



**NOTICE OF
TIRZ #9 THE COLUMNS REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JANUARY 9, 2018 AT 5:00 PM**

AGENDA

I. CALL TO ORDER:

II. ACTION ITEMS:

1. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Nine, 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
City Secretary, City of Celina, TX

Date Notice Removed



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: January 9, 2018
Re:

Action Requested:

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

Staff Recommendation:

Staff recommends approval

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA, TEXAS RECOMMENDING APPROVAL OF 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 November 14, 2017, 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 November 14, 2017, the City Council approved Ordinance No. 2017-70, establishing Reinvestment Zone Number Nine, City of Celina, Texas (the “Zone”); and

WHEREAS, on January 9, 2018, the Board of Directors for Reinvestment Zone Number Nine, 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.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER NINE, 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

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 NINE, CITY OF CELINA, THIS THE 9TH DAY OF JANUARY, 2018.

Board Chair Person

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Attorney for City of Celina, Texas

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

Attachment: 2017.004.018a - Board Resolution Adopting Final Project and Finance Plan_TIRZ No 9 v2 MRF edits (Resolution of BOD for TIRZ

City of Celina TIRZ Number Nine

City of Celina Tax Increment Reinvestment Zone #9



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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.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone 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.

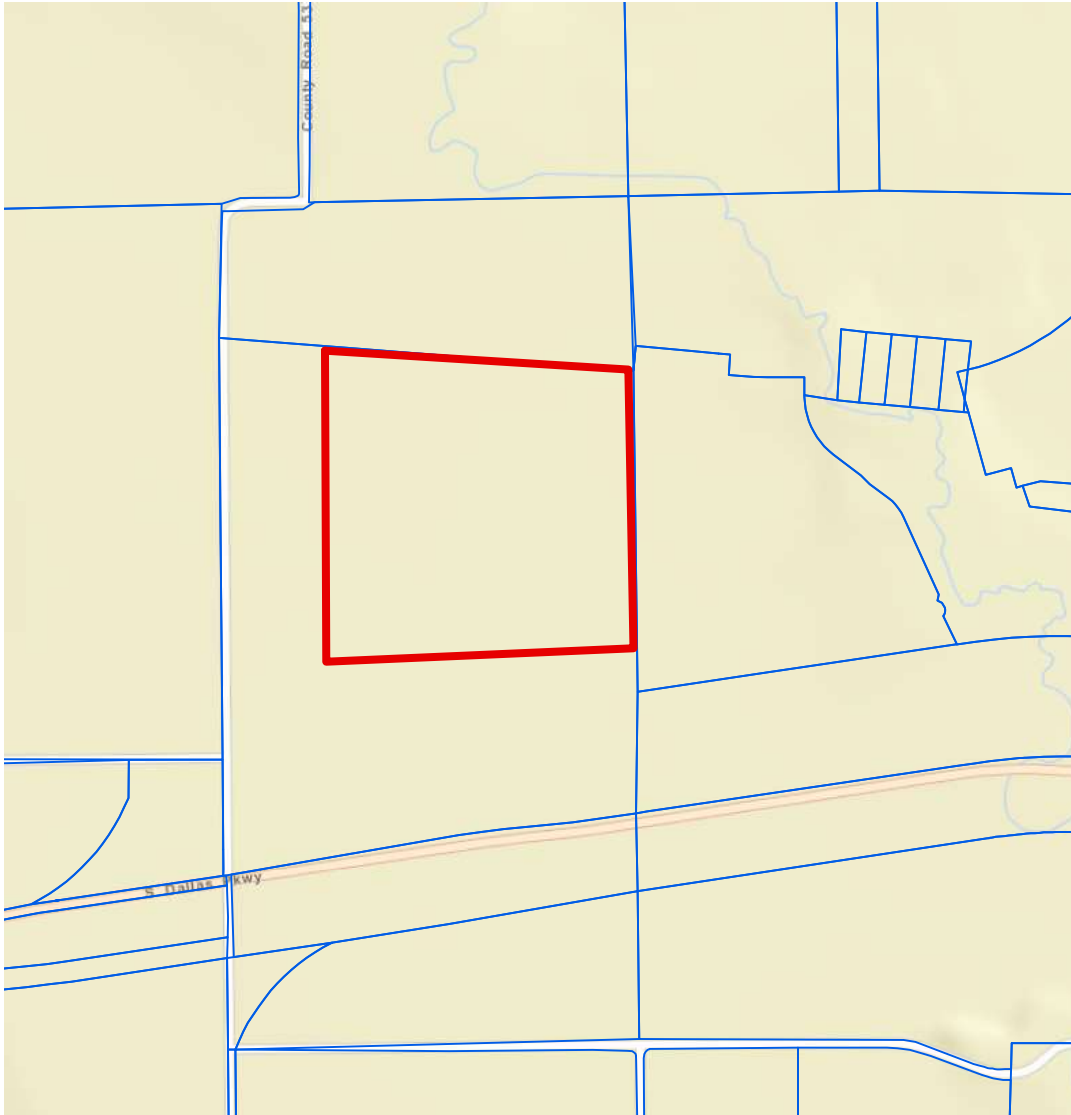
(c) The reinvestment zone financing plan must include:

- (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.



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!



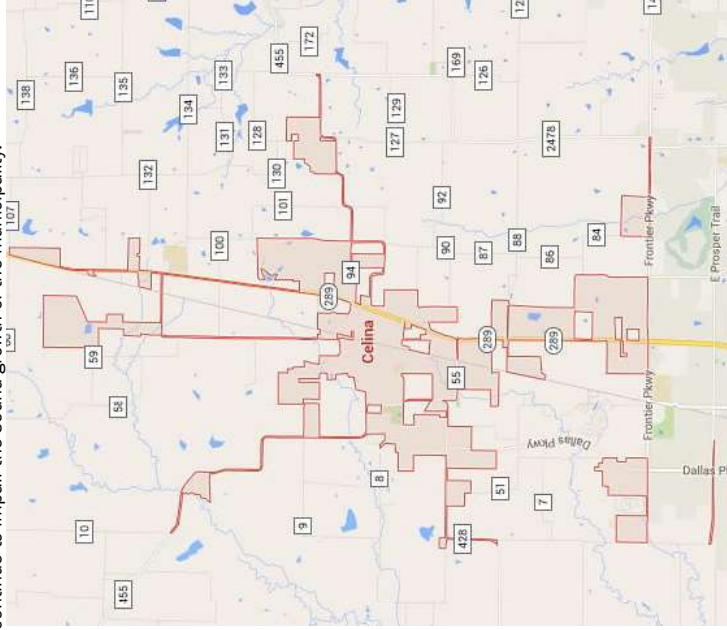


Tax Incremental Reinvestment Zone Number Nine, City of Celina

The City of Celina Tax Incremental Reinvestment Zone Number Nine (TIRZ #9) is approximately 48.784 acres and is located near the intersection of South Dallas Parkway and County Road 53.

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 34.20% of the City's real property increment generated within the zone up to a maximum contribution amount of \$6,460,479. 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.



Legal Description

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records Collin County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in the east line of said Lucas Celina 209 tract recorded in Document Number 20071114001544500, same being common with the west line of that tract of land conveyed to LFC Land Company, LLC, according to the document filed of record in Document Number 20120423000464780, Deed Records Collin County, Texas, said point being the northeast corner of this tract, from which the most easterly northeast corner of said Lucas Celina 209 tract, same being the northwest corner of said LFC Land Company tract bears, North 4° 54'11" East, 387.12 feet and North 3° 21'11" East, 52.02 feet;

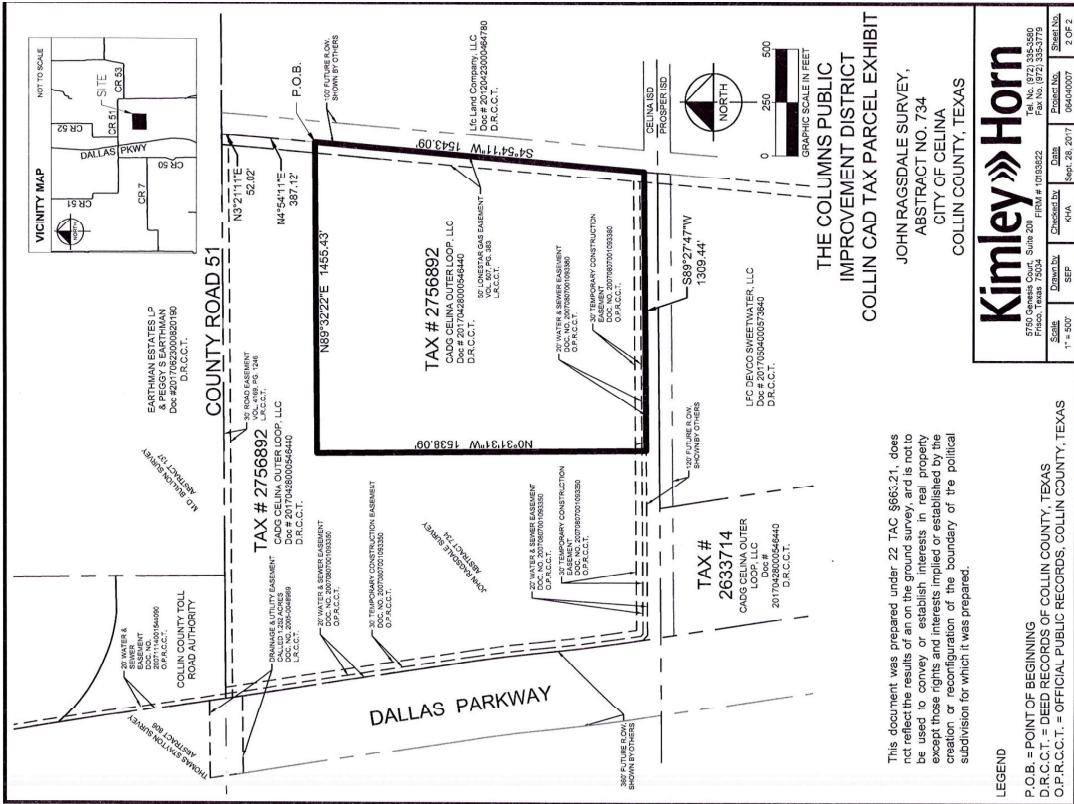
THENCE South 4° 54'11" West, with said common line, a distance of 1543.09 feet to a point for the southeast corner of this tract;

THENCE South 89° 27'47" West, leaving said common line, a distance of 1309.44 feet to a point for the southwest corner of this tract;

THENCE North 0° 31'31" West, over and across both Lucas Celina 209 tracts, a distance of 1538.09 feet to a point for the northwest corner of this tract;

THENCE North 89° 32'22" East, over and across the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, a distance of 1455.43 feet to the POINT OF BEGINNING and containing 48.784 acres or 2.125,033 square feet of land, more or less.

Legal TIRZ Boundary Map





Land Use

The land within the TIRZ is currently vacant.

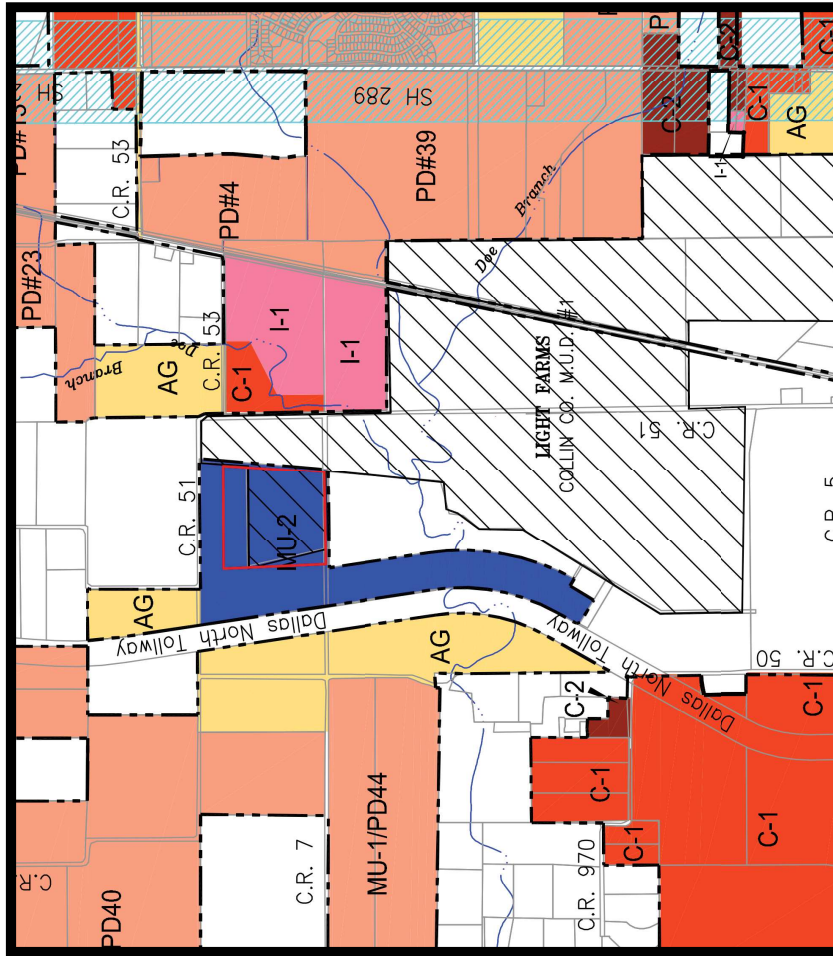
Method of Relocating Persons to be Displaced

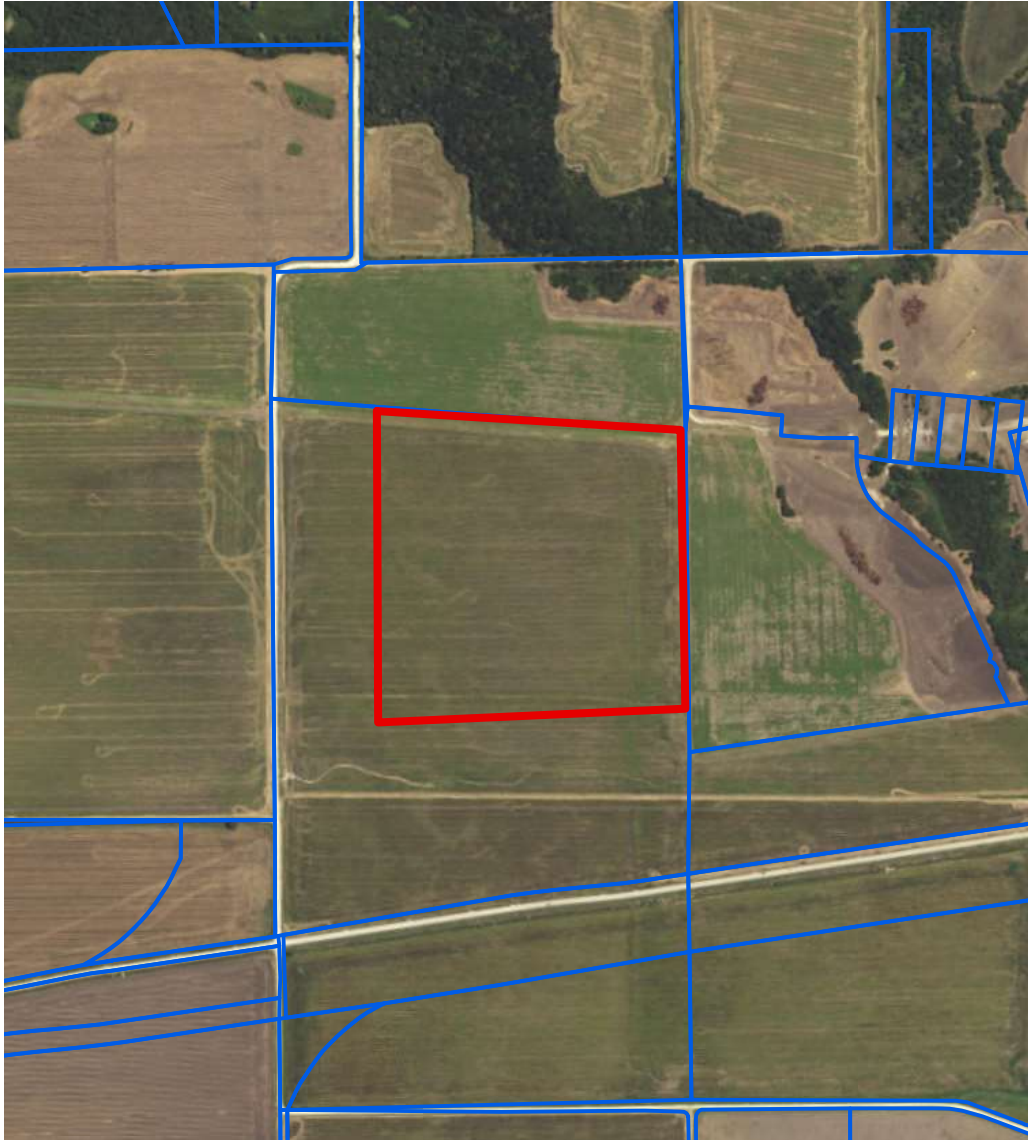
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ is zoned PD No. 84 (Ordinance No. 2017-33 adopted on July 11, 2017) partially overlaid by a Special District/Development Agreement. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend	
	AG - Agriculture District
	SF-E - Single-Family Estate Residential District
	SF-15 - Single-Family Residential District
	SF-10 - Single-Family Residential District
	SF-9 - Single-Family Residential District
	SF-7.5 - Single-Family Residential District
	OT-R - Old Town Residential District
	PH - Patio Home Residential District
	TH - Townhouse Residential District
	2F - Two-Family Residential District
	MF-1 - Multiple-Family Residential Medium Density District
	MF-2 - Multiple-Family Residential High Density District
	MH - Manufactured Home Park District
	HD - Historic Downtown District
	ONS - Office and Neighborhood Services District
	MU-1 - Mixed Use Suburban District
	MU-2 - Mixed Use Regional District
	RO - Retail and Office District
	C-1 - Retail District
	C-2 - General Commercial District
	B-1 - Rail Center Business District
	B-2 - Employment Center Business District
	B-3 - Technology Center Business District
	B-4 - Business Center District
	I-1 - Light Industrial District
	I-2 - Heavy Industrial District
	PD - Planned Development
	Preston Road Overlay District (PRO)
	Special District / Development Agreement
	Chapter 43 - Pre-Annexation Agreement





Current Ownership Information

TIRZ #9 is approximately 48.784 acres and encompasses a portion of one parcel. For more information on ownership of property within TIRZ #9, see Exhibit A. The TIRZ has an estimated 2017 taxable base value of \$18,356.

Project 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 #9 that will be financed by in part by incremental real property tax generated within the TIRZ. Administrative costs are built into the project costs below.

Project Costs

Water	\$ 333,557
Sewer	\$ 280,909
Storm	\$ 912,712
Paving	\$ 1,099,618
Contingency	\$ 180,627
Interest Cost	\$ 3,653,056
	\$ 6,460,479

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.

Non TIRZ Projects

Water	\$ 461,578
Sewer	\$ 414,047
Storm	\$ 1,536,527
Paving	\$ 2,146,050
Clearing and Excavation	\$ 1,426,854
Erosion Control	\$ 209,641
Miscellaneous	\$ 477,922
District Formation Costs	\$ 450,516
Retaining Walls	\$ 157,905
Amenities Landscape Screening	\$ 1,148,980
Franchise	\$ 694,782
	\$ 9,124,802

Anticipated Development

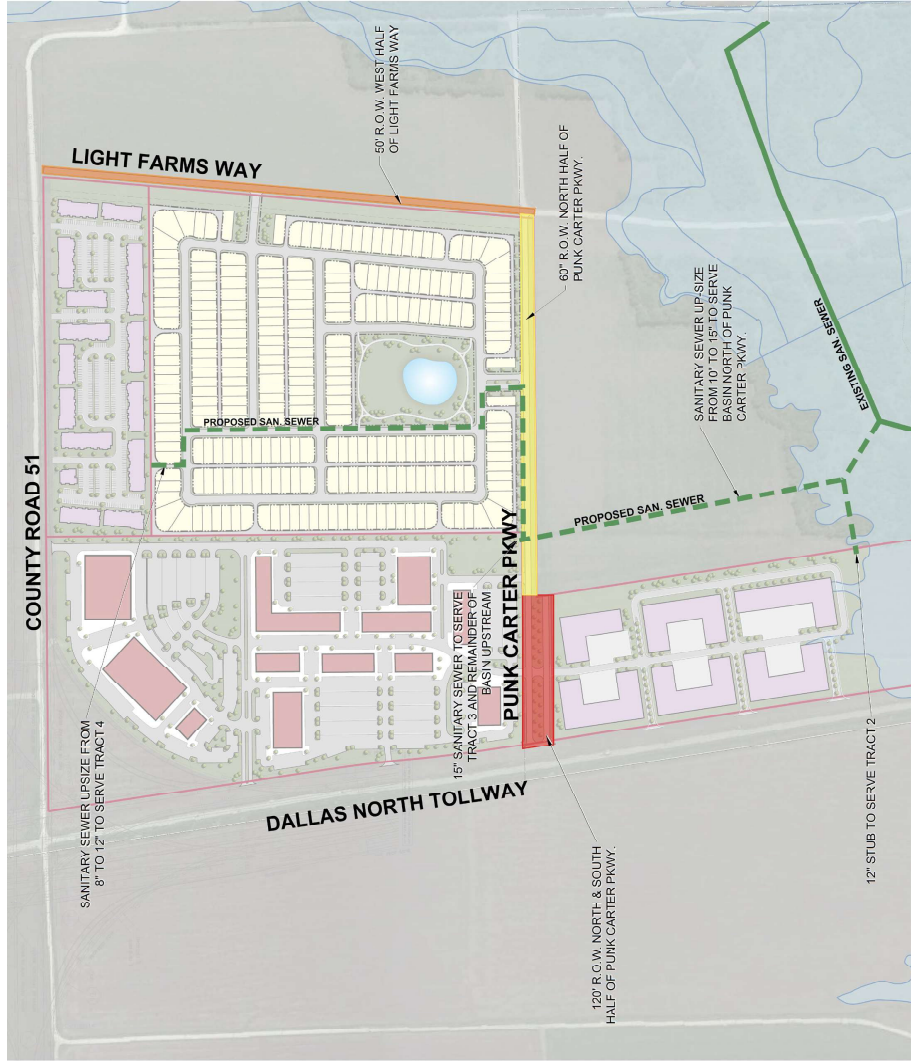
Tract Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
COLUMNS									
1 40' Lots	SFR		261	2019	2021	\$300,000	\$78,300,000		
Total			261				\$78,300,000		

Anticipated Development

Anticipated development within TIRZ #9 consists of 261 single family residential lots. The table above 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 #9 over its 31 year life is \$6,460,479.



Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.20% of its real property increment up to a max of \$6,460,479 or 31 years.

Debt Service

It is anticipated that the TIRZ funds will be pledged to offset any public improvement district assessments.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

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 unit size and the anticipated taxable value per unit 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.

City of Celina TIRZ #9 Participation Overview

Global Tax, Inflation, and Discount Rate Assumptions

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	34.20%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.22059000

PERSONAL PROPERTY TAX		PARTICIPATION
CITY OF CELINA	0.64500000	0%
COLLIN COUNTY	0.19224600	0%
COLLIN COLLEGE	0.07981000	0%
CELINA ISD	1.64000000	0%
	2.55705600	0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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31 YEAR - COLUMNS: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		
	PARTICIPATION	
CITY OF CELINA	34.20%	0.2205900
COLLIN COUNTY	0%	0.0000000
COLLIN COLLEGE	0%	0.0000000
CELINA ISD	0%	0.0000000
		0.2205900

PERSONAL PROPERTY TAX		
	PARTICIPATION	
CITY OF CELINA	0%	0.0000000
COLLIN COUNTY	0%	0.0000000
COLLIN COLLEGE	0%	0.0000000
CELINA ISD	0%	0.0000000
		0.0000000

Sales Tax Rate	0.00%	0.0000000
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Tract	40' Lots	TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY PER UNIT	TAX VALUE
1		SFR	2019	2021	261	\$ 300,000.00	\$ 78,300,000

TOTAL 261 78,300,000

► OUTPUT

TOTAL TAX REVENUE		
	TOTAL	REAL PROPERTY
CITY OF CELINA	\$ 18,888,859	= \$ 18,888,859
COLLIN COUNTY	\$ 2,337,240	= \$ 2,337,240
COLLIN COLLEGE	\$ 2,337,240	= \$ 2,337,240
CELINA ISD	\$ 48,027,487	= \$ 48,027,487
	\$ 71,590,826	= \$ 71,590,826
	100.0%	100.0%

TOTAL PARTICIPATION		
	TOTAL	REAL PROPERTY
CITY OF CELINA	\$ 6,459,990	= \$ 6,459,990
COLLIN COUNTY	\$ -	= \$ -
COLLIN COLLEGE	\$ -	= \$ -
CELINA ISD	\$ 6,459,990	= \$ 6,459,990
	\$ 12,919,980	= \$ 12,919,980
	100.0%	100.0%

NET BENEFIT		
	TOTAL	REAL PROPERTY
CITY OF CELINA	\$ 12,428,869	= \$ 12,428,869
COLLIN COUNTY	\$ 2,337,240	= \$ 2,337,240
COLLIN COLLEGE	\$ 2,337,240	= \$ 2,337,240
CELINA ISD	\$ 48,027,487	= \$ 48,027,487
	\$ 65,130,836	= \$ 65,130,836
	100.0%	100.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TOTAL TAX REVENUE																	
Home Sale Schedule																	
40 Lots			75	163	23	0											
Total																	
261																	
261																	
Taxable Value - Real Property																	
40 ¹ Lots	0	0	0	22,500,000	48,900,000	6,900,000	0	0	0	0	0	0	0	0	0	0	0
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value	0	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456
REAL PROPERTY																	
CITY OF CELINA	-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081
COLLIN COUNTY	-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE	-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD	-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,027	1,603,059	1,635,120
Total	-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,308,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448
SUMMARY																	
CITY OF CELINA	-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081
COLLIN COUNTY	-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE	-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD	-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,027	1,603,059	1,635,120
Total	-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,308,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448
PARTICIPATION																	
REAL PROPERTY																	
CITY OF CELINA	-	-	-	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456
COLLIN COUNTY	-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
SUMMARY																	
CITY OF CELINA	-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY																	
CITY OF CELINA	-	-	-	95,492	304,939	340,322	347,128	354,071	361,152	368,375	375,743	383,257	390,923	398,741	406,716	414,850	423,147
COLLIN COUNTY	-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE	-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD	-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,027	1,603,059	1,635,120
Total	-	-	-	825,705	1,678,751	1,873,542	1,911,013	1,949,233	1,988,218	2,027,982	2,068,542	2,109,913	2,152,111	2,195,153	2,239,056	2,283,837	2,329,514

Financial Feasibility Analysis

TOTAL TAX REVENUE																	31
Home Sale Schedule 40' Lots																	30
Taxable Value - Real Property																	29
40' Lots																	28
N/A																	27
Cumulative Taxable Value																	26
REAL PROPERTY																	25
CITY OF CELINA																	24
COLLIN COUNTY																	23
COLLIN COLLEGE																	22
CELINA ISD																	21
Total																	20
2034																	19
2035																	18
2036																	17
2037																	16
2038																	15
2039																	14
2040																	13
2041																	12
2042																	11
2043																	10
2044																	9
2045																	8
2046																	7
2047																	6
2048																	5
GROSS																	4
18,888,859																	3
5,629,934																	2
2,337,240																	1
48,027,487																	0
74,883,520																	-1
GROSS																	-2
18,888,859																	-3
5,629,934																	-4
2,337,240																	-5
48,027,487																	-6
74,883,520																	-7
GROSS																	-8
18,888,859																	-9
5,629,934																	-10
2,337,240																	-11
48,027,487																	-12
74,883,520																	-13
GROSS																	-14
18,888,859																	-15
5,629,934																	-16
2,337,240																	-17
48,027,487																	-18
74,883,520																	-19
GROSS																	-20
18,888,859																	-21
5,629,934																	-22
2,337,240																	-23
48,027,487																	-24
74,883,520																	-25
GROSS																	-26
18,888,859																	-27
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2,337,240																	-29
48,027,487																	-30
74,883,520																	-31
GROSS																	-32
18,888,859																	-33
5,629,934																	-34
2,337,240																	-35
48,027,487																	-36
74,883,520																	-37
GROSS																	-38
18,888,859																	-39
5,629,934																	-40
2,337,240																	-41
48,027,487																	-42
74,883,520																	-43
GROSS																	-44
18,888,859																	-45
5,629,934																	-46
2,337,240																	-47
48,027,487																	-48
74,883,520																	-49
GROSS																	-50
18,888,859																	-51
5,629,934																	-52
2,337,240																	-53
48,027,487																	-54
74,883,520																	-55
GROSS																	-56
18,888,859																	-57
5,629,934																	-58
2,337,240																	-59
48,027,487																	-60
74,883,520																	-61
GROSS																	-62
18,888,859																	-63
5,629,934																	-64
2,337,240																	-65
48,027,487																	-66
74,883,520																	-67
GROSS																	-68
18,888,859																	-69
5,629,934																	-70
2,337,240																	-71
48,027,487																	-72
74,883,520																	-73
GROSS																	-74
18,888,859																	-75
5,629,934																	-76
2,337,240																	-77
48,027,487																	-78
74,883,520																	-79
GROSS																	-80
18,888,859																	-81
5,629,934																	-82
2,337,240																	-83
48,027,487																	-84
74,883,520																	-85
GROSS																	-86
18,888,859																	-87
5,629,934																	-88
2,337,240																	-89
48,027,487																	-90
74,883,520																	-91
GROSS																	-92
18,888,859																	-93
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2,337,240																	-95
48,027,487																	-96
74,883,520																	-97
GROSS																	-98
18,888,859																	-99
5,629,934																	-100
2,337,240																	-101
48,027,487																	-102
74,883,520																	-103
GROSS																	-104
18,888,859																	-105
5,629,934																	-106
2,337,240																	-107
48,027,487																	-108
74,883,520																	-109
GROSS																	-110
18,888,859																	-111
5,629,934																	-112
2,337,240																	-113
48,027,487																	-114
74,883,520																	-115
GROSS																	-116
18,888,859																	-117
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GROSS																	-134
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GROSS																	-140
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74,883,520																	-145
GROSS																	-146
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GROSS																	-152
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74,883,520																	-157
GROSS																	-158
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GROSS																	-170
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GROSS																	-182
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GROSS																	-188
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48,027,487																	-192
74,883,520																	-193
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GROSS																	-200
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GROSS																	-206
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GROSS																	-218
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GROSS																	-296
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48,027,487																	-300
74,883,520																	-301
GROSS																	-302
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48,027,487																	-306
74,883,520																	-307
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GROSS																	-314
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48,027,487																	-324
74,883,520																	-325
GROSS																	-326
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48,027,487																	-336
74,883,520																	-337
GROSS																	-338
18,888,859																	-339
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48,027,487																	-342
74,883,520																	-343
GROSS																	-344
18,888,859																	-345
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48,027,487																	-348
74,883,520																	-349
GROSS																	-350
18,888,859																	-351
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2,337,240																	-353
48,027,487																	-354
74,883,520																	-355
GROSS																	-356
18,888,859																	-357
5,629,934																	-358
2,337,240																	-359
48,027,487																	-360
74,883,520																	-361
GROSS																	-362

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

TAXABLE BASE YEAR GROWTH																			2.00%		6.00%																
DISCOUNT RATE																			REAL PROPERTY TAX		BUSINESS PROPERTY TAX		SALES TAX														
CITY OF CELINA																			0.64500000		0.00000000		0.02000000		0.00000000												
CITY OF CELINA																			0.1922460		0%		0.00000000		0.00000000												
CITY OF CELINA																			0.0798100		0%		0.00000000		0.00000000												
CITY OF CELINA																			0.00000000		0%		0.00000000		0.00000000												
CITY OF CELINA																			0.00000000		0%		0.00000000		0.00000000												
CITY OF CELINA																			2.3570560		0.2205900																
BASE YEAR																			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
REVENUE YEAR																			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
BASE YEAR																			18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
CITY OF CELINA																			18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COUNTY																			18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COLLEGE																			18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
CELINA ISD																			18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
TAXABLE VALUE																			18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400	
CITY OF CELINA																			18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400	
COLLIN COUNTY																			18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400	
COLLIN COLLEGE																			18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400	
CELINA ISD																			18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400	
TAXABLE VALUE INCREMENT																			0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
CITY OF CELINA																			0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
COLLIN COUNTY																			0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
COLLIN COLLEGE																			0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
CELINA ISD																			0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260	
REVENUE A																			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	16	
TAXABLE VALUE GROWTH																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CITY OF CELINA																			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
THE COLUMNS																			0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	16	
REAL PROPERTY TAX																			0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,868	86,796,968	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456	101,696,505		
CITY OF CELINA																			0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332	
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	
REVENUE A.1																			0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,485	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332	
REVENUE A.1																			0	1	2	49,635	158,497	176,889	180,427	184,037	187,718	191,473	195,304	199,210	203,195	207,260	211,406	215,635	219,949	224,348	
Running Total																			0	1	2	49,638	208,135	385,023	565,451	749,487	937,205	1,128,679	1,323,982	1,523,193	1,726,308	1,933,648	2,145,054	2,360,689	2,580,638	2,804,980	
GROSS																			6,450,779																		
CITY OF CELINA																			0	1	2	49,635	158,497	176,889	180,427	184,037	187,718	191,473	195,304	199,210	203,195	207,260	211,406	215,635	219,949	224,348	
COLLIN COUNTY																			0	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	0
CELINA ISD																			0	0	1	2	49,635	158,497	176,889	180,427	184,037	187,718	191,473	195,304	199,210	207,260	211,406	215,635	219,949	224,348	

Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
TAXABLE VALUE															
CITY OF CELINA	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	
COLLIN COUNTY	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	
COLLIN COLLEGE	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	
CELINA ISD	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	
TAXABLE VALUE INCREMENT															
CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	
COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	
COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	
CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	
REVENUE A															
TAXABLE VALUE GROWTH	17	18	19	21	22	23	24	26	27	28	30	31	32	34	489
CITY OF CELINA															
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															
THE COLUMNS															
REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,867	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															
REVENUE A, 1															
	228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,460,479
Running Total	3,033,822	3,267,236	3,505,319	3,748,164	3,995,867	4,248,525	4,506,236	4,769,103	5,037,228	5,310,716	5,589,675	5,874,213	6,154,443	6,450,479	
GROSS															
CITY OF CELINA	228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,460,479
COLLIN COUNTY															
COLLIN COLLEGE															
CELINA ISD															


DAVID PETTIT
Economic Development

Final Project and Financing Plan

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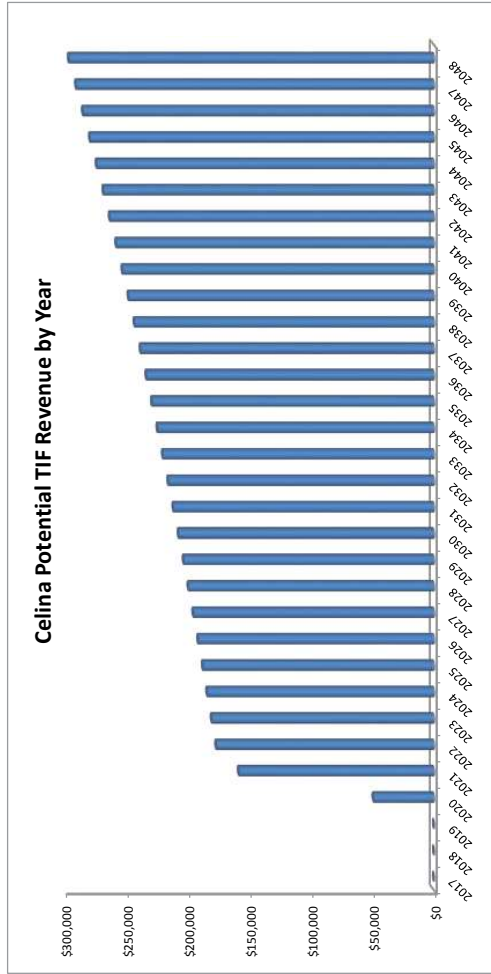
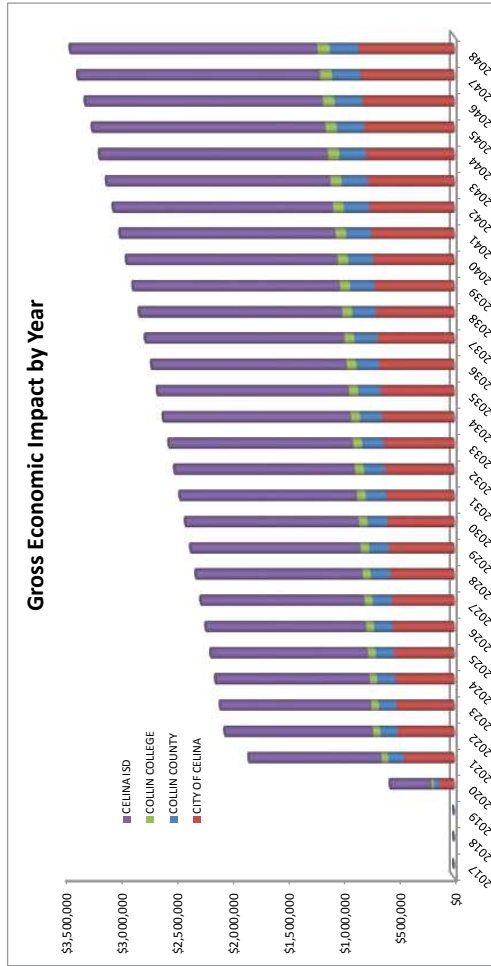
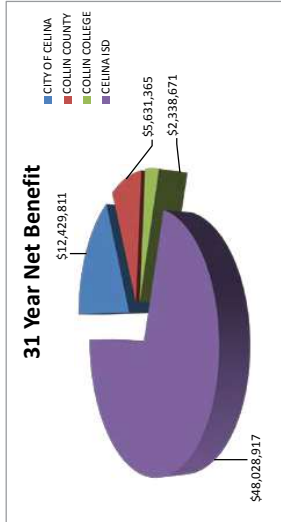
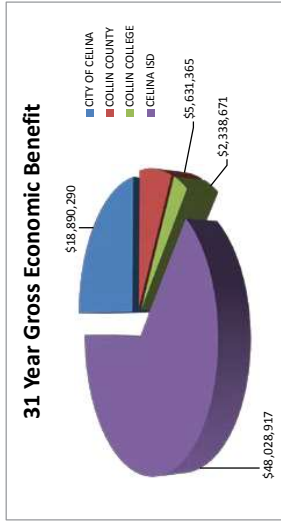
Attachment: TIRZ #9 Final PFP reduced (Resolution of BOD for TIRZ #9 (The Columns) Approving Project and Financing Plan)

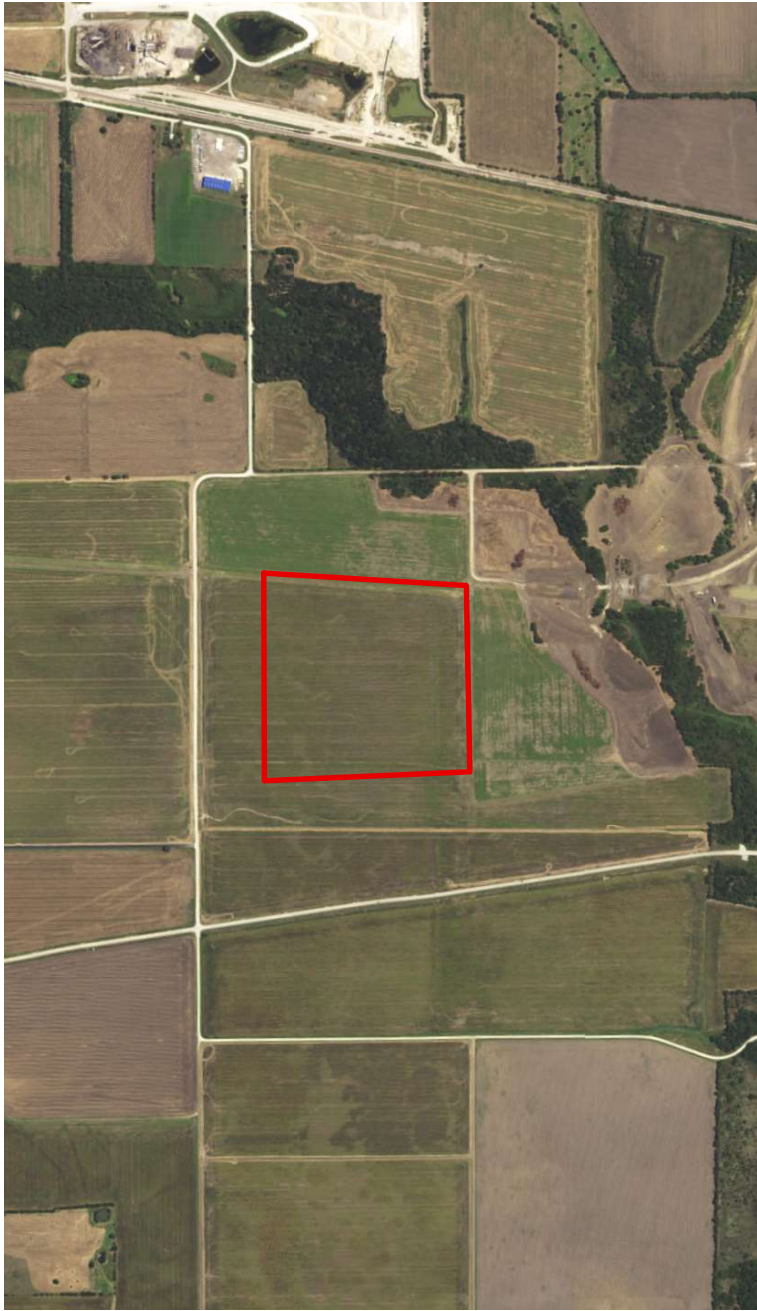
Financial Feasibility Analysis

REVENUE YEAR	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR															
CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
TAXABLE VALUE															
CITY OF CELINA	28,908	28,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
COLLIN COUNTY	28,908	28,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
COLLIN COLLEGE	28,908	28,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
CELINA ISD	28,908	28,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515	33,515
TAXABLE VALUE INCREMENT															
CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375	15,375
REVENUE A															
TAXABLE VALUE GROWTH															
CITY OF CELINA	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
COLLIN COUNTY	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
COLLIN COLLEGE	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
CELINA ISD	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431
200	214	227	241	256	270	285	300	315	331	347	363	380	397	5,722	5,722
THE COLUMNS															
REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	669,081	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	18,888,859
COLLIN COUNTY	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934
COLLIN COLLEGE	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240
CELINA ISD	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487
2,652,445	2,705,494	2,759,804	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520	74,883,520
REVENUE A, 1															
2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,170,249	3,233,663	3,298,345	3,364,322	3,431,618	74,883,243	74,883,243
Running Total	35,167,766	37,873,474	40,633,305	43,448,343	46,319,690	49,248,474	52,235,843	55,282,969	58,391,047	61,561,295	64,794,958	68,093,304	71,457,625	74,889,243	
GROSS															
CITY OF CELINA	669,111	682,496	696,148	710,074	724,277	738,765	753,543	768,616	783,991	799,673	815,669	831,894	848,626	865,601	18,890,290
COLLIN COUNTY	199,468	203,459	207,531	211,684	215,920	220,241	224,648	229,143	233,728	238,405	243,176	248,042	252,905	258,067	5,631,365
COLLIN COLLEGE	82,837	84,496	86,189	87,915	89,675	91,471	93,303	95,171	97,077	99,021	101,004	103,026	105,089	107,193	2,338,671
CELINA ISD	1,701,229	1,735,256	1,769,964	1,805,365	1,841,475	1,878,307	1,915,875	1,954,195	1,993,281	2,033,149	2,073,815	2,115,283	2,157,601	2,200,756	48,028,917
2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,170,249	3,233,663	3,298,345	3,364,322	3,431,618	74,889,243	74,889,243

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$18,890,290	\$6,460,479	\$12,429,811
COLLIN COUNTY	\$5,631,365	\$0	\$5,631,365
COLLIN COLLEGE	\$2,338,671	\$0	\$2,338,671
CELINA ISD	\$48,028,917	\$0	\$48,028,917
Total	\$74,889,243	\$6,460,479	\$68,428,764





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 #9 in Years:

The TIRZ has a 31-year term (or up to \$6,460,479) and is scheduled to end on December 31, 2048.

EXHIBIT A - Ownersh

ID	OWNER	LEGAL DESCRIPTION	EX.	ACRES	SQFT	AG MARKET	MARKET	AG LOSS	TAXABLE VALUE
2756892	CADG CELINA OUTER LOOP LLC	ABS A0734 JOHN RAGSDALE SURVEY, SHEET 1, TRACT 3, 112.6132 ACRES		112.61	4,905,431	\$ -	\$ -	\$ -	\$ -

NOTE: Parcel 2756892 was merged this year, but previously consisted of two parcels: 2622124 and 2633713 which totaled \$18,356 in assessed value in 2017