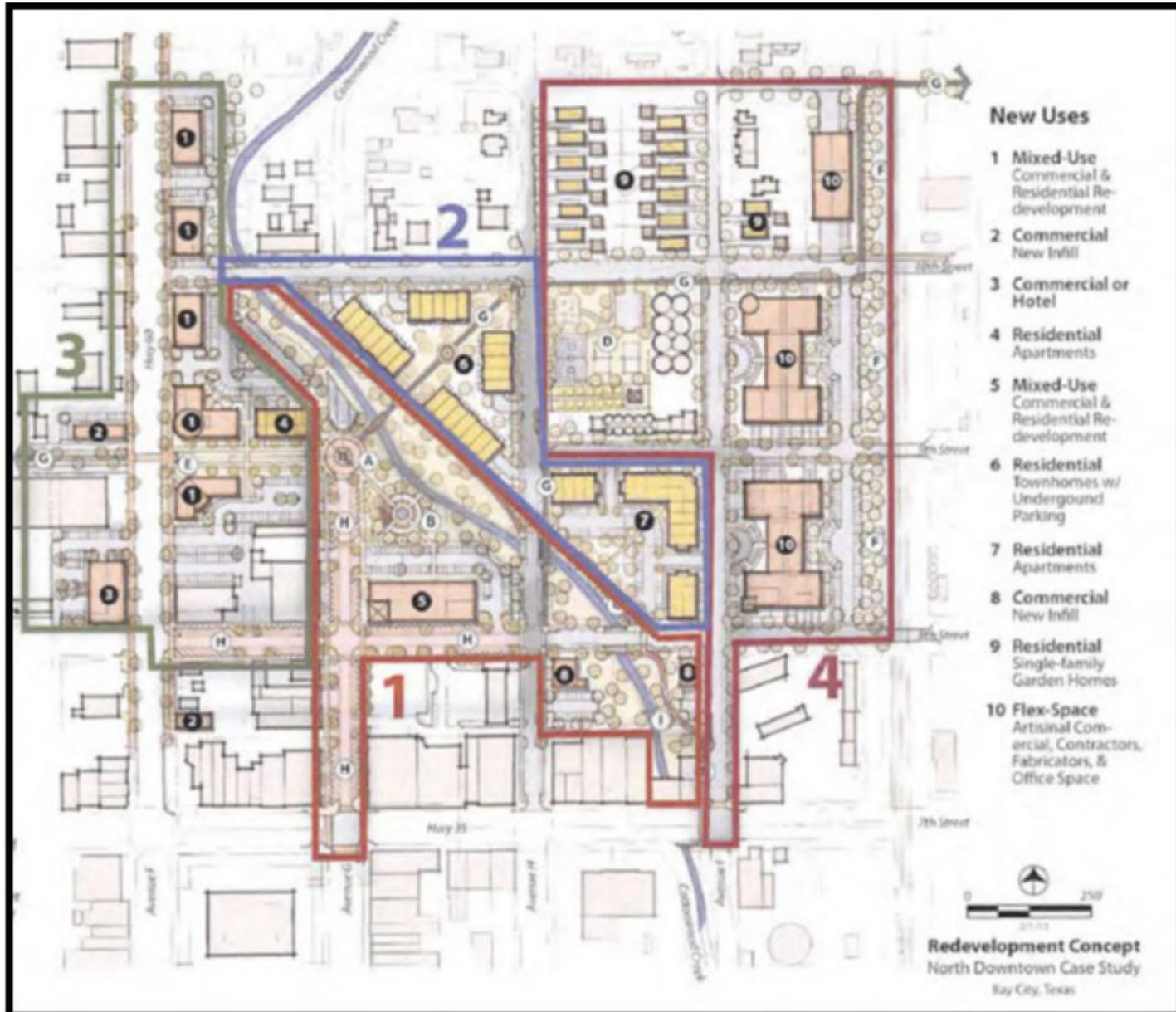
Anticipated Development

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.

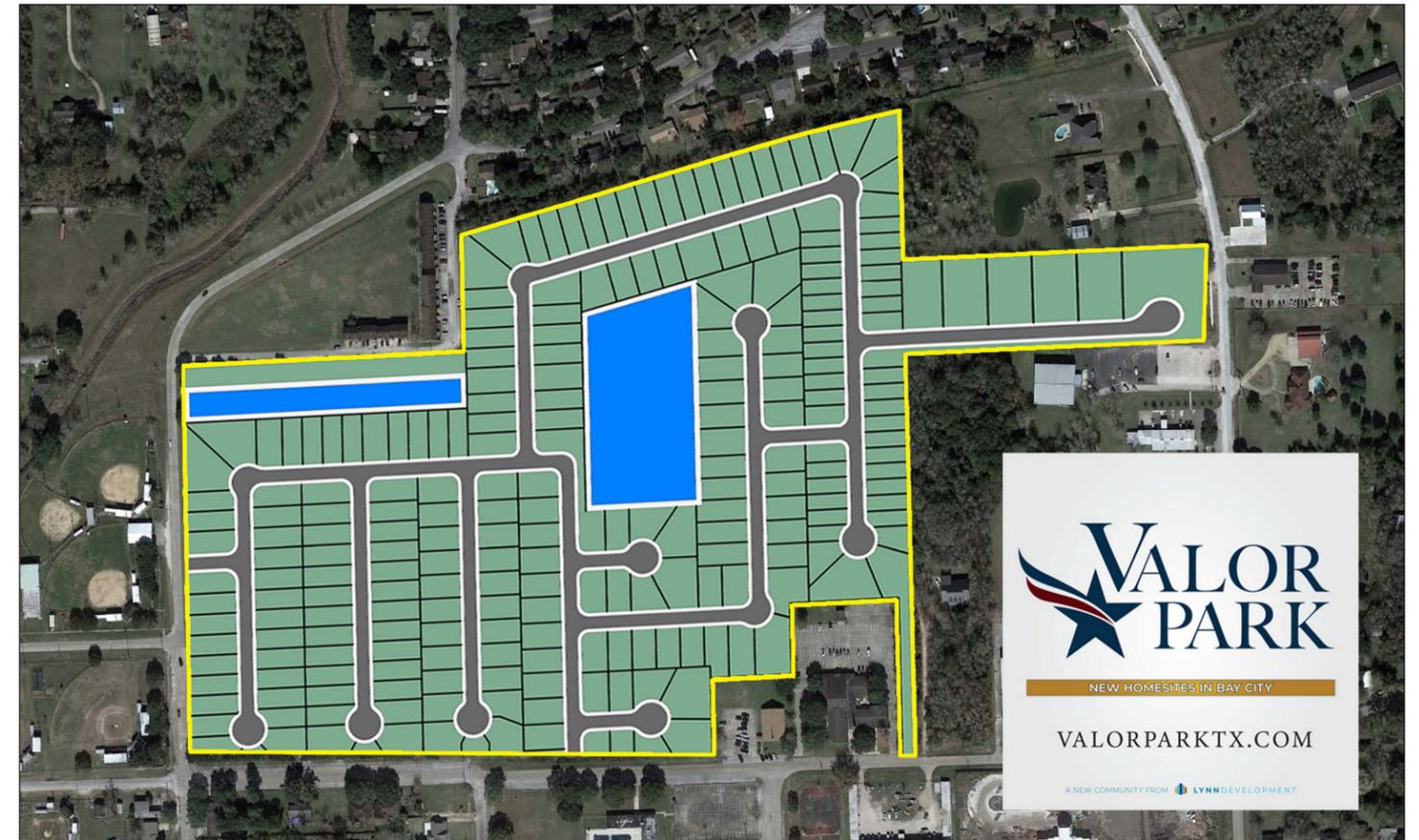
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Single Family		4	2023	\$210,000	\$840,000	\$0.00	\$0
Townhome		12	2025	\$175,000	\$2,100,000	\$0.00	\$0
Multifamily		65	2025	\$100,000	\$6,500,000	\$0.00	\$0
Retail	2,000		2025	\$100	\$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

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



TIRZ #1A - Anticipated Development

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 Hospital 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		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%	0.0000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
	2.82382000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TIRZ #1 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	100%	0.63500000
Matagorda County	0.39974000	100%	0.39974000
Matagorda County Hospital District	0.29127000	100%	0.29127000
Port of Bay City	0.05299000	100%	0.05299000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		1.37900000

PERSONAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	0%	0.00000000
Matagorda County	0.39974000	0%	0.00000000
Matagorda County Hospital District	0.29127000	0%	0.00000000
Port of Bay City	0.05299000	0%	0.00000000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TIRZ #1	Year	AREA SF/UNIT	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX 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 PROPERTY	PERSONAL PROPERTY	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 PROPERTY	PERSONAL PROPERTY	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%	\$ 9,114,952		\$ 9,114,952		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

TOTAL 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				
Single Family	Taxable Value Per Unit								210,000	214,200	218,484	222,854	227,311	231,857	236,494	241,224	246,048	250,969	255,989	261,109	266,331	271,657	277,091	282,632	288,285	294,051	299,932	305,930	312,049	318,290	324,656	331,149	337,772				
	Cumulative SF									4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4			
	SF Taxable Value									856,800	873,936	891,415	909,243	927,428	945,976	964,896	984,194	1,003,879	1,023,958	1,044,441	1,065,328	1,086,624	1,108,330	1,130,447	1,152,966	1,175,887	1,199,210	1,222,936	1,247,065	1,271,597	1,296,532	1,321,870	1,347,612	1,373,759	1,400,312		
Townhome	Taxable Value Per Unit								175,000	178,500	182,070	185,711	189,426	193,214	197,078	201,020	205,040	209,141	213,324	217,591	221,942	226,381	230,909	235,527	240,237	245,042	249,943	254,942	260,041	265,242	270,546	275,957	281,477				
	Cumulative SF									12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12			
	SF Taxable Value									2,228,537	2,273,108	2,318,570	2,364,841	2,412,040	2,460,185	2,509,279	2,559,324	2,610,329	2,662,294	2,715,219	2,769,104	2,823,949	2,879,754	2,936,519	2,994,244	3,052,929	3,112,574	3,173,179	3,234,744	3,297,269	3,360,754	3,425,199	3,490,604	3,556,969	3,624,294		
Retail	Taxable Value Per SF								100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161				
	Cumulative SF									2,000	2,000	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500			
	Commercial Taxable Value									212,242	216,486	607,244	619,389	631,777	644,413	1,075,583	1,097,095	1,119,037	1,141,418	1,164,246	1,187,531	1,211,282	1,235,507	1,260,217	1,285,422	1,311,130	1,337,353	1,364,100	1,391,382	1,419,209	1,447,584	1,476,009	1,504,484	1,533,009	1,561,584		
Office	Taxable Value Per SF								150	153	156	159	162	166	169	172	176	179	183	187	190	194	198	202	206	210	214	219	223	227	232	237	241				
	Cumulative SF									10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000		
	Commercial Taxable Value									1,723,029	1,757,489	1,792,639	1,828,492	1,865,061	1,892,229	1,920,011	1,948,418	1,977,461	2,007,150	2,037,495	2,068,397	2,099,856	2,131,880	2,164,470	2,197,626	2,231,350	2,265,652	2,299,532	2,334,000	2,369,156	2,404,900	2,441,240	2,478,176	2,515,708	2,553,836	2,592,560	
Multifamily	Taxable Value Per Unit								100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166	119,509	121,899	124,337	126,824	129,361	131,948	134,585	137,272	140,012	142,805	145,651	148,550	151,501	154,504	157,559	160,666	163,825	167,036		
	Cumulative SF									65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65		
	MF Taxable Value									6,897,852	7,035,809	7,176,525	7,320,056	7,466,457	7,615,726	7,768,102	7,923,922	8,083,592	8,247,240	8,414,993	8,586,868	8,762,899	8,943,116	9,127,649	9,316,524	9,509,780	9,707,448	9,909,560	10,116,148	10,327,344	10,543,180	10,764,688	10,991,899	11,224,844	11,463,654	11,708,450	11,959,352
REAL PROPERTY	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	44,055,096				
	Bay City																																				
	Matagorda County																																				
PERSONAL 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%	100%	100%		
	PV																																				
	Bay City																																				
SALES TAX	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%	100%	100%		
	PV																																				
	Bay City																																				
SUMMARY	Taxable Value									24,194	24,878	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	1,268,963			
	PV																																				
	Bay City																																				
PARTICIPATION	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	44,055,096				
	PV																																				
	Bay City																																				
SUMMARY	Taxable Value									14,000	14,000	38,500	38,500	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	86,492			
	PV																																				
	Bay City																																				
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT	Taxable Value									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	619,652			
	PV																																				
	Bay City																																				
SUMMARY	Taxable Value									12,379	12,627	161,806	164,762	197,860	201,047	229,793	233,007	352,949	491,182	501,005	568,745	580,120	591,723	603,587	615,628	627,941	640,900	653,970	667,166	679,703	692,797	707,163	721,707	736,426			
	PV																																				
	Bay City																																				



TIRZ #1A : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION		
Bay City	0.63500000	100%	0.63500000
Matagorda County	0.39974000	100%	0.39974000
Matagorda County Hospital District	0.29127000	100%	0.29127000
Port of Bay City	0.05299000	100%	0.05299000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		1.37900000

PERSONAL PROPERTY TAX	PARTICIPATION		
Bay City	0.63500000	0%	0.00000000
Matagorda County	0.39974000	0%	0.00000000
Matagorda County Hospital District	0.29127000	0%	0.00000000
Port of Bay City	0.05299000	0%	0.00000000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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TIRZ #1 A	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2023	241	\$ 210,000.00	\$ 50,610,000	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	#REF!	#REF!
TOTAL		241		50,610,000		-		#REF!

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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	REAL PROPERTY	PERSONAL PROPERTY	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%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

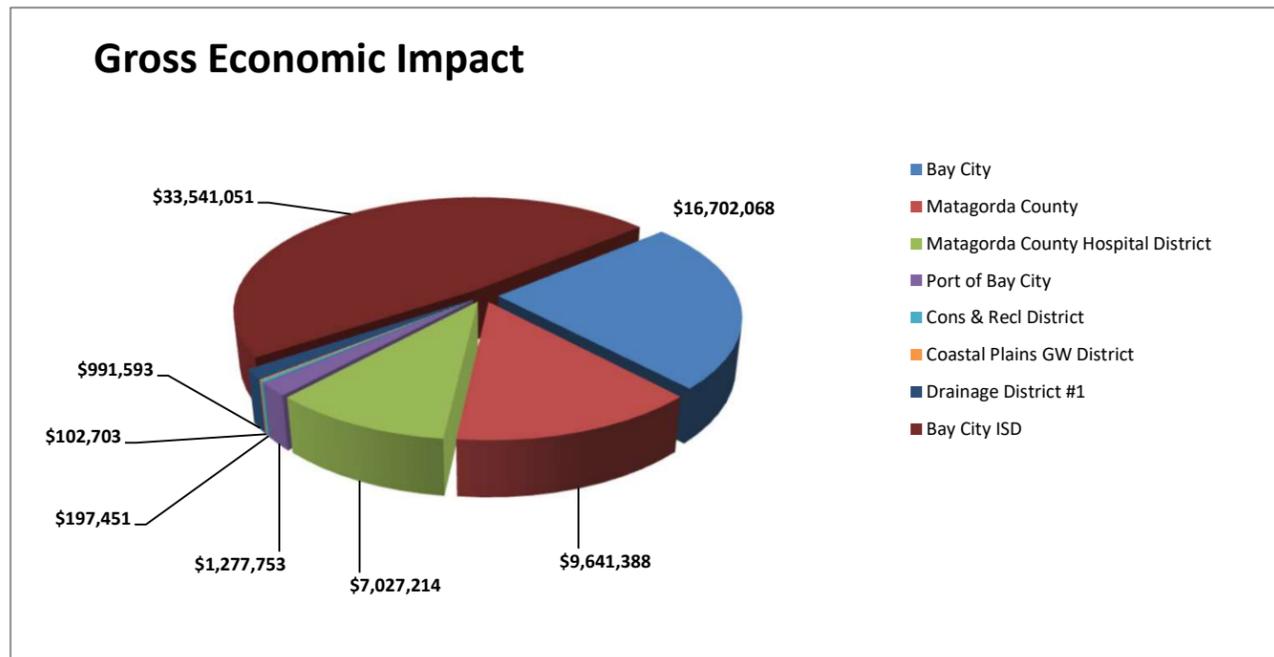
		Calendar Year																																			
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				
TOTAL TAX REVENUE																																					
Single Family	Taxable Value Per Unit	210,000	214,200	218,484	222,854	227,311	231,857	236,494	241,224	246,048	250,969	255,989	261,109	266,331	271,657	277,091	282,632	288,285	294,051	299,932	305,930	312,049	318,290	324,656	331,149	337,772											
	Cumulative SF	0	5	20	45	70	100	130	160	190	220	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241				
	SF Taxable Value	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												
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Matagorda County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Port of Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Cons & Reel District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Coastal Plains GW District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Drainage District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Bay City ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		6,801	27,747	63,680	101,040	147,229	195,226	245,084	296,857	350,604	391,753	399,588	407,579	415,731	424,046	432,526	441,177	450,000	459,000	468,181	477,544	487,095	496,837	506,774	516,909	527,240	537,767	548,481	559,381	570,366	581,436	592,591	603,831	615,156	626,566		
		4,281	17,467	40,088	63,606	92,683	122,897	154,283	186,875	220,710	246,613	251,545	256,576	261,708	266,942	272,280	277,726	283,281	288,946	294,725	300,620	306,632	312,765	319,020	325,400	331,903	338,533	345,291	352,177	359,191	366,332	373,500	380,794	388,214	395,755		
		3,120	12,728	29,210	46,346	67,533	89,549	112,418	136,166	160,820	179,694	183,288	186,954	190,693	194,507	198,397	202,365	206,412	210,540	214,751	219,046	223,427	227,896	232,453	237,103	241,846	246,675	251,590	256,591	261,679	266,841	272,077	277,397	282,799	288,283		
		568	2,315	5,314	8,432	12,286	16,291	20,452	24,772	29,258	32,691	33,345	34,012	34,692	35,386	36,094	36,816	37,552	38,303	39,069	39,850	40,648	41,460	42,290	43,135	43,995	44,869	45,757	46,659	47,575	48,505	49,448	50,404	51,373	52,354		
		88	358	821	1,303	1,899	2,518	3,161	3,829	4,522	5,053	5,154	5,257	5,362	5,469	5,579	5,690	5,804	5,920	6,038	6,159	6,282	6,408	6,536	6,667	6,800	6,936	7,074	7,214	7,357	7,502	7,649	7,798	7,949	8,101		
		46	186	427	678	988	1,310	1,644	1,992	2,352	2,681	2,734	2,789	2,845	2,902	2,960	3,019	3,079	3,141	3,204	3,268	3,333	3,400	3,468	3,537	3,607	3,678	3,750	3,823	3,897	3,972	4,048	4,125	4,203	4,281		
		441	1,797	4,125	6,545	9,536	12,645	15,874	19,228	22,709	25,374	25,882	26,400	26,928	27,466	28,015	28,574	29,147	29,730	30,325	30,931	31,550	32,181	32,825	33,481	34,149	34,829	35,520	36,223	36,938	37,664	38,401	39,150	39,910	40,681		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	1,155,151	1,178,226	1,201,736	1,225,680	1,250,058	1,274,880	1,300,146	1,325,856	1,352,009	1,378,604		
		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	2,344,629	2,391,464	2,439,179	2,487,774	2,537,249	2,587,604	2,638,839	2,690,954	2,743,949	2,797,824		
		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110													

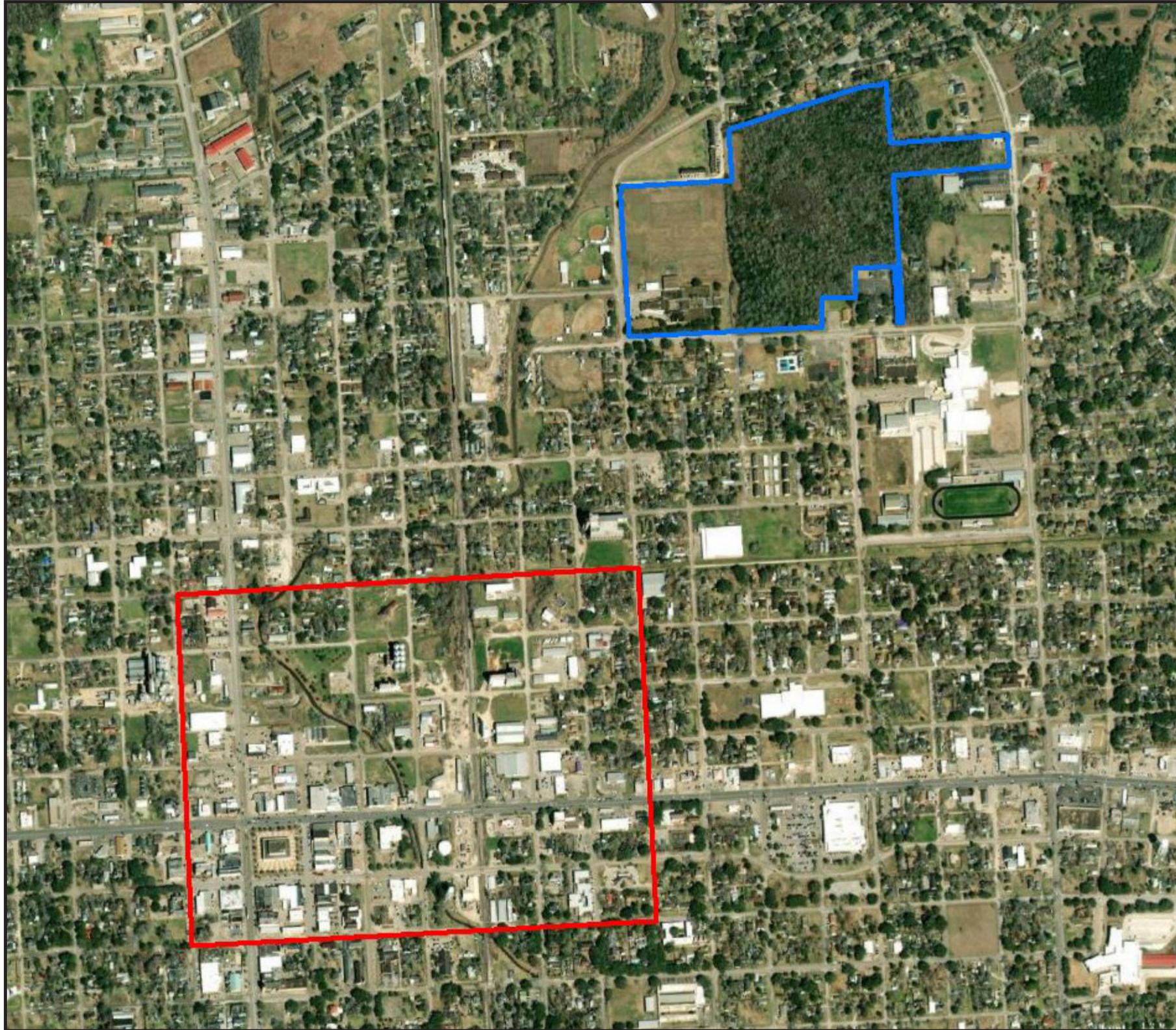
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH		DISCOUNT RATE		REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX		REVENUE YEAR																												TOTALS	
2.00%		6.00%								2015 - 2046																													
REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX																																			
Bav City	0.6350000	100%	0.6350000	Bav City	0.6350000	0%	0.0000000	0.0200000	0.00%	0.0000000																													
Mataoorda County	0.3997400	100%	0.3997400	Mataoorda County	0.3997400	0%	0.0000000																																
Mataoorda County Hospital District	0.2912700	100%	0.2912700	Mataoorda County Hospital District	0.2912700	0%	0.0000000																																
Port of Bav City	0.0529900	100%	0.0529900	Port of Bav City	0.0529900	0%	0.0000000																																
Cons & Reel District	0.0081900	0%	0.0000000	Cons & Reel District	0.0081900	0%	0.0000000																																
Coastal Plains GW District	0.0042600	0%	0.0000000	Coastal Plains GW District	0.0042600	0%	0.0000000																																
Drainage District #1	0.0411300	0%	0.0000000	Drainage District #1	0.0411300	0%	0.0000000																																
Bay City ISD	1.3912400	0%	0.0000000	Bay City ISD	1.3912400	0%	0.0000000																																
2.8238200		1.3790000		2.8238200		0.0000000																																	
REVENUE YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
	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							
REVENUE #1 - INCREMENT																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY TAX																																							
Sales																																							
npv @ 6%																																							
REVENUE #2 - SALES TAX																																							
Sales																																							
npv @ 6%																																							
REVENUE #3 - INCREMENT																																							
REAL PROPERTY TAX																																							
BUSINESS PERSONAL PROPERTY TAX																																							
Sales																																							
npv @ 6%																																							
REVENUE A, B, 1, 2, 3																																							
Running Total																																							
GROSS																																							
Bay City																																							
Mataoorda County																																							
Mataoorda County Hospital District																																							
Port of Bav City																																							
Cons & Reel District																																							
Coastal Plains GW District																																							
Drainage District #1																																							
Bay City ISD																																							
\$																																							

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





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:

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

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

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	\$ 39,392	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	\$ 39,610	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	\$ -	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	HS
1	25088	BAY CITY COMMUNITY DEVELOPMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8	\$ 95,380	
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	25164	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4	\$ -	EX-XV
1	25165	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5	\$ -	EX-XV
1	25166	BLOOMING PROPERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6	\$ 418,300	
1	25167	WYATT INTERESTS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8	\$ 25,330	
1	25168	SHINDLER DANIEL W & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10	\$ 159,620	
1	25169	SITZ REBECCA MICHELLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11	\$ 270,430	HS
1	25170	PENNINGTON MELVIN W & DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 12-13	\$ 120,720	
1	25172	CALDWELL MATTHEW & GLENDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 14	\$ 128,450	
1	25173	NEWTON W R	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 15 (S-50')	\$ 30,670	
1	25174	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 16 & N-90' LOT 15	\$ 406,250	
1	25175	COLLINS JAMES E & LORI A	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 17-18	\$ 140,510	
1	25176	NEWTON WILLIAM & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 19-20	\$ 162,420	
1	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	\$ -	EX-XV
1	25179	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 1-2	\$ 128,820	
1	25180	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 3	\$ 177,040	
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	

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 #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 50.0000000000%	\$ 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	
1	25308	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 8-9	\$ 123,770	
1	25309	COOK EDWARD C III & BECKY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$ 145,475	

APPENDIX A - TIRZ PARCELS

ITEM #5.

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25310	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 13-17	\$ -	EX-XV
1	25311	FIRST PRESBYTERIAN CHURCH	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 18-22	\$ -	EX-XV
1	25385	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 1-4 & LOT 5 (W-12')	\$ -	EX-XV
1	25386	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 6 & LOT 5 (E-38')	\$ -	EX-XV
1	25387	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 7-10	\$ -	EX-XV
1	25388	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 11-18	\$ -	EX-XV
1	25389	INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 9-13	\$ 47,500	
1	25390	INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 1-8 & 14-24	\$ 1,541,560	
1	25391	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	25392	NGUYEN PETER C	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1 (S-60')	\$ 46,680	
1	25393	GASKIN BYRON O & KANECIA L	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 2 (SW-12.5' X 60')	\$ 17,030	
1	25394	FOSS JIMMIE A & JACQUELINE	BAY CITY ORIGINAL TOWN N 80'LT 1 & 2,W 10'N 80'LT 3 BLK 120 1/2 UND INT	\$ 52,585	
1	25395	GASKIN BYRON	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	25396	ROOTH JEREMY & GARCIA ORLANDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT E 15' 3, ALL 4, 5, 6, 7, & 8	\$ 251,390	
1	25399	HUERTA JOSEPH	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 9-12	\$ 153,530	
1	25400	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 13-15 & 16 (PT-35' X 60')	\$ -	EX-XV
1	25401	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 17-18 & PT LT 16	\$ 16,820	
1	25402	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 1	\$ -	EX-XV
1	25403	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 2, EXEMPT	\$ -	EX-XV
1	25404	GARAY ADOLFO	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 3-6	\$ 65,020	
1	25405	DE LA ROSA SERENA JANE	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 7-8	\$ 14,500	
1	25406	BUNK NANJI ROSAMOND NEWMAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 9	\$ 6,530	
1	25407	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 10-12	\$ -	EX-XV
1	25408	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 122, LOT 1-12	\$ 110,630	
1	25409	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 123, LOT 1-12	\$ -	EX-XV
1	25465	HERNANDEZ ALEJANDRO CAMARGO	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 1	\$ 7,250	
1	25466	MAYA CAROLINA	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 2	\$ 64,920	
1	25467	GUANAJUATO HOPE ESTATE	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 3	\$ 37,817	HS, OV65
1	25468	RUIZ JOSE & LUZ	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 4	\$ 62,550	
1	25469	RUIZ LUZ	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 5	\$ 61,721	HS
1	25470	YBARRA JOHN Y & ROSEMARY RODRIGUEZ & ABRAHAM YBARRA	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 6	\$ 40,720	
1	25471	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 7-12 & 1/2 ALLEY	\$ 14,140	
1	25472	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 1-6	\$ 43,500	
1	25473	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 7-12	\$ 14,140	
1	25475	JUAREZ-LARA GABINO & YOLANDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 1-6	\$ 181,700	
1	25476	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 7-12 (PT LOTS)	\$ 21,750	
1	25477	ALAMO LUMBER COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 133, LOT 1-4 & 8-12 & PT LT 5	\$ 489,980	
1	25481	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 1-3	\$ -	EX-XV
1	25482	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 4 & 9	\$ 106,630	
1	25486	MUSKIET IDA VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 10,11,12	\$ 200,000	
1	25487	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 1-3 & 10-12	\$ -	EX-XV
1	25488	BAY CITY FEED CO INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 4-9	\$ 43,500	
1	25489	BAY CITY FEED CO	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 7-9, IMPT ONLY	\$ 167,870	
1	25546	SABRSULA ALFRED M JR & GLORIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 1	\$ 44,890	
1	25547	SABRSULA ALFRED M JR & GLORIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 2 & W-15' LOT 3	\$ 99,460	
1	25548	BELL WILLIAM M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 3 (E-35')	\$ 51,820	
1	25549	AGUIRRE MIGUEL A	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 4	\$ 60,760	
1	25550	MUSKIET LAWRENCE M & PAMELA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 5-6	\$ 155,820	
1	25551	SLOAN TIMOTHY	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 7 & E/2 OF LOT 8	\$ 88,550	
1	25552	QUINTANILLA MARIA ALICIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 9 & W/2 LOT 8	\$ 75,350	HS, OV65
1	25553	GONZALES DIANA G	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11	\$ 90,890	
1	25554	LYLE DAVID B & LINDA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12	\$ 76,840	
1	25555	TALASEK GINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2	\$ 68,560	
1	25556	SLOAN MATTHEW HARDY	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 3 & W-12' OF LOT 4	\$ 162,610	
1	25557	SLOAN MATTHEW HARDY	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38' LOT 4	\$ 180,750	HS
1	25558	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8	\$ 717,940	
1	25559	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 9 & E30' LOT 10	\$ 72,000	
1	25561	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 11-12 & W-20' OF LOT 10	\$ 90,000	
1	25563	MCDONALDS RESTAURANT #5913	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 1-3 & 11-12	\$ 1,013,070	
1	25564	FRIDAY FRED T	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6	\$ 220,363	
1	25565	BAY CITY VENTURES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6, IMPT ONLY	\$ 21,590	

APPENDIX A - TIRZ PARCELS

ITEM #5.

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25566	TOMMAR PROPERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 7-9	\$ 831,720	
1	25567	KILE HERMAN & KIM	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 10	\$ 91,200	
1	25568	BARRETT'S MINERALS INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 149, LOT 1-12	\$ 134,100	
1	25569	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12	\$ 88,640	
1	25570	BU GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12	\$ 105,000	
1	25571	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9	\$ -	EX-XV
1	25625	SOUTHERN PACIFIC COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH	\$ 87,000	
1	25626	GASAWAY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND)	\$ 79,160	
1	25627	BAY CITY I S D	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6	\$ -	EX-XV
1	25628	BAY CITY I S D	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ -	EX-XV
1	25629	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 1	\$ 87,330	
1	25630	THORNTON ROGER P & MARILYN K	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 2-3	\$ 63,350	
1	25631	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 4-5	\$ 44,480	
1	25632	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 6	\$ 7,250	
1	25633	MUSKIET IDA VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 7-9	\$ 125,850	
1	25634	WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 10	\$ 40,310	
1	25635	WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 11	\$ 41,750	
1	25636	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (W-50')	\$ 2,470	
1	25637	CASEY QUINNON & JANIE M	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (E-100')	\$ -	DVHS, HS, OV65
1	25638	FARIS GAROLD D	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 1-2 & 10-12	\$ 565,300	
1	25639	AUTOZONE TEXAS LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6	\$ 140,100	
1	25640	AUTO ZONE INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6, IMPT ONLY	\$ 298,050	
1	25641	ATODARIA SIDDHRAJSINH H & PARUL S	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 7	\$ 175,510	
1	25644	SPORTS THERAPY INTERNATIONAL PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 8-9	\$ 224,330	
1	25645	TREYBIG ERNEST HAROLD JR & REGINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 1 & W-32' LOT 2	\$ 131,830	
1	25646	WEBB TONY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 3 & E-18' OF LOT 2	\$ 91,370	
1	25647	SANCHEZ ARMANDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 4	\$ 63,536	HS
1	25648	MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 5-6	\$ -	EX-XV
1	25649	MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 7-12	\$ -	EX-XV
1	25650	ZERNICEK SARAH	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 1-3	\$ 152,713	HS
1	25652	2200 AVENUE L LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 4-9	\$ 988,100	
1	25653	BAY CITY LEADERS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 10-12	\$ 108,360	
1	62517	BARRETT'S MINERALS INC	9900025,0,IMPROVEMENTS	\$ 217,210	
1	86798	BAY CITY AVENUE F LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, LOT 5-10	\$ 506,800	
1	88803	PETER JASON	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (75' X 63')	\$ 62,730	
1	99607	B & P LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 5-8 & PT LT 4-(1')	\$ 504,080	
1	102374	CUMBIE BERNARD ALLEN	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (REAR PT) 50' X 35'	\$ 34,070	
1	111361	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.0000000000%	\$ 40,270	
1	111364	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.0000000000%	\$ 26,015	
1	115782	ROMMY@BAY CITY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE A, 100' X 75' REPLAT	\$ 59,800	
1	121747	MILBERGER WARREN & KAY	COTTONWOOD PARK, LOT 1	\$ 135,200	HS, OV65
1	121748	LEE TERESA	COTTONWOOD PARK, LOT 2	\$ 130,040	
1	121749	MCGALLIARD NICHOLAS GRANT	COTTONWOOD PARK, LOT 3	\$ 140,160	
1	121750	BROOKS BEVERLY	COTTONWOOD PARK, LOT 4	\$ 128,930	HS, OV65
1	121751	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 5	\$ 15,000	
1	121752	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 6	\$ 15,000	
1	121753	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 7	\$ 15,000	
1	121754	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 8	\$ 15,000	
1	121755	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT B (RESERVE)	\$ 5,000	
1	122007	LIVE WORK PLAY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122008	J GARZA JR MANAGEMENT LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122009	GARZA ANDRES R	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122010	GIGI ASSOCIATION LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	126101	COOK CODY & ASHLEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$ 145,475	
1	129599	GIBSON BENJAMIN & ALLYSON	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (E-PT 60.39'), ACRES 0.034	\$ 66,720	
TOTAL TIRZ #1				\$ 31,166,556	
1A	19844	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 18.325	\$ 459,352	EX-XV
1A	19849	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 33.85	\$ 146,230	
1A	19853	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 4.0	\$ 131,710	
TOTAL TIRZ #1A				\$ 737,292	
TOTAL TIRZ #1 & #1A				\$ 31,903,848	