NOTICE OF
TIRZ #7 OWNSBY FARMS REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, OCTOBER 10, 2017 AT 5:00 PM

AGENDA

I. CALL TO ORDER:

II. ACTION:

A. Consider and act upon appointing officers for Ownsby Farms TIRZ #7 Board.

B. Consider and act upon a Resolution of the Board of Directors for Reinvestment Zone Number Seven, City of Celina, Texas, approving and recommending the final reinvestment zone project plan and financing plan to the City Council.

III. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____
Vicki Faulkner, TRMC Date Notice Removed
City Secretary, City of Celina, TX

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: October 10, 2017
Re:

Action Requested:
Consider and act upon a Resolution of the Board of Directors for Reinvestment Zone Number Seven, City of Celina, Texas, approving and recommending the final reinvestment zone project plan and financing plan to the City Council.

Background Information:
The proposed resolution approves the list of projects fo the development and associated finance plan.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The City's Financial Advisor has approved the proposed ordinance.

Legal Review:
The City's Land Use Attorney has approved the proposed ordinance.

Supporting Documents:
- Board Resolution adopting PFP for TIRZ #7
- PFP for TIRZ 7 Ownsby Farms

Staff Recommendation:
Staff recommends approval

Attachment: Board Resolution Adopting Final Project and Finance Plan_TIRZ No. 7 (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF CELINA, TEXAS APPROVING AND RECOMMENDING THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN TO THE CITY COUNCIL.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, at the public hearing on September 13, 2016, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on September 13, 2016, the City Council approved Ordinance No. 2016-64, establishing Reinvestment Zone Number Seven, City of Celina, Texas (the "Zone"); and

WHEREAS, on October 10, 2017, the Board of Directors for Reinvestment Zone Number Seven, City of Celina, Texas (the "Board"), met to consider and recommend to the City Council of the City the *Final Reinvestment Zone Project Plan and Financing Plan for the Zone*, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the "Final Project and Finance Plan"), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ~~SIX~~SEVEN, CITY OF CELINA, THAT:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating

Attachment: Board Resolution Adopting Final Project and Finance Plan_TIRZ No. 7 (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving

persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone, (7) the current total appraised value of taxable real property in the zone, (8) the estimated captured appraised valued of the zone during each year of its existence, and (9) the duration of the zone.

SECTION 3. FEASIBILITY. The Board finds that the Final Project and Finance Plan is feasible.

SECTION 4. RECOMMENDING FINAL PROJECT AND FINANCING PLAN. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommend to the City Council that they approve the Final Project and Financing Plan as the reinvestment zone project plan and financing plan for the Zone.

SECTION 5. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF CELINA, THIS THE 10TH DAY OF OCTOBER, 2017.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for City of Celina, Texas

Attachment: Board Resolution Adopting Final Project and Finance Plan_TIRZ No. 7 (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

Attachment: Board Resolution Adopting Final Project and Finance Plan_TIRZ No. 7 (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving

City of Celina TIRZ Number Seven

City of Celina Tax Increment Reinvestment Zone #7

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

1 Introduction 1

2 Legal Boundary 2

3 Current Conditions 4

4 Project Plan 7

5 Anticipated Development 8

6 Financial Feasibility Analysis 9

7 Terms and Conditions 18

8 Exhibit A 19

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performanc of the national, and/or local economy and real estate market. Given that economic conditions can change anc real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and 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.

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for T IRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Creating a Reinvestment Zone

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

(1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;

(2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;

(3) a list of estimated nonproject costs; and

(4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

(1) a detailed list describing the estimated project costs of the zone, including administrative expenses;

(2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;

(3) a finding that the plan is economically feasible and an economic feasibility study;

(4) the estimated amount of bonded indebtedness to be incurred;

(5) the estimated time when related costs or monetary obligations are to be incurred;

(6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;

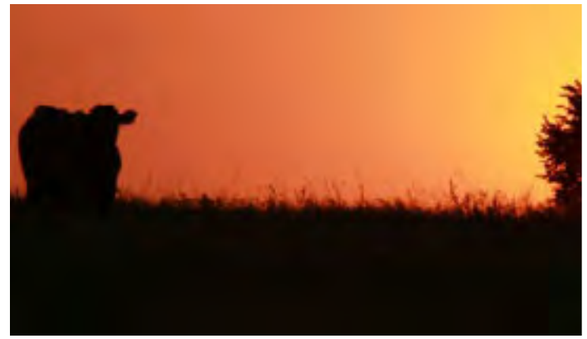
(7) the current total appraised value of taxable real property in the zone;

(8) the estimated captured appraised value of the zone during each year of its existence; and

(9) the duration of the zone.

CELINA TEXAS EST. 1876

Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



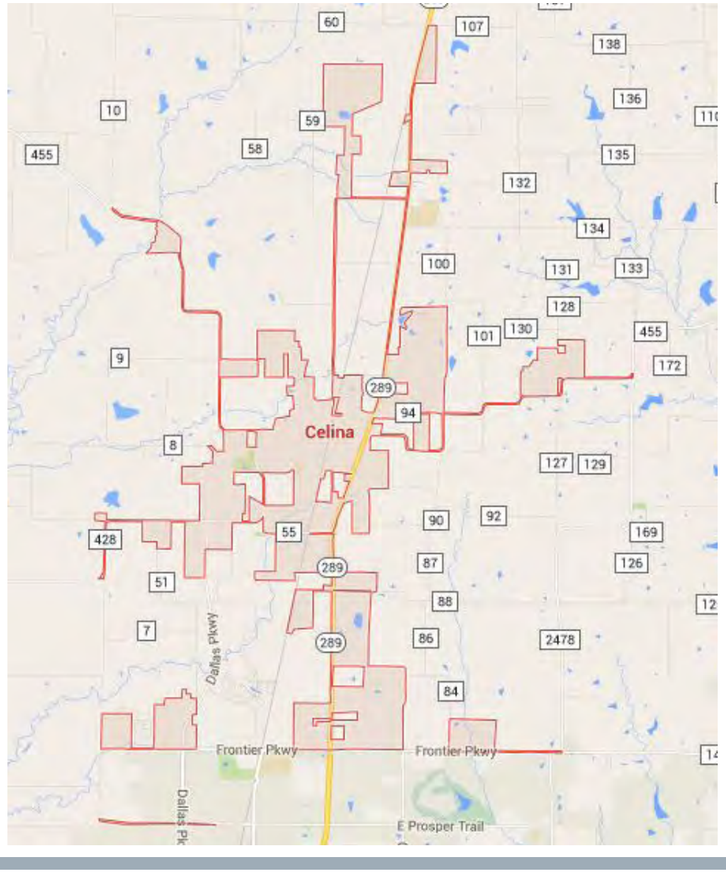
Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Tax Increment Reinvestment Zone Number Seven, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Seven (TIRZ #7) is approximately 113 acres and is located near the intersection of Preston Road and CR-83.

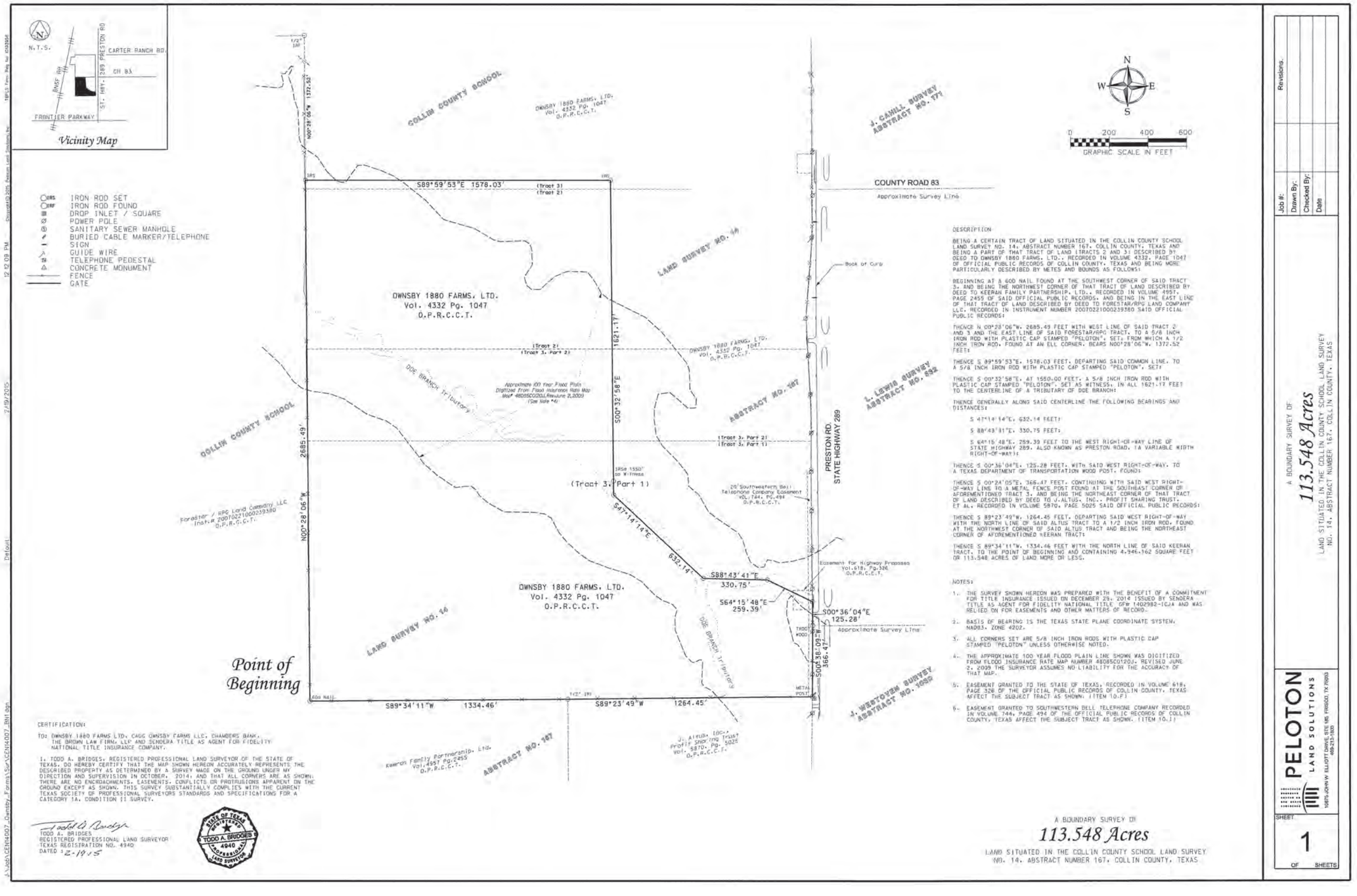
The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 34.60% of the City's real property increment generated within the zone. The source of the City's contribution shall come first from the City's Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City's Maintenance and Operations (M&O) tax rate.

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



Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Legal TIRZ Boundary Map



Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Legal Description

BEING A CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND (TRACTS 2 AND 3) DESCRIBED BY DEED TO OWNSBY 1880 FARMS, LTD., RECORDED IN VOLUME 4332, PAGE 1047 OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KEERAN FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 4957, PAGE 2455 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORESTAR/RPG LAND COMPANY LLC, RECORDED IN INSTRUMENT NUMBER 20070221000239380 SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28’06”W, 2685.49 FEET WITH WEST LINE OF SAID TRACT 2 AND 3 AND THE EAST LINE OF SAID FORESTAR/RPG TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET, FROM WHICH A ½ INCH IRON ROD, FOUND AT AN ELL CORNER, BEARS N00°28’06”W, 1372.52 FEET;

THENCE S 89°59’53”E, 1578.03 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET;

THENCE S 00°32’58”E, AT 1550.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET AS WITNESS, IN ALL 1621.17 FEET TO THE CENTERLINE OF A TRIBUTARY OF DOE BRANCH;

THENCE GENERALLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

S 47°14’14”E, 632.14 FEET;

S 88°43’41”E, 330.75 FEET;

S 64°15’48”E, 259.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289, ALSO KNOWN AS PRESTON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°36’04”E, 125.28 FEET, WITH SAID WEST RIGHT-OF-WAY, TO A TEXAS DEPARTMENT OF TRANSPORTATION WOOD POST, FOUND;

THENCE S 00°24’05”E, 366.47 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE TO A METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 3, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO J.ALTUS, INC., PROFIT SHARING TRUST, ET AL, RECORDED IN VOLUME 5870, PAGE 5025 SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°23’49”W, 1264.45 FEET, DEPARTING SAID WEST RIGHT-OF-WAY WITH THE NORTH LINE OF SAID ALTUS TRACT TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID ALTUS TRACT AND BEING THE NORTHEAST CORNER OF AFOREMENTIONED KEERAN TRACT;

THENCE S 89°34’11”W, 1334.46 FEET WITH THE NORTH LINE OF SAID KEERAN TRACT, TO THE POINT OF BEGINNING AND CONTAINING 4,946,162 SQUARE FEET OR 113.548 ACRES OF LAND MORE OR LESS.

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Land Use

The land within the TIRZ is currently vacant.

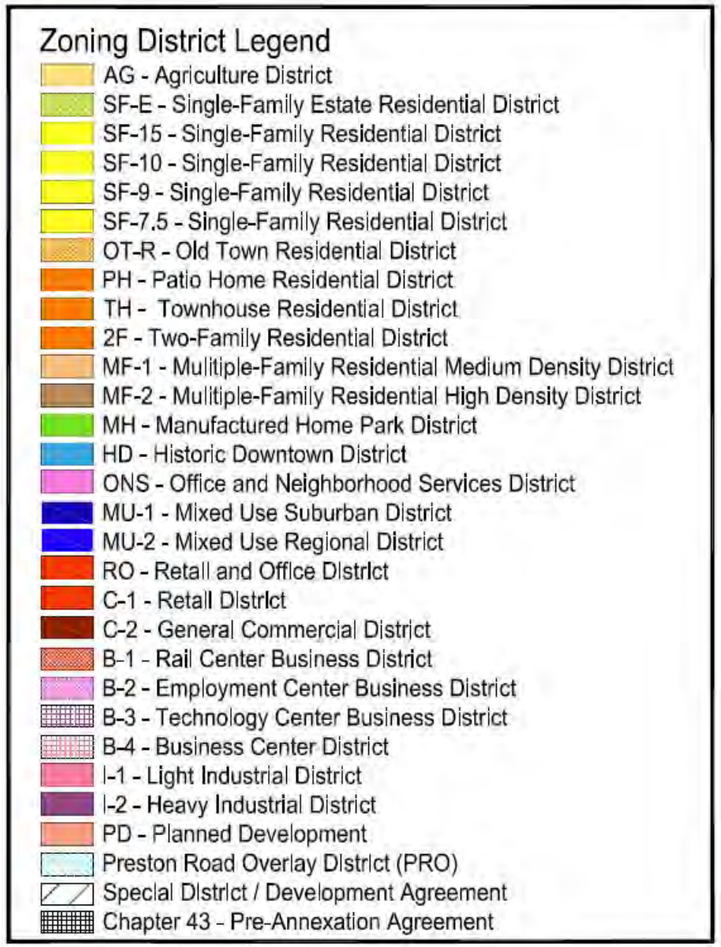
Method of Relocating Persons to be Displaced

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

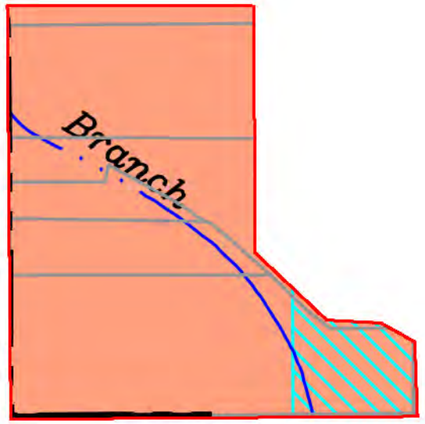
Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Zoning

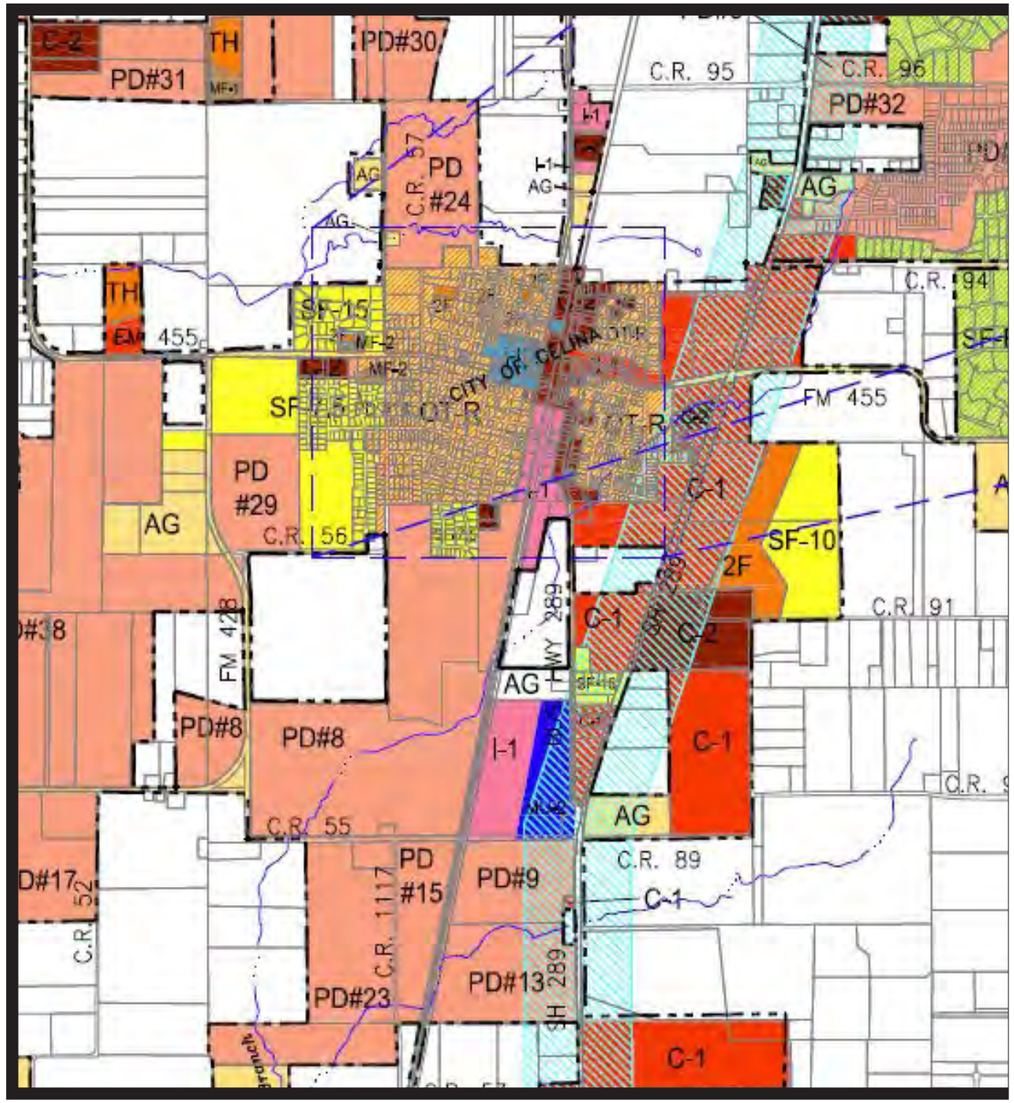
The proposed TIRZ is zoned PD- Planned Development partially overlayed by the Preston Road Overlay District. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes or other municipal ordinances as a result of the implementation of the TIRZ.



TIRZ #7



CENTRAL CELINA ZONING MAP



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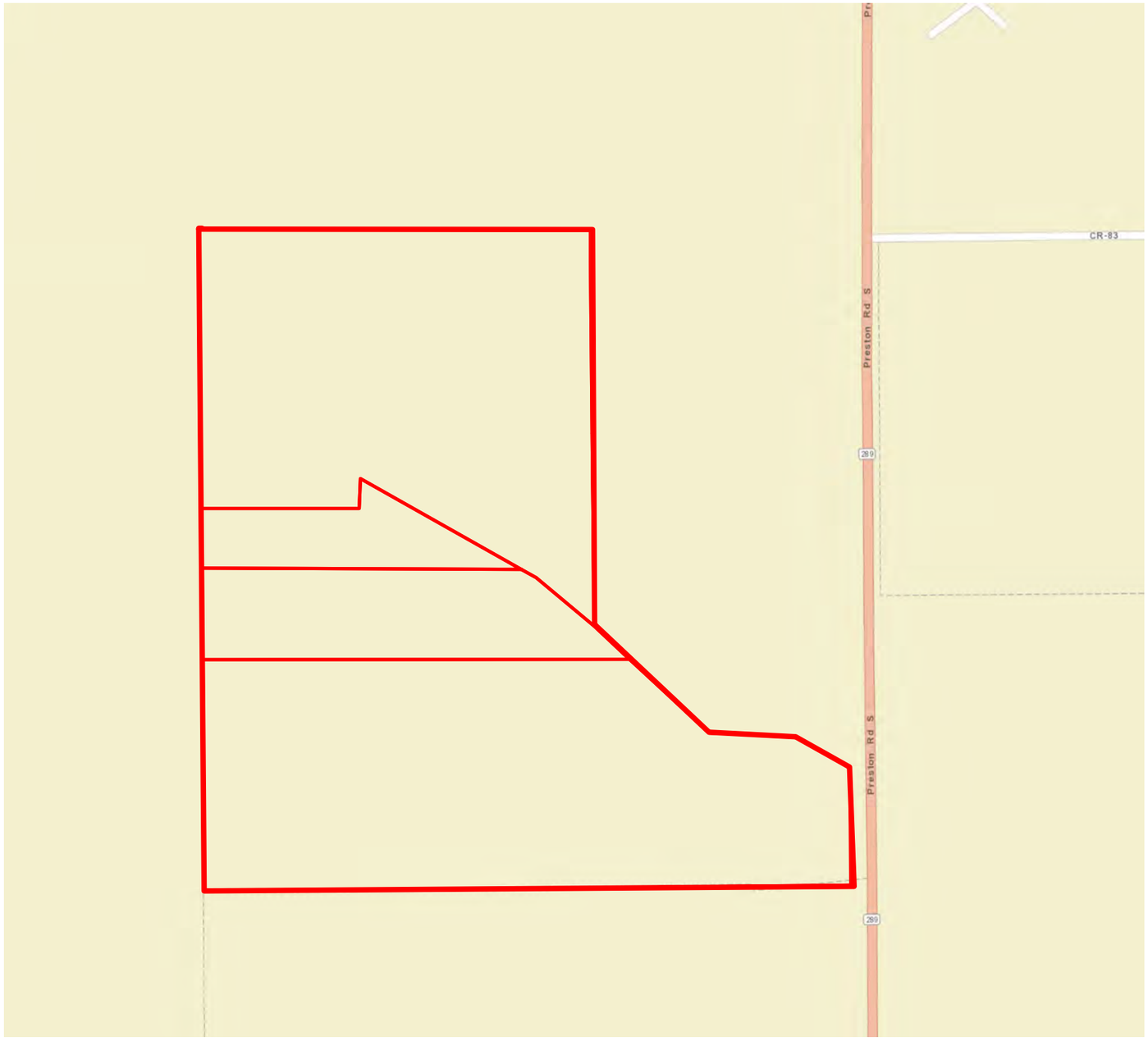


Current Ownership Information

There are 4 different parcels within TIRZ #7 that all have the same owner.

The TIRZ has a preliminary 2016 taxable base value of $19,189.

For a full list of parcels included within the TIRZ see Exhibit A.

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

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.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #7 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs	$	2,464,980
Capitalized Interest	$	431,202
Reserve Fund	$	359,335
Issuance Cost	$	337,832
TOTAL PAR DEBT	**$**	**3,593,349**
Par Debt	$	3,593,349
Amorization Costs (Interest)	$	4,374,701
GRAND TOTAL	**$**	**7,968,050**

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.

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Anticipated Development

There are several projects consisting of single-family residences anticipated to be developed within TIRZ #7. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #7 over its 31 year life is $7,968,050.

Tract	Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Ownsby Farms										
1	50' x 120' Lots	SFR	TBD	265	2018	2022	$299,000	$79,235,000		
1	60' x 120' Lots	SFR	TBD	107	2018	2022	$327,500	$35,042,500		
	Total			**372**				**$111,612,500**		

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.60% of its real property increment.

City of Celina TIRZ #7 Participation Overview

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.60%	0.2232000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.2232000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

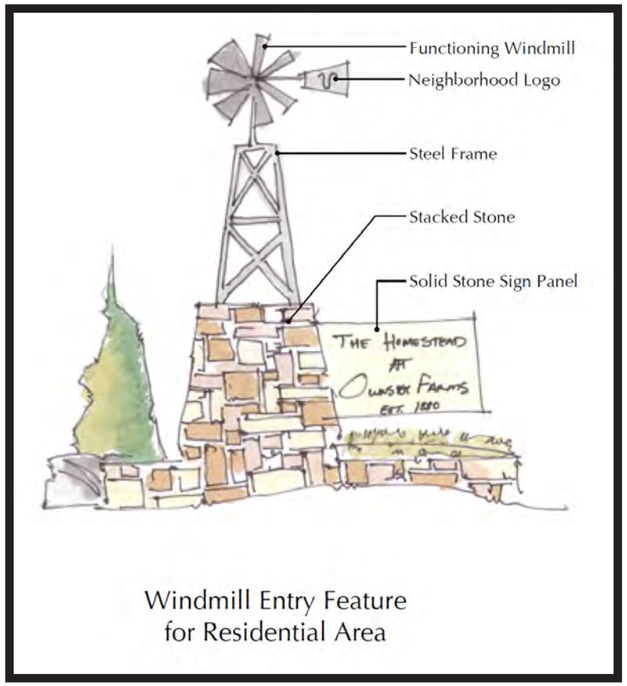
Debt Service

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

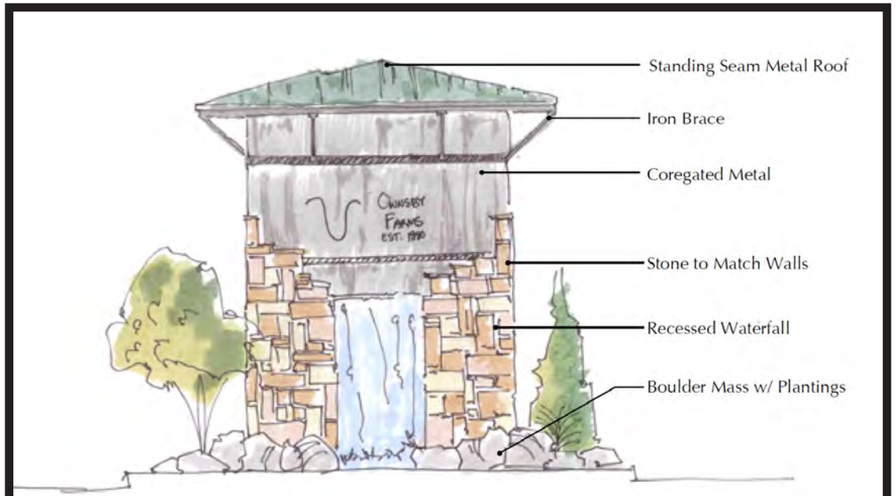
Economic Feasibility Study

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, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows 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. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.



Windmill Entry Feature
for Residential Area



Silo Monument with
Water Feature

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

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
TOTAL TAX REVENUE																		
		2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Home Sale Schedule	**Total**																	
50' x 120' Lots	265			13	53	93	80	27										
60' x 120' Lots	107			5	21	37	32	11										
	372																	
Taxable Value - Real Property																		
50' x 120' Lots		0	0	0	3,961,750	15,847,000	27,732,250	23,770,500	7,923,500	0	0	0	0	0	0	0	0	0
60' x 120' Lots		0	0	0	1,752,125	7,008,500	12,264,875	10,512,750	3,504,250	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value		0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921	134,228,595
REAL PROPERTY	*Taxable Value*	*-*	*-*	*-*	*5,713,875*	*28,655,083*	*69,082,034*	*104,401,515*	*117,395,288*	*119,156,217*	*120,943,560*	*122,757,714*	*124,599,079*	*126,468,065*	*128,365,086*	*130,290,563*	*132,244,921*	*134,228,595*
CITY OF CELINA		-	-	-	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980	865,774
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776	315,437
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388	110,014
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817	2,201,349
Total		***-***	***-***	***-***	***148,673***	***745,594***	***1,797,487***	***2,716,486***	***3,054,578***	***3,100,397***	***3,146,903***	***3,194,107***	***3,242,018***	***3,290,648***	***3,340,008***	***3,390,108***	***3,440,960***	***3,492,574***
SUMMARY																		
CITY OF CELINA		-	-	-	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980	865,774
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776	315,437
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388	110,014
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817	2,201,349
Total		***-***	***-***	***-***	***148,673***	***745,594***	***1,797,487***	***2,716,486***	***3,054,578***	***3,100,397***	***3,146,903***	***3,194,107***	***3,242,018***	***3,290,648***	***3,340,008***	***3,390,108***	***3,440,960***	***3,492,574***
PARTICIPATION																		
REAL PROPERTY	*Taxable Value*	*-*	*-*	*-*	*5,713,875*	*28,655,083*	*69,082,034*	*104,401,515*	*117,395,288*	*119,156,217*	*120,943,560*	*122,757,714*	*124,599,079*	*126,468,065*	*128,365,086*	*130,290,563*	*132,244,921*	*134,228,595*
CITY OF CELINA		-	-	-	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171	299,598
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		***-***	***-***	***-***	***12,753***	***63,958***	***154,191***	***233,024***	***262,026***	***265,957***	***269,946***	***273,995***	***278,105***	***282,277***	***286,511***	***290,809***	***295,171***	***299,598***
SUMMARY																		
CITY OF CELINA		-	-	-	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171	299,598
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		***-***	***-***	***-***	***12,753***	***63,958***	***154,191***	***233,024***	***262,026***	***265,957***	***269,946***	***273,995***	***278,105***	***282,277***	***286,511***	***290,809***	***295,171***	***299,598***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																		
SUMMARY																		
CITY OF CELINA		-	-	-	24,101	120,867	291,388	440,366	495,173	502,601	510,140	517,792	525,559	533,442	541,444	549,566	557,809	566,176
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776	315,437
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388	110,014
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817	2,201,349
Total		***-***	***-***	***-***	***135,919***	***681,636***	***1,643,296***	***2,483,461***	***2,792,552***	***2,834,440***	***2,876,957***	***2,920,111***	***2,963,913***	***3,008,372***	***3,053,497***	***3,099,300***	***3,145,789***	***3,192,976***

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE															
	2033	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	
Home Sale Schedule															
50' x 120' Lots															
60' x 120' Lots															
Taxable Value - Real Property															
50' x 120' Lots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
60' x 120' Lots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Taxable Value	136,242,024	138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841	
REAL PROPERTY	*136,242,024*	*138,285,654*	*140,359,939*	*142,465,338*	*144,602,318*	*146,771,353*	*148,972,923*	*151,207,517*	*153,475,630*	*155,777,764*	*158,114,431*	*160,486,147*	*162,893,440*	*165,336,841*	
															GROSS
CITY OF CELINA	878,761	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	**23,021,939**
COLLIN COUNTY	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
COLLIN COLLEGE	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
CELINA ISD	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
Total	***3,544,963***	***3,598,137***	***3,652,109***	***3,706,891***	***3,762,494***	***3,818,932***	***3,876,216***	***3,934,359***	***3,993,375***	***4,053,275***	***4,114,074***	***4,175,785***	***4,238,422***	***4,301,998***	***92,871,574***
SUMMARY															
															GROSS
CITY OF CELINA	878,761	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	**23,021,939**
COLLIN COUNTY	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
COLLIN COLLEGE	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
CELINA ISD	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
Total	***3,544,963***	***3,598,137***	***3,652,109***	***3,706,891***	***3,762,494***	***3,818,932***	***3,876,216***	***3,934,359***	***3,993,375***	***4,053,275***	***4,114,074***	***4,175,785***	***4,238,422***	***4,301,998***	***92,871,574***

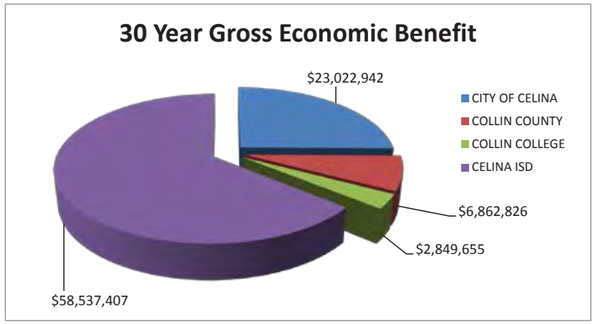
PARTICIPATION															
REAL PROPERTY	*136,242,024*	*138,285,654*	*140,359,939*	*142,465,338*	*144,602,318*	*146,771,353*	*148,972,923*	*151,207,517*	*153,475,630*	*155,777,764*	*158,114,431*	*160,486,147*	*162,893,440*	*165,336,841*	
															GROSS
CITY OF CELINA	304,092	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	**7,966,662**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***304,092***	***308,654***	***313,283***	***317,983***	***322,752***	***327,594***	***332,508***	***337,495***	***342,558***	***347,696***	***352,911***	***358,205***	***363,578***	***369,032***	***7,966,662***
SUMMARY															
															GROSS
CITY OF CELINA	304,092	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	**7,966,662**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***304,092***	***308,654***	***313,283***	***317,983***	***322,752***	***327,594***	***332,508***	***337,495***	***342,558***	***347,696***	***352,911***	***358,205***	***363,578***	***369,032***	***7,966,662***

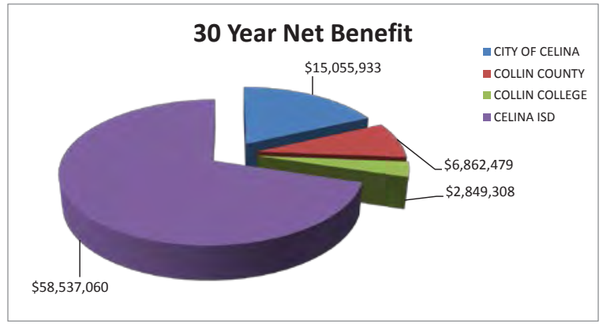
TOTAL TAX REVENUE - PA															
SUMMARY															
															GROSS
CITY OF CELINA	574,669	583,289	592,038	600,919	609,933	619,082	628,368	637,793	647,360	657,071	666,927	676,931	687,085	697,391	**15,055,278**
COLLIN COUNTY	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
COLLIN COLLEGE	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
CELINA ISD	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
Total	***3,240,871***	***3,289,484***	***3,338,826***	***3,388,908***	***3,439,742***	***3,491,338***	***3,543,708***	***3,596,864***	***3,650,817***	***3,705,579***	***3,761,163***	***3,817,580***	***3,874,844***	***3,932,967***	

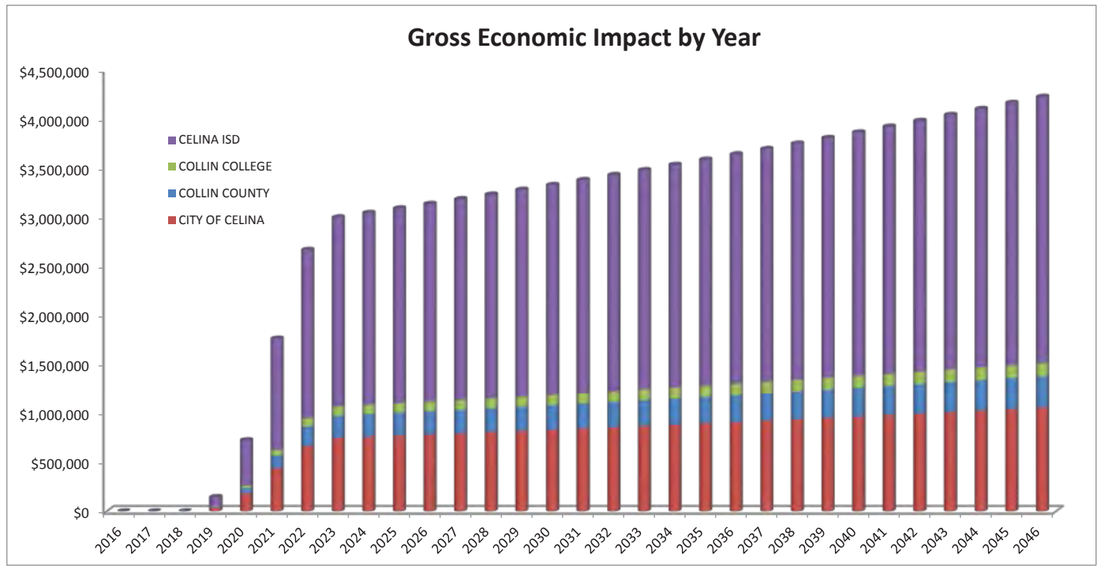
Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

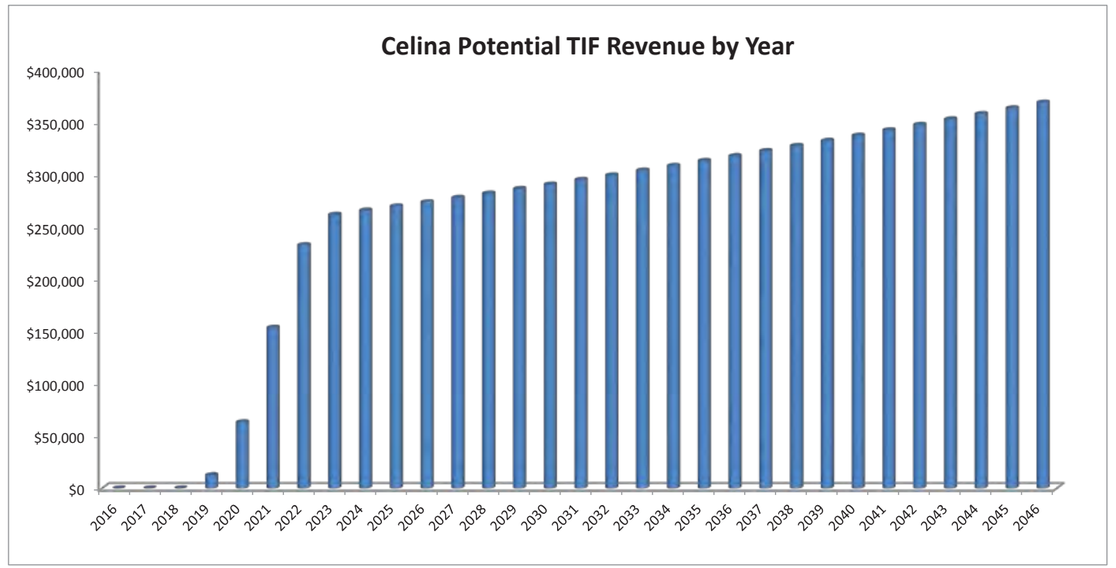
TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	$23,022,942	$7,967,009	$15,055,933
COLLIN COUNTY	$6,862,826	$347	$6,862,479
COLLIN COLLEGE	$2,849,655	$347	$2,849,308
CELINA ISD	$58,537,407	$347	$58,537,060
Total	**$91,272,830**	**$7,968,050**	**$83,304,780**









Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

► ***INPUT***

INFLATION RATE	1.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.60%	0.2232000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.2232000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

Tract		TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY PER UNIT	REAL PROPERTY TAX VALUE
1	50' x 120' Lots	SFR	2018	2022	265	$ 299,000.00	$ 79,235,000
1	60' x 120' Lots	SFR	2018	2022	107	$ 327,500.00	$ 35,042,500
			TOTAL		372		114,277,500

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY
CITY OF CELINA	*26.3%*	$ 23,021,939	=	$ 23,021,939
COLLIN COUNTY	*3.3%*	$ 2,925,392	=	$ 2,925,392
COLLIN COLLEGE	*3.3%*	$ 2,925,392	=	$ 2,925,392
CELINA ISD	*67.0%*	$ 58,536,404	=	$ 58,536,404
	100.0%	87,409,128		$ 87,409,128
		100.0%		*100.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY
CITY OF CELINA	*100.0%*	$ 7,966,662	=	$ 7,966,662
COLLIN COUNTY	*0.0%*	$ -	=	$ -
COLLIN COLLEGE	*0.0%*	$ -	=	$ -
CELINA ISD	*0.0%*	$ -	=	$ -
	100.0%	$ 7,966,662		$ 7,966,662
		100.0%		*100.0%*

NET BENEFIT		TOTAL		REAL PROPERTY
CITY OF CELINA	*19.0%*	$ 15,055,278	=	$ 15,055,278
COLLIN COUNTY	*3.7%*	$ 2,925,392	=	$ 2,925,392
COLLIN COLLEGE	*3.7%*	$ 2,925,392	=	$ 2,925,392
CELINA ISD	*73.7%*	$ 58,536,404	=	$ 58,536,404
	100.0%	$ 79,442,466		$ 79,442,466
				100.0%

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

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

TAXABLE BASE YEAR GROWTH **1.50%**
DISCOUNT RATE **6.00%**

	REAL PROPERTY TAX		
CITY OF CELINA	0.6450000	34.60%	0.2232000
COLLIN COUNTY	0.1922460	0%	0.0000000
COLLIN COLLEGE	0.0798100	0%	0.0000000
CELINA ISD	1.6400000	0%	0.0000000
	2.5570560		*0.2232000*

	BUSINESS PROPERTY TAX		
CITY OF CELINA	0.6450000	0%	0.0000000
COLLIN COUNTY	0.1922460	0%	0.0000000
COLLIN COLLEGE	0.0798100	0%	0.0000000
CELINA ISD	1.6400000	0%	0.0000000
	2.5570560		*0.0000000*

SALES TAX		
0.0200000	0.00%	0.0000000

		BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
REVENUE YEAR		**2016**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
BASE YEAR																				
	CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
TAXABLE VALUE																				
	CITY OF CELINA		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	COLLIN COUNTY		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	COLLIN COLLEGE		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	CELINA ISD		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
TAXABLE VALUE INCREMENT																				
	CITY OF CELINA		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	COLLIN COUNTY		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	COLLIN COLLEGE		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	CELINA ISD		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
REVENUE A																				
TAXABLE VALUE GROWTH																				
	CITY OF CELINA		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
	COLLIN COUNTY		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
	COLLIN COLLEGE		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
	CELINA ISD		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
			0	**3**	**5**	**8**	**11**	**13**	**16**	**19**	**22**	**25**	**28**	**30**	**34**	**37**	**40**	**43**	**46**	**49**
#1: OWNSBY FARMS																				
REAL PROPERTY TAX			0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921	134,228,595	136,242,024
	CITY OF CELINA		0	0	0	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171	299,598	304,092
	COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	**0**	**0**	**12,753**	**63,958**	**154,191**	**233,024**	**262,026**	**265,957**	**269,946**	**273,995**	**278,105**	**282,277**	**286,511**	**290,809**	**295,171**	**299,598**	**304,092**
REVENUE A, 1			**0**	**3**	**5**	**12,761**	**63,969**	**154,204**	**233,040**	**262,045**	**265,978**	**269,971**	**274,023**	**278,136**	**282,310**	**286,547**	**290,848**	**295,214**	**299,644**	**304,142**
Running Total			**0**	**3**	**8**	**12,769**	**76,738**	**230,942**	**463,982**	**726,027**	**992,006**	**1,261,976**	**1,535,999**	**1,814,135**	**2,096,445**	**2,382,992**	**2,673,840**	**2,969,054**	**3,268,698**	**3,572,840**

GROSS	**7,968,050**																		
		2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
CITY OF CELINA		0	1	1	12,755	63,961	154,194	233,028	262,031	265,962	269,952	274,002	278,113	282,285	286,520	290,818	295,181	299,610	304,105
COLLIN COUNTY	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
COLLIN COLLEGE	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
CELINA ISD	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11	12	12
	341	**0**	**3**	**5**	**12,761**	**63,969**	**154,204**	**233,040**	**262,045**	**265,978**	**269,971**	**274,023**	**278,136**	**282,310**	**286,547**	**290,848**	**295,214**	**299,644**	**304,142**

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

		18	19	20	21	22	23	24	25	26	27	28	29	30		
REVENUE YEAR		**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**TOTALS**	
BASE YEAR																
	CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
TAXABLE VALUE																
	CITY OF CELINA	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	COLLIN COUNTY	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	COLLIN COLLEGE	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	CELINA ISD	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
TAXABLE VALUE INCREMENT																
	CITY OF CELINA	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	COLLIN COUNTY	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	COLLIN COLLEGE	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	CELINA ISD	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
REVENUE A																
TAXABLE VALUE GROWTH																
	CITY OF CELINA	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CITY OF CELINA
	COLLIN COUNTY	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COUNTY
	COLLIN COLLEGE	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COLLEGE
	CELINA ISD	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CELINA ISD
		53	**56**	**59**	**63**	**66**	**70**	**74**	**77**	**81**	**85**	**89**	**93**	**96**	**1,388**	
#1: OWNSBY FARMS																
REAL PROPERTY TAX		138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841		
	CITY OF CELINA	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	7,966,662	CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		308,654	**313,283**	**317,983**	**322,752**	**327,594**	**332,508**	**337,495**	**342,558**	**347,696**	**352,911**	**358,205**	**363,578**	**369,032**	**7,966,662**	
REVENUE A, 1		**308,706**	**313,339**	**318,042**	**322,815**	**327,660**	**332,578**	**337,569**	**342,635**	**347,777**	**352,996**	**358,294**	**363,671**	**369,128**	**7,968,050**	
Running Total		**3,881,546**	**4,194,885**	**4,512,928**	**4,835,743**	**5,163,403**	**5,495,980**	**5,833,549**	**6,176,184**	**6,523,961**	**6,876,957**	**7,235,251**	**7,598,921**	**7,968,050**		
GROSS																
		2034	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**		
	CITY OF CELINA	308,667	313,297	317,997	322,768	327,610	332,525	337,514	342,577	347,716	352,933	358,227	363,601	369,056	7,967,009	CITY OF CELINA
	COLLIN COUNTY	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COUNTY
	COLLIN COLLEGE	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COLLEGE
	CELINA ISD	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CELINA ISD
		308,706	**313,339**	**318,042**	**322,815**	**327,660**	**332,578**	**337,569**	**342,635**	**347,777**	**352,996**	**358,294**	**363,671**	**369,128**	**7,968,050**	

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

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

TAXABLE BASE YEAR GROWTH **1.50%**
DISCOUNT RATE **6.00%**

	REAL PROPERTY TAX		
CITY OF CELINA	0.6450000	100%	0.6450000
COLLIN COUNTY	0.1922460	100%	0.1922460
COLLIN COLLEGE	0.0798100	100%	0.0798100
CELINA ISD	1.6400000	100%	1.6400000
	2.5570560		*2.5570560*

	BUSINESS PROPERTY TAX		
CITY OF CELINA	0.6450000	100%	0.6450000
COLLIN COUNTY	0.1922460	100%	0.1922460
COLLIN COLLEGE	0.0798100	100%	0.0798100
CELINA ISD	1.6400000	100%	1.6400000
	2.5570560		*2.5570560*

SALES TAX		
0.0200000	100.00%	0.0200000

		BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
REVENUE YEAR		**2016**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
BASE YEAR																				
	CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
	CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
TAXABLE VALUE																				
	CITY OF CELINA		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	COLLIN COUNTY		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	COLLIN COLLEGE		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
	CELINA ISD		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991	24,351	24,716
TAXABLE VALUE INCREMENT																				
	CITY OF CELINA		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	COLLIN COUNTY		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	COLLIN COLLEGE		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
	CELINA ISD		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802	5,162	5,527
REVENUE A																				
TAXABLE VALUE GROWTH																				
	CITY OF CELINA		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31	33	36
	COLLIN COUNTY		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31	33	36
	COLLIN COLLEGE		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31	33	36
	CELINA ISD		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31	33	36
			0	**7**	**15**	**23**	**30**	**38**	**46**	**54**	**63**	**71**	**79**	**88**	**97**	**106**	**115**	**124**	**133**	**143**
#1: OWNSBY FARMS																				
REAL PROPERTY TAX			0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921	134,228,595	136,242,024
	CITY OF CELINA		0	0	0	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980	865,774	878,761
	COLLIN COUNTY		0	0	0	10,985	55,088	132,807	200,708	225,688	229,073	232,509	235,997	239,537	243,130	246,777	250,478	254,236	258,049	261,920
	COLLIN COLLEGE		0	0	0	4,560	22,870	55,134	83,323	93,693	95,099	96,525	97,973	99,443	100,934	102,448	103,985	105,545	107,128	108,735
	CELINA ISD		0	0	0	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817	2,201,349	2,234,369
			0	**0**	**0**	**146,107**	**732,727**	**1,766,466**	**2,669,605**	**3,001,863**	**3,046,891**	**3,092,595**	**3,138,983**	**3,186,068**	**3,233,859**	**3,282,367**	**3,331,603**	**3,381,577**	**3,432,300**	**3,483,785**
REVENUE A, 1			**0**	**7**	**15**	**146,130**	**732,757**	**1,766,505**	**2,669,651**	**3,001,918**	**3,046,954**	**3,092,666**	**3,139,063**	**3,186,156**	**3,233,956**	**3,282,473**	**3,331,717**	**3,381,701**	**3,432,434**	**3,483,927**
Running Total			**0**	**7**	**22**	**146,152**	**878,909**	**2,645,413**	**5,315,065**	**8,316,983**	**11,363,936**	**14,456,602**	**17,595,665**	**20,781,821**	**24,015,777**	**27,298,250**	**30,629,968**	**34,011,668**	**37,444,102**	**40,928,029**

GROSS	**91,272,830**																		
		2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
CITY OF CELINA	8,659,474	0	2	4	36,860	184,833	445,589	673,401	757,213	768,573	780,104	791,807	803,686	815,743	827,981	840,403	853,011	865,808	878,797
COLLIN COUNTY	2,581,237	0	2	4	10,990	55,096	132,817	200,719	225,701	229,089	232,527	236,017	239,559	243,154	246,803	250,507	254,267	258,082	261,955
COLLIN COLLEGE	1,071,780	0	2	4	4,566	22,877	55,144	83,334	93,707	95,114	96,543	97,993	99,465	100,958	102,475	104,014	105,576	107,161	108,770
CELINA ISD	22,017,382	0	2	4	93,713	469,951	1,132,955	1,712,196	1,925,296	1,954,178	1,983,492	2,013,246	2,043,447	2,074,100	2,105,214	2,136,794	2,168,848	2,201,382	2,234,405
	34,329,873	**0**	**7**	**15**	**146,130**	**732,757**	**1,766,505**	**2,669,651**	**3,001,918**	**3,046,954**	**3,092,666**	**3,139,063**	**3,186,156**	**3,233,956**	**3,282,473**	**3,331,717**	**3,381,701**	**3,432,434**	**3,483,927**

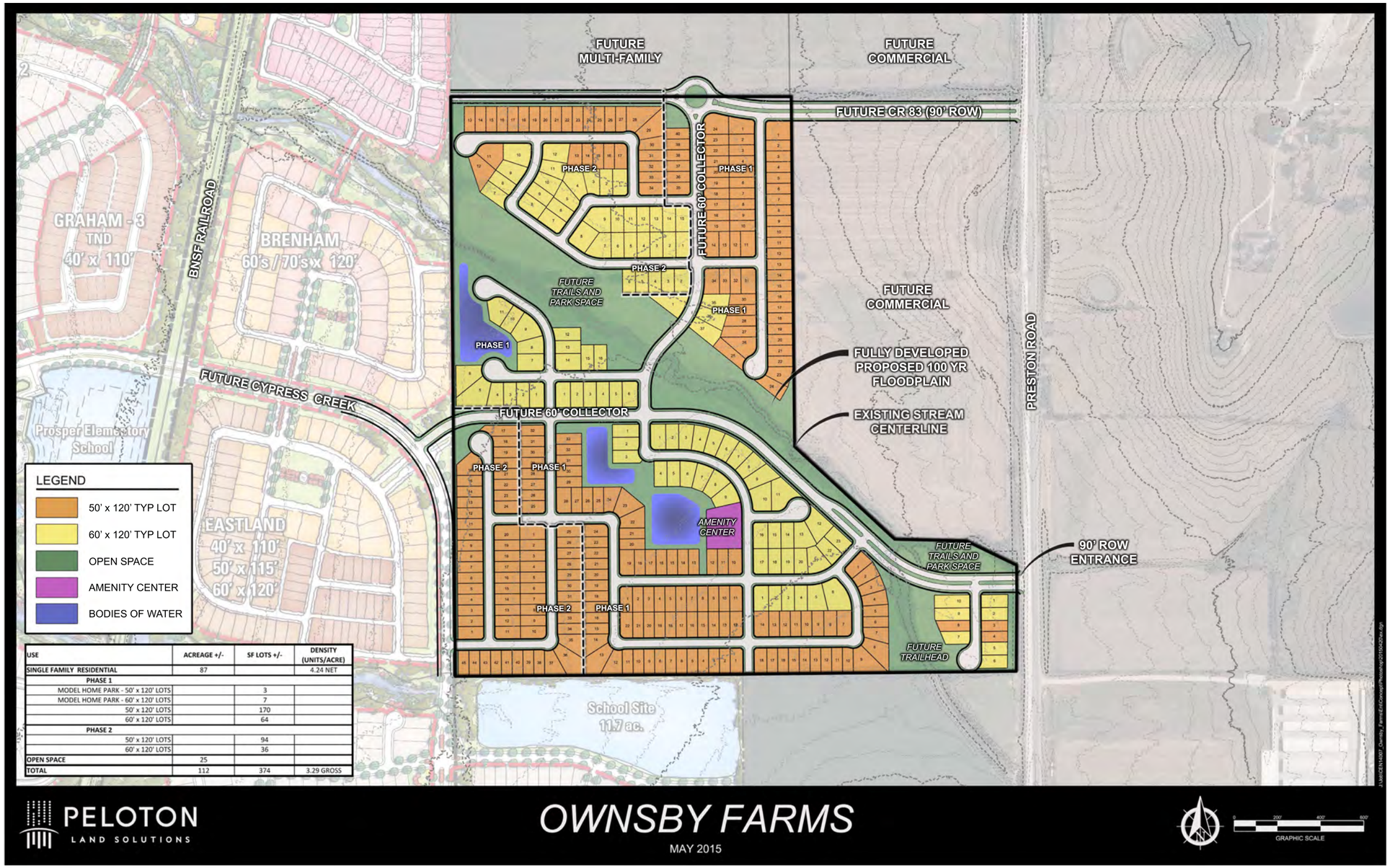
Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

REVENUE YEAR		18 2034	19 2035	20 2036	21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046	TOTALS	
BASE YEAR																
	CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
	CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
TAXABLE VALUE																
	CITY OF CELINA	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	COLLIN COUNTY	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	COLLIN COLLEGE	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
	CELINA ISD	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
TAXABLE VALUE INCREMENT																
	CITY OF CELINA	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	COLLIN COUNTY	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	COLLIN COLLEGE	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
	CELINA ISD	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
REVENUE A																
TAXABLE VALUE GROWTH																
	CITY OF CELINA	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	CITY OF CELINA
	COLLIN COUNTY	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	COLLIN COUNTY
	COLLIN COLLEGE	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	COLLIN COLLEGE
	CELINA ISD	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	CELINA ISD
		152	**162**	**172**	**182**	**192**	**202**	**213**	**223**	**234**	**245**	**256**	**267**	**279**	**4,011**	

#1: OWNSBY FARMS																
REAL PROPERTY TAX	138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841		
CITY OF CELINA	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	23,021,939	CITY OF CELINA
COLLIN COUNTY	265,849	269,836	273,884	277,992	282,162	286,394	290,690	295,051	299,477	303,969	308,528	313,156	317,853	6,861,823	COLLIN COUNTY
COLLIN COLLEGE	110,366	112,021	113,702	115,407	117,138	118,895	120,679	122,489	124,326	126,191	128,084	130,005	131,955	2,848,653	COLLIN COLLEGE
CELINA ISD	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	58,536,404	CELINA ISD
	3,536,042	**3,589,082**	**3,642,918**	**3,697,562**	**3,753,026**	**3,809,321**	**3,866,461**	**3,924,458**	**3,983,325**	**4,043,075**	**4,103,721**	**4,165,276**	**4,227,756**	**91,268,819**	
REVENUE A, 1	**3,536,194**	**3,589,244**	**3,643,090**	**3,697,744**	**3,753,218**	**3,809,523**	**3,866,674**	**3,924,681**	**3,983,559**	**4,043,320**	**4,103,977**	**4,165,544**	**4,228,034**	**91,272,830**	
Running Total	**44,464,223**	**48,053,467**	**51,696,557**	**55,394,301**	**59,147,519**	**62,957,042**	**66,823,715**	**70,748,397**	**74,731,955**	**78,775,275**	**82,879,251**	**87,044,795**	**91,272,830**		

GROSS															
	2034	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**		
CITY OF CELINA	891,981	905,362	918,944	932,730	946,723	960,926	975,342	989,974	1,004,825	1,019,899	1,035,200	1,050,730	1,066,492	23,022,942	CITY OF CELINA
COLLIN COUNTY	265,887	269,877	273,927	278,038	282,210	286,445	290,744	295,107	299,535	304,030	308,592	313,223	317,923	6,862,826	COLLIN COUNTY
COLLIN COLLEGE	110,404	112,062	113,745	115,453	117,186	118,946	120,732	122,545	124,385	126,252	128,148	130,072	132,025	2,849,655	COLLIN COLLEGE
CELINA ISD	2,267,923	2,301,943	2,336,474	2,371,523	2,407,098	2,443,206	2,479,856	2,517,056	2,554,814	2,593,138	2,632,037	2,671,519	2,711,594	58,537,407	CELINA ISD
	3,536,194	**3,589,244**	**3,643,090**	**3,697,744**	**3,753,218**	**3,809,523**	**3,866,674**	**3,924,681**	**3,983,559**	**4,043,320**	**4,103,977**	**4,165,544**	**4,228,034**	**91,272,830**	

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)



USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	87		4.24 NET
PHASE 1			
MODEL HOME PARK - 50' x 120' LOTS		3	
MODEL HOME PARK - 60' x 120' LOTS		7	
50' x 120' LOTS		170	
60' x 120' LOTS		64	
PHASE 2			
50' x 120' LOTS		94	
60' x 120' LOTS		36	
OPEN SPACE	25		
TOTAL	112	374	3.29 GROSS

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 #7 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2047.

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.

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)

EXHIBIT A - Ownership

Account Number	GeoID	Owner	Owner Address	Legal Description	Situs	Acres	Exemption?	Land	Ag	Improvement	Total
962872	R-6167-003-0460-1	CADG OWNSBY FARMS LLC	1800 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 46, ACRES 10.7000	Preston Rd S Celina, TX 75009	10.70	N	$ 530,506	$ 528,698	$ -	$ 1,808
962907	R-6167-003-0490-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 49, ACRES 7.0000	Preston Rd S Celina, TX 75010	7.00	N	$ 347,060	$ 345,877	$ -	$ 1,183
962916	R-6167-003-0500-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 50, ACRES 55.0860	Preston Rd S Celina, TX 75011	55.09	N	$2,731,164	$2,721,854	$ -	$ 9,310
2717764	R-6167-003-0860-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	Abs A0167 Collin County School Land #14 Survey, Sheet 3, Tract 86, 40.762 Acres	Preston Rd S Celina, TX 75012	40.76	N	$2,020,980	$2,014,092	$ -	$ 6,888
						113.55		**$5,629,710**	**$5,610,521**		**$19,189**

Attachment: PFP TIRZ 7 Ownsby Farms (Resolution of BOD for TIRZ #7 (Ownsby Farms) Approving Project and Financing Plan)