

TIRZ BOARD 1 & 2 REGULAR MEETING CITY OF BAY CITY

Tuesday, December 21, 2021 at 4:30 PM BOARD ROOM | 1112 7th 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

PUBLIC COMMENTS

APPROVAL OF MINUTES SUMMARY OF TIRZ #1

1. Accept minute summary from the November 9, 2021 TIRZ #1 Board Meeting.

APPROVAL OF MINUTES SUMMARY OF TIRZ #2

2. Accept minute summary from the November 9, 2021 TIRZ #2 Board Meeting.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL - TIRZ #1:

3. Discuss and consider the hiring of a landscape architect and approval for reimbursement in lieu of line items in the current Development Agreement. DC Dunham, SAL Holdings

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL - TIRZ #2:

- 4. Consider and/or recommend approval of TIRZ #2 Final Amended Project and Financing Plan (PFP). David Pettit
- 5. Consider and/or recommend approval of TIRZ #2 Reimbursement Agreement with Bold Fox.

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, December 17, 2020 before 4:30 p.m**. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Action by Council Authorized:

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

Attendance by Other Elected or Appointed Officials:

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

Executive Sessions Authorized:

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

Lillie Norris		
City Secretary		



TIRZ Board 1 Regular Meeting

November 09, 2021

CALL TO ORDER & CERTIFICATION OF QUORUM

Board meeting was called to order by the newly appointed Board Chairperson, Julie Estlinbaum at 5:00 pm.

Quorum certified:

Minutes

PRESENT
Julie Estlinbaum, Board Chairperson
Bryan Prochnow
Craig Hlavinka
DC Dunham
Kent Pollard
Samantha Denbow
William Cornman

ABSENT Jim Folse Edward "Bubba" Cook

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES SUMMARY

1. Accept minutes summary from the September 9, 2021 TIRZ #1 Board Meeting.

Motion made by Bill Cornman to approve the minutes of September 9, 2021, Seconded by DC Dunham. Voting Yea: Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Discuss, consider, and/or approve appointment of Vice Chair.



Minutes

TIRZ Board 1 Regular Meeting

November 09, 2021

Julie Estlinbaum, Board Chair, stated that Bill Bell had resigned and she has been appointed Board Chair by City Council, leaving the Vice Chair vacant. Bill Cornman made a motion to appoint DC Dunham as Vice Chair, seconded by Craig Hlavinka. Voting Yea: Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

3. Report ~ Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 Financial Report as of September 30, 2021, including current balance, disbursements, and the amount of any receivables.

Scotty Jones, Bay City Finance Director, reviewed the revenue and expenditures. Motion made by Bill Cornman to approve the Financial Report, Seconded by Craig Hlavinka. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

4. Discuss, consider, and/or approve the Sal Holdings, LLC (Developer's) request for reimbursement for public improvements under the terms of the approved development agreement for Phase II.

DC Dunham, representing Sal Holdings, reported that work was completed on enclosing the ditch and the box culvert, providing more open green space.

Motion made by Craig Hlavinka to approve the reimbursement of \$13,976.38, Seconded by Samantha Denbow. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bill Cornman. Motion carried.

5. Presentation ~ Receive and/or discuss an update of the Citizen Committee findings.

DC Dunham, representing Sal Holdings, stated that the City has applied for a grant for the bridge, so they are waiting on that. A committee was put together to get input from those that live and work in the area. Tina Israel, Main Street Manager, has put together the committee and they have had two meetings. They would like a sculpture contest for the green space. Walking trails are on hold due to the bridge. Alyssa Dibbern, City Engineer Tech, is to check on FEMA issues on stabilization of bank of creek. The committee created a sub-committee for art and sculptures and are working on rules. They need to know how much money can they get from TIRZ. Bill Cornman



Minutes

TIRZ Board 1 Regular Meeting

November 09, 2021

stated that if the City is doing the bridge and park, then the agreement will need to be revised. Craig Hlavinka asked who will maintain, and DC replied the TIRZ or City.

ITEMS / COMMENTS FROM BOARD MEMBERS

Julie Estlinbaum set next meeting to be held on February 10th at 4:30 pm.

ADJOURNMENT

Motion made by Samantha Denbow to adjourn, Seconded by Kent Pollard. Craig Hlavinka, DC Dunham, Julie Estlinbaum, Kent Pollard, Samantha Denbow, Bryan Prochnow, Bill Cornman. Motion carried and the board adjourned at 5:25 pm.

PASSED AND APPROVED, this day of	, 2022.
JULIE ESTLINBAUM.; BOARD CHAIR	JEANNA THOMPSON
TIRZ BOARD #1	CITY SECRETARY

Bay City Page 5



November 09, 2021

CALL TO ORDER & CERTIFICATION OF QUORUM

Board meeting was called to order by the Board Chair Julie Estlinbaum at 6:00 pm

Approval of Agenda

Minutes

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

Approval of Minutes Summary

1. Accept minutes summary from the September 9, 2021 TIRZ #2 Board Meeting.

Motion made by William Cornman to approve the minutes summary of September 9, 2021, Seconded by DC Dunham. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

PUBLIC COMMENTS

There were no comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

2. Discuss, consider, and/or approve appointment of Vice Chair.

Motion made by William Cornman to appoint DC Dunham as Vice Chair, Seconded by Bryan Prochnow. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

3. Report ~ Discuss, consider and/or approve the Tax Increment Fund for TIRZ #2 Financial Report as of September 30, 2021, including current balance, disbursements, and the amount of any receivables.

Scotty Jones, Director of Finance, reviewed the financial report.

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



Minutes

November 09, 2021

4. Briefing on Proposed TIRZ #2 Amended Boundary and Amended Project and Financing Plan (PFP).

David Pettit, DPED, reviewed the proposed amendments and process. When other entities approve, the board will need to recommend approval of the amended PFP and development agreement.

5. Consider and/or recommend approval of TIRZ #2 Amendments to City Council.

Motion made by William Cornman to recommend approval of TIRZ #2 Amendments to City Council, Seconded by DC Dunham. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

Next meeting scheduled for December 21, 2021 at 4:30 pm.

ADJOURNMENT

PASSED AND APPROVED this

Motion made by Kent Pollard to adjourn, Seconded by DC Dunham. Voting Yea: Julie Estlinbaum, DC Dunham, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Bryan Prochnow. Motion carried and the board adjourned at 6:48 pm.

2021

TAGED AND ATTROVED, this day o	<u> </u>
JULIE ESTLINBAUM.; BOARD CHAIRMAN	JEANNA THOMPSON
TIRZ BOARD #2	CITY SECRETARY

day of

Tax Increment Reinvestment Zone #2 Bay City, Texas



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DISCLAIMER

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

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









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

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



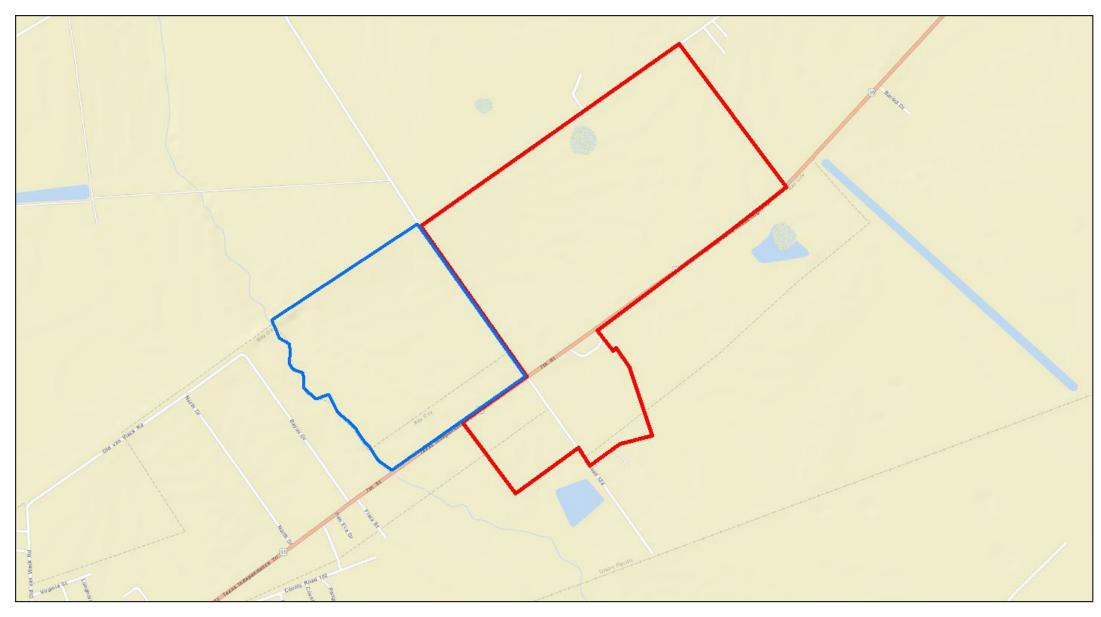


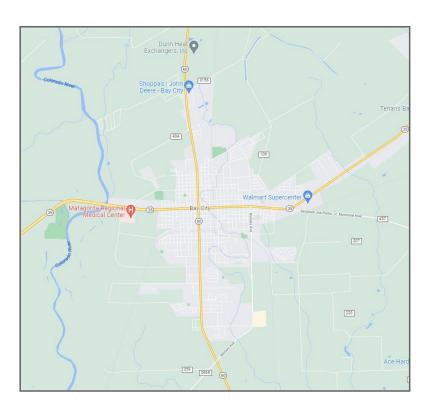
Tax Increment Reinvestment Zone #2, Bay City

Tax Increment Reinvestment Zone #2 (TIRZ) was created in 2015 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 #2 was established to promote the development of new construction within the boundaries of the TIRZ. In 2021, it is proposed that the TIRZ be expanded to include the property within the boundaries of TIRZ #2A.

This amended project and financing plan outlines the funding of \$136,707,199 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 #2A Boundary

TIRZ Boundary

ITEM #4.

Boundary Description

TIRZ #2 is located in the easterm portion of Bay City. The expanded TIRZ #2A boundaries are immediately contiguous to the west of the original TIRZ boundaries. The original TIRZ boundary encompassed approximately 344 acres, TIRZ #2A encompasses approximately 147.27 acres, bringing the total acreage of the TIRZ to approximately 491.27 acres. Details about the individual parcels within the TIRZ are included in Appendix A.

Legal Description TIRZ #2

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of McCrosky Road and the southern ROW line of Old van Vleck Road, thence

South along the eastern ROW line of McCrosky Road to a point where said line intersects with the southern ROW line of TX-35, thence

West along the southern ROW line of TX-35 to a point where said line intersects with the western property line of AB 0339, I & G N RR CO, ACRES 1.3774, 75% UND INT, thence

Southeast along the western property line of AB 0339, I & G N RR CO, ACRES 1.3774, 75% UND INT to a point where said line intersects with the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED INSIDE CITY LIMITS, ACRES 2.5137. thence

Southeast along the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED INSIDE CITY LIMITS, ACRES 2.5137 to a point where said line intersects with the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963, thence

Southeast along the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963 to a point where said line intersects with the southeastern property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963, thence

Northeast along the southeastern property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963 to a point where the projection of said line intersects with the western ROW line of Me Crosky Road, thence

South along the western ROW line of Me Crosky Road to a point where said line intersects with the southern property line of I & G N AB 339 15.44 ACRES (15.90 AC LESS .46 = 15.44AC), thence

East along the southern property line of I & G N AB 339 15.44 ACRES (15.90 AC LESS .46 = 15.44AC) to a point where said line intersects with the southern property line of I & G N AB 339 5.66 ACRES, thence

East along the southern ROW line of I & G N AB 339 5.66 ACRES to a point where said line intersects with the eastern property line of I & G N AB 339 5.66 ACRES, thence

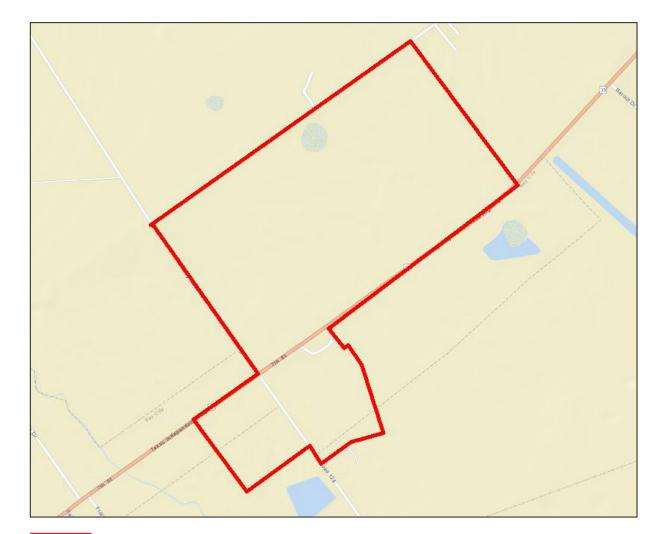
North along the eastern ROW line of I & G N AB 339 5.66 ACRES to a point where said line intersects with the southern ROW line of TX-35, thence

East along the southern ROW line of TX-35 to a point where said line intersects with the projection of the eastern property line of AB 0150, JOHN DUNCAN, ACRES 19.66, thence

North along the eastern property line of AB 0150, JOHN DUNCAN, ACRES 19.66 to a point where said line intersects with the eastern property line of AB 0150, JOHN DUNCAN, ACRES 117.893, 1/3 UND INT (OUTSIDE CITY LIMITS), thence

North along the eastern property line of AB 0150, JOHN DUNCAN, ACRES 117.893, 1/3 UND INT (OUTSIDE CITY LIMITS) to a point where said line intersects with the southern ROW line of Old van Vleck Road, thence

West along the southern ROW line of Old van Vleck Road to the point there said line intersects the eastern ROW line of Me Crosky Road, which is the point of beginning.



- TIRZ #2 Boundary



Legal Description TIRZ #2A

Beginning at the point where the eastern right of way boundary of McCrosky Road meets the northern right of way boundary of TX-35, thence

West along the northern right of way boundary of TX-35 to the point it meets the southwest corner of Property ID 20961, thence

North to Property ID 20118, continuing north along the western boundary of Property ID 20118 to the point it meets an easement, thence

North across the easement to the southwest corner of Property ID 20111, thence

East along the southern boundary of Property ID 20111 to the point it meets the southwest corner of Property ID 20953, thence

East along the southern boundary of Property ID 20953 to the point it meets the western right of way boundary of McCrosky Road, thence

East across McCrosky road to the point the eastern right of way boundary of McCrosky Road meets the southwest corner of Property ID 23012, thence

South along the eastern right of way boundary of McCrosky Road to the point it meets the northern right of way boundary of TX-35, which is the point of beginning.



- TIRZ #2A Boundary

Land Use

The vast majority of the land within the original boundaries of the zone is vacant land that is well positioned for new development. Since the creation of the TIRZ, a movie theater has been built near the intersection of McCrosky Road and 7th Street. Across 7th Street from the theater there is a vacant property that is well positioned for redevelopment. The property within TIRZ #2A is vacant land that is well positioned for new development.

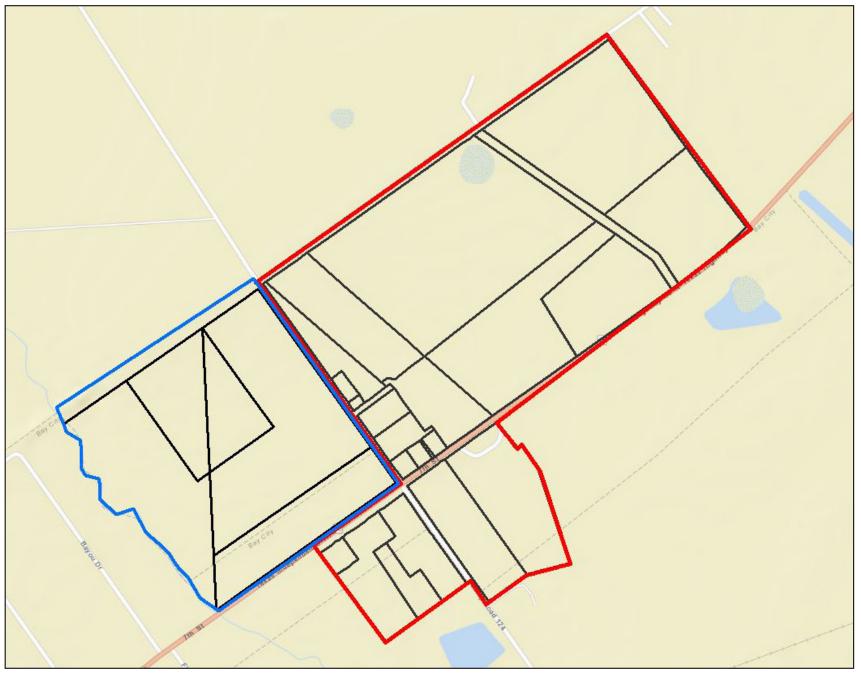
Method of Relocating Persons to be Displaced

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 36 parcels within the expanded Tax Increment Reinvestment Zone #2. The estimated 2021 taxable value of the property within the TIRZ is \$13,323,551. The base year for TIRZ #2 is 2015, the year in which the TIRZ was created. The base year for TIRZ #2A will be 2021. The 2021 taxable values will need to be verified with the Matagorga County Appraisal District.

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



- TIRZ #2 Boundary



- TIRZ #2A Boundary



Anticipated Development

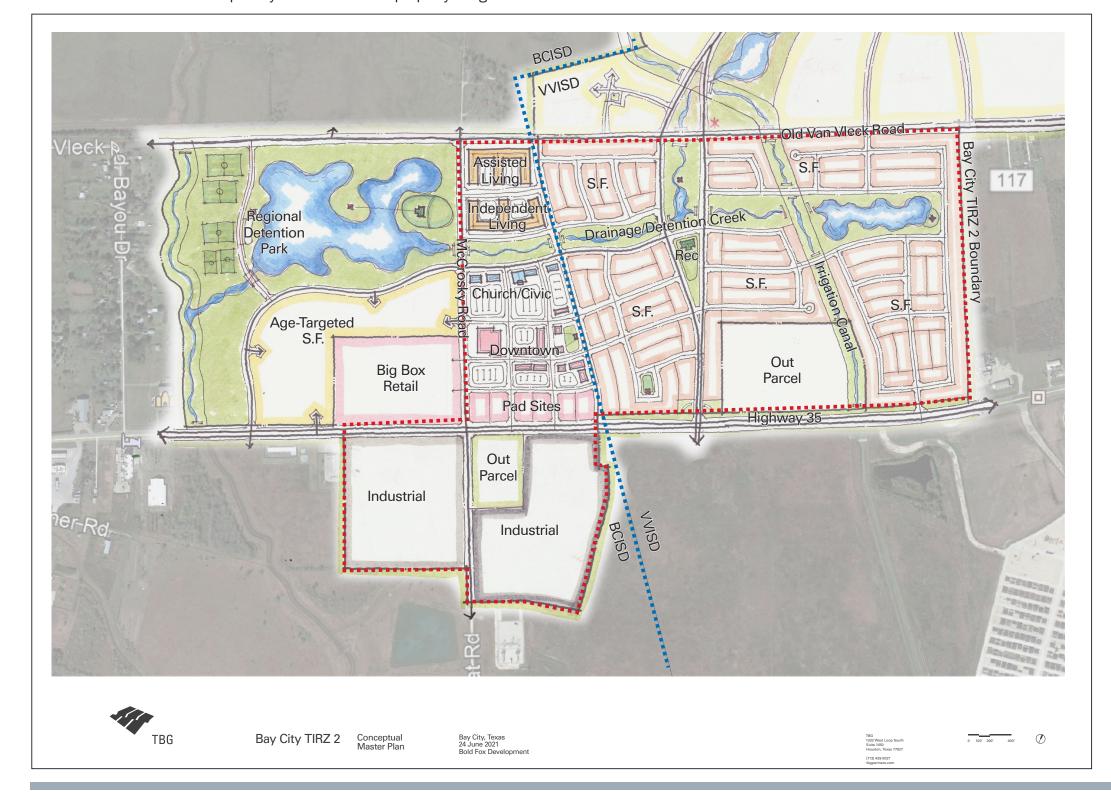
The vacant land within the TIRZ is well positioned for future development. The table below provides an overview of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed. Taking into account forthcoming anticipated 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 #2							
Movie Theater/Entertainment Venue							
Bold Fox Single Family 1		200	2025	\$225,000	\$45,000,000	\$0	\$0
Restaurant Pads	16,500		2025	\$135	\$2,227,500	\$500	\$8,250,000
Single Family 1		200	2025	\$225,000	\$45,000,000	\$0	\$0
Assisted & Independent Living		300	2025	\$100,000	\$30,000,000	\$0	\$0
Bold Fox Single Family 2		200	2027	\$225,000	\$45,000,000	\$0	\$0
Light Industrial	25,000		2027	\$35	\$875,000	\$0	
Multifamily		200	2027	\$100,000	\$20,000,000	\$0	\$0
Single Family 2		200	2027	\$225,000	\$45,000,000	\$0	\$0
Restaurant Pads	16,500		2027	\$135	\$2,227,500	\$500	\$8,250,000
Light Industrial	50,000		2030	\$35	\$1,750,000	\$0	\$0
Multifamily		150	2030	\$100,000	\$15,000,000	\$0	\$0
Retail Commercial	7,500		2030	\$135	\$1,012,500	\$350	\$2,625,000
					\$253,092,500		\$19,125,000
TIRZ #2A							
Age-Targeted 1		150	2025	\$225,000	\$33,750,000	\$0	\$0
Multifamily		250	2027	\$100,000	\$25,000,000	\$0	\$0
Age-Targeted 2		150	2028	\$225,000	\$33,750,000	\$0	\$0
Restaurant Pads	16,500		2030	\$135	\$2,227,500	\$500	\$8,250,000
Office	15,000		2032	\$150	\$2,250,000	\$0	\$0
					\$96,977,500		\$8,250,000
Total					\$350,070,000		\$27,375,000



Anticipated Development

The conceptual plan below informed the projections on the previous page. The plan 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.



Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 10,253,040	7.5%
Sanitary Sewer Facilities and Improvements	\$ 13,670,720	10.0%
Storm Water Facilities and Improvements	\$ 13,670,720	10.0%
Transit/Parking Improvements	\$ 20,506,080	15.0%
Street and Intersection Improvements	\$ 27,341,440	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 20,506,080	15.0%
Economic Development Grants	\$ 27,341,440	20.0%
Administrative Costs	\$ 3,417,680	2.5%
	\$ 136,707,199	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. Economic development grants shall be used to promote state or local economic development and to stimulate business and commercial activity.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

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



Method of Financing

To fund the public improvements outlined on the previous page, Bay City, Matagorda County, Matagorda County Hopsital District, and Port of Bay City will contribute 100% of the real property increment within the zone generated within the TIRZ.

Debt Service

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

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages and the anticipated taxable value per square foot can be found on Page 5.

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

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

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

Personal Property Tax		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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30 YEAR - TIRZ #2 : INPUT & OUTPUT

► INPUT

2.00%
6.00%

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

	TIRZ #2		AREA	REA	L PR	OPERTY	PERSONAL	_ PR	OPERTY	<u>s</u>	ALES	
		Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
	Movie Theater/Entertainment Venue											
SF	Bold Fox Single Family 1	2025	200	\$ 225,000.	00 \$	45,000,000	\$ -	\$	-	\$ -	\$	
	Restaurant Pads	2025	16,500	\$ 135.	00 \$	2,227,500	\$ 35.00	\$	577,500	\$ 500.00	\$	8,250,000
SF	Single Family 1	2025	200	\$ 225,000.	00 \$	45,000,000	\$ -	\$	-	\$ -	\$	
	Assisted & Independent Living	2025	300	\$ 100,000.	00 \$	30,000,000	\$ -	\$	-	\$ -	\$	-
SF	Bold Fox Single Family 2	2027	200	\$ 225,000.	00 \$	45,000,000	\$ -	\$	-	\$ -	\$	
	Light Industrial	2027	25,000	\$ 35.	00 \$	875,000	\$ -	\$	-	\$ -	\$	
OP	Multifamily	2027	200	\$ 100,000.	00 \$	20,000,000	\$ -	\$	-	\$ -	\$	
SF	Single Family 2	2027	200	\$ 225,000.	00 \$	45,000,000	\$ -	\$	-	\$ -	\$	
	Restaurant Pads	2027	16,500	\$ 135.	00 \$	2,227,500	\$ 35.00	\$	577,500	\$ 500.00	\$	8,250,000
	Light Industrial	2030	50,000	\$ 35.	00 \$	1,750,000	\$ -	\$	-	\$ -	\$	
OP	Multifamily	2030	150	\$ 100,000.	00 \$	15,000,000	\$ -	\$	-	\$	\$	
	Retail Commercial	2030	7,500	\$ 135.	00 \$	1,012,500	\$ 15.00	\$	112,500	\$ 350.00	\$	2,625,000

19,125,000

▶ OUTPUT

TOTAL TAX REVENUE		TO	OTAL	REAL	PROP	ERTY	PERSO		SALES				
Bay City	26.4%	\$ 5	4,470,690	=	\$	43,928,069	+	,	\$ 219,02	9 +		\$	10,323,592
Matagorda County	13.4%	\$ 2	7,791,120	=	\$	27,653,238	+		\$ 137,88	2 +		\$	-
Matagorda County Hospital District	9.8%	\$ 2	0,249,961	=	\$	20,149,494	+		\$ 100,46	7 +		\$	-
Port of Bay City	1.8%	\$	3,684,023	=	\$	3,665,745	+		\$ 18,27	8 +	•	\$	-
Cons & Recl District	0.3%	\$	569,393	=	\$	566,568	+		\$ 2,82	5 +		\$	-
Coastal Plains GW District	0.1%	\$	296,168	=	\$	294,699	+		\$ 1,46	9 +		\$	-
Drainage District #1	1.4%	\$	2,859,481	=	\$	2,845,294	+		\$ 14,18	7 +		\$	-
Bay City/Van Vleck ISD	46.8%	\$ 9	6,723,163	=	\$	96,243,285	+		\$ 479,87	8 +		\$	-
	100.0%	20	6,643,999		\$	195,346,392		- 3	974,01	5		\$	10,323,592
			100.0%			94.5%	-		0.5	%			5.0%

TOTAL PARTICIPATION		TOTAL	REAL	PROP	ERTY	PERSON	AL PRO	PERTY	SALES		
Bay City	100.0%	\$ 43,928,069	=	\$	43,928,069	+	\$	-	+	\$	-
Matagorda County	100.0%	\$ 27,653,238	=	\$	27,653,238	+	\$	-	+	\$	-
Matagorda County Hospital District	100.0%	\$ 20,149,494	=	\$	20,149,494	+	\$	-	+	\$	-
Port of Bay City	100.0%	\$ 3,665,745	=	\$	3,665,745	+	\$	-	+	\$	-
Cons & Recl District	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Coastal Plains GW District	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Drainage District #1	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Bay City/Van Vleck ISD	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	\$ 95,396,546		\$	95,396,546		\$	-	1	\$	-
		100.0%	•		100.0%			0.0%	-		0.0%

NET BENEFIT		TOTAL	REAL	PROP	PERTY PERSO		AL PR	OPERTY	SALES		
Bay City	9.5%	\$ 10,542,621	=	\$	-	+	\$	219,029	+	\$	10,323,592
Matagorda County	0.1%	\$ 137,882	=	\$	-	+	\$	137,882	+	\$	-
Matagorda County Hospital District	0.1%	\$ 100,467	=	\$	-	+	\$	100,467	+	\$	-
Port of Bay City	0.0%	\$ 18,278	=	\$	-	+	\$	18,278	+	\$	-
Cons & Recl District	0.5%	\$ 569,393	=	\$	566,568	+	\$	2,825	+	\$	-
Coastal Plains GW District	0.3%	\$ 296,168	=	\$	294,699	+	\$	1,469	+	\$	-
Drainage District #1	2.6%	\$ 2,859,481	=	\$	2,845,294	+	\$	14,187	+	\$	-
Bay City/Van Vleck ISD	86.9%	\$ 96,723,163	=	\$	96,243,285	+	\$	479,878	+	\$	-
	100.0%	\$ 111,247,453		\$	99,949,846		\$	974,015		\$	10,323,592
		100.0%	•		80.8%			0.0%			0.3%



TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

30 YEAR - TIRZ #2A: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%

6.00% DISCOUNT RATE

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								
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 #2A AREA			REAL PROPERTY					PERSONAL	<u>OPERTY</u>	SALES				
		Year	SF/UNITS		\$ / SF		TAX VALUE		\$ / SF		TAX VALUE		\$ / SF		TAX VALUE
SF	Age-Targeted 1	2025	150	\$	225,000.00	\$	33,750,000								
	Multifamily	2027	250	\$	100,000.00	\$	25,000,000	\$	-	\$	-	\$	-	\$	-
SF	Age-Targeted 2	2028	150	\$	225,000.00	\$	33,750,000	\$	-	\$	-	\$	500.00	\$	8,250,000
	Restaurant Pads	2030	16,500	\$	135.00	\$	2,227,500	\$	35.00	\$	577,500	\$	-	\$	-
	Office	2032	15,000	\$	150.00	\$	2,250,000	\$	-	\$	-	\$	-	\$	-

TOTAL

▶ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL I	PROPE	ERTY	PERSON	NAL PROI	PERTY	SALES		
Bay City	26.3%	\$ 20,173,010	=	\$	16,291,308	+	\$	84,395	+	\$	3,797,307
Matagorda County	13.5%	\$ 10,308,698	=	\$	10,255,571	+	\$	53,128	+	\$	
Matagorda County Hospital District	9.8%	\$ 7,511,419	=	\$	7,472,707	+	\$	38,711	+	\$	-
Port of Bay City	1.8%	\$ 1,366,533	=	\$	1,359,490	+	\$	7,043	+	\$	-
Cons & Recl District	0.3%	\$ 211,208	=	\$	210,119	+	\$	1,088	+	\$	-
Coastal Plains GW District	0.1%	\$ 109,859	=	\$	109,293	+	\$	566	+	\$	-
Drainage District #1	1.4%	\$ 1,060,681	=	\$	1,055,215	+	\$	5,466	+	\$	-
Bay City/Van Vleck ISD	46.8%	\$ 35,878,004	=	\$	35,693,101	+	\$	184,904	+	\$	-
	100.0%	76,619,413		\$	72,446,804		\$	375,302		\$	3,797,307
		100.0%			94.6%			0.5%			5.0%

TOTAL PARTICIPATION		TOTAL	REAL F	PROPI	ERTY	PERSONA	L PROPE	RTY		SALES	
Bay City	100.0%	\$ 16,291,308	=	\$	16,291,308	+	\$		+	\$	-
Matagorda County	100.0%	\$ 10,255,571	=	\$	10,255,571	+	\$	-	+	\$	-
Matagorda County Hospital District	100.0%	\$ 7,472,707	=	\$	7,472,707	+	\$		+	\$	-
Port of Bay City	100.0%	\$ 1,359,490	=	\$	1,359,490	+	\$		+	\$	-
Cons & Recl District	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Coastal Plains GW District	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Drainage District #1	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Bay City/Van Vleck ISD	100.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	\$ 35,379,076		\$	35,379,076		\$			\$	-
		400.09/	3		400.00/	-		0.00/	3		0.00/

NET BENEFIT		TOTAL	REAL I	PROPER	RTY	PERSONA	AL PRO	PERTY		SALES	
Bay City	9.4%	\$ 3,881,702	=	\$		+	\$	84,395	+	\$	3,797,307
Matagorda County	0.1%	\$ 53,128	=	\$		+	\$	53,128	+	\$	-
Matagorda County Hospital District	0.1%	\$ 38,711	=	\$	-	+	\$	38,711	+	\$	-
Port of Bay City	0.0%	\$ 7,043	=	\$	-	+	\$	7,043	+	\$	-
Cons & Recl District	0.5%	\$ 211,208	=	\$	210,119	+	\$	1,088	+	\$	-
Coastal Plains GW District	0.3%	\$ 109,859	=	\$	109,293	+	\$	566	+	\$	-
Drainage District #1	2.6%	\$ 1,060,681	=	\$	1,055,215	+	\$	5,466	+	\$	-
Bay City/Van Vleck ISD	87.0%	\$ 35,878,004	=	\$	35,693,101	+	\$	184,904	+	\$	-
	100.0%	\$ 41,240,337		\$	37,067,728		\$	375,302		\$	3,797,307
		100.0%	-		89.9%			0.9%	-		9.2%



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	
Tavahla Valua Par I Init	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 354 802	2045	2046	
Cumulative SF SF Taxable Value									-	38 8,953,943	75 18,266,043	113 27,947,045	150 38,007,982	188 48,460,177	225 59,315,256	263 70,585,155	300 82,282,123	300 83,927,766	300 85,606,321	300 87,318,448	300 89,064,817	300 90,846,113	300 92,663,035	300 94,516,296	300 96,406,622	300 98,334,754	300 100,301,449	300 102,307,478	300 104,353,628	300 106,440,700	300 108,569,514	300 110,740,905	
Taxable Value Per SF Cumulative SF Commercial Taxable Value	-	-	-	-		-	135	138	140	143	146 -	149 -	152	155	158	161	165	168	- 171	175	178	182	185	189	193	197	201	205	209	213 -	-		
Taxable Value Per SF Cumulative SF Commercial Taxable Value	-	-	-	-	-	-	135	138	140	143	146	149	152	155	158	161 8,250 1 331 034	165 12,375 2,036,483	168 16,500 2,769,616	171 16,500 2,825,000	175 16,500 2,881,500	178 16,500 2 030 130	182 16,500	185 16,500 3,057,880	189 16,500 3 119 038	193 16,500 3 181 419	197 16,500 3 245 047	201 16,500 3 300 948	205 16,500 3 376 147	209 16,500	213 16,500 3,512,543	217 16,500 3 582 794	221 16,500 3,654,450	
Taxable Value Per SF Cumulative SF	. 0	. 0	0	. 0	. 0	. 0	150	153	156	159	162	166	169	172	176	179	183	187 7,500	190 11,250	194 15,000	198 15,000	202 15,000	206 15,000	210 15,000	214 15,000	219 15,000	223 15,000	227 15,000	232 15,000	237 15,000	241 15,000	246 15,000	
Taxable Value Per Unit	0	. 0	0	0	0	. 0	100,000	102,000	104,040	106,121	108,243	110,408	112,616 125	114,869 188	117,166 250	119,509 250	121,899 250	124,337	2,140,158 126,824 250	2,910,615 129,361 250	2,968,827 131,948 250	3,028,204 134,587 250	3,088,768 137,279 250	3,150,543 140,024 250	3,213,554 142,825 250	145,681	3,343,382 148,595 250	3,410,249 151,567 250	3,478,454 154,598 250	3,548,023 157,690 250	3,618,984 160,844 250	164,061	
MF Taxable Value Taxable Value	-	-	-	-	-	-	-	-	-	8,953,943	18,266,043	27,947,045	14,077,030.2	21,537,856	29,291,485	29,877,314	30,474,860	31,084,358	31,706,045	32,340,166	32,986,969	33,646,708	34,319,643	35,006,035	35,706,156	36,420,279	37,148,685	37,891,659	38,649,492	39,422,482	40,210,931	41,015,150	
	:	:	:	-	-	:	-	:	:	56,858 35,792	115,989 73,017	177,464 111,716	330,740 208,205	444,488 279,810	562,653 354,197	646,389 406,909	728,939 458,875	756,796 476,412	776,462 488,792	796,612 501,477	812,544 511,506	828,795 521,736	845,371 532,171	862,279 542,815	879,524 553,671	897,115 564,744	915,057 576,039	933,358 587,560	952,025 599,311	971,066 611,297	990,487 623,523	1,010,297 635,994	3ROSS 16,291,308 10,255,571
trict	-	-	-	-	-	-	-	-	-	26,080 4,745 733	53,204 9,679 1,496	14,809	151,708 27,600 4,266	203,883 37,092 5,733	258,085 46,953 7,257	296,494 53,940 8,337	334,359 60,829 9,402	347,137 63,154 9,761	356,158 64,795 10,015	365,400 66,476 10,274	67,806 10,480	69,162 10,690	70,545 10,903	395,521 71,956 11,121	403,432 73,395 11,344	411,500 74,863 11,571	419,730 76,360 11,802	428,125 77,888 12,038	436,687 79,445 12,279	81,034 12,524	82,655 12,775	84,308 13,030	7,472,707 1,359,490 210,119
	-	-	-	-		-	-	-	-	381 3,683 124.571	778 7,513 254,124	1,191 11,495 388.810	2,219 21,423 724,628	2,982 28,790 973,841	3,775 36,444 1,232,732	4,336 41,868 1,416,192	4,890 47,215 1.597.053	5,077 49,019 1.658.087	5,209 50,293 1,701,174	5,344 51,598 1,745,321	5,451 52,630 1,780,227	5,560 53,682 1.815.832	5,671 54,756 1.852.148	5,785 55,851 1,889,191	5,900 56,968 1,926,975	6,018 58,108 1,965,515	6,139 59,270 2,004,825	6,262 60,455 2,044,922	6,387 61,664 2.085.820	6,515 62,898 2,127,536	6,645 64,155 2,170,087	6,778 65,439 2,213,489	109,293 1,055,215 35,693,101
	-	-	-	-	-	-	-	-	-	252,843	515,800	789,174	1,470,787	1,976,618	2,502,095	2,874,465	3,241,561	3,365,444	3,452,897	3,542,503	3,613,353	3,685,620	3,759,333	3,834,519	3,911,210	3,989,434	4,069,222	4,150,607	4,233,619	4,318,291	4,404,657	4,492,750	72,446,804
Per SF Cumulative SF Taxable Value	:	-	:	:	-	- :	15 -	15 -	16 -	16 -	16 -	-	. 17 -	17 -	18 -	18 -	18 -	19 -	19 -	19 - -	20 - -	20 -	21 -	21 -	21 -	22 -	22 -	23 -	-	24	24 -	25	
Per SF Cumulative SF Taxable Value		-	:	:	-	- :	35 - -	36 -	36 -	37 - -	38 - -	39 - -	39 - -	40 - -	41 - -	42 8.250 345,083	43 12.375 527,977	44 16.500 718,049	44 16.500 732,410	45 16.500 747,058	46 16.500 761,999	47 16.500 777,239	48 16.500 792,784	49 16.500 808,639	50 16.500 824,812	51 16.500 841,308	52 16.500 858,135	53 16.500 875,297	54 16.500 892,803	55 16.500 910,659	56 16.500 928,873	57 16.500 947,450	
Taxable Value PV	-	-	-	-	-	-	-		-	-	-	-	-	-	-	345,083	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450 G	GROSS
	-	-		-		-	-	-	-	-		-	-	-	-	2,191 1,379 1,005	3,353 2,111 1,538	4,560 2,870 2,091	4,651 2,928 2,133	4,744 2,986 2,176	4,839 3,046 2,219	4,935 3,107 2,264	5,034 3,169 2,309	5,135 3,232 2,355	5,238 3,297 2,402	5,342 3,363 2,450	5,449 3,430 2,499	5,558 3,499 2,549	5,669 3,569 2,600	5,783 3,640 2,652	3,713	3,787	84,395 53,128 38,711
	-	:	:	:						:	:	:		-	-	183 28 15	280 43 22	380 59 31	388 60 31	396 61 32	404 62 32	412 64 33	420 65 34	428 66 34	437 68 35	446 69 36	455 70 37	464 72 37	473 73 38	483 75 39	492 76 40	78	38,711 7,043 1,088 566
:	-	-		:		-	-	-	-	-		-		-	-	142 4,801	217 7,345	295 9,990 20 276	301 10,190 20,682	307 10,393 21,096	313 10,601 21,517	320 10,813 21,948	326 11,030	333 11,250 22,835	339 11,475 23 201	346 11,705 23,757	353 11,939 24 232	360 12,177 24 717	367 12,421 25 211	375 12,669 25,715	382 12,923 26 230	390 13,181	5,466 184,904 375,302
																5,140	14,505	20,270	20,002	21,000	2.,0.,	21,540	22,507	22,000	20,237	25,707	14,202	24,777	20,277	20,770	10,100	20,704	070.302
Sales Per SF Cumulative SF	:	:	:	:	:	:	350	357	364	371	379	386	394	402	410	418	427	435	444	453	462	471	480	490	500	510	520	530	541	552	563	574	
Sales Per SF Cumulative SF	:	:	:	:	:	:	500	510	520	531	541	552	563	574	586	598 8.250	609 12.375	622 16.500	634 16.500	647 16.500	660 16.500	673 16.500	686 16.500	700 16.500	714 16.500	728 16.500	743 16.500	758 16.500	773 16.500	788 16.500	804 16.500	820 16.500	
Taxable Value Taxable Value						-	-	-	-					-		4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999	
PV	-				-	-	_	-	-	-		-	-	-	-	98,595	150,851	205,157	209,260	213,445	217,714	222,068	226,510	231,040	235,661	240,374	245,181	250,085	255,087	260,188	265,392	270,700 G	3.797.307
PV	-	-			-	-	-	-		56,858 35,703	115,989	177,464	330,740	444,488	562,653	747,175	883,142	966,513	990,373	1,014,801	1,035,097	1,055,799	1,076,915	1,098,453	1,120,422	1,142,831	1,165,687	1,189,001	1,212,781	1,237,037	1,261,778	1,287,013	20,173,010 10,308,698
trict	Ē	-			:		-	:	-	26,080 4,745	53,204 9,679	81,401 14,809	151,708 27,600	203,883 37,092	258,085 46,953	297,499 54,123	335,897 61,109	349,229 63,534	358,291 65,183	367,576 66,872	374,928 68,210	382,426 69,574	390,075 70,965	397,876 72,385	405,834 73,832	413,951 75,309	422,230 76,815	430,674 78,351	439,288 79,918	448,073 81,517	457,035 83,147	466,176 84,810	7,511,419 1,366,533 211,208
		-			:		-	:	:	381 3,683	778 7,513	1,191 11,495	2,219 21,423	2,982 28,790	3,775 36,444	4,351 42,010	4,913 47,432	5,108 49,314	5,240 50,594	5,376 51,905	5,484 52,943	5,593 54,002	5,705 55,082	5,819 56,184	5,936 57,307	6,054 58,454	6,175 59,623	6,299 60,815	6,425 62,031	6,553 63,272	6,684 64,538	6,818 65,828	109,859 1,060,681
	-	- :	-	-	-	-	-	-		124,571 252,843	254,124 515,800	388,810 789,174	724,628 1,470,787	973,841 1,976,618	1,232,732 2,502,095	1,420,993 2,982,805	1,604,398 3,407,321	1,668,077 3,590,877	1,711,364 3,682,839	1,755,714 3,777,044	1,790,828 3,852,585	1,826,645 3,929,636	1,863,178 4,008,229	1,900,442 4,088,394	1,938,450 4,170,161	1,977,219 4,253,565	2,016,764 4,338,636	2,057,099 4,425,409	2,098,241 4,513,917	2,140,206 4,604,195	2,183,010 4,696,279	2,226,670 4,790,205	35,878,004 76,619,413
Taxable Value	-	-	-	-	-	-	-	-	-	8,953,943	18,266,043	27,947,045	52,085,012	69,998,033	88,606,741	101,793,503	114,793,466	119,180,536	122,277,533	125,450,737	127,959,752	130,518,947	133,129,326	135,791,912	138,507,750	141,277,905	144,103,464	146,985,533	149,925,244	152,923,748	155,982,223	159,101,868	3ROSS
	-	:	:	:	Ī	- :	-	-	:	56,858 35,792	115,989 73,017	177,464 111,716	330,740 208,205	444,488 279,810	562,653 354,197	646,389 406,909	728,939 458,875	756,796 476,412	776,462 488,792	796,612 501,477	812,544 511,506	828,795 521,736	845,371 532,171	862,279 542,815	879,524 553,671	897,115 564,744	915,057 576,039	933,358 587,560	952,025 599,311	971,066 611,297	990,487 623,523	1,010,297 635,994	16,291,308 10,255,571 7,472,707
:	-							-	:	4,745	9,679	14,809	27,600	37,092	46,953	53,940	60,829	63,154	64,795	66,476	67,806	69,162	70,545	71,956	73,395	74,863	76,360	77,888	79,445	81,034	82,655	84,308	1,359,490
-	-	-			-		-	:	-						-																		
•	-	-	•	•	-	-	-		-	123,475	251,889	385,390	718,252	965,273	1,221,887	, , .	,,.	, , , , ,	,,	1,729,966	1,764,565	1,799,856	1,835,853	, ,	, ,	1,948,222	,,	, , , , , ,	,,	, , .	, ,	, , , , , _	35.379.076
Taxable Value PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,083	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873		GROSS
:	-	-	:	-	-	-	-	-		-	:	:	-		-		:	:		:			-	-		:	:	-	:		-		
	-	-	:	:		-		-	-	-	:	:		-	-	-	:		-	:	:	-	-		-	:	:	:	:	-			:
	-	-	:	:	-	:			-	:	:	:	-	:	-	-	-	:		:	:	:	:	:	:			:	:	:	:	:	
Taxable Value		_	_	_	_	_	_	_	_	_	_	_	_	_	_	4 929 757	7 542 528	10 257 838	10 462 995	10 672 255	10 885 700	11 103 414	11 325 482	11 551 992	11 783 032	12 018 692	12 259 066	12 504 247	12 754 332	13 009 419	13 269 607	13 534 999	
PV		_				_						_		_	_	_	_	_	_	_	_	_	_	_		_		_	_	_	_	. G	GROSS
PV -	-	-	-	-	-	-	-	-	-	56,858	115,989	177,464	330,740	444,488	562,653	646,389	728,939	756,796	776,462	796,612	812,544	828,795	845,371	862,279	879,524	897,115	915,057	933,358	952,025	971,066	990,487	1,010,297	GROSS 16,291,308 10,255,571
:	-	-	:	-		-	-	-	-	35,792 26,080 4,745	73,017 53,204 9,679	111,716 81,401 14,809	208,205 151,708 27,600	279,810 203,883 37,092	354,197 258,085 46,953	406,909 296,494 53,940	458,875 334,359 60,829	476,412 347,137 63,154	488,792 356,158 64,795	501,477 365,400 66,476	511,506 372,708 67,806	521,736 380,163 69,162	532,171 387,766 70,545	542,815 395,521 71,956	553,671 403,432 73,395	564,744 411,500 74,863	576,039 419,730 76,360	587,560 428,125 77,888	599,311 436,687 79,445	611,297 445,421 81,034	623,523 454,329 82,655	635,994 463,416 84,308	10,255,571 7,472,707 1,359,490
	-	-		-			-	-		-		-	-		-		-		-			-	-			-	-		-	-			
		-	-		-	-	- -		-	123,475	251,889	385,390	718,252	965,273	1,221,887	1,403,732	1,583,002	1,643,500	1,686,207	1,729,966	1,764,565	1,799,856	1,835,853	1,872,570	1,910,022	1,948,222	1,987,187	2,026,930	2,067,469	2,108,818	2,150,995	2,194,015	35.379.076
RTICIPATION = NET B	BENEFIT																																
RTICIPATION = NET B	BENEFIT															400 700	454.000	200 712	242.011	040 ***	202 552	207.004	224 5	000 175	240 000	045.710	050 000	055.010	200 250	005.074	074 000	070 710 G	GROSS
RTICIPATION = NET B	BENEFIT : :	:	- - -	- - -	- - -	- - -	- - -	: :		:	:	:	- - -	<u> </u>	-	100,786 1,379 1,005	154,203 2,111 1,538	209,716 2,870 2,091	213,911 2,928 2,133	218,189 2,986 2,176	222,553 3,046 2,219	227,004 3,107 2,264	231,544 3,169 2,309	236,175 3,232 2,355	240,898 3,297 2,402	245,716 3,363 2,450	250,630 3,430 2,499	255,643 3,499 2,549	260,756 3,569 2,600	265,971 3,640 2,652	271,290 3,713 2,706	276,716 3,787 2,760	3,881,702 53,128 38,711
PV :	BENEFIT	- - - - - -	- - - - -		:	-	- - - - -	- - - - -		- - - 733 381 3.683	- - - 1,496 778 7.513	2,289 1,191	- - - - 4,266 2,219 21,423	- - - - 5,733 2,982 28,790	7,257 3,775	1,379	2,111	2,870	2,928	2,986	3,046	3,107	3,169	3,232	3,297	3,363	3,430	3,499	3,569	3,640	3,713	3,787 2,760 502 13,108 6,818	53,128
TO CT O LITTO N	Taxable Value Per Unit Curmulative SF SF Taxable Value SF Taxable Value ST Taxable Value Pry inct Sides Per SF Taxable Value Pry Sides Per SF Taxable Value	Taxable Value Per SF Taxable Value Taxable Value PV Taxable Value Taxable Value PV Taxable Value Taxable Value Taxable Value Taxable Value PV Taxable Value Taxable Value Taxable Value Taxable Value PV Taxable Value Taxable Value Taxable Value Taxable Value PV Taxable Value PV Taxable Value Taxable Value Taxable Value Taxable Value PV Taxable Value PV	2015 2016 Canadate Value Per SF Canadate Value Canadate Value	Taxable Value Per Unit	2015 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016 2017 2018 2016	Transite Value Per EF Commission SF First SF	Tauche Value Per total Tauche Value Per total Councidance SE	Transitiv Value Per Out	2015 2016 2017 2018 2019 2020 2021 2022 2025	2015 2016 2017 2019 2019 2020 2027 2023 2023 2023 2024 2025	1985 2016 2017	2015	2007 2007 2008	March Marc	Mart Mart	See 1	Mart 196	19	Second Column	Martin	Part	Part	1	The content	Column	The column Column	Part	Part	Part	Part	Part	Part	The column Column



RE. Rec Rec	100% 100% 100% 100% 100% 100% 100%	0.6350000 0.3997400 0.2912700 0.0529900 0.0000000 0.0000000 0.0000000 1.3790000	Matac	oorda Countv H P Cons Coastal Plair Draina	Bay City agorda County	0.0042600 0.0411300	RSONAL PROF 0% 0% 0% 0% 0% 0% 0% 0% 0%	0.000000 0.000000 0.000000 0.000000 0.000000		E	0.0200000	0.00%	0.0000000																					
REVENUE YEAR BASE YEAF 2015		1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
BASE YEAR	2 2.220.022 2 2.220.022 2 2.220.022 2 2.220.022 2 2.220.022 2 2.220.022 2 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022		2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022		2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022								
TAXABLE VALUE Bav City Matacorda County Matacorda County Hosoital District Port of Bav City Cons & Red District Coastal Plains GW District Drainace District #1 Bav City/Van Vleck ISD	2.099.193 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022 2.220.022	2.088.211 2.209.340 2.209.340 2.209.340 2.209.340 2.209.340 2.209.340 2.209.340	2.980.330 2.997.490 2.997.490 2.997.490 2.997.490 2.997.490 2.997.490	13.038.928 13.038.928 13.038.928 13.038.928 13.038.928 13.038.928	13.158.208 13.158.208 13.158.208 13.158.208 13.158.208	14.656.858 14.656.858 14.656.858 14.656.858 14.656.858	13.339.086 13.339.086 13.339.086 13.339.086 13.339.086	13.605.868 13.605.868 13.605.868 13.605.868 13.605.868 13.605.868	13.877.985 13.877.985 13.877.985 13.877.985	14.155.545 14.155.545 14.155.545 14.155.545 14.155.545 14.155.545	14.438.656 14.438.656 14.438.656 14.438.656 14.438.656	14.727.429 14.727.429 14.727.429 14.727.429 14.727.429 14.727.429	15.021.977 15.021.977 15.021.977 15.021.977 15.021.977	15.322.417 15.322.417 15.322.417 15.322.417 15.322.417 15.322.417	15.628.865 15.628.865 15.628.865 15.628.865 15.628.865	15.941.443 15.941.443 15.941.443 15.941.443 15.941.443 15.941.443	16.260.271 16.260.271 16.260.271 16.260.271 16.260.271 16.260.271		16.917.186 16.917.186 16.917.186 16.917.186 16.917.186	17.234.746 17.255.530 17.255.530 17.255.530 17.255.530 17.255.530 17.255.530 17.255.530	17.579.441 17.600.641 17.600.641 17.600.641 17.600.641 17.600.641 17.600.641 17.600.641	17.952.654 17.952.654 17.952.654 17.952.654	18.311.707 18.311.707 18.311.707 18.311.707 18.311.707 18.311.707	18.655.443 18.677.941 18.677.941 18.677.941 18.677.941 18.677.941 18.677.941	19.051.500 19.051.500 19.051.500 19.051.500 19.051.500 19.051.500	19.432.530 19.432.530 19.432.530 19.432.530	19.821.180 19.821.180 19.821.180 19.821.180 19.821.180 19.821.180	20.217.604 20.217.604 20.217.604 20.217.604 20.217.604	20.621.956 20.621.956 20.621.956 20.621.956 20.621.956 20.621.956	21.034.395 21.034.395 21.034.395 21.034.395 21.034.395	21.455.083 21.455.083 21.455.083 21.455.083 21.455.083 21.455.083	21.884.184 21.884.184		
TAXABLE VALUE INCREMENT Bay City Mataoorda County Mataoorda County Hosoital District Port of Bay City Cons & Red District Coastal Plains GW District Drainace District #1 Bay City/Van Vleck ISD	0 0 0 0 0	(10.982) (10.682) (10.682) (10.682) (10.682) (10.682) (10.682) (10.682)	777.468 777.468 777.468 777.468 777.468 777.468	10.818.906 10.818.906 10.818.906 10.818.906 10.818.906	11,041,855 10,938,186 10,938,186 10,938,186 10,938,186 10,938,186 10,938,186 10,938,186	12.436.836 12.436.836 12.436.836 12.436.836 12.436.836 12.436.836	11,223,826 11,119,064 11,119,064 11,119,064 11,119,064 11,119,064 11,119,064	11.385.846 11.385.846 11.385.846 11.385.846 11.385.846 11.385.846	11.657.963 11.657.963 11.657.963 11.657.963 11.657.963	11.935.523 11.935.523 11.935.523 11.935.523 11.935.523 11.935.523	12.218.634 12.218.634 12.218.634 12.218.634 12.218.634	12.507.407 12.507.407 12.507.407 12.507.407 12.507.407 12.507.407	12,904,690 12.801.955 12.801.955 12.801.955 12.801.955 12.801.955 12.801.955 12.801.955	13.102.395 13.102.395 13.102.395 13.102.395 13.102.395 13.102.395	13.408.843 13.408.843 13.408.843 13.408.843 13.408.843	13.721.421 13.721.421 13.721.421 13.721.421 13.721.421 13.721.421	14.040.249 14.040.249 14.040.249 14.040.249 14.040.249 14.040.249	14.365.455 14.365.455 14.365.455 14.365.455 14.365.455 14.365.455	14.697.164 14.697.164 14.697.164 14.697.164 14.697.164 14.697.164	15.135.553 15.035.508 15.035.508 15.035.508 15.035.508 15.035.508 15.035.508 15.035.508	15.380.619 15.380.619 15.380.619 15.380.619 15.380.619 15.380.619	15.732.632 15.732.632 15.732.632 15.732.632 15.732.632 15.732.632	16.091.685 16.091.685 16.091.685	16.457.919	16.831.478 16.831.478 16.831.478 16.831.478 16.831.478 16.831.478	17.212.508 17.212.508 17.212.508 17.212.508 17.212.508 17.212.508	17.601.158 17.601.158 17.601.158 17.601.158 17.601.158 17.601.158	17.997.582 17.997.582 17.997.582 17.997.582 17.997.582 17.997.582	18.401.934 18.401.934 18.401.934 18.401.934 18.401.934 18.401.934	18.814.373 18.814.373 18.814.373	19.235.061 19.235.061 19.235.061 19.235.061 19.235.061 19.235.061	19,758,632 19,664,162 19,664,162 19,664,162 19,664,162 19,664,162 19,664,162		
REVENUE A TAXABLE VALUE GROWTH Bav City Mataoorda County Hosolial District Port of Bay City Cons & Red District Coastal Plains GW District Dirainace District #1 Bav City/Van Vleck ISD npv @ 6%	0 0 0 0 0	(66) (45) (33) (5) 0	5.771 3.257 2.495 394 0 0	71.543 45.178 34.793 5.830 0 0	72.324 47.408 35.176 5.991 0 0	82.075 52.471 39.536 6.994 0 0	71.271 46.949 35.375 6.258 0 0	72.963 45.514 33.164 6.033 0 0	74.689 46.602 33.956 6.178 0 0	76.450 47.711 34.765 6.325 0 0	78.245 48.843 35.589 6.475 0 0	80.077 49.997 36.430 6.628 0 0	81.945 51.175 37.288 6.784 0 0	83.850 52.376 38.163 6,943 0 0	85.794 53.601 39.056 7.105 0 0	87.776 54.850 39.966 7.271 0 0	89.798 56.124 40.895 7,440 0 0	91.861 57.424 41.842 7.612 0 0	93.965 58.750 42.808 7.788 0 0	96.111 60.103 43.794 7.967 0 0	98.300 61.482 44.799 8.150 0 0	100.532 62.890 45.824 8.337 0 0	102.809 64.325 46.870 8.527 0 0	105.132 65.789 47.937 8.721 0 0	107.501 67.282 49.025 8.919 0 0	109.918 68.805 50.135 9.121 0 0	112.383 70.359 51.267 9.327 0 0	114.897 71.944 52.422 9.537 0 0	117.462 73.560 53.599 9.751 0 0	120.078 75.209 54.801 9.970 0 0	122.746 76.890 56.026 10.193 0 0	125.467 78.606 57.276 10,420 0 0	1.255.040 226,983 0 0 0	Bav Citv Mataoorda Countv Mataoorda Countv Hospital Dist Port of Bay City Cons & Reel District Consatal Plains GW District Drainage District #1 Bav Citv/Van Vleck ISD
	0	(150)	11,919	157,343	160,899	181,075	159,854 670,941	157,674	161,424	165,250	169,152	173,132	177,191	181,332	185,556	189,864	194,258	198,740	203,312	207,975	212,731	217,583	222,532	227,579	232,728	237,979	243,336	248,799	254,372	260,057	265,855	271,769	5,931,119	
REVENUE YEAR BASE YEAR TAXABLE VALUE GROWTH Baw Citv Mataoorda Countv Mataoorda Countv Hosolital District Port of Baw Citv Cons & Reed District Coastal Plains GW District Drainage District #1	0 0 0 0 0 0	2016 0 0 0 0 0	2017 0 0 0 0 0 0	2018 0 0 0 0 0 0	2019 0 0 0 0 0 0	0 0 0 0 0 0	2021 0 0 0 0 0 0	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767	8.767 8.767 8.767 8.767 8.767 8.767 8.767		
TAXABLE VALUE TAXABLE VALUE GROWTH Bav Citv Mataoorda Countv Mataoorda Bav Citv Mataoorda Bav Citv Port of Bav Citv Cons & Red District Coastal Plains GW District Drainage District	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	8.767 8.767 8.767 8.767 8.767 8.767	8.942 8.942 8.942 8.942 8.942 8.942 8.942	9.121 9.121 9.121 9.121 9.121 9.121 9.121	9.304 9.304 9.304 9.304 9.304 9.304	9.490 9.490 9.490 9.490 9.490 9.490 9.490	9.679 9.679 9.679 9.679 9.679 9.679 9.679	9.873 9.873 9.873 9.873 9.873 9.873 9.873	10.071 10.071 10.071 10.071 10.071 10.071 10.071	10.272 10.272 10.272 10.272 10.272 10.272 10.272	10.477 10.477 10.477 10.477 10.477 10.477	10.687 10.687 10.687 10.687 10.687 10.687 10.687	10.901 10.901 10.901 10.901 10.901 10.901	11.119 11.119 11.119 11.119 11.119 11.119	11.341 11.341 11.341 11.341 11.341 11.341 11.341	11.568 11.568 11.568 11.568 11.568 11.568	11.799 11.799 11.799 11.799 11.799 11.799 11.799	12.035 12.035 12.035 12.035 12.035 12.035 12.035	12.276 12.276 12.276 12.276 12.276 12.276 12.276	12.521 12.521 12.521 12.521 12.521 12.521 12.521	12.772 12.772 12.772 12.772 12.772 12.772 12.772	13.027 13.027 13.027 13.027 13.027 13.027 13.027	13.288 13.288 13.288 13.288 13.288 13.288 13.288	13.554 13.554 13.554 13.554 13.554 13.554 13.554	13.825 13.825 13.825 13.825 13.825 13.825 13.825	14.101 14.101 14.101 14.101 14.101 14.101		
TAXABLE VALUE INCREMENT TAXABLE VALUE GROWTH Bay City Mataoorda County Mataoorda County Hosoital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	175 175 175 175 175 175 175	354 354 354 354 354 354 354	537 537 537 537 537 537 537	723 723 723 723 723 723 723 723	912 912 912 912 912 912 912	1.106 1.106 1.106 1.106 1.106 1.106 1.106	1.304 1.304 1.304 1.304 1.304 1.304	1.505 1.505 1.505 1.505 1.505 1.505 1.505	1.710 1.710 1.710 1.710 1.710 1.710 1.710	1.920 1.920 1.920 1.920 1.920 1.920 1.920	2.134 2.134 2.134 2.134 2.134 2.134 2.134	2.352 2.352 2.352 2.352 2.352 2.352 2.352	2.574 2.574 2.574 2.574 2.574 2.574 2.574	2.801 2.801 2.801 2.801 2.801 2.801 2.801	3.032 3.032 3.032 3.032 3.032 3.032 3.032	3.268 3.268 3.268 3.268 3.268 3.268 3.268	3.509 3.509 3.509 3.509 3.509 3.509 3.509	3.754 3.754 3.754 3.754 3.754 3.754 3.754	4.005 4.005 4.005 4.005 4.005 4.005 4.005	4.260 4.260 4.260 4.260 4.260 4.260 4.260	4.521 4.521 4.521 4.521 4.521 4.521 4.521	4.787 4.787 4.787 4.787 4.787 4.787 4.787	5.058 5.058 5.058 5.058 5.058 5.058 5.058	5.334 5.334 5.334 5.334 5.334 5.334		
REVENUE B TAXABLE VALUE GROWTH TAXABLE VALUE GROWTH Bav Citv Matacorda Country Matacorda Country Matacorda Se Red District Coastal Plains GW District Drainace District #1	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	1 1 0 0 0 0	1 1 0 0 0 0	2 2 0 0 0 0	3 2 0 0 0 0	4 3 0 0 0 0	4 3 1 0 0 0	5 4 1 0 0 0	6 4 1 0 0 0	7 5 1 0 0 0	8 6 1 0 0 0	9 6 1 0 0 0	9 7 1 0 0 0	10 7 1 0 0 0	11 8 1 0 0 0	12 9 2 0 0 0	13 10 2 0 0 0	14 10 2 0 0 0	15 11 2 0 0 0	16 12 2 0 0 0	17 12 2 0 0 0	18 13 2 0 0 0	19 14 3 0 0 0	20 15 3 0 0 0	21 16 3 0 0 0	180 33 0 0	Bav Citv Matacorda Countv Mosoital Distr Port of Bav Citv Cons & Red District Coastal Plains GW District Drainace District #1



TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00% 6.00%																																		
Bay Ci Mataoorda Count Mataoorda County Hosoital Distri Por Grad Bloth Cost Mata County Cost Plains GW Distri Drainage District Bay City/Van Vleck IS	REAL F V 0.6350000 V 0.3997400 tt 0.2912700 V 0.0529900 tt 0.0081900 tt 0.0042600 1 0.0411300	100% 100% 100% 100% 100% 00% 0% 0% 0%	0.6350000 0.3997400 0.2912700 0.0529900 0.000000 0.0000000 0.0000000 1.3790000		rda Countv Hos Po Cons & Coastal Plains Drainac	rt of Bav Citv Recl District	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	0% 0% 0% 0% 0% 0% 0% 0% 0%	0.0000000 0.0000000 0.0000000 0.0000000 0.000000		E		0.00%	0.0000000																					
REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
1 TIRZ#2 - Incremental Revenue REAL PROPERTY TA BUSINESS PERSONAL PROPERT		0	0	0	0	0	0	0	0	0	23,877,180	66,151,488 312,552	101,211,777 1 478,205										340,629,182 1,705,888					376,082,141 1.883.438				407,083,405 2,038,694			
Bay Ci Matagorda County Hospital Distri Port of Bay Ci Cons & Red Distri Coastal Plains GW Distri Drainage District Bay City/Van Vleck IS	v v v tt tt	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	151,620 95,447 69,547 12,653 0 0	420,062 264,434 192,679 35,054 0 0	642,695 404,584 294,800 53,632 0 0	1,117,570 703,523 512,621 93,260 0 0 0	1,510,286 950,743 692,758 126,032 0 0	1,750,864 1,102,190 803,109 146,108 0 0	1,853,280 1,166,661 850,086 154,654 0 0	1,924,718 1,211,633 882,855 160,615 0 0	1,998,273 1,257,937 916,594 166,754 0 0	2,038,239 1,283,095 934,926 170,089 0 0	2,079,004 1,308,757 953,624 173,490 0 0 0	2,120,584 1,334,932 972,697 176,960 0 0	2,162,995 1,361,631 992,151 180,499 0 0	2,206,255 1,388,864 1,011,994 184,109 0 0	2,250,380 1,416,641 1,032,234 187,792 0 0 0	2,295,388 1,444,974 1,052,878 191,547 0 0	2,341,296 1,473,873 1,073,936 195,378 0 0	2,388,122 1,503,351 1,095,414 199,286 0 0	2,435,884 1,533,418 1,117,323 203,272 0 0 0	2,484,602 1,564,086 1,139,669 207,337 0 0 0	2,534,294 1,595,368 1,162,463 211,484 0 0	2,584,980 1,627,275 1,185,712 215,713 0 0 0	,,	43,928,069 Bay City 27,653,238 Mataqorda 20,149,494 Mataqorda 3,665,745 Port of Bay 0 Cons & Rec 0 Coastal Pla 0 Drainage D 0 Bay City/Va	County Hospital District City In District Ins GW District Instrict #1
	npv @ 0%	0	0	0	0	0	0	0	0	0	329,266	912,229	1,395,710	2,426,975	3,279,819	3,802,270	4,024,681	4,179,821	4,339,557	4,426,348	4,514,875	4,605,173	4,697,276	4,791,222	4,887,046	4,984,787	5,084,483	5,186,173	5,289,896	5,395,694	5,503,608	5,613,680	5,725,954	95,396,546	
2 REVENUE #2 - SALES TAX Sale	s	0	0	0	0	0	0	0	0	0	0	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590		
Bay Ci	npv @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Bay City	
3 TIRZ#2A - Incremental Revenue										-		-		-	-	-			-	-						-				-		-			
REAL PROPERTY TA BUSINESS PERSONAL PROPERT		0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	8,953,943 0	18,266,043 0	27,947,045 0	52,085,012 0	69,998,033 0	88,606,741 0	101,793,503 1 345,083	114,793,466 1 527,977	119,180,536 718,049	122,277,533 732,410	125,450,737 747,058	127,959,752 761,999	130,518,947 777,239	133,129,326 792,784	135,791,912 808,639	138,507,750 824,812	141,277,905 841,308	144,103,464 858,135	146,985,533 875,297	149,925,244 892,803	152,923,748 910,659		159,101,868 947,450		
Bay Ci Matagorda Count Matagorda County Hospital Distri Port of Bay Ci Cons & Red Distri Coastal Plains GW Distri Drainage District & Bay Cityl/Van Vieck IS	v tt v tt tt	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	56.858 35.792 26.080 4.745 0 0 0	115,989 73,017 53,204 9,679 0 0 0	177,464 111,716 81,401 14,809 0 0 0 0	330,740 208,205 151,708 27,600 0 0 0 0	444.488 279.810 203.883 37.092 0 0 0 0	562,653 354,197 258,085 46,953 0 0 0	646,389 406,909 296,494 53,940 0 0 0	728,939 458,875 334,359 60,829 0 0 0	756,796 476,412 347,137 63,154 0 0 0	776.462 488.792 356.158 64.795 0 0 0	796,612 501,477 365,400 66,476 0 0 0	812,544 511,506 372,708 67,806 0 0 0	828,795 521,736 380,163 69,162 0 0 0	845,371 532,171 387,766 70,545 0 0 0	862,279 542,815 395,521 71,956 0 0 0	879,524 553,671 403,432 73,395 0 0 0	897.115 564.744 411.500 74.863 0 0 0	915.057 576.039 419.730 76.360 0 0	933,358 587,560 428,125 77,888 0 0 0	952,025 599,311 436,687 79,445 0 0 0	971,066 611,297 445,421 81,034 0 0 0 0	990.487 623.523 454.329 82.655 0 0 0	1,010,297 635,994 463,416 84,308 0 0 0 0	16,291,308 Bay City 10,255,571 Matagorda 7,472,707 Matagorda 1,359,490 Port of Bay 0 Cons & Rec 0 Coastal Pla 0 Drainage D 0 Bay City/Va	County Hospital District City Il District ins GW District istrict #1
4 REVENUE #2A - SALES TAX												·																						•	
Sale	s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999		-
	npv @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Bay City	
REVENUE A, B, 1, 2, 3, 4		0	(150)	11,919	157,343	160,899	181,075	159,854	157,674	161,426	617,994	1,333,274	1,954,237	3,322,425	4,426,432	5,209,722	5,618,288	5,957,094	6,181,811	6,315,883	6,452,834	6,582,488	6,714,736	6,849,629	6,987,220	7,127,563	7,270,712	7,416,725	7,565,658	7,717,569	7,872,519	8,030,567	8,191,777	136,707,199	
Running Total		0	(150)	11,769	169,112	330,012	511,087	670,941	828,615	990,040	1,608,034	2,941,308	4,895,545	8,217,970	12,644,402	17,854,124	23,472,413	29,429,507	35,611,318	41,927,201	48,380,035	54,962,523	61,677,260	68,526,889	75,514,110	82,641,672	89,912,385	97,329,110	104,894,767	112,612,337	120,484,855	128,515,422	136,707,199		
NET PRESENT VALUE @ 6% GROSS	136,707,199																																		
		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		
Bav Ci Matacorda Coun Matagorda County Hospital Distri Port of Bav Ci Cons & Red Distri Coastal Plains GW Distri Drainace District Bay City/Van Vleck IS	v .t v .t .t	0 0 0 0 0 0 0	(66) (45) (33) (5) 0 0 0	5.771 3.257 2.495 394 0 0 0	71.543 45.178 34,793 5.830 0 0 0 0	72.324 47.408 35.176 5.991 0 0 0	82.075 52.471 39.536 6.994 0 0 0	71.271 46.949 35.375 6.258 0 0 0	72.963 45.514 33.164 6.033 0 0 0	74.690 46.602 33.956 6.178 0 0 0	284.929 178.951 130.392 23.722 0 0 0 0	614.299 386.295 281.472 51.208 0 0 0	900.238 566.299 412.632 75.069 0 0 0	1.530.258 962.905 701.618 127.643 0 0 0	2.038.629 1.282.932 934.805 170.067 0 0 0	2.399.316 1.509.990 1.100.250 200.166 0 0 0	2.587.451 1.628.425 1.186.547 215.865 0 0 0	2.743.462 1.726.638 1.258.110 228.884 0 0 0	2.846.938 1.791.779 1,305.574 237.520 0 0 0	2.908.675 1.830.644 1,333.893 242.672 0 0 0	2.971.736 1.870.344 1,362.820 247.934 0 0 0 0	3.031.438 1.907.929 1.390,206 252.916 0 0 0	3.092.334 1.946.265 1.418,139 257.998 0 0 0 0	3.154.448 1.985.369 1,446,631 263.182 0 0 0 0	3.217.804 2.025.254 1,475.693 268.469 0 0 0	3.282.428 2.065.937 1.505.337 273.862 0 0 0 7,127,563	3.348.343 2.107.434 1.535.573 279.362 0 0 0 7,270,712	3.415.578 2.149.760 1.566.414 284.973 0 0 0 7,416,725	3.484.156 2.192.934 1.597,871 290.696 0 0 0	3.554.107 2.236.970 1,629.958 296.534 0 0 0	3.625.456 2.281.888 1.662.687 302.488 0 0 0	3.698.233 2.327.704 1.696.070 308.561 0 0 0	3.772.465 2.374.436 1,730,121 314.756 0 0 0 0	0 Drainage D 0 Bay City/Va	County Hospital District Citv cl District ins GW District
	•							670.044																											

TAXABLE BASE YEAR GROV DISCOUNT R																																			
Matagorda County Hosp Port i Cons & R Coastal Plains G	Bay City 0.635 orda County 0.399 oital District 0.291 of Bay City 0.052 Recl District 0.004 B District #1 0.041	7400 100% 2700 100% 9900 100% 1900 100% 2600 100% 1300 100% 2400 100%	Y TAX 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		agorda County Con: Coastal Pla Drai	Bay City atagorda County Hospital District Port of Bay City s & Recl District ains GW District inage District #1 y/Van Vleck ISD	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300	100%	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		E		100.00%	0.0200000																					
REVENUE YEAR	BASE Y	EAR 2015 201	0 1 5 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
Matagorda County Hosp Port (Cons & R Coastal Plains G	of Bay City 2,220 Recl District 2,220 GW District 2,220 District #1 2,220	022 2,220,02 022 2,220,02 022 2,220,02 022 2,220,02 022 2,220,02 022 2,220,02 022 2,220,02	2 2,220,022 2 2,220,022 2 2,220,022 2 2,220,022 2 2,220,022 2 2,220,022 2 2,220,022	2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022	2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022		2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022		2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022		2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022	2,099,193 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022 2,220,022		
Matagorda County Hosp Port Cons & R Coastal Plains G Drainage Bay City/Van	of Bay City Recl District GW District District #1	2,220,02 2,220,02 2,220,02 2,220,02 2,220,02 2,220,02	2 2,209,340 2 2,209,340 2 2,209,340 2 2,209,340	2,997,490 2,997,490 2,997,490 2,997,490 2,997,490 2,997,490	13,038,928 13,038,928 13,038,928 13,038,928 13,038,928 13,038,928	13,158,208 13,158,208 13,158,208 13,158,208 13,158,208 13,158,208	14,656,858 14,656,858 14,656,858 14,656,858 14,656,858 14,656,858	13,339,086 13,339,086 13,339,086 13,339,086 13,339,086 13,339,086	13,605,868 13,605,868 13,605,868 13,605,868 13,605,868 13,605,868	13,877,985 13,877,985 13,877,985 13,877,985 13,877,985 13,877,985	14,155,545 14,155,545 14,155,545 14,155,545 14,155,545 14,155,545	14,438,656 14,438,656 14,438,656 14,438,656 14,438,656 14,438,656	14,727,429 14,727,429 14,727,429 14,727,429 14,727,429 14,727,429	15,021,977 15,021,977 15,021,977 15,021,977 15,021,977 15,021,977	15,322,417 15,322,417 15,322,417 15,322,417 15,322,417 15,322,417	15,628,865 15,628,865 15,628,865 15,628,865 15,628,865 15,628,865	15,941,443 15,941,443 15,941,443 15,941,443 15,941,443 15,941,443	16,260,271 16,260,271 16,260,271 16,260,271 16,260,271 16,260,271	16,585,477 16,585,477 16,585,477 16,585,477 16,585,477	16,917,186 16,917,186 16,917,186 16,917,186 16,917,186 16,917,186	17,255,530 17,255,530 17,255,530 17,255,530 17,255,530 17,255,530	17,600,641 17,600,641 17,600,641 17,600,641 17,600,641 17,600,641	17,952,654 17,952,654 17,952,654 17,952,654 17,952,654 17,952,654	18,311,707 18,311,707 18,311,707 18,311,707 18,311,707 18,311,707	18,677,941 18,677,941 18,677,941 18,677,941 18,677,941 18,677,941	19,051,500 19,051,500 19,051,500 19,051,500 19,051,500 19,051,500	19,432,530 19,432,530 19,432,530 19,432,530 19,432,530	19,821,180 19,821,180 19,821,180 19,821,180 19,821,180 19,821,180	20,217,604 20,217,604 20,217,604 20,217,604 20,217,604 20,217,604	20,621,956	21,034,395 21,034,395 21,034,395 21,034,395 21,034,395 21,034,395	21,455,083 21,455,083 21,455,083 21,455,083 21,455,083 21,455,083	21,884,184 21,884,184 21,884,184 21,884,184 21,884,184 21,884,184		
Matagorda County Hosp Port	of Bay City Recl District GW District District #1		0 (10,982 0 (10,682 0 (10,682 0 (10,682 0 (10,682 0 (10,682 0 (10,682	777,468 777,468 777,468 777,468 777,468 777,468	10,818,906 10,818,906 10,818,906 10,818,906 10,818,906 10,818,906	10,938,186 10,938,186 10,938,186 10,938,186 10,938,186 10,938,186	12,436,836 12,436,836 12,436,836 12,436,836 12,436,836 12,436,836	11,119,064 11,119,064 11,119,064 11,119,064 11,119,064 11,119,064	11,385,846 11,385,846 11,385,846 11,385,846 11,385,846 11,385,846	11,657,963 11,657,963 11,657,963 11,657,963 11,657,963 11,657,963	11,935,523 11,935,523 11,935,523 11,935,523 11,935,523 11,935,523	12,218,634 12,218,634 12,218,634 12,218,634 12,218,634 12,218,634	12,507,407 12,507,407 12,507,407 12,507,407 12,507,407 12,507,407	12,801,955 12,801,955 12,801,955 12,801,955 12,801,955 12,801,955	13,102,395 13,102,395 13,102,395 13,102,395 13,102,395 13,102,395	13,408,843 13,408,843 13,408,843 13,408,843 13,408,843 13,408,843	13,721,421 13,721,421 13,721,421 13,721,421 13,721,421 13,721,421	14,040,249 14,040,249 14,040,249 14,040,249 14,040,249 14,040,249	14,365,455 14,365,455 14,365,455 14,365,455 14,365,455 14,365,455	14,697,164 14,697,164 14,697,164 14,697,164 14,697,164 14,697,164	15,035,508 15,035,508 15,035,508 15,035,508 15,035,508 15,035,508	15,380,619 15,380,619 15,380,619 15,380,619 15,380,619 15,380,619	15,732,632 15,732,632 15,732,632 15,732,632 15,732,632 15,732,632	16,091,685 16,091,685 16,091,685 16,091,685 16,091,685 16,091,685	16,457,919 16,457,919 16,457,919 16,457,919 16,457,919 16,457,919	16,831,478 16,831,478 16,831,478 16,831,478 16,831,478 16,831,478	17,212,508 17,212,508 17,212,508 17,212,508 17,212,508 17,212,508 17,212,508	17,601,158 17,601,158 17,601,158 17,601,158 17,601,158 17,601,158	17,997,582 17,997,582 17,997,582 17,997,582 17,997,582 17,997,582	18,401,934 18,401,934 18,401,934	18,814,373 18,814,373 18,814,373 18,814,373 18,814,373 18,814,373	19,235,061 19,235,061 19,235,061 19,235,061 19,235,061 19,235,061	19,664,162 19,664,162 19,664,162 19,664,162 19,664,162 19,664,162		
Matagorda County Hosp Port	of Bay City Recl District GW District District #1	596	0 (66 0 (45 0 (33 0 (5 0 (1 0 (0 0 (149	394 64 33 320	34,793 5,830 886 461 4,450 150,517	47,408 35,176 5,991 896 466 4,499 152,176	6,994 1,019 530	4,573 154,693		74,689 46,602 33,956 6,178 955 497 4,795 162,190	76,450 47,711 34,765 6,325 978 508 4,909 166,052	78,245 48,843 35,589 6,475 1,001 521 5,026 169,991	80,077 49,997 36,430 6,628 1,024 533 5,144 174,008	81,945 51,175 37,288 6,784 1,048 545 5,265 178,106	83,850 52,376 38,163 6,943 1,073 558 5,389 182,286	85,794 53,601 39,056 7,105 1,098 571 5,515 186,549 379,289	87,776 54,850 39,966 7,271 1,124 585 5,644 190,898	89,798 56,124 40,895 7,440 1,150 598 5,775 195,334	91,861 57,424 41,842 7,612 1,177 612 5,909 199,858	93,965 58,750 42,808 7,788 1,204 626 6,045 204,473	96,111 60,103 43,794 7,967 1,231 641 6,184 209,180	98,300 61,482 44,799 8,150 1,260 655 6,326 213,981	100,532 62,890 45,824 8,337 1,289 670 6,471 218,879	102,809 64,325 46,870 8,527 1,318 686 6,619 223,874	105,132 65,789 47,937 8,721 1,348 701 6,769 228,969	107,501 67,282 49,025 8,919 1,378 717 6,923 234,166	109,918 68,805 50,135 9,121 1,410 733 7,080 239,467	112,383 70,359 51,267 9,327 1,442 750 7,239 244,874	114,897 71,944 52,422 9,537 1,474 767 7,402 250,390	117,462 73,560 53,599 9,751 1,507 784 7,569 256,015	120,078 75,209 54,801 9,970 1,541 801 7,738 261,753	122,746 76,890 56,026 10,193 1,575 819 7,911 267,606	125,467 78,606 57,276 10,420 1,610 8,088 273,576	1,255,040 226,983 34,920 18,164 175,370	Bay City Matagorda County Matagorda County Hospital Distric Port of Bay County Hospital Distric Cons & Red District Coastal Plains GW District Dramage District #1 Bay City/Van Vleck ISD
REVENUE YEAR		201	5 2016	2017			2020	1,336,711		2023	2024		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	, , ,	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS	
BASE YEAR		201	5 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	IUIALS	
Matagorda County Hosp Port i Cons & R Coastal Plains G	Bay City orda County oital District of Bay City Recl District		0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767	532 8,767 8,767 8,767 8,767 8,767 8,767		
Matagorda County Hosp Port o Cons & R Coastal Plains G	Bay City orda County bital District of Bay City Recl District		0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	532 8,767 8,767 8,767 8,767 8,767	543 8,942 8,942 8,942 8,942 8,942 8,942	553 9,121 9,121 9,121 9,121 9,121 9,121	565 9,304 9,304 9,304 9,304 9,304	576 9,490 9,490 9,490 9,490 9,490 9,490	587 9,679 9,679 9,679 9,679 9,679 9,679	599 9,873 9,873 9,873 9,873 9,873 9,873	611 10,071 10,071 10,071 10,071 10,071 10,071	623 10,272 10,272 10,272 10,272 10,272 10,272	636 10,477 10,477 10,477 10,477 10,477 10,477	649 10,687 10,687 10,687 10,687 10,687	661 10,901 10,901 10,901 10,901 10,901	675 11,119 11,119 11,119 11,119 11,119 11,119	688 11,341 11,341 11,341 11,341 11,341 11,341	702 11,568 11,568 11,568 11,568 11,568 11,568	716 11,799 11,799 11,799 11,799 11,799	730 12,035 12,035 12,035 12,035 12,035 12,035	745 12,276 12,276 12,276 12,276 12,276 12,276	760 12,521 12,521 12,521 12,521 12,521 12,521	775 12,772 12,772 12,772 12,772 12,772 12,772	791 13,027 13,027 13,027 13,027 13,027 13,027	806 13,288 13,288 13,288 13,288 13,288	822 13,554 13,554 13,554 13,554 13,554 13,554	839 13,825 13,825 13,825 13,825 13,825 13,825	856 14,101 14,101 14,101 14,101 14,101		
Matagor Matagorda County Hosp Port I Cons & R Coastal Plains G	Bay City orda County bital District of Bay City Recl District		0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	11 175 175 175 175 175 175	21 354 354 354 354 354 354	33 537 537 537 537 537 537	44 723 723 723 723 723 723 723	55 912 912 912 912 912 912	67 1,106 1,106 1,106 1,106 1,106 1,106	79 1,304 1,304 1,304 1,304 1,304 1,304	91 1,505 1,505 1,505 1,505 1,505 1,505	104 1,710 1,710 1,710 1,710 1,710 1,710	117 1,920 1,920 1,920 1,920 1,920 1,920	129 2,134 2,134 2,134 2,134 2,134 2,134	143 2,352 2,352 2,352 2,352 2,352 2,352 2,352	156 2,574 2,574 2,574 2,574 2,574 2,574	170 2,801 2,801 2,801 2,801 2,801 2,801	184 3,032 3,032 3,032 3,032 3,032 3,032	198 3,268 3,268 3,268 3,268 3,268 3,268	213 3,509 3,509 3,509 3,509 3,509 3,509	228 3,754 3,754 3,754 3,754 3,754 3,754	243 4,005 4,005 4,005 4,005 4,005 4,005	259 4,260 4,260 4,260 4,260 4,260 4,260	274 4,521 4,521 4,521 4,521 4,521 4,521	290 4,787 4,787 4,787 4,787 4,787 4,787	307 5,058 5,058 5,058 5,058 5,058 5,058	324 5,334 5,334 5,334 5,334 5,334		
Matagorda County Hosp	Bay City orda County		0 0 0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 1 0 0	0 1 0 0	0 2 0 0	0 2 0 0	0 3 0	0 3 1	0 4 1 0	0 4 1 0	0 5 1 0	0 6 1 0	1 6 1 0	1 7 1 0	1 7 1 0	1 8 1 0	1 9 2 0	1 10 2 0	1 10 2 0	1 11 2 0	1 12 2 0	1 12 2 0	1 13 2 0	1 14 3 0	1 15 3 0	1 16 3 0	180	Bay City Matagorda County Matagorda County Hospital Distric Port of Bay City

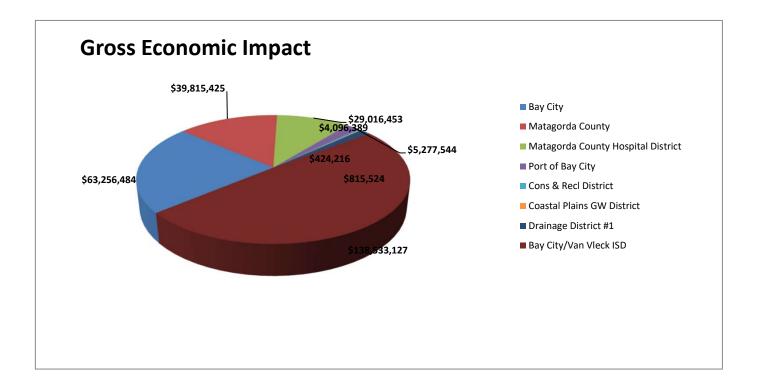


	2.00% 6.00%																																		
Bay City Matagorda County Hospital District Part of Bay City Cons & Red District Costal Plains (RW District Drainage District #1 Bay City/Van Vleck ISD	REAL 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	100% 100% 100% 100% 100% 100% 100% 100%	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		rda County Hos Port Cons & I Coastal Plains Drainage	t of Bay City Recl District	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	100% 100% 100% 100% 100% 100% 100% 100%	0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		E	0.0200000	100.00%	0.0200000																					
REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
1 TIRZ#2 - Incremental Revenue																																			
REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0 0			478,205																383,603,784 1,921,107						
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District Bay City/Van Vieck ISD	npv @ 6%	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	151,620 95,447 69,547 12,653 1,956 1,017 9,821 332,189	422,047 265,683 193,590 35,219 5,443 2,831 27,337 924,674	645,731 406,496 296,192 53,886 8,328 4,332 41,825 1,414,752	1,123,765 707,423 515,463 93,777 14,494 7,539 72,788 2,462,088	1,517,658 955,384 696,139 126,647 19,574 10,181 98,301 3,325,081	1,759,457 1,107,599 807,051 146,825 22,693 11,804 113,963 3,854,846	1,862,472 1,172,448 854,303 155,421 24,021 12,495 120,635 4,080,543	1,934,312 1,217,672 887,255 161,416 24,948 12,977 125,289 4,237,940	2,008,281 1,264,236 921,184 167,589 25,902 13,473 130,080 4,400,001	2,048,446 1,289,521 939,608 170,940 26,420 13,742 132,681 4,488,001	2,089,415 1,315,312 958,400 174,359 26,949 14,017 135,335 4,577,761	2,131,204 1,341,618 977,568 177,846 27,487 14,298 138,042 4,669,316	2,173,828 1,368,450 997,119 181,403 28,037 14,583 140,802 4,762,702	2,217,304 1,395,819 1,017,062 185,031 28,598 14,875 143,618 4,857,956	2,261,650 1,423,736 1,037,403 188,732 29,170 15,173 146,491 4,955,116	2,306,883 1,452,210 1,058,151 192,507 29,753 15,476 149,421 5,054,218	2,353,021 1,481,255 1,079,314 196,357 30,348 15,786 152,409 5,155,302	2,400,081 1,510,880 1,100,900 200,284 30,955 16,101 155,457 5,258,408	2,448,083 1,541,097 1,122,918 204,290 31,574 16,423 158,566 5,363,576	2,497,045 1,571,919 1,145,377 208,375 32,206 16,752 161,738 5,470,848	2,546,986 1,603,358 1,168,284 212,543 32,850 17,087 164,972 5,580,265	2,597,925 1,635,425 1,191,650 216,794 33,507 17,429 168,272 5,691,870	1,215,483 221,130 34,177 17,777 171,637 5,805,708	20,249,961 3,684,023 569,393 296,168 2,859,481 96,723,163	Bay City Matagorda County Matagorda County Hospital Distri Port of Bay City Cons & Recl District Consat Plains GW District Drainage District #1 Bay City/Van Vleck ISD
2 REVENUE #2 - SALES TAX		0	0	0	0	0	0	0	0	0	674,249	1,876,825	2,871,542	4,997,337	6,748,966	7,824,237	8,282,338	8,601,809	8,930,746	9,109,360	9,291,548	9,477,379	9,666,926	9,860,265	10,057,470	10,258,619	10,463,792	10,673,068	10,886,529	11,104,260	11,326,345	11,552,872	11,783,929	196,320,407	
Sales		0	0	0	0	0	0	0	0	0	0	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590		
Bay City	npv @ 6%	0	0	0	Ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ō	0	0	0	0	0	0	0	0	0	0	0	0	Bay City
3 TIRZ#2A - Incremental Revenue REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	8,953,943 0	18,266,043	27,947,045	52,085,012	69,998,033	88,606,741 0	101,793,503 345,083	114,793,466 527,977	119,180,536 718,049	122,277,533 732,410	125,450,737 747.058	127,959,752 761,999	130,518,947 777,239	133,129,326 792,784	135,791,912 808.639	138,507,750 824 812	141,277,905 841,308	144,103,464 858 135	146,985,533 875,297	149,925,244 892 803	152,923,748 910,659	155,982,223 928 873			
Bay City Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains (SW District Drainage District #1 Bay City/Van Vleck ISD	npv @ 6%	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	56,858 35,792 26,080 4,745 733 381 3,683 124,571 252,843	115,989 73,017 53,204 9,679 1,496 778 7,513 254,124 515,800	177,464 111,716 81,401 14,809 2,289 1,191 11,495 388,810	330,740 208,205 151,708 27,600 4,266 2,219 21,423 724,628	444,488 279,810 203,883 37,092 5,733 2,982 28,790 973,841	562,653 354,197 258,085 46,953 7,257 3,775 36,444 1,232,732	648,580 408,289 297,499 54,123 8,365 4,351 42,010 1,420,993	732,291 460,986 335,897 61,109 9,445 4,913 47,432 1,604,398	761,356 479,283 349,229 63,534 9,820 5,108 49,314 1,668,077	781,113 491,720 358,291 65,183 10,075 5,240 50,594 1,711,364	801,356 504,463 367,576 66,872 10,336 5,376 51,905 1,755,714	817,383 514,552 374,928 68,210 10,542 5,484 52,943 1,790,828	833,731 524,843 382,426 69,574 10,753 5,593 54,002 1,826,645	850,405 535,340 390,075 70,965 10,968 5,705 55,082 1,863,178	867,414 546,047 397,876 72,385 11,188 5,819 56,184 1,900,442	884,762 556,968 405,834 73,832 11,411 5,936 57,307 1,938,450	902,457 568,107 413,951 75,309 11,640 6,054 58,454 1,977,219	920,506 579,469 422,230 76,815 11,872 6,175 59,623 2,016,764	938,916 591,059 430,674 78,351 12,110 6,299 60,815 2,057,099	957,695 602,880 439,288 79,918 12,352 6,425 62,031 2,098,241	976,848 614,938 448,073 81,517 12,599 6,553 63,272 2,140,206	996,385 627,236 457,035 83,147 12,851 6,684 64,538 2,183,010	1,016,313 639,781 466,176 84,810 13,108 6,818 65,828 2,226,670	7,511,419 1,366,533 211,208 109,859 1,060,681	Bay City Matagorda County Matagorda County Hospital Distri Port of Bay City Cons & Recl Distric Consal Plains GW District Drainage District #1 Bay City/Van Vleck ISD
4 REVENUE #2A - SALES TAX			-		-		-		-	-			,	.,,	.,,			-,,		-,,		-,,	-,,				.,,,,,,,,,	.,,	.,,	.,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-,,,	.,,		
Sales		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999		
0	npv @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Bay City
REVENUE A, B, 1, 2, 3, 4		0	(304)	23,152	313,657	318,936	360,765	320,504	322,179	329,864	1,264,795	2,738,324	4,014,571	6,830,297	9,096,243	10,705,645	11,554,688	12,255,424	12,722,796	12,998,638	13,280,400	13,547,249	13,819,436	14,097,066	14,380,249	14,669,096	14,963,720	15,264,236	15,570,762	15,883,419	16,202,329	16,527,617	16,859,411	281,235,162]
Running Total		0	(204)	22 040	226 505	CEE AAA	4 046 207	4 226 744	4 650 000	4 000 754	2 252 540	E 004 972	40.006.442	46 926 740	25 022 002	26 629 627	49 402 245	60 449 720	72 474 525	06 470 472	00 450 572	442 007 022	426 047 250	440 044 225	455 204 574	160 062 670	494 027 200	200 404 625	215.762.387	224 645 906	247 040 424	264 275 754	204 225 462		
NET PRESENT VALUE @ 6%		0	(304)	22,040	336,303	000,441	1,016,207	1,336,711	1,050,050	1,500,754	3,233,349	5,551,672	10,000,443	10,030,740	25,532,563	30,030,027	40, 193,313	60,448,739	73,171,535	86,170,173	33,400,673	112,997,022	120,617,256	140,514,325	155,254,574	163,563,670	104,927,309	200,191,023	213,762,367	231,043,000	241,040,134	204,373,731	201,233,102		
	281,235,162																																		
Bay City Matagorda County Hospital District Port of Bay City Cons & Rec District Coastal Plains GW District Drainage District #1 Bay City/Van Vleck ISD	\$ -	0 0 0 0 0 0 0 0 0	(66) (45) (33) (5) (1) (0) (4) (149) (304)	5,771 3,257 2,495 394 64 33 320 10,816 23,152	71,543 45,178 34,793 5,830 886 461 4,450 150,517 313,657	72,324 47,408 35,176 5,991 896 466 4,499 152,176 318,936	82,075 52,471 39,536 6,994 1,019 530 5,115 173,026 360,765	71,271 46,949 35,375 6,258 911 474 4,573 154,693 320,504 1,336,711	72,963 45,514 33,164 6,033 933 485 4,683 158,404 322,179	74,689 46,602 33,956 6,178 955 497 4,797 162,190 329,864	284,927 178,951 130,392 23,722 3,666 1,907 18,417 622,811 1,264,795	2025 616,281 387,544 282,383 51,373 7,940 4,130 39,882 1,348,789 2,738,324	903,272 568,210 414,024 75,322 11,642 6,056 58,474 1,977,570 4,014,571	1,536,449 966,805 704,460 128,161 19,808 10,304 99,489 3,364,822 6,830,297	2,045,996 1,287,573 938,186 170,682 26,380 13,722 132,496 4,481,208 9,096,243	2,407,904 1,515,400 1,104,192 200,883 31,048 16,150 155,940 5,274,128 10,705,645	2,598,828 1,635,591 1,191,769 216,815 33,510 17,431 168,310 5,692,434	2,756,402 1,734,788 1,264,048 229,965 35,543 18,488 178,519 6,037,672	2,861,498 1,800,949 1,312,256 238,735 36,898 19,193 185,329 6,267,936	2,923,525 1,839,998 1,340,708 243,912 37,698 19,610 189,350 6,403,837 12,998,638	2,986,883 1,879,884 1,369,771 249,199 38,516 20,035 193,457 6,542,655 13,280,400	3,046,887 1,917,660 1,397,296 254,206 39,290 20,437 197,347 6,674,126	2036 3,108,091 1,956,191 1,425,372 259,314 40,079 20,848 201,314 6,808,226 13,819,436	3,170,520 1,995,493 1,454,009 264,524 40,884 21,267 205,361 6,945,008	2038 3,234,197 2,035,581 1,483,218 269,838 41,706 21,694 209,489 7,084,526 14,380,249	3,299,147 2,076,471 1,513,012 275,258 42,543 22,130 213,700 7,226,835 14,669,096	3,365,397 2,118,178 1,543,402 280,787 43,398 22,575 217,994 7,371,989 14,963,720	3,432,972 2,160,720 1,574,399 286,426 44,269 23,028 222,375 7,520,046 15,264,236	3,501,898 2,204,112 1,606,016 292,178 45,158 23,491 226,843 7,671,065 15,570,762	3,572,202 2,248,372 1,638,266 298,045 46,065 23,962 231,401 7,825,104 15,883,419	3,643,913 2,293,518 1,671,161 304,030 46,990 24,444 236,050 7,982,224 16,202,329	3,717,058 2,339,566 1,704,714 310,134 47,934 24,935 240,791 8,142,486 16,527,617	3,791,666 2,386,535 1,738,937 316,360 48,896 25,435 245,628 8,305,954 16,859,411	29,016,453 5,277,544 815,524 424,216 4,096,389 138,533,127	Bay City Matagorda County Matagorda County Hospital Distri Port of Bay City Cons & Rec District Coastal Plains (6W District Drainage District #1 Bay City/Van Vleck ISD

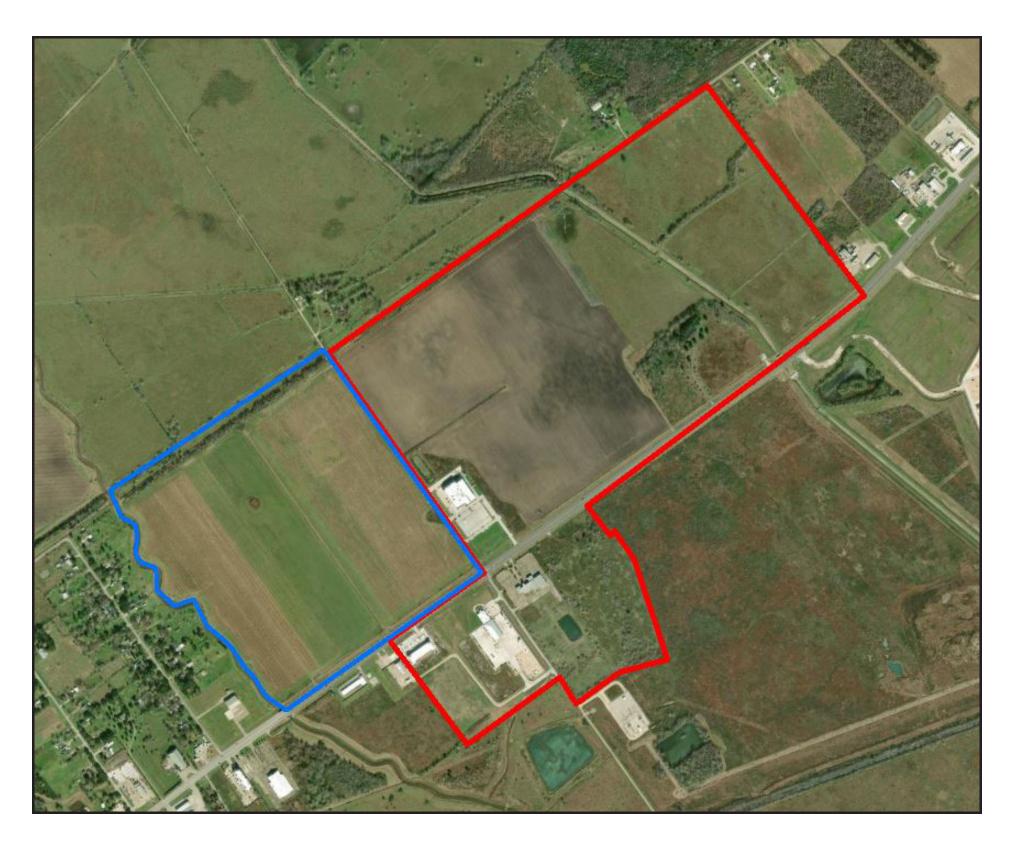


Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$63,256,484	\$62,953,291	\$303,193
Matagorda County	\$39,815,425	\$39,624,416	\$191,009
Matagorda County Hospital Distr	\$29,016,453	\$28,877,274	\$139,179
Port of Bay City	\$5,277,544	\$5,252,218	\$25,325
Cons & Recl District	\$815,524	\$0	\$815,524
Coastal Plains GW District	\$424,216	\$0	\$424,216
Drainage District #1	\$4,096,389	\$0	\$4,096,389
Bay City/Van Vleck ISD	\$138,533,127	\$0	\$138,533,127
Total	\$281,235,162	\$136,707,199	\$144,527,963







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 #2 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	City of Bay City 2021 Taxable Value	Exemptions
2	18109	TRAN TUAN & NGUYET K	\$ 42,080	
2	18110	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	\$ -	
2	18135	LOWER COLORADO RIVER AUTHORITY	\$ -	EX-XV
2	20968	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	\$ -	
2	20969	LIBERMAN BROADCASTING OF HOUSTON	\$ 96,810	
2	20970	BAY CITY PARTNERS LLC	\$ 1,231,000	
2	20973	DESERT GOLD INC	\$ 1,873,900	
2	23013	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	\$ -	
2	88863	JACKSON ELECTRIC COOPERATIVE	\$ 323,310	
2	88865	JACKSON ELECTRIC COOPERATIVE	\$ 151,180	
2	88869	JACKSON ELECTRIC COOPERATIVE	\$ 427,430	
2	94292	MILBERGER BRYAN M TRUST 2-1-1994	\$ -	
2	94293	MILBERGER ARTHUR J TRUST	\$ -	
2	94295	MILBERGER BRYAN M TRUST 2-1-1994	\$ -	
2	94296	MILBERGER ARTHUR J TRUST	\$ -	
2	94298	MILBERGER BRYAN M TRUST 2-1-1994	\$ -	
2	94299	MILBERGER ARTHUR J TRUST	\$ -	
2	118918	SMBG BAY CITY LLC	\$ 98,760	
2	118919	BAY CITY COMMUNITY DEVELOPMENT CORP	\$ -	EX-XV
2	118920	BAY CITY COMMUNITY DEVELOPMENT CORP	\$ 6,512,970	
2	118921	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	\$ 170	
2	118922	MILBERGER BRYAN M TRUST 2-1-1994	\$ 170	
2	118923	MILBERGER ARTHUR J TRUST	\$ 170	
2	118924	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	\$ 1,203	
2	118925	MILBERGER BRYAN M TRUST 2-1-1994	\$ 1,203	
2	118926	MILBERGER ARTHUR J TRUST	\$ 1,203	
2	121791	SMBG BAY CITY LLC	\$ -	
2	121793	SMBG BAY CITY LLC	\$ 91,960	
2	121794	SMBG BAY CITY LLC	\$ 87,350	
2	121795	SMBG BAY CITY LLC	\$ 2,310	
2	125702	JACKSON ELECTRIC COOP INC	\$ 2,379,840	
		TOTAL TIRZ #2	\$ 13,323,019	
2A	20961	CORBETT DUNCAN	\$ 532	
2A	20954	MILBERGER FRANCIS WAYNE FAMILY TRUST	\$ -	
2A	20118	CORBETT DUNCAN	\$ -	
2A	20112	MILBERGER FRANCIS WAYNE FAMILY TRUST	\$ -	
2A	20964	MORTON & HUDSON	\$ -	
		TOTAL #2A	\$ 532	



DEVELOPMENT FINANCING AGREEMENT BY AND AMONG THE CITY OF BAY CITY, TEXAS REINVESTMENT ZONE NUMBER TWO, CITY OF BAY CITY, AND BOLD FOX DEVELOPMENT, LLC

This DEVELOPMENT FINANCING AGREEMENT ("Agreement") is entered into as of ______ ("Effective Date"), by and between the CITY OF BAY CITY, TEXAS, a municipal corporation and a home rule city in the State of Texas (the "City"), the TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF BAY CITY, TEXAS (the "Zone"), an administrative body appointed in accordance with Chapter 311 of the Texas Tax Code (the "TIRZ Act") to oversee the administration of Tax Increment Reinvestment Zone Number Two, City of Bay City, Texas, a reinvestment zone designated by ordinance of the City in accordance with the Tax Increment Financing Act ,and BOLD FOX DEVELOPMENT, LLC ("Developer"), a Texas limited liability company.

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

WHEREAS, the City created the Zone pursuant to the TIRZ Act; and

WHEREAS, the Board of Directors of the Zone (the "Zone Board" or "Board") and the City each approved and adopted the Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Two, City of Bay City, dated November 19, 2015, and amended on January 26, 2017 and January 25, 2022 (as amended, "TIRZ Plan"); and

WHEREAS, the Developer has or will construct certain public works and improvements to implement the TIRZ Plan, and the Zone will reimburse the Developer for the Project Costs (defined herein) of such public works and improvements in accordance with this Agreement; and

WHEREAS, pursuant to the TIRZ Plan, certain tax revenues will flow into a fund to be administered by the Zone, known as the Tax Increment Fund; also, the Zone may receive other gifts, grants or other revenue to be accounted for separately from the TIF but used only for duly approved authorized purposes of the Zone;

WHEREAS, the City has delegated to the Zone the powers necessary for the implementation of the TIRZ Plan, which powers include the power to enter into agreements for the construction of public improvements including, but not limited to, improvements related to roads, sewer, drainage and all infrastructure improvements needed for single family residential development and related improvements, to be constructed in accordance with the TIRZ Plan;

WHEREAS, the Zone and City recognize the importance of its continued role in local economic development;

WHEREAS, Developer owns or controls certain property located within the Zone and has requested reimbursement for constructing certain improvements pursuant to the TIRZ Plan; and,

NOW THEREFORE, in consideration of the mutual covenants and obligations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. General Statement; Agreement for Development of TIRZ Projects; Definitions See Supplement.

Section 2. Site

Developer owns the real property (the "Property") which is within the boundaries of the Zone. The Property is specifically described in as shown in attached Exhibit "A." Developer shall file or use commercially reasonable efforts to cause the filing of a petition to the City for annexation of the Property into the city limits of the City within 10 business days of the Effective Date. The City and Developer shall enter into a Development Agreement as part of the annexation process. With Developer consent, the Property shall also include any real property the Developer acquires in the future in or to be included in the Zone.

Section 3. Project & Financing

Developer proposes to construct private and public improvements including, but not limited to, improvements related to roads, sewer, drainage and all infrastructure improvements needed for a single-family residential development and related improvements as more particularly described in attached Exhibit "B" ("Development" or, collectively, "TIRZ Projects"). The City will have the obligation to own, maintain and operate the following TIRZ Projects after Completion:

- (i) Water, sewer, and drainage facilities, except for any amenity portion of such drainage facilities.
- (ii) Traffic signals, roads, and turn lanes.
- (iii) Any park or recreational facilities pre-approved by the City.

Project shall be funded by and through Developer's own capital or other financing means arranged and obtained by Developer. Further, the TIF payments made to Developer pursuant to this Agreement may not reimburse Developer for all of its costs incurred in connection with performing its obligations under this Agreement.

Section 4. Financing and Reimbursement of Project Costs

See Supplement.

Section 5. Term

The term of this Agreement shall begin upon the effective date and end upon the earlier of:

- (a) the complete performance of all obligations and conditions precedent by parties to this Agreement;
- (b) expiration of thirty years after effective date; or
- (c) the expiration of the term of the Zone, as may be extended from time to time.

Notwithstanding the foregoing, the City may terminate this Agreement if Developer has not started construction of the TIRZ Projects within 24 months of the Effective Date of this Agreement. In such event, rights and obligations in this Agreement will survive the termination as to any Project Costs paid by Developer prior to termination. Once the Project Costs incurred prior to termination have been paid to the Developer, this Agreement will terminate for all purposes.

Section 6. Exhibits

The parties agree that each and every exhibit that is mentioned in and attached to this Agreement is a material part of this Agreement and each such exhibit is by this reference, incorporated into this agreement for all purposes as though set forth verbatim here.

Section 7. Force Majeure

It is expressly understood and agreed by the parties that if the performance of any obligation of either party hereunder is delayed by reason of war, civil commotion, acts of God, pandemic, inclement weather, governmental restrictions, regulations, or interferences, delays caused by the franchise utilities, fire or other casualty, court injunction, necessary condemnation proceedings, acts of the other party, its affiliates/related entities and/or their contractors, or any actions or inactions of third parties or other circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation shall be extended for a period of time equal to the period such party was delayed.

Section 8. Indemnity

DEVELOPER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ZONE, THE CITY, AND THEIR

RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, ASSIGNS AND SUCCESSORS, HARMLESS AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES, INTEREST, AND ATTORNEY FEES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE (INCLUDING LOSS) OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT THAT MAY ARISE OUT OF OR BE OCCASIONED BY DEVELOPER'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, OR BY ANY NEGLIGENT ACT OR OMISSION OF DEVELOPER, ITS OFFICERS, AGENTS, ASSOCIATES, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS IN THE PERFORMANCE OF THIS AGREEMENT; EXCEPT THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE NEGLIGENCE OF THE ZONE, CITY, OR THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES OR CONTRACTORS, AND IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OF BOTH DEVELOPER AND ZONE, RESPONSIBILITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. HOWEVER, NOTHING IN THIS SECTION WAIVES ANY IMMUNITY OR OTHER DEFENSE AVAILABLE TO THE ZONE OR THE CITY UNDER TEXAS OR FEDERAL LAW.

Section 9. Events of Default & Remedies

A default shall exist if either party fails to perform or observe any material covenant contained in this Agreement, including exhibits, which is not otherwise excused under the terms of this Agreement. The non-defaulting party shall promptly notify the defaulting party in writing upon becoming aware of any change in the existence of any condition or event that would constitute a default or, with the giving of notice or passage of time, or both, would constitute a default under this Agreement. Such notice shall specify the nature and the period of existence thereof and what action, if any, the non-defaulting party requires or proposes to require with respect to curing the default.

If a default shall occur and continue, after thirty (30) day's notice to cure default, the non-defaulting party may, at its option, pursue any and all remedies it may be entitled to, at law or in equity, in accordance with Texas law. The Zone shall not, however, pursue remedies for as long as Developer proceeds in good faith and with due diligence to remedy and correct the default, provided that Developer has commenced to cure such default within the 30 days following notice.

Section 10. Venue and Governing Law

This Agreement is performable in Matagorda County, Texas and venue of any action arising out of this Agreement shall be exclusively in the State or District Courts of Matagorda County. This Agreement shall be governed and construed in accordance with the Charter, ordinances, and resolutions of the City of Bay City, applicable federal and state laws, the violation of which shall constitute a default of this Agreement. To the extent permitted by law, the law of the state of Texas shall apply without regard to applicable principles of conflicts of law.

Section 11. Notices

Any notice required by this Agreement shall be deemed to be properly served if deposited in the U.S. mail by certified letter, return receipt requested, addressed to the recipient at the recipient's address shown below, subject to the right of either party to designate a different address by notice given in the manner just described.

If intended for Zone or City, to:

Tax Increment Reinvestment Zone No. 2 c/o City of Bay City 1901 5th Street Bay City, Texas 77414

With a copy to: Scotty Jones, Director of Finance 1901 5th Street Bay City, Texas 77414

With a copy to: Anne Marie Odefey, City Attorney Roberts, Odefey, Witte & Wall, LLP 2206 Hwy 35 North P.O. Box 9 Port Lavaca, Texas 77979

If intended for Developer, to:

With a copy to: The Muller Law Group, PLLC 202 Century Square Blvd. Sugar Land, Texas 77478 Attention: Richard Muller

Section 12. No Third Party Rights

This Agreement is solely for the benefit of the parties hereto and is not intended to create

or grant any rights, contractual or otherwise, to any other person or entity.

Section 13. Severability

In case any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect by a court or agency of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other remaining provisions hereof and this Agreement shall remain in full force and effect and be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

Section 14. Counterparts & Signatures

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. This agreement may be executed in multiple originals. This agreement may be executed by PDF signatures which shall be deemed originals and equally admissible as originals.

Section 15. Captions

The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

Section 16. Successors and Assigns

The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. Provided, however, Developer shall not assign this Agreement without prior City approval, which approval shall not be unreasonably withheld. Notwithstanding the foregoing, written approval of the City shall not be required for an assignment to an Affiliate of Developer. "Affiliate of Developer" as used herein, includes any parent, sister, partner, joint venturer, or subsidiary entity of Developer; any entity in which Developer is a major shareholder, owns an equity interest, or is a joint venturer or partner (whether general or limited), or to the Developer's financial institution.

Section 17. Limited Rights and Non-waiver

This agreement is intended only to establish the rights and obligations as between the Parties hereto and it creates no right, expectation, benefit or obligation for or toward any other person or entity. Nothing stated or omitted from this Agreement shall be construed as a waiver of any defense, affirmative defense, or immunity available to the Zone or the City and their respective officials, directors, members, employees, agents, assigns, successors.

Section 18. Representations by Developer

Developer certifies and agrees that it (i) does not, nor will not, so long as the Agreement remains in effect, boycott Israel, as such term is defined in Chapter 808, Texas Government Code, (ii) does not engage in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; (iii) is not identified on a list prepared and maintained under Sections 806.051, 807.051, or 2252.153, Texas Government Code; (iv) does not, nor will not, so long as the Agreement remains in effect, boycott energy companies, as such term is defined in Chapter 809, Texas Government Code; (v) does not, nor will not, so long as the Agreement remains in effect, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, as such term is defined in 2274.001(3), Texas Government Code; and (vi) is not (a) owned or controlled by (1) individuals who are citizens of China, Iran, North Korea, Russia or any designated country (as such term is defined in 113.003, Texas Business & Commerce Code); or (2) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, of any designated country; or (b) headquartered in China, Iran, North Korea, Russia or a designated country.

Section 19. Entire Agreement

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

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed in multiple counterparts, each of equal dignity and effect, on behalf of the City, the Zone, and the Developer effective as of the Effective Date.

ATTEST/SEAL	CITY OF BAY CITY, TEXAS
Jeanna Thompson, City Secretary	Robert K. Nelson, Mayor
	DEVELOPER
ATTEST/SEAL	REINVESTMENT ZONE NUMBER TWO, CITY OF BAY CITY, TEXAS
	 Julie Estlinbaum, Chairman

SUPPLEMENT TO DEVELOPMENT FINANCING AGREEMENT BY AND AMONG THE CITY OF BAY CITY, TEXAS REINVESTMENT ZONE NUMBER TWO, CITY OF BAY CITY, AND BOLD FOX DEVELOPMENT, LLC

Section 1. General Statement; Agreement for Development of TIRZ Projects; Definitions

- (a) <u>General Statement.</u> The parties acknowledge and agree that the Development is included in the TIRZ Plan, as it may be amended from time to time, and is subject to the terms of this Agreement, and the costs for same are Project Costs eligible for funding through the Tax Increment. The TIRZ Plan shall not be amended without Developer consent, to the extent it would affect the reimbursement of Developer. The City and the Developer agree that, subject to the consideration provided in this Agreement, the Developer shall assist the City and the Zone in the implementation of the TIRZ Plan and in the funding of the TIRZ Projects therein. Such assistance shall include the design, financing and construction of the Development. The responsibilities of the parties are set forth herein.
- (b) <u>Agreement to Reimburse Project Costs.</u> The Development is subject to the terms of this Agreement, and the TIRZ shall reimburse the Developer for all amounts advanced for Project Costs in accordance with Section 4 hereof.

(c) <u>Definitions</u>

The following capitalized terms shall have the meanings provided below.

"Completion," or "Complete," as applied to each TIRZ Project, shall mean the point at which a TIRZ Project is available for its intended use as evidenced by a Certificate of Completion by the Developer's engineer (such Certificate to be issued if the TIRZ Project was completed in accordance with the plans and specifications) and approved by the Public Works Department of the City.

"Interest" shall mean (i) for all Developer advances that are financed by City bonds, the rate on the City bonds sold to fund such advances, and (ii) for all Developer advances that are not financed by City bonds, the prime rate as published in the Wall Street Journal (but not to exceed 8%), with the rate for Developer advances for TIRZ Projects to be set on the date of initial expenditure.

"Net Tax Increment" shall mean the Tax Increment less amounts reasonably required or anticipated to be required for the administration and operation of the Zone, including a reasonable operating reserve.

"Reimbursement Audit" shall mean a report prepared by the City calculating the reimbursement to a Developer for funds advanced for the design and construction of a particular TIRZ Project. A Notice of Completion must be filed with the City on or before the completion for the TIRZ Project. The purpose of a Notice of Completion is to allow the City to assess whether Developer completed all requirements of the Development as

defined in this Agreement. The Notice of Completion must include a final construction report in a form reasonably acceptable to the City that specifically outlines the total Costs expended or caused to be expended for improvements constructed as part of the Development, together with supporting invoices and other documents necessary to demonstrate that such amounts were actually paid, including, without limitation, final lien waivers signed by Developer's or an Affiliate's general contractor.

"Tax Increment Fund" or "TIF" shall mean the fund created by the City for the Zone, including any subaccount therein, into which all Tax Increments shall be deposited by the City or other participants.

"Tax Increment" shall mean the amount of property taxes collected each year by the City and any other taxing unit that participates in the Zone with property tax increments (to the extent of their participation) on the captured appraised value.

Section 4. Financing and Reimbursement of Project Costs

- (a) <u>Design and Construction of TIRZ Projects</u>. The Developer agrees to pay or cause to be paid all costs necessary to design and construct the TIRZ Projects for the Development. Such payments are Project Costs and are eligible for reimbursement in accordance with the TIRZ Plan and this Agreement.
- (b) <u>Cost of Land Acquisition</u>. The cost of land for sites for TIRZ Projects listed on <u>Exhibit B</u> is a Project Cost and is eligible for reimbursement. The amount that will be reimbursed for land will be determined by City's Finance Director based on a certified appraisal on the property provided by the Developer.

(c) Funding of Reimbursements.

- (1) The Developer will be reimbursed by the City for any TIRZ Projects. City shall begin repaying the Developer for actual Project Costs as shown in the Reimbursement Audit, and shall continue such repayment until repaid in full, on the earliest date that funds are available from any of the following sources, and solely from such sources:
 - (i) proceeds from the sale of City bonds, as set forth in subsection (2), and
 - (ii) the Net Tax Increment, subject to the limitations set forth in subsection (3).
- (2) As provided herein, the City shall issue one or more series of bonds at the earliest feasible date, which bonds will be secured by a pledge of the Tax Increment Fund. The net proceeds of the bonds shall be deposited into a special fund of the City and shall be used by the City to reimburse the Developer for the full amount (or such portion thereof as is deemed by the City as supportable by the TIRZ Projects as provided below) of eligible Project Costs, plus Interest. Such City bonds shall be sold within 120 days (or such other period as may be agreed by the parties) of a written request therefor from the Developer; provided that the Net Tax Increment (based upon the tax valuation of the Zone as certified or estimated by the Matagorda County

Appraisal District, or its successor) expected to be generated with respect to the Development is sufficient to support the applicable bonds bearing interest at the then-current rate of interest as determined by the City's Finance Director for comparable issues, after taking into account the portion of the Development's Net Tax Increment required to pay any outstanding City bonds, including City bonds issued to refund outstanding City bonds.

- (3) In addition to the Developer's right to reimbursement from City bond proceeds, upon request from the Developer, the Zone shall reimburse the Developer for Project Costs, plus Interest, from Tax Increment accumulated in the Tax Increment Fund, attributable to the Development and available in accordance with the priorities described in the Priority of Reimbursement below.
- (4) The Zone reserves the right, when payments come into the Tax Increment Fund, to prepay all or any portion of the total amount to be reimbursed under this Agreement at any given time. Developer agrees that (i) it will not look to other funds of the Zone, bonds or funds of the City, or any property of the Zone or City for all or any portion of the reimbursement, and (ii) the Developer agrees to sign such receipts and indemnities (regarding proper parties to receive payment) as are reasonably required by the City.
 - (d) Priority of Reimbursement and Multiple Developers.

Subject to all limitations and conditions precedent contained in this Agreement and the attached exhibits, the Parties agree that the Tax Increment generated within the Property in the Zone shall be applied in the following order of priority ("Priority of Reimbursement"):

- (i) Two and a half percent of the Tax Increment to pay City administrative expenses.
- (ii) City's costs associated with amending the TIRZ #2 boundaries and annexation of the Property into the City, in an amount not to exceed \$50,000.
- (iii) \$2,354,462.69 due to Bay City Community Development Corporation ("BCCDC") for public infrastructure improvements, including water, sewer, drainage, street and intersection improvements, pursuant to that certain Development Financing Agreement by and among the City, the Zone, and BCCDC, dated ______.
- (iv) Amounts pledged or required for the payment of outstanding City bonds, including City bonds in the process of issuance and refunding bonds.
- (v) Developer's Project Costs, pursuant to Section 4(c)(3) above.
- (vi) Any remaining funds after Developer's Project Costs are fully reimbursed pursuant to the terms of this Agreement (the "Available Funds") are available for commitment to future Developer projects.

In the event that the Zone enters into other agreements with developers of land within the Zone for the financing of TIRZ projects, it is the intention of the parties that each developer

ITEM #5.

shall be responsible for the creation of Tax Increment required for its own reimbursement. To the extent Developer constructs any projects or facilities in the TIRZ that benefit property in the TIRZ which is not Developer's Property, Developer may be reimbursed for expenses related to these facilities from the Tax Increment generated within the TIRZ, but outside the Property.

BOLD FOX TRACT BAY CITY TIRZ NO. 2 ORDER OF MAGNITUDE PRELIMINARY COST ESTIMATE

COST SUMMARY

1.	Clearing, Grubbing, and Site Preparation of 80-Acres	<u>WATER</u> \$4,800	<u>SANITARY</u> \$9,300	<u>DRAINAGE</u> \$9,900	<u>ROAD</u> \$29,000	<u>PARK</u> \$0	<u>TOTAL</u> \$53,000
2.	Section One Utilities and Roads ⁽⁴⁾	\$171,000	\$333,400	\$350,600	\$1,045,000	\$0	\$1,900,000
3.	Section Two Utilities and Roads ⁽⁴⁾	\$171,000	\$333,400	\$350,600	\$1,045,000	\$0	\$1,900,000
4.	Section Three Utilities and Roads ⁽⁴⁾	\$229,400	\$447,300	\$470,300	\$1,403,000	\$0	\$2,550,000
5.	Detention Basin Excavation and Outfall into Drainage Channel	\$0	\$0	\$656,000	\$0	100,000 ⁽⁵⁾	\$100,000
6.	Drainage Channel Excavation and Outfall into Bucks Bayou	\$0	\$0	\$635,000	\$0	\$0	\$635,000
7.	Highway 35 Traffic Signal	\$0	\$0	\$0	\$250,000	\$0	\$250,000
8.	Highway 35 Left Turn Lane	\$0	\$0	\$0	\$250,000	\$0	\$250,000
9.	Open Space, Park and Recreation Facilities	\$0	\$0	\$0	\$0	\$2,400,000	\$2,400,000
	Sub-Total Construction Costs	\$576,200	\$1,123,400	\$2,472,400	\$4,022,000	\$2,500,000	\$10,038,000
	Contingencies (10%)	\$58,100	\$112,800	\$247,800	\$402,000	\$250,000	\$1,005,200
	Total Construction Costs	\$634,300	\$1,236,200	\$2,720,200	\$4,424,000	\$2,750,000	\$11,043,200
	Engineering, Platting, Survey, Traffic Study, Construction Management, SWPPP, Geotechnical Services	\$348,000	\$695,000	\$1,439,000	\$2,598,000	\$0	\$5,080,000
	TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE	\$982,300	\$1,931,200	\$6,130,200	\$7,022,000	\$2,750,000	\$18,094,200
	COST PER ACRE	80 \$12,300	\$24,100	\$76,600	\$87,800	\$34,400	\$226,200

Notes:

- 1. Please see note section for additional notes and assumptions .
- 2. All estimated dollar amounts, rounded to nearest 100.
- 3. Engineering related fees are calculated as 5% of Clearing, Grubbing, and Site Preparation, Retaining Walls, 18% of Overall Developable Acreage Cost, Bridge and Culvert Crossings, Lake, Mitigation, Offsite Road Improvements, On-Site Collector Road, On-Site Major Thoroughfare (Half Blvd), On-Site Major Thoroughfare (Full Blvd), Traffic Signal, Left Turn Lane, Offsite Waterline Pro-rata share of, 16% of Detention, Mass Grading, Amenity, 11% of Lift Station, Water Treatment Plant, Wastewater Treatment Plant, 13% of Storm Water Pumped Station, Water Well, and 16% of contingencies.
- 4. Cost for Sections 1, 2, and 3 include the installation of all public water distribution lines, fire hydrants, water valves and appurtenances under the "WATER" designation; installation of all sanitary sewer pipe, manholes, and service leads under the "SANITARY" Designation; installation of all storm sewer pipes, manholes, and inlets under the "DRAINAGE" designation; and, excavation of roadways and installation of concrete pavement and curbs under the "ROAD" Designation.
- 5. Park costs associated with the Detention basin excavation (item 5) includes the excavation of the amenity portion (lake excavation) of the detention pond.

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