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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 13, 2024
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session
- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- C. Discussion regarding The City of Celina v. Blue Angus Ranch, LP.
- D. Discussion of DNT Batch Plant locations
- E. Discussion of Upper Trinity Regional Water District Doe Branch Contract

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

- F. Discussion regarding Project Spark.
- G. Discussion regarding Project Heyday.
- H. Discussion regarding Project Celina Gateway.
- I. Discussion regarding a potential incentive agreement with a new downtown office building in the Entertainment District.
- J. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Dr.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

- K. Discussion regarding possible land acquisition of 10317 CR 106 (Brawner)
- L. Discussion of land acquisition for water and sewer easements related to Serenade residential

development (Brawner)

M. Discussion regarding right-of-entry to 15963 Parvin Road (Brawner)

N. Discussion of Lifeway Church Development Agreement (McAfee)

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.075 Personnel Matters:

O. Duties of City Attorney

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

K. Consider and act upon a resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of real property at 10317 CR 106 (Brawner)

L. Consider and act on a resolution of the city council of the city of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire sewer easements totaling 1.338 acres and temporary construction easements totaling 3.113 acres for municipal purposes to install a public project, including but not limited to, public wastewater line, grading, drainage, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the Williams C Lewis survey, abstract A0533, property IDs #2133702 and #2718653, Collin County, Texas, such properties are generally located on the northeast corner of future Stallcup Boulevard and Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for sewer easements and temporary construction easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the easements; ratifying prior documents made for acquisition of the easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date (Brawner)

M. Consider and act to authorize legal action for right of entry related to 15963 Parvin Road (Brawner)

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:00 PM)

A. Check presentation for Celina Gift Tour nonprofit recipient (McCarroll)

B. Proclamation for Engineers Week (Tubbs)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the designation of paths for multi-modal transportation to include golf carts, e-bikes, electric scooters, etc. (Satarino)

B. Discussion regarding rental registration (McAfee)

C. Discussion of 2024 CIP Projects (Brawner)

D. Discussion regarding Upper Trinity Regional Water Utility District Doe Branch Expansion Contract (Brawner)

E. Discussion regarding batch plant location related to North Dallas Tollway (Brawner)

F. Discussion of Boards and Commission Policy (Satarino)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Approval of Minutes
- B. Consider and act to award Bid 2024-085 for Earthman Park Signage to Legacy Signs of Texas in an amount not to exceed \$99,325.00. (Quigley)
- C. Consider and act to award RFP 2024-090 to BSN Sports for Soccer Uniforms, at the unit process listed, in an estimated annual amount of \$45,000.00 for a contract term not to exceed \$225,000.00 for five years. (Quigley)
- D. Consider and act to approve amendment #1 for Sunset Blvd. Street Improvements with Westwood Professional Services, for an amount not to exceed \$64,600.00. (Quigley)
- E. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC for the burial of electric lines on the Downtown Inner Loop Phase 1 project in for an amount not to exceed \$255,094.96. (Glasgow)
- F. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2023. (Bromiley)
- G. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (Metdker)
- H. Consider and act to approve a work authorization for the design of the Arizona Drive Improvements from Walnut Street to Pecan Street with Kimley Horn and Associates for the amount not to exceed \$145,400.00. (Berry)
- I. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 64 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – C-3 Expedited Annexation Service Agreement) (Mohan)
- J. Consider and act to authorize a Partnership Agreement between the City of Celina and First Celina Baptist Church for the annual Easter Egg Hunt to be held at Old Celina Park on Saturday, March 30, 2024. (Monaco)
- K. Consider and act to authorize a Change Order with Quality Excavation to add a new alley on Colorado for an amount not to exceed \$73,587.99. (Berry)
- L. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Councilmember for Place 2 and a Councilmember for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 4, 2024. (Quinn)
- M. Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina of conveyance documents necessary to effectuate the acquisition of right-of-way and easements for Coit Road and Glendenning Extension project; and providing for an effective date. (Glasgow)
- N. Consider and act upon an Ordinance of the City of Celina amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (City - Bromiley)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive

- Zoning Ordinance by rezoning approximately 1.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning) (Mohan)
- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 64 acres; generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – C-3 Expedited Annexation) (Mohan)
 - C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 64 acres to the Dallas North Tollway Overlay District (DNTO); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – Zoning) (Mohan)
 - D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 12 acres; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – C-3 Expedited Annexation) (Mohan)
 - E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0) base zoning, and modified development standards; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. (Legacy Townhomes – PD Zoning) (Mohan)
 - F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater (O'Donnell Tract) – PD Amendment) (Mohan)
 - G. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning) (McAfee)
 - H. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment) (McAfee)
 - I. Conduct a public hearing to consider and act upon an Ordinance of the City of Celina, abandoning County Road 50 from Frontier Parkway to approximately 1,672 feet north, as more particularly described and depicted in Exhibit "A", to the abutting owners; and providing an effective date. (Glasgow)

IX. ACTION ITEM:

- A. Consider and act to authorize the City Manager to execute an Agreement by and between the City of Celina, Texas, and Buffalo Ridge Homeowner Association for a Neighborhood Integrity Program Grant. (2023 NIP - Buffalo Ridge HOA) (Satarino)
- B. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc. for the 2024 Annual Street Maintenance (ASM) Program at an amount not to exceed \$204,940.00. (Berry)
- C. Consider and act upon a Resolution accepting the results of the 2023 Tax Increment Reinvestment Zone Impact Study. (Stovall)

- D. Consider and act upon an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Bissett)
- E. Consider and act upon a Resolution selecting an artist and their mural concept to appear on Celina Fire Station #3 located at 4400 FM1385 (Satarino)

X. 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 City Council 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 ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Susie Quinn, TRMC, CMC
Interim City Secretary

Date Notice Removed



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City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Susie Quinn, Interim City Secretary
CC: Robert Ranc, City Manager, Karla Stovall, Assistant City Manager
Date: February 13, 2024
Re: Approval of Minutes

Action Requested:

Minutes Approval:

1. City Council - Special Meeting - August 19, 2023 9:00 AM
2. City Council - Regular Meeting - January 9, 2024 5:00 PM
3. City Council - Special Meeting - January 29, 2024 3:00 PM

Background Information:

N/A

Legal Review:

N/A

Supporting Documents:

1. 08_19_2023 City Council Special Called Meeting Minutes
2. 01_09_2024 City Council Regular Meeting Minutes
3. 01_29_2024 Special Called Meeting Minutes

Financial Consideration:

N/A

Staff Recommendation:

Approval



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**CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
SATURDAY, AUGUST 19, 2023
9:00 A M
MINUTES**

I. CALL TO ORDER:

Mayor Tubbs called the Celina City Council meeting to order at 9:00 a.m. on Saturday, August 19, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	Present	

II. REGULAR AGENDA:

- A. Conduct Interviews of Applicants for City Boards and Commissions.

III. ADJOURN:

Mayor Tubbs adjourned the Special Meeting at 12:35 p.m.

Ryan Tubbs, Mayor

Lauren Vaughns, City Secretary

Date Minutes Approved



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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 9, 2024
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Regular Meeting of the Celina City Council to order at 5:00 p.m. on Tuesday, January 9, 2024, and announced a quorum was present.

Attendee Name	Organization	Title	Status/Arrived
Brandon Grumbles	City of Celina	Place 6	5:04 PM
Philip Ferguson	City of Celina	Place 1	Present
Jay Pierce	City of Celina	Place 2	Present
Wendie Wigginton	City of Celina	Place 4	Present
Andy Hopkins	City of Celina	Place 3	Present
Mindy Koehne	City of Celina	Place 5	Present
Ryan Tubbs	City of Celina	Mayor	Present

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. OATHS OF OFFICE:

- A. Administration of the Oath-of-Office and presentation of the Certificate-of-Election to the newly elected Councilmember for Place No. 6. (Vaughns)
Lauren Vaughns, City Secretary, administered the oath to Brandon Grumbles for Councilmember, Place 6.

IV. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

The Celina City Council convened into Executive Session at 5:04 p.m.

Texas Government Code Section 551.071 Consultation with Attorney:

1. Discussion regarding Shea Scott v. City of Celina, Texas; Cause No. DC-20-18195.
2. Discussion regarding the meaning of the term “Council Member” in the City Charter and other law.
3. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.
5. Discussion regarding Upper Trinity River Water District (UTRWD) Doe Branch Expansion.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

The Celina City Council reconvened into Open Session at 6:03 p.m.

V. PROCLAMATIONS/PRESENTATIONS: (to begin at 6:00 PM)

- A. Recognition of the Marketing and Events team for awards won at the Texas Festivals & Events Association Conference. (Monaco)
Joe Monaco, Director of Marketing and Communication, presented the awards the Special Events department received.
- B. Recognition of the Planning Department for winning the Planning Excellence Award. (Mohan)
Madhuri Mohan, Director of Planning, presented to Council the award the Planning Department earned.
- C. Recognition of Celina Parks & Recreation winners of Coaches and Parent of the Year for the fall 2023 youth sports season. (Webb)
Dani Mayfield, Recreation Coordinator, and Mayor Ryan Tubbs presented the winners of the Coaches and Parent of the Year awards.
- D. Presentation of the 2023 Celina Leadership Academy Graduates. (Hunn)
Shain Hunn, Director of the Organizational Development, presented to Council the participants of the 2023 Celina Leadership Academy Graduates.

VI. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding 2024 City Council retreat. (Satarino)
Anthony Satarino, Director of Strategic Services, led the discussion of the 2024 City Council retreat.
- B. Discussion of 2024 CIP Projects. (Brawner)
Kim Brawner, Assistant City Manager, led the discussion of the 2024 CIP Projects.

VII. OPEN FORUM:

No one spoke during Open Forum.

VIII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

Items F and M were removed from Consent by Councilmember Ferguson and Deputy Mayor Pro Tem Wigginton.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve all remaining items (A, B, C, D, E, G, H, I, J, K, L, and N) on the Consent Agenda. The motion carried.

RESULT: Passed

MOVER: Mayor Pro Tem, Place 2 Jay Pierce

SECONDER: Councilmember, Place 1 Philip Ferguson

AYES: Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles

NAYES: None

A. Minutes Approval:

1. City Council - Regular Meeting - December 12, 2023, 5:00 PM

- B. Consider and act to award Bid 2023-067 for Mowing Services to Morales Lawn Service, LLC, and Yellowstone Landscape for an annual amount of \$292,051.97 for a 5-year contract term in an amount not to exceed \$1,460,259.85. (Quigley)
- C. Consider and act to award Bid 2024-080 for Downtown Sign Project Phase #2 to Marcom's Construction (DBA Marcoms Mowing Service) in the amount of \$173,285.00 plus ten percent contingency in the amount of \$17,328.50 for a total amount not to exceed \$190,613.50. (Quigley)
- D. Consider and act to approve Amendment 1 to the original contract for the construction of Celina Downtown Water Reclamation Facility (WRF) 3 MGD Expansion with Garver, in an amount of \$98,700 for an amended total fee not to exceed \$2,844,662.00. (Quigley)
- E. Consider and act to approve Amendment 1 for design services for the construction of Coit Road from Vest Lane to Punk Carter with Halff Associates, Inc., for an amount not to exceed \$97,900.00. (Quigley)
- G. Consider and act to purchase school zone flashers and signals for the Streets Department from Consolidated Traffic Controls through a cooperative contract with Buyboard for an amount not to exceed \$75,048.00. (Quigley)
- H. Consider and act to authorize Change Order 5 for Parvin Road Paving Improvements to Apple Pavement Services for additional work in an amount not to exceed \$61,962.50. (Quigley)

- I. Consider and act to authorize the City Manager to execute an amendment to an Interlocal agreement by and between the City of Celina and the Town of Prosper for improvements to Parvin Road. (Glasgow)
- J. Consider and act to authorize Change Order 6 for Parvin Road Paving Improvements to Apple Pavement Services for additional work for an amount not to exceed \$412,712.50. (Quigley)
- K. Consider and act upon a Resolution of the City Council of the City of Celina approving the proposed Bookmobile Year 2 project for submittal to the Texas State Library and Archive Commission's FY25 Special Projects 75 Grant Program. (Shaw)

RESOLUTION NO. 2024-1R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA
APPROVING THE PROPOSED BOOKMOBILE YEAR 2 PROJECT FOR
SUBMITTAL TO THE TEXAS STATE LIBRARY AND ARCHIVE
COMMISSION'S FY25 SPECIAL PROJECTS 75 GRANT PROGRAM.**

- L. Consider and act upon a Resolution of the City Council of the City of Celina approving the proposed Wilson Creek Park Trail project for submittal to the Texas Parks and Wildlife Department's 2024 Recreational Trails Grant Program. (Webb)

RESOLUTION NO. 2024-2R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA
APPROVING THE PROPOSED WILSON CREEK PARK TRAIL PROJECT
FOR SUBMITTAL TO THE TEXAS PARKS AND WILDLIFE
DEPARTMENT'S 2024 RECREATIONAL TRAILS GRANT PROGRAM.**

- N. Consider and act upon an Ordinance of the City of Celina amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (City - Bromiley)

ORDINANCE NO. 2024-2

**AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING
ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE
BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND
ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR
EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN
AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF
CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS
PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND
INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR
INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE
AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE
CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR
ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN
EFFECTIVE DATE.**

ITEMS REMOVED FROM CONSENT FOR INDIVIDUAL CONSIDERATION:

- F. Consider and act to authorize the use of contingency funds for the Preston Road Lighting project (phase 3) and authorize Change Order 3 for an amount not to exceed \$208,130.00. (Berry)

Councilmember Ferguson requested to pull this item for future consideration.

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed, was pulled for future consideration. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

- M. Consider and act upon an Ordinance of the City of Celina amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (EDC - Stovall)

Councilmember Wigginton requested to pull this item for individual consideration.

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted five (5) for and one (1) opposed to approve Ordinance No. 2024-1. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Jay Pierce, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	Wendie Wigginton

ORDINANCE NO. 2024-1

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR

ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**IX. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 2 acres; generally located east of future Coit Road and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Property ID 2501445 – C-3 Expedited Annexation) (Mohan)
Mayor Tubbs opened the public hearing at 6:45 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 6:45 p.m.

No action was taken.

- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 2 acres to Agricultural District (AG); generally located east of future Coit Road and south of future G. A. Moore Parkway. (Property ID 2501445– Zoning) (Mohan)
Mayor Tubbs opened the public hearing at 6:46 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 6:46 p.m.

No action was taken.

X. ACTION ITEM:

- A. Consider and act upon a Resolution to adopt the Ousley Park Master Plan (Webb)
Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-3R. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

RESOLUTION NO. 2024-3R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING THE OUSLEY PARK MASTER PLAN; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- B. Consider and act upon appointment to fill a one year term on the Audit Committee. (Bromiley)
Mayor Pro Tem Pierce left the dais temporarily.

Upon a motion by Councilmember Griggs and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to appoint Deputy Mayor Pro

Tem Wigginton to serve on the audit committee. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 5 Mindy Koehne
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

- C. Consider and act to appoint one Councilmember and the City Manager as ex-officio members of the Economic Development Corporation Board of Directors. (Vaughns)
Mayor Pro Tem Pierce returned to the dais.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to appoint City Manager Robert Ranc as the EDC ex officio. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

- D. Consider and act to appoint two Councilmembers to the CEDC ad hoc committee for recruitment of a Director. (Vaughns)

Upon a motion by Mayor Pro Tem Pierce and a second by Deputy Mayor Pro Tem Wigginton, the Council voted six (6) for and none (0) opposed to appoint Councilmembers Grumbles and Ferguson to the CEDC ad hoc committee for recruitment of a Director. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

- E. Consider and act upon appointments to fill terms on various City boards, commissions, committees, and corporations. (Vaughns)

Upon a motion by Councilmember Koehne and a second by Councilmember Hopkins, the Council voted three (3) for and three (3) opposed with Mayor Tubbs voting to oppose to break the tie to appoint Ryan Wilcox and Luke Thigpen to the EDC Board. The motion was denied.

RESULT:	Failed
MOVER:	Councilmember, Place 5 Mindy Koehne
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Ryan Tubbs

Upon a motion by Councilmember Ferguson and a second by Deputy Mayor

Pro Tem Wigginton, the Council voted three (3) for and three (3) opposed with Mayor Tubbs voting in favor to appoint Andrew Donaldson and Luke Thigpen to the EDC Board. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 5 Philip Ferguson
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Ryan Tubbs
NAYES:	Andy Hopkins, Mindy Koehne, Brandon Grumbles

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to appoint Joy Martinez and Tiffany Hoggard to the Library Board. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Andy Hopkins, Mindy Koehne, Brandon Grumbles, Jay Pierce, Wendie Wigginton, Philip Ferguson
NAYES:	None

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to appoint Suzy Philips to the CDC/Parks Board. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Andy Hopkins, Mindy Koehne, Brandon Grumbles, Jay Pierce, Wendie Wigginton, Philip Ferguson
NAYES:	None

Upon a motion by Councilmember Grumbles and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to appoint Alan Upchurch to the Planning and Zoning Commission. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 6 Brandon Grumbles
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Andy Hopkins, Mindy Koehne, Brandon Grumbles, Jay Pierce, Wendie Wigginton, Philip Ferguson
NAYES:	None

The Celina City Council reconvened into Executive Session at 7:35 p.m.

IV. EXECUTIVE SESSION: (CONTINUED)

3. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

5. Discussion regarding Upper Trinity River Water District (UTRWD) Doe Branch Expansion.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

The Celina City Council reconvened into Open Session again at 8:27 p.m.

4. Discussion regarding possible legal action on construction of Fire Station #2.

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve action. The motion carried.

RESULT: Passed

MOVER: Deputy Mayor Pro Tem, Place 4 Wendie Wigginton

SECONDER: Councilmember, Place 3 Andy Hopkins

AYES: Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins,
Mindy Koehne, Brandon Grumbles

NAYES: None

V. **ADJOURNMENT:**

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 8:27 p.m.

Ryan Tubbs, Mayor

Susie Quinn, Interim City Secretary for
Lauren Vaughns, City Secretary

Date



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**CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
SATURDAY, AUGUST 19, 2023
9:00 A M
MINUTES**

I. CALL TO ORDER:

Mayor Tubbs called the Celina City Council meeting to order at 9:00 a.m. on Saturday, August 19, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	Present	

II. REGULAR AGENDA:

- A. Conduct Interviews of Applicants for City Boards and Commissions.

III. ADJOURN:

Mayor Tubbs adjourned the Special Meeting at 12:35 p.m.

Ryan Tubbs, Mayor

Lauren Vaughns, City Secretary

Date Minutes Approved



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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Cody Webb, Director of Parks & Recreation
Date: February 13, 2024
Re: 2024-085 Earthman Park Entry Feature Design P34

Action Requested:

Consider and act to award Bid 2024-085 for Earthman Park Signage to Legacy Signs of Texas in an amount not to exceed \$99,325.00. (Quigley)

Background Information:

The City purchased Earthman Park in 2023. As a condition of the land purchase from the Earthman family, the City is required to create an entry monument that designated it as a park and provided for the name. On January 18th, 2024, the City received responses to bid 2024-085 Earthman Park Entry Signage. The bid invitation was advertised in the local paper and posted on the City's eProcurement system, in which 557 vendors were notified, and 4 responses were received. An initial review was completed by Purchasing and forwarded to staff and the engineer on record for recommendation. Staff recommends the lowest responsible vendor.

Legal Review:

The contract has been previously reviewed and approved.

Supporting Documents:

1. 2024-085 Agreement with Legacy Signs of Texas
2. Bid Tabulation Lines
3. Celina Earthman Park Gate Layout1 (1)

Financial Consideration:

Funding is available through the park fees fund. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

SECTION 00410
EJCDC STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and **Legacy Signs of Texas** (CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereby agree as follows:

ARTICLE 1 – WORK

- 1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Earthman Park Entry Signage
BID 2024-085

ARTICLE 2 – THE PROJECT

- 2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The project includes the preparation and installation of a park entry sign and fencing for the Eldon & Alta Earthman Park sign. The proposed signage location is at the Southwest corner of Carey Road and Smiley Road in Celina, TX.

ARTICLE 3 – ENGINEER

- 3.01 The Project has been designed by **Kimley Horn** hereinafter called ENGINEER, and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

- A. The Work will be substantially completed within **15** days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within **30** days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

- A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER **\$500** for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to

complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER **\$500** for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: **\$ 9 9 , 3 2 5 . 0 0**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the **last** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:
 - a. **95%** of Work completed (with the balance being retainage).
 - b. **95%** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to **95%** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less **100%** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of **0%** per annum.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS

- 8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:
- A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.
 - E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
 - F. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.
 - G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
 - H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.
 - I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

- A. The Contract Documents consist of the following in their entirety:
 - 1. This Agreement;
 - 2. Payment Bond;
 - 3. Maintenance Bond;
 - 4. General Conditions;
 - 5. Supplementary Conditions;
 - 6. Specification as listed in the table of contents of the Project Manual;
 - 7. Drawings;
 - 8. All Addenda;
 - 9. Exhibits to this Agreement:
 - a. CONTRACTOR’S Bid Response;
 - b. CONTRACTOR’S Insurance
 - c. Documentation submitted by CONTRACTOR prior to Notice of Award

10. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Written Amendments;
 - b. Work Change Directives;
 - c. Change Order(s).
- B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

- A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

- A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

- A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals with an effective date of **February 14th, 2024**

CITY OF CELINA, TEXAS

CONTRACTOR

Printed Name & Title

Printed Name & Title

Date

Date

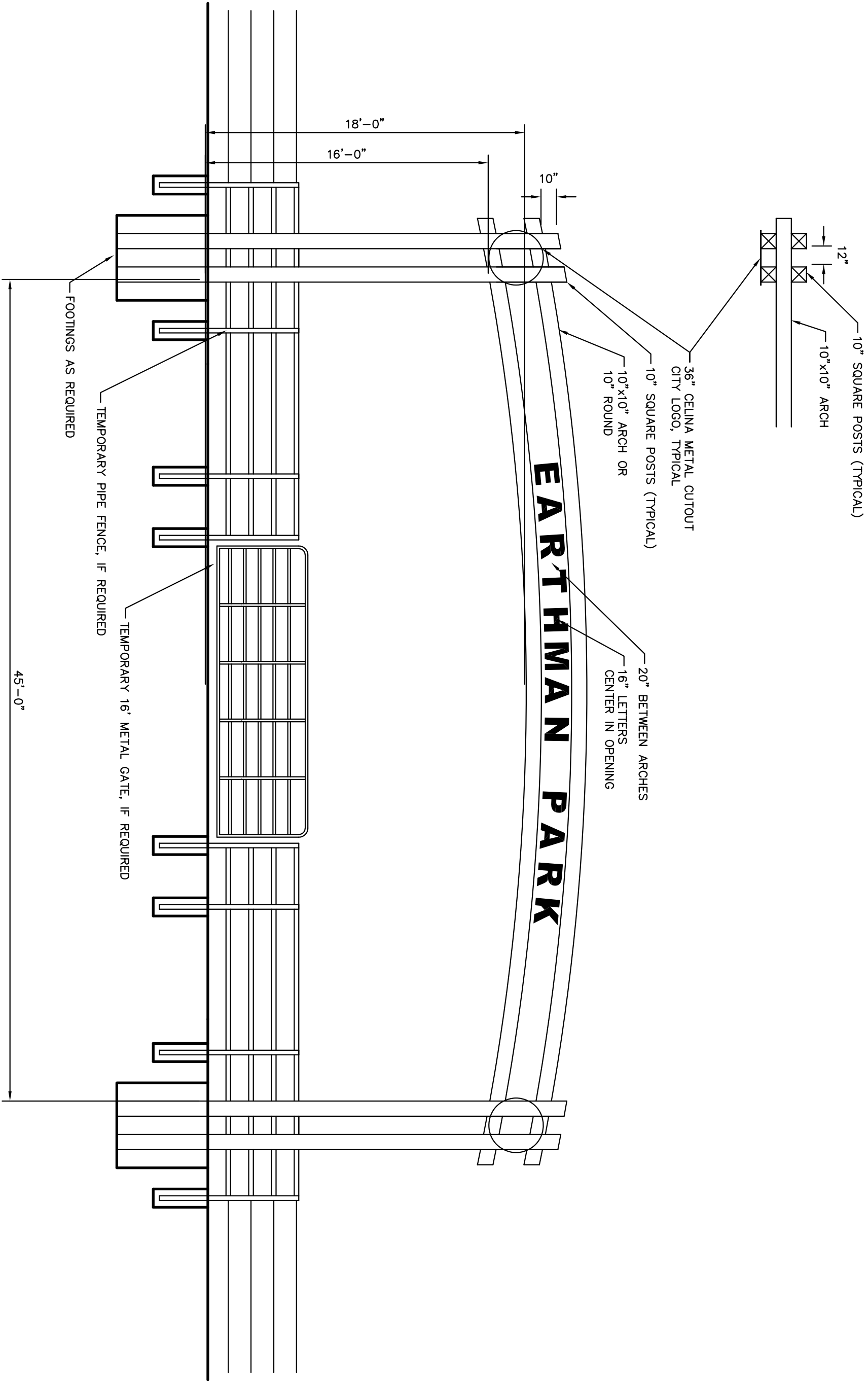
Address for giving notices:

Address for giving notices:

City of Celina
142 N. Ohio
Celina, TX 75009
469-813-4194
contracts@celina-tx.gov

EJCDC® C-410, Bid Form for Construction Contract.
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and American Society of Civil Engineers. All rights reserved.

Bid 2024-085 Earthman Park Entry Signage				OTS Legacy Signs of Texas, INC.		AUI Partners, LLC		A T Construction		GRod Construction, LLC (GRod Construction LLC.)	
				Total Price	\$99,325.00	Total Price	\$134,969.00	Total Price	\$144,750.00	Total Price	\$168,580.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Lump Sum - Installation of Earthman Park Signage	1	LS	\$ 99,325.00	\$ 99,325.00	\$ 134,969.00	\$ 134,969.00	\$ 144,750.00	\$ 144,750.00	\$ 168,580.00	\$ 168,580.00





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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Cody Webb, Director of Parks & Recreation
Date: February 13, 2024
Re: 2024-090 Soccer Uniforms

Action Requested:

Consider and act to award RFP 2024-090 to BSN Sports for Soccer Uniforms, at the unit process listed, in an estimated annual amount of \$45,000.00 for a contract term not to exceed \$225,000.00 for five years. (Quigley)

Background Information:

On January 23rd, 2024, the City received responses to RFP 2024-090 Soccer Uniforms. The bid invitation was advertised in the local paper and posted on the City's eProcurement system, in which 57 vendors were notified, and 3 responses were received. An initial review was conducted by Procurement to verify all required documents were completed and acceptable. The results were sent to the evaluation committee for review. The low bidder's ability to provide the items in a timely fashion as well as their ability to provide the required color combinations resulted in them receiving a lower score than BSN Sports. Staff reviewed the submittals and recommended BSN Sports.

As a part of this contract, jerseys, shorts, and socks will be provided for all those who register as part of their registration fee. The actual quantities ordered will depend on the number of annual participants. The total annual amount will cover both the spring and the fall seasons.

Legal Review:

N/A

Supporting Documents:

1. Scoring Summary
2. Bid Tabulation by Line

Financial Consideration:

Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends awarding the RFP as presented.

Supplier Scoring Summary		2024-090 - Soccer Uniforms - Scoring Round				
Supplier	Rank	Score	Bid Evaluation	Price	Ability to provide services	
		100		60.00	40.00	
BSN Sports, LLC	1	91.61		55.61	36.00	
The Soccer Corner	2	89.23		50.23	39.00	
Digital Dash Creative LLC	3	80.50		60.00	20.50	
		87.11		55.28	31.83	

2024-090 Soccer Uniforms Bid Tabulation

				Digital Dash Creative LLC		BSN Sports, LLC (Varsity Brands Holding Co., Inc.)		The Soccer Corner (Plano Sports Soccer, Inc)	
				Total Price	\$7,525.50	Total Price	\$8,120.00	Total Price	\$8,990.00
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended
1	Jersey	290	Each	\$10.50	\$3,045.00	<u>\$16.00</u>	\$4,640.00	\$15.50	\$4,495.00
2	Shorts	290	Each	\$10.50	\$3,045.00	<u>\$8.00</u>	\$2,320.00	\$11.50	\$3,335.00
3	Pair of Socks	290	Each	\$4.95	\$1,435.50	<u>\$4.00</u>	\$1,160.00	\$4.00	\$1,160.00
4	Percent discount off primary catalog pricing	1	Percentage	0%	0%	<u>20%</u>	20%	0%	0%



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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Andy Glasgow, Director of Engineering, Linda Majeed, Civil Engineer
Date: February 13, 2024
Re: Sunset Blvd. Street Improvements Amendment #1, R81

Action Requested:

Consider and act to approve amendment #1 for Sunset Blvd. Street Improvements with Westwood Professional Services, for an amount not to exceed \$64,600.00. (Quigley)

Background Information:

City council approved the original work authorization for Sunset Blvd improvements on September 12, 2023. This amendment will include the design of approximately 4,300 feet of sanitary sewer line on Sunset Blvd starting from Preston Road and extending east within the existing right-of-way.

The City maintains an executed Master Agreement for Professional Services with this engineering firm for on-call services. Council authorized the agreement in 2022 for a period of five years.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Drawings
2. Amendment #1 Sunset Blvd

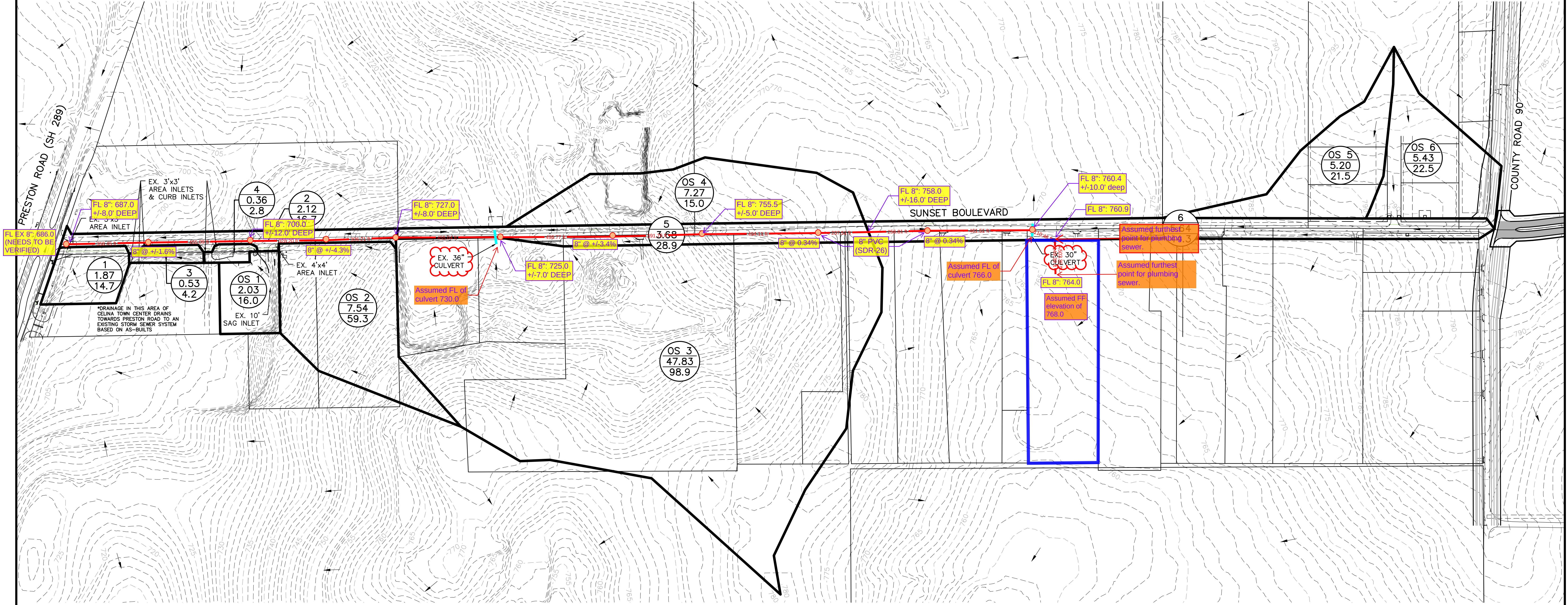
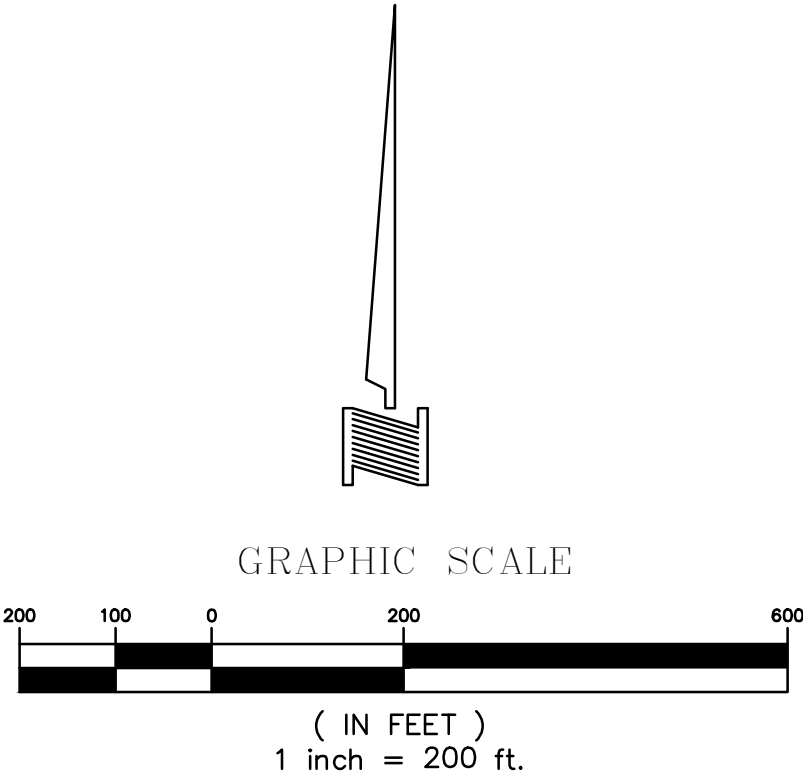
Financial Consideration:

Funding is available through wastewater capital recovery funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends executing the amendment as presented.

3,858 LF OF 8" PVC (SDR-35)
495 LF OF 8" PVC (SDR-26)
10 ~ 4' DIA MH
1 ~ 4' DIA MH ON EXIST. LINE



EXISTING DRAINAGE AREA MAP						
SUNSET BOULEVARD PHASE ONE						
CITY OF CELINA						
COLLIN COUNTY, TEXAS						
PAPE-DAWSON ENGINEERS						
4900 TOWNHORN PKWY., STE. 210 • PLANO, TX 75084 • 214-420-8400 TEXAS ENGINEERING FIRM NO. 1 TEXAS SURVEYING FIRM NO. 10040						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	08/27/2018	1"= 200'	13004-SB	1

AMENDMENT TO CONTRACT

Sunset Boulevard Street Improvements

Amendment #1

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "Owner") and **Westwood Professional Services, Inc.** (hereinafter referred to as the "Provider") for **Sunset Boulevard Street Improvements**, (hereinafter referred to as the "Services"), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment #1 adds the following scope to the original contract.

SEWER STUDY ENGINEERING SERVICES: Westwood will provide professional engineering services to produce a sewer study report, in technical memorandum format, that evaluates the sewershed area draining to Sunset Boulevard based on land use assumptions previously developed as part of the Oklahoma Drive Sewer Study by PKCE, dated August 2020. City will provide any information available with regards to planned developments in the area. Sizing and anticipated slope of ultimate wastewater lines will be determined along with an engineer's opinion of probable construction costs for recommended improvements. The report will be provided to the City in electronic format.

Included in this item:

- Coordination of City review and approval of report.
- One revision to report to reflect review comments by City.
- Up to two (2) meetings with the City.
- Sizing of wastewater lines based on projected density and per capita wastewater flows.
- Opinion of probable construction cost of recommended improvements.

Not included in this item:

- Detailed design of sewer system.

SANITARY SEWER PLAN: Westwood will prepare plans for approximately 4,300 linear feet of 8" gravity wastewater improvements including manholes, cleanouts, mains, and necessary appurtenances beginning at the intersection of Preston Road and Sunset Boulevard and extending to the east within the existing right-of-way. Design shall be in compliance with submittal schedule and milestones stated in the original contract.

Not included in this item:

- Design of any off-site sanitary sewer improvements or extensions not described above.
- Profiles for public and private systems.

We propose that the total fee of our current contract be *increased by a lump sum* to cover personnel expenses involved in these changes as follows:

SEWER STUDY ENGINEERING SERVICES	\$ 7,500.00
60% SUBMITTAL	\$34,300.00
90/100% SUBMITTAL	<u>\$22,800.00</u>
TOTAL	\$64,600.00

AMENDMENT

This contract may only be amended by the written mutual agreement of both parties.

By signing below, you agree to the amendment of the original contract with the above terms. All other original terms and conditions remain the same.

CITY OF CELINA

Printed Name & Title

Date

**WESTWOOD PROFESSIONAL SERVICES,
INC.**

_____

Clint A. Bissett, P.E.

Printed Name & Title

January 18, 2024

Date



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: February 13, 2024
Re: Oncor Discretionary Service Agreement

Action Requested:

Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC for the burial of electric lines on the Downtown Inner Loop Phase 1 project in for an amount not to exceed \$255,094.96. (Glasgow)

Background Information:

The downtown inner loop phase 1 project was awarded for construction by City Council on December 14, 2021. The project included the construction of a joint trench with conduits for the placement of electrical lines and cable along Colorado and Beech Street. The City has acquired all the required easements needed for electrical lines and equipment from Celina Real Estate, LLC, Van Nichols Family, LP, and Seven R Frisco, LLC. The cost to relocate power poles within the City's right of way is the utility provider's responsibility. The cost of relocating overhead power to underground conduits is the city's responsibility. Oncor is assuming the cost of upgrading the existing lines in their ongoing maintenance program. The proposed agreement includes Oncor's cost of construction, \$255,094.96, to relocate the lines from overhead to underground.

Legal Review:

City Attorney's office has reviewed the agreement.

Supporting Documents:

1. Discretionary_Service_Agreement
2. 22640200 Prints

Financial Consideration:

Funding is available through 2021 bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

Tariff for Retail Delivery Service Oncor Electric Delivery Company LLC

6.3 Agreements and Forms

Applicable: Entire Certified Service Area
Effective Date: September 21, 2009

Page 1 of 2

WR #: _____

Transaction ID: _____

This Discretionary Service Agreement ("Agreement") is made and entered into this _____ day of _____, _____, by Oncor Electric Delivery Company LLC ("Oncor Electric Delivery Company" or "Company"), a Delaware limited liability company and distribution utility, and _____ ("Customer"), a _____, each hereinafter sometimes referred to individually as "Party" or both referred to collectively as the "Parties". In consideration of the mutual covenants set forth herein, the Parties agree as follows:

1. **Discretionary Services to be Provided** -- Company agrees to provide, and Customer agrees to pay for, the following discretionary services in accordance with this Agreement.

2. **Nature of Service and Company's Retail Delivery Service Tariff** -- Any discretionary services covered by this Agreement will be provided by Company, and accepted by Customer, in accordance with applicable Public Utility Commission of Texas ("PUCT") Substantive Rules and Company's Tariff for Retail Delivery Service (including the Service Regulations contained therein), as it may from time to time be fixed and approved by the PUCT ("Company's Retail Delivery Tariff"). During the term of this Agreement, Company is entitled to discontinue service, interrupt service, or refuse service initiation requests under this Agreement in accordance with applicable PUCT Substantive Rules and Company's Retail Delivery Tariff. Company's Retail Delivery Tariff is part of this Agreement to the same extent as if fully set out herein. Unless otherwise expressly stated in this Agreement, the terms used herein have the meanings ascribed thereto in Company's Retail Delivery Tariff.

3. **Discretionary Service Charges** -- Charges for any discretionary services covered by this Agreement are determined in accordance with Company's Retail Delivery Tariff. Company and Customer agree to comply with PUCT or court orders concerning discretionary service charges.

4. **Term and Termination** -- This Agreement becomes effective upon acceptance by Customer and continues in effect until _____. Termination of this Agreement does not relieve Company or Customer of any obligation accrued or accruing prior to termination.

5. **No Other Obligations** -- This Agreement does not obligate Company to provide, or entitle Customer to receive, any service not expressly provided for herein. Customer is responsible for making the arrangements necessary for it to receive any further services that it may desire from Company or any third party.

6. **Governing Law and Regulatory Authority** -- This Agreement was executed in the State of Texas and must in all respects be governed by, interpreted, construed, and enforced in accordance with the laws thereof. This Agreement is subject to all valid, applicable federal, state, and local laws, ordinances, and rules and regulations of duly constituted regulatory authorities having jurisdiction.

7. **Amendment** -- This Agreement may be amended only upon mutual agreement of the Parties, which amendment will not be effective until reduced to writing and executed by the Parties. But changes to applicable PUCT Substantive Rules and Company's Retail Delivery Tariff are applicable to this Agreement upon their effective date and do not require an amendment of this Agreement.

8. **Entirety of Agreement and Prior Agreements Superseded** -- This Agreement, including all attached Exhibits, which are expressly made a part hereof for all purposes, constitutes the entire agreement and understanding between the Parties with regard to the service(s) expressly provided for in this Agreement. The Parties are not bound by or liable for any statement, representation, promise, inducement, understanding, or undertaking of any kind or nature (whether written or oral) with regard to the subject matter hereof not set forth or provided for herein. This Agreement replaces all prior agreements and undertakings, oral or written, between the Parties with regard to the subject matter hereof, including without limitation _____, and all such agreements and undertakings are agreed by the Parties to no longer be of any force or effect. It is expressly acknowledged that the Parties may have other agreements covering other services not expressly provided for herein, which agreements are unaffected by this Agreement.

9. **Notices** -- Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States certified mail, return receipt requested, postage prepaid, to:

(a) If to Company:

Tariff for Retail Delivery Service Oncor Electric Delivery Company LLC

6.3 Agreements and Forms

Applicable: Entire Certified Service Area

Effective Date: September 21, 2009

Page 2 of 2

(b) If to Customer:

The above-listed names, titles, and addresses of either Party may be changed by written notification to the other.

10. **Invoicing and Payment** -- Invoices for any discretionary services covered by this Agreement will be mailed by Company to the following address (or such other address directed in writing by Customer), unless Customer is capable of receiving electronic invoicing from Company, in which case Company is entitled to transmit electronic invoices to Customer.

If Company transmits electronic invoices to Customer, Customer must make payment to Company by electronic funds transfer. Electronic invoicing and payment by electronic funds transfer will be conducted in accordance with Company's standard procedures. Company must receive payment by the due date specified on the invoice. If payment is not received by the Company by the due date shown on the invoice, a late fee will be calculated and added to the unpaid balance until the entire invoice is paid. The late fee will be 5% of the unpaid balance per invoice period.

11. **No Waiver** -- The failure of a Party to this Agreement to insist, on any occasion, upon strict performance of any provision of this Agreement will not be considered to waive the obligations, rights, or duties imposed upon the Parties.

12. **Taxes** -- All present or future federal, state, municipal, or other lawful taxes (other than federal income taxes) applicable by reason of any service performed by Company, or any compensation paid to Company, hereunder must be paid by Customer.

13. **Headings** -- The descriptive headings of the various articles and sections of this Agreement have been inserted for convenience of reference only and are to be afforded no significance in the interpretation or construction of this Agreement.

14. **Multiple Counterparts** -- This Agreement may be executed in two or more counterparts, each of which is deemed an original but all constitute one and the same instrument.

15. **Other Terms and Conditions** --

(i) Customer has disclosed to Company all underground facilities owned by Customer or any other party that is not a public utility or governmental entity, that are located within real property owned by Customer. In the event that Customer has failed to do so, or in the event of the existence of such facilities of which Customer has no knowledge, Company, its agents and contractors, shall have no liability, of any nature whatsoever, to Customer, or Customer's agents or assignees, for any actual or consequential damages resulting from damage to such undisclosed or unknown facilities.

(ii) _____ agrees that payment shall be made within 30 days of the date the project is completed or the date the invoice is received, whichever is later.

(iii) The Discretionary Service Charges provided in this agreement are for Oncor Electric Delivery facilities only and do not include any charges related to the relocation of any facilities owned by a franchised utility, governmental entity, or licensed service provider (Joint User). The customer must contact all Joint Users and make arrangements to have their facilities transferred or relocated. Oncor Electric Delivery cannot complete the relocation/removal of facilities outlined in this agreement until Joint User(s) remove their facilities attached to Oncor Electric Delivery Poles.

(iv)

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed by their respective duly authorized representatives.

Oncor Electric Delivery Company LLC

Customer / Company Name

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date



Statement of Charges

PO Box 910104
Dallas TX 75391-0104

Longorio, Amanda
4322134450
Amanda.Longorio@oncor.com

Date: 1/3/2024
Project No: 22640200
Transaction ID: 26190

Bill To:
City of Celina
Robert Ranc
300 W Maple Street
Celina, TX 75009

Project Location
Street Address:
401 W Beech St / N Colorado St
City: Celina
County: Collin

Billing Description	Amount Due
Relocation of facilities in downtown Celina from overhead to	\$255,094.96
Price quoted is valid for thirty (30) days from the date of this document. Total	\$255,094.96

Remittance Options:

Check Instructions

Make all checks payable to Oncor Electric Delivery Company, LLC
OR

Electronic Funds Transfer / EFT Instructions

JP Morgan Chase Bank / Dallas
Account #08806169791
Routing #'s
ABA: 021-000-021 (Wire Transfer)
ABA: 111-000-614 (ACH payments)
Federal Tax ID: 75-2967830

If an EFT is made please have your financial institution include the tracking number
Also, email Confirmation number and transfer date to

THANK YOU FOR YOUR BUSINESS!

REMITTANCE SLIP

Detach this portion of the invoice to accompany payment and mail it with your check
Checks are to be made payable to **Oncor Electric Delivery Company, LLC**
Please retain the above statement for your records

Remit To
Oncor Electric Delivery Company, LLC
Attn: Harris, Jennifer; Longorio, Amanda
PO Box 910104
Dallas TX 75391-0104

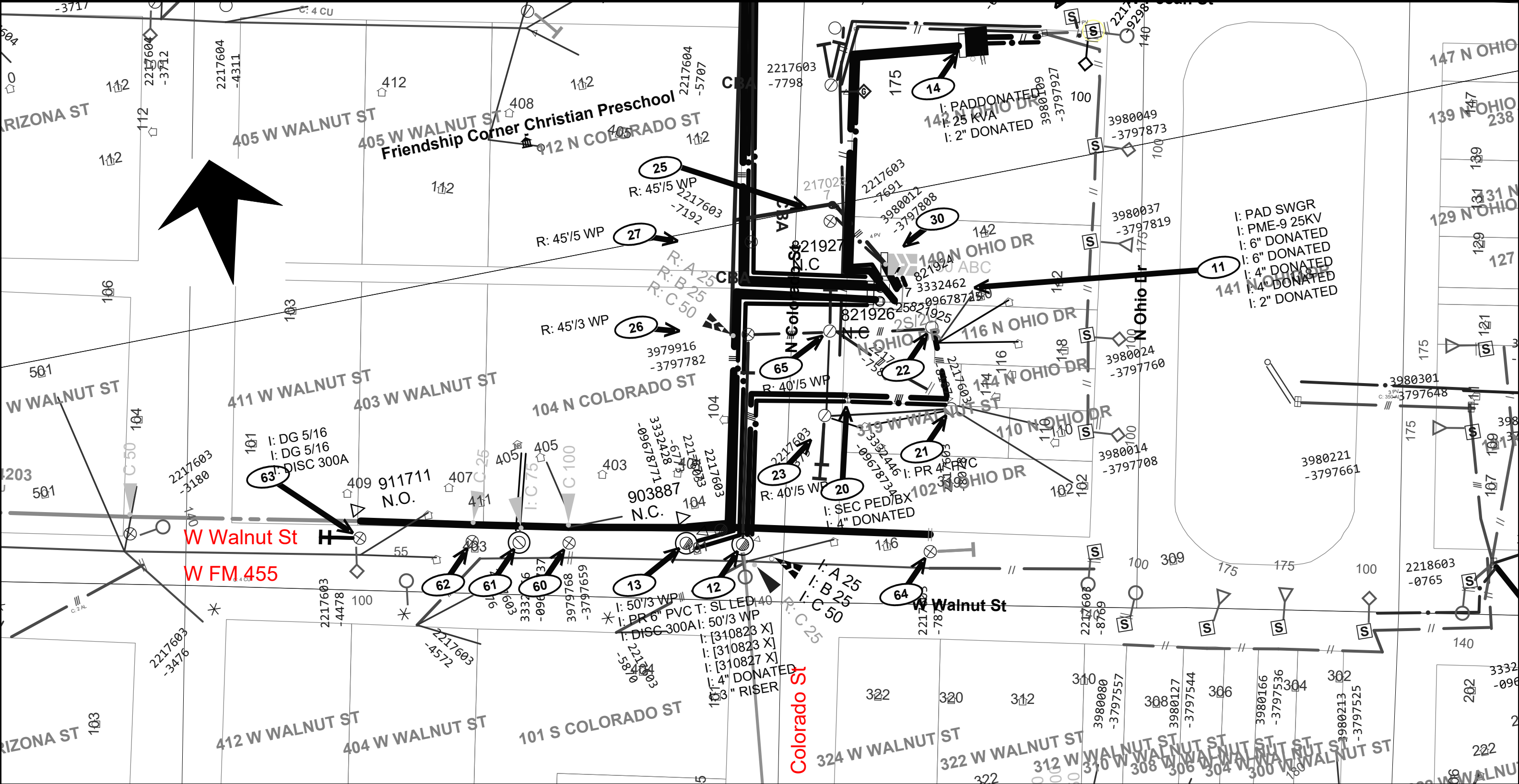
Customer Name	Robert Ranc
Project Number:	22640200
Transaction ID:	26190
Total Amount Paid:	\$255,094.96



ELECTRIC CONSTRUCTION PRINT

WO Number: **22640200-02** Date: **2023/12/13** Description: **MCK City of Celina- Downtown OH to UG- AL**
Sheet: **1** of Scale: **1"=20'** Customer:
Job Status: **Design** Svc Ctr / Office: / Address: **Colorado St, CELINA, COLLIN 75009 ,**
Designer: **LONGORIO, AMANDA L/U8PB** Location:
Project Mgr: /

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ELECTRIC CONSTRUCTION PRINT

WO Number: **22640200-02**

Sheet: **2** of

Job Status: **Design**

Designer: **LONGORIO, AMANDA L/U8PB**

Project Mgr: **/**

Date: **2023/12/13**

Scale: **1"=20'**

Svc Ctr / Office: **/**

Address: **Colorado St, CELINA, COLLIN 75009 ,**

Location:

Description:**MCK City of Celina- Downtown OH to UG- AL**

Customer:

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Life Connected.

Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Robin Bromiley, Director of Finance
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Quarterly Investment Report

Action Requested:

Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2023. (Bromiley)

Background Information:

The purpose of this item is to provide the City Council with an overview of the City's cash and invested balances for the fiscal period ending December 31, 2023.

Legal Review:

N/A

Supporting Documents:

1. FY 24 Q1 Investment Report

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

City of Celina
Quarterly Report
Quarter Ending: 12/31/2023

Listing by Maturity Date			10/1/2023			12/31/2023			Avg Weighted Yield to maturity of Portfolio Compared to Benchmark*	
Investment	Institution	Account	Beginning	Interest Earned	Other Transactions	Ending	% of Total Portfolio	Unrealized G/L	Interest Rate	
Public Fund Now Acc Independence Bk	#0052 GF MMA		\$ 15,004,278	\$ 59,218	\$ 62,921	\$ 126,417	0.0%	0	2.84%	n/a
					\$ 62,921	Permits and Court Fees Collected - CC				
					\$ (15,000,000)	Transfer to Pooled Cash - 8142				
Public Fund Now Acc Independence Bk	#1532 WS MMA		\$ 42,343,792	\$ 177,483	\$ 5,520,247	\$ 2,041,522	0.7%	0	2.84%	n/a
					\$ 5,520,247	Utility Payment fees collected - CC				
					\$ (46,000,000)	Transfer to Pooled Cash - 8142				
Public Fund Now Acc Independence Bk	#8142 Pooled Cash 998		\$ 39,060,042	\$ 856,528	\$ 68,585,653	\$ 108,502,223	35.5%	0	5.64%	n/a
					\$ 13,260,747	Property Taxes				
					\$ 2,247,917	Sales Taxes				
					\$ 15,370,178	Permits				
					\$ 10,707,783	Other revenues				
					\$ (23,162,887)	Other -Payables				
					\$ (2,804,594)	UTRWD Water/Wastewater				
					\$ (6,135,199)	Payroll				
					\$ (32,500,060)	CIP				
					\$ 92,751,000	Transfer From Other Independent Accts to Pooled Cash				
					\$ -	Debt Payments				
Public Fund Now Acc Independence Bk	#0258 Old Acct		\$ 1,838,805	\$ 7,289	\$ 23,901	\$ 18,995	0.0%	0	2.84%	n/a
					\$ 23,901	EMS Medicare Payments				
					\$ (1,851,000)	Transfer to Pooled Cash - 8142				
Public Fund Now Acc Independence Bk	#4191 Forfeiture		\$ 185,991	\$ 1,316	\$ -	\$ 187,306	0.1%	0	2.84%	n/a
Public Fund Now Acc Independence Bk	#9907 I&S Fund		\$ 29,564,540	\$ 125,378	\$ 10,682,216	\$ 10,472,134	3.4%	0	2.84%	n/a
					\$ 10,682,216	Property Taxes - I/S				
					\$ (29,900,000)	Transfer to Pooled Cash - 8142				
Pooled	TexPool Prime**	#0007 GenFund 590	\$ 59,243,929	\$ 839,911	\$ 0	\$ 60,083,840	19.7%	0	5.55%	n/a
Pooled	TexPool**	#0007 GenFund Acct (1)	\$ 122,603,853	\$ 1,665,997	\$ (0)	\$ 124,269,850	40.7%	0	5.32%	n/a
Pooled	TexPool**	#0006 W&S Acct	\$ 3,543	\$ 48	\$ 0	\$ 3,591	0.0%	0	5.32%	n/a
Total			\$ 309,848,772	\$ 3,733,168	\$ 84,874,938	\$ 305,705,878	100.0% avg		4.00%	

* All investments are in interest bearing accounts with terms of same day cash available upon demand.

**TexPool WAM 30 days as of 09.30.2023 (<https://www.texpool.com/texPool/pools/historical-monthly-average-performance/investment-pools/texpool.do>). Maximum allowed is 100%.

The City of Celina's investment portfolio is in compliance with the State Law and the investment strategy and policy approved by the City Council.

Robin Bromiley January 30, 2024
Robin Bromiley, Director of Finance/Investment Officer Date

Economic Summary – Q4 2023

Although the FOMC held the overnight rate target steady throughout the fourth quarter, Treasury yields rose to cycle highs in October before plunging during a historic bond market rally in November as investors tried to anticipate the direction and timing of the Fed's next move.

October economic releases generally exceeded forecasts, contributing to surprisingly strong Q3 GDP growth. Consumers continued to buy in September as retail sales climbed +0.7%, more than twice the median forecast, while the already solid August sales gain was revised upward to +0.8%. September spending was widespread with increases in eight of 13 sales categories, with perhaps the biggest surprise being a sharp rise in restaurant and bar sales. *At this point, it seemed apparent the U.S. economy had accelerated throughout the summer and early fall, which suggested to frustrated investors that the Fed was not done tightening policy.* Later that week, the 2-year Treasury note yield would climb above 5.25% for the first time in more than 17 years, while the 10-year yield briefly topped 5.0%. Thankfully, mid-October marked the peak in yields for most of the curve.

The GDP report is inherently stale, but since it represents the economic report card for the quarter, it can't be totally ignored. The initial third quarter release was the strongest in nearly two years at +4.9%, more than double the increase from the previous quarter. If the exaggerated ups and downs of the pandemic period are tossed out, Q3 '23 was the second strongest quarter in the last 17 years.

Scott McIntyre, CFA

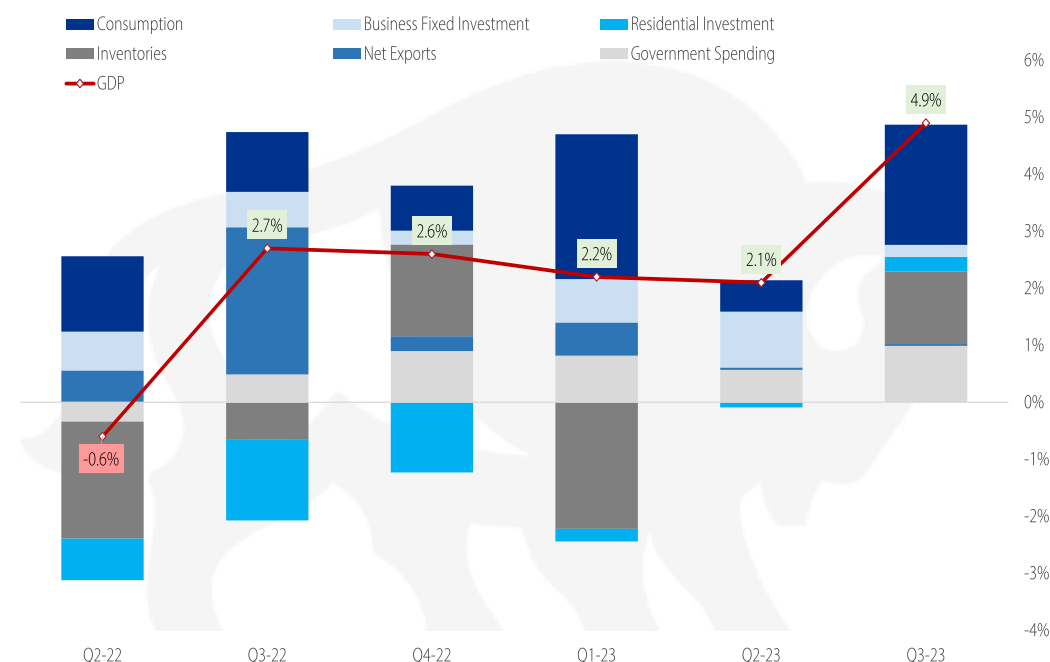
HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
512.481.2009
scott.mcintyre@hilltopsecurities.com

Greg Warner, CTP

HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
512.481.2012
greg.warner@hilltopsecurities.com

Although the FOMC held the overnight rate target steady throughout the fourth quarter, Treasury yields rose to cycle highs in October before plunging during a historic bond market rally in November as investors tried to anticipate the direction and timing of the Fed's next move.

Gross Domestic Product (Quarter-over-Quarter Annualized Percent Change)



Source: Bureau of Economic Analysis

The initial third quarter release was the strongest in nearly two years at +4.9%, more than double the increase from the previous quarter. If the exaggerated ups and downs of the pandemic period are tossed out, Q3 '23 was the second strongest quarter in the last 17 years.

Recession fears evaporated as the economy accelerated, but the case for softer growth in the coming months remained intact. In mid-October, Freddie Mac reported the average 30-year fixed rate mortgage had reached 7.90%, the highest in 23 years. The average house payment on a new mortgage had increased by 60% in just over three years, and the WSJ reported home affordability had dropped to the lowest point in history. Home sales for 2023 were trending at the lowest level in well over a decade, but home prices continued to rise due to severely limited inventories of existing homes. The +4.8% annual increase in the October S&P CoreLogic Case-Shiller home price index was the strongest of the year.

Recession fears evaporated as the economy accelerated, but the case for softer growth in the coming months remained intact.

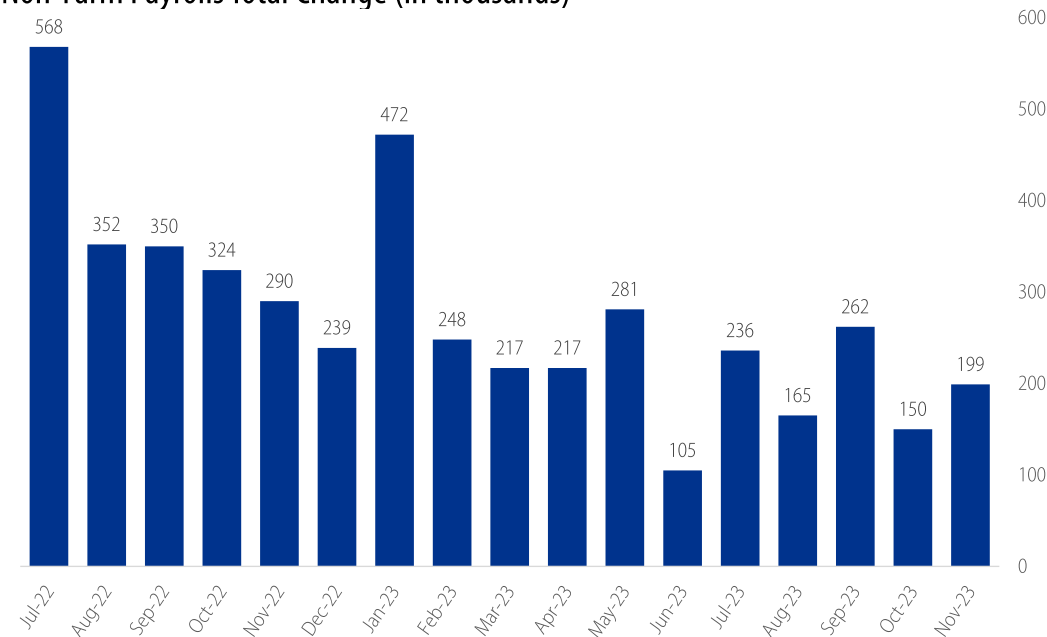
Most Americans might not have been able to afford homes, but overall borrowing continued. The New York Fed reported credit card debt in the third quarter had swelled to a new record high.

It's not clear what ultimately fueled the abrupt and dramatic shift in investor sentiment that took hold in November, but the trigger may have simply been an announcement by the Treasury Department that the quarterly refunding amount, although historically huge, would be slightly less than expected. That same day, at the second-to-last FOMC meeting of the year, Fed officials maintained their policy course with no indication that a firmer stance would be taken in December despite the surge in Q3 growth. It was a non-eventful FOMC meeting, a lackluster post-meeting press conference and a big relief to the markets.

It's not clear what ultimately fueled the abrupt and dramatic shift in investor sentiment that took hold in November, but the trigger may have simply been an announcement by the Treasury Department that the quarterly refunding amount, although historically huge, would be slightly less than expected.

The October employment report followed the Fed meeting that same week with an unexpectedly soft batch of numbers which seemed to validate the Fed's expectation for slower growth to end the year. The Bureau of Labor Statistics (BLS) reported just +150k jobs were added to company payrolls during the month, while a combined -101k jobs were revised out of the August-September count. The unemployment rate climbed from 3.8% to 3.9%, the highest in nearly two years ...although still within half a point of a five-decade low.

Non-Farm Payrolls Total Change (in thousands)

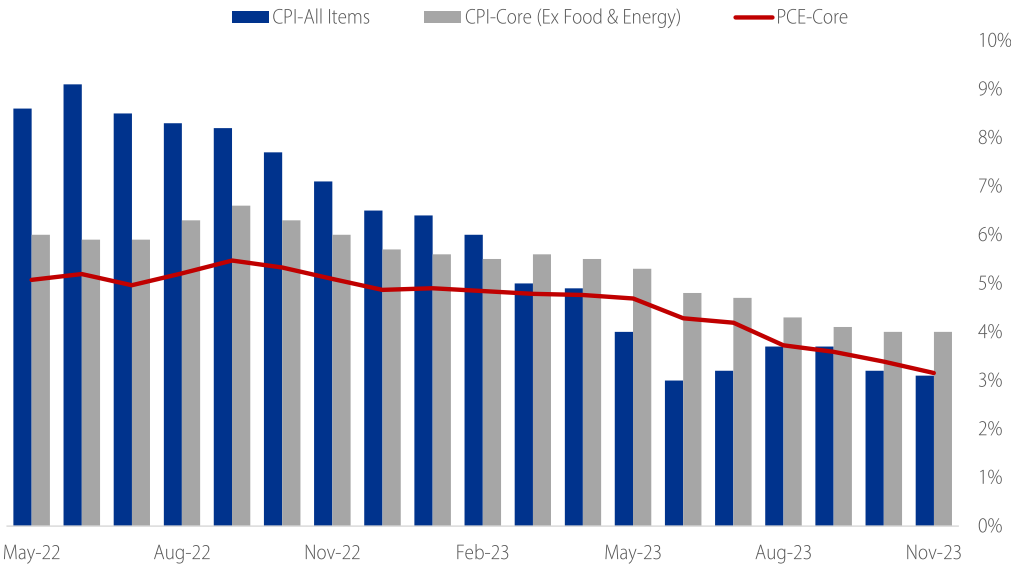


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The October CPI report kept the November bond rally going as all of the monthly and annual consumer inflation numbers bettered forecasts. Overall consumer prices were unchanged during the month, driving the annual rate of consumer inflation down from +3.7% to +3.2%. Core CPI was up just +0.2% in October, which brought the year-over-year pace down to +4.0%.

The October CPI report kept the November bond rally going as all of the monthly and annual consumer inflation numbers bettered forecasts.

Inflation Indicators (Year-over-Year Percent Change)



Source: Bureau of Labor Statistics, Bureau of Economic Analysis

Over the next few days, apparent weakening in economic conditions continued. October PPI fell -0.5%, bringing the annual rate of producer inflation down to +1.3%, while core PPI was unchanged during the month and up just +2.4% year-over-year. It appeared as though a majority of inflation measures were in sync and receding quickly.

The anticipated mid-November debt ceiling fight never materialized as yet another continuing resolution was passed, pushing any possibility of a government shutdown into early 2024.

The anticipated mid-November debt ceiling fight never materialized as yet another continuing resolution was passed, pushing any possibility of a government shutdown into early 2024. The relative ease of this bipartisan vote, along with the notion that the deck was cleared for the year, fueled the rally further.

By the time November drew to a close, the Bloomberg US Aggregate Bond Index had climbed +4.9%, *the strongest bond market performance since May 1985*. The equity markets also made significant advances, with all three major indexes logging their biggest gains of the year.

The November employment report brought better-than-expected payroll gains and a drop in headline unemployment, while the November CPI report was a bit warmer than forecast as shelter costs kept core consumer inflation elevated.

December data releases followed a similar script to November, although the financial markets were less concerned about persistent growth and inflation outliers, listening instead for policy clues from Fed officials as the December FOMC meeting approached.

The November employment report brought better-than-expected payroll gains and a drop in headline unemployment, while the November CPI report was a bit warmer than forecast as shelter costs kept core consumer inflation elevated. Retail sales were

unexpectedly brisk which boosted the fourth quarter GDP outlook and pushed any substantial downturn out at least another quarter.

It was no surprise on December 13th when Fed officials voted unanimously to hold the overnight funds rate steady at a range of 5.25% to 5.50% for the third straight meeting while tweaking the 2024 interest rate outlook. The new “dot plot” indicated rate cuts totaling 75 basis points for 2024, bringing the midpoint of the yearend target down to 4.625%, 50 basis points less than in September but *exactly matching the June dot plot*. The new forecasts showed 100 bps of easing in 2025 and another 75 in 2026. The ending points for both years were only slightly above the September median forecast.

The December dot plot was hardly a gamechanger. The day’s massive rally in both stocks and bonds was driven instead by a single dovish comment by Chairman Powell later that afternoon.

Powell began his post-meeting press conference on a hawkish note, declaring that inflation remains too high and that rate hikes were still on the table. But just minutes later, Powell unexpectedly acknowledged that committee members had discussed the timing of rate cuts at the meeting. In the Q&A that followed, Powell reiterated his dovish take, noting welcomed progress on inflation, and saying that rate hikes were no longer the base case for the committee. The bond market found its clue and fully priced-in six rate cuts for 2024, twice the amount of easing the committee had signaled just an hour earlier.

Two days later, New York Fed President John Williams assured a CNBC Squawk Box audience that the committee was *not even talking about rate cuts*, but it was Powell’s admission that investors chose to embrace.

The market tone clearly shifted during the quarter. Investors decided the Fed had been successful after all in orchestrating a soft-landing. Growth remained solid and jobs were in abundance, but it no longer mattered because inflation had managed to cool more rapidly than expected. If shelter costs are excluded from the November CPI report, the annual consumer inflation rate would be just +1.4%. Admittedly, that’s cherry-picking, but rents are sticky, and we know they’re already falling, so the exception is valid. When focusing on the Fed’s preferred inflation measure, the story is even more positive. Over the last six months, core PCE is rising at an annual pace of just +1.9%, a solid argument for less restrictive Fed policy going forward.

It’s worth mentioning that overall CPI was still +19% higher in November than it was before the pandemic began. The Fed’s objective is to slow price pressure, not reverse it.

The broad-market S&P 500 index quietly ended the year on a nine-week winning streak, the longest since 2004, and is now less than one percent from a new high. Both the DOW and Nasdaq reached fresh peaks just before the year closed. For all of 2023, the S&P 500 gained +24%; the DOW +13.7% and the Nasdaq +43.4%, a welcome rebound after the extremely poor performance of 2022.

The ten-year Treasury-note ended the year yielding 3.88%, exactly matching the yield

Powell reiterated his dovish take, noting welcomed progress on inflation, and saying that rate hikes were no longer the base case for the committee. The bond market found its clue and fully priced-in six rate cuts for 2024, twice the amount of easing the committee had signaled just an hour earlier.

The market tone clearly shifted during the quarter. Investors decided the Fed had been successful after all in orchestrating a soft-landing. Growth remained solid and jobs were in abundance, but it no longer mattered because inflation had managed to cool more rapidly than expected.

from 12 months earlier. Despite 100 bases points of tightening in 2023, the five-year T-note yield ended 2023 10 basis points lower than it began, reflecting the dramatic change in outlook from one year to the next.

Q4 Interest Rates

		Fed Funds	3 mo. T-bill	12 mo. T-bill	2 yr. T-note	5 yr. T-note	10 yr. T-note
Last	9/30/23	5.25%-5.50%	5.45%	5.45%	5.04%	4.61%	4.57%
High			5.51%	5.48%	5.22%	4.96%	4.99%
Low			5.33%	4.76%	4.24%	3.80%	3.79%
End	12/31/23	5.25%-5.50%	5.33%	4.76%	4.25%	3.85%	3.88%

Source: U.S. Department of the Treasury

The ten-year Treasury-note ended the year yielding 3.88%, exactly matching the yield from 12 months earlier. Despite 100 bases points of tightening in 2023, the five-year T-note yield ended 2023 10 basis points lower than it began.

Economic and Interest Rate Outlook

At the beginning of 2023, 85% of economists were forecasting a recession (Bloomberg). As it turned out, the U.S. economy proved far more resilient than most analysts had predicted, but the underlying reasons for expecting future weakness remain intact:

- The personal savings rate was 4.1% in November, well below the February 2020 pre-pandemic level of 7.7%. Many Americans have borrowed heavily up to this point to fill the gaps.
- Credit card balances reached a new record high in the third quarter, while the average interest rate charged on outstanding balances is also at a historical high at just under 21%. Delinquencies are already rising.
- The student loan payment pause ended in October for an estimated 22 million Americans, but the Department of Education reported 40% of borrowers had yet to make a payment by mid-November, taking advantage of a 12-month “on-ramp” loophole whereby interest accrues but delinquencies are not reported.
- The University of Michigan consumer sentiment index fell to 61.3 in November. Although the index has been extremely volatile, and was consistently lower during much of 2022, Americans continue to feel worse than they did in 2020, during the depth of the pandemic.
- The debt ceiling struggle resumes in January, and given that election season is in full swing, expect GOP members to make very public appeals for significant budget cuts. The next debate promises to be fierce.

At the beginning of 2023, 85% of economists were forecasting a recession (Bloomberg). As it turned out, the U.S. economy proved far more resilient than most analysts had predicted, but the underlying reasons for expecting future weakness remain intact.

All of this is expected to have a negative impact on consumer demand, which should slow economic growth and in turn maintain downward pressure on prices, allowing the Fed ample latitude to cut rates in 2024. The timing of those cuts will depend on the path of inflation, which will hinge in large part on shelter costs. The largest shelter component (rent) is already pointing downward, and forward indicators suggest continued decline.

Online real estate company Zillow estimates rent prices have increased +29.4% since the pandemic began but were up just +3.3% annually through October. Commercial

property company CBRE estimates the cost for new rents will rise by just +1.2% in 2024 (WSJ). The primary reason for moderating the cost is a huge increase in supply as nearly one million apartment units are currently under construction and expected to be available in 2024. Another supporting factor is a -12% annual decline in prices paid for apartment properties according to MSCI Real Assets.

Bloomberg's December survey indicates U.S. economists are optimistic the Fed will be successful in orchestrating a rare soft-landing. On the whole, they expect the economy to slow, but not stall. The average GDP forecast (QoQ SAAR) is +0.6% for the first quarter and +0.4% for the second, before gradually rising in the second half of 2024. More importantly, these economists generally expect inflation will move sharply lower as growth moderates, with the average annual core PCE rate falling to +2.5% in the second quarter.

As inflation expectations tumble, the higher-for-longer narrative stressed by Fed officials for much of 2023 has morphed into restrictive-for-longer. Lower inflation means the Fed can still ease policy while continuing to maintain a highly restrictive stance.

The first 25 basis point rate cut is more likely to be announced at the May FOMC meeting than in March as policymakers have repeatedly signaled a patient, wait-and-see approach. If the downtrend in inflation continues, we'd expect the overnight funds rate to end the year 100 basis points lower at 4.25% to 4.50%, a less aggressive policy path than the futures market is currently indicating, but more than the Fed's cautious December dot plot suggests.

As always, the outlook is uncertain, even more so in an election year amid extreme geopolitical turmoil. But most of the wildcards in play point to slower global growth, which suggests little need for central banks to continue applying the brakes.

Bloomberg's December survey indicates U.S. economists are optimistic the Fed will be successful in orchestrating a rare soft-landing. On the whole, they expect the economy to slow, but not stall.

The first 25 basis point rate cut is more likely to be announced at the May FOMC meeting than in March as policymakers have repeatedly signaled a patient, wait-and-see approach.

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Life Connected.

Fire
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Mark Metdker, Fire Chief
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Grant Terms & Conditions for Hazard Mitigation Grant DR-5420 FY2022 Post Fire

Action Requested:

Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (Metdker)

Background Information:

The Texas Division of Emergency Management (TDEM) has issued a sub-grant for Hazard Mitigation Grant Program (HMGP), DR-5420, FY2022 Post Fire. This grant is a 75/25 cost share between the federal government and the City of Celina to build four outdoor warning sirens.

Legal Review:

N/A

Supporting Documents:

1. Application-City-of-Celina-Warning-Siren-System-1-5420-0009-City-of-Celina-Warning-Sirens-Project-Award-Package-2104592-63582
2. Terms_and_Conditions_202305 (3)

Financial Consideration:

Total subgrant award is \$365,620, federal cost share (75%) \$274,215, local cost share (25%) \$91,405

Staff Recommendation:

Staff recommends approval.



December 4, 2023

Mr. Jason Laumer
City Manager
City of Celina
142 North Ohio St
Celina, TX 75009

Subject: DR-5420, FY2022 Post Fire Sub-grant Award

Dear Mr. Laumer,

The Texas Division of Emergency Management (TDEM) has issued a sub-grant for Hazard Mitigation Grant Program (HMGP), DR-5420, FY2022 Post Fire. The following is the information related to this award:

Sub-Recipient Information:

UEI Number: ECB2PL4GJNL7
TINS Number: 75-6000481
FIPS Number: 085-13684-00

Award Information:

Catalog of Federal Domestic Assistance: 97.039 HMGP
FEMA Project Number: 0009
Project Title: City of Celina Warning Siren System
Period of Performance (POP): October 5, 2023 – July 5, 2025

Version / Amendment	Date	Total Subgrant Amount	Federal Cost Share Percentage	Federal Cost Share Amount	Local Cost Share Percentage	Local Cost Share Amount
0	10/5/23	\$365,620.00	75%	\$274,215.00	25%	\$91,405.00

Please Note: This award is not for research or development as defined in 2 Code of Federal Regulations (C.F.R.) § 200.87.

The eligible management costs for a reimbursement request are calculated by multiplying the eligible direct project costs submitted by the percentage of obligated management costs (5%) for the project. In some cases, the management costs submitted for a reimbursement will

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exceed the eligible management cost amount. In this instance, the management costs will be trapped until additional eligible direct project costs are submitted for reimbursement.

Version / Amendment	Date	Total Management Costs	Federal Cost Share %	Federal Cost Share Amount	Local Cost Share %	Local Cost Share Amount
0	10/5/23	\$16,100.00	100%	\$16,100.00	0%	\$0

The approved Scope of Work (SOW) follows, and the terms and conditions of this award are attached. It is important that the sub-recipient read, understand, and comply with the SOW and all terms and conditions. It is also vital that this information be disseminated to sub-recipient's staff and contractors involved in work related to this project.

The following is the approved Scope of Work (SOW) and MC activities for the above-referenced project:

Under the proposed HMGP project, City of Celina proposes to purchase and install warning sirens through the Texas BuyBoard Purchasing Cooperative at four City of Celina locations. The City of Celina will work with Oncor Electric Company to initiate power at the four locations. Approximately 60' Galvanized steel poles will be installed. Constructing the emergency siren pole bases will involve excavation, placing framework to create a round shape extending a few feet above grade, fabrication, and securing conduit or openings for electrical wiring. The sirens and their ancillary equipment will be installed on the poles at the four locations and personnel will optimize, program, and test the sirens.

The subrecipient MC would consist of grant management from B&A, Inc.

Properties that have been approved as components in the project SOW are attached.

This project has been determined to be Categorically Excluded (CATEX) in accordance with FEMA Instruction 108-1-1 and Department of Homeland Security (DHS) Instruction 023-01-001-01; CATEX E1 from the need to prepare either an Environmental Impact Statement or Environmental Assessment. No extraordinary circumstances in accordance with DHS Instruction 023-01-001-01 have been identified regarding this action. The applicant must comply with all conditions set forth in the attached Record of Environmental Consideration (REC). Failure to comply with these conditions may jeopardize federal assistance including funding.

Signing and returning this award letter indicates sub-recipient's acceptance of the scope of work of the sub-award, the ability to pay the local cost share and all grant terms and conditions outlined in the attached documents.

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The sub-recipient must ensure that:

1. The initial quarterly progress report for the project is submitted at the end of the approving quarter. Please include the project number (provided above) in your future quarterly reports. Note that 44 C.F.R. § 206.438(c) indicates the State must provide a quarterly progress report to FEMA indicating the status and completion date for each project funded. The report must include any problems or circumstances affecting completion dates, SOW, or project cost that may result in non-compliance with the approved grant conditions.
2. In accordance with HMGP rules and policy, TDEM requires the submittal of all closeout documentation within 90-days of the project completion not to exceed the POP. The Governor's Authorized Representative (GAR) "shall certify that reported costs were incurred in the performance of eligible work, that the approved work was completed and that the mitigation measure is in compliance with the provisions of the FEMA-State Agreement" in accordance with 44 C.F.R. § 206.438(d).

If changes are needed to the SOW for the sub-award, period of performance or costs associated to the sub-award, the sub-recipient should immediately contact TDEM. No change to the sub-award will be considered approved until the sub-recipient is notified in writing by TDEM.

This signed and dated award letter and attached grant terms and conditions must be returned to TDEM before payment on the sub-award can be processed. Your signature is required on this award letter and on the last page of the attached grant terms and conditions. You must also initial each exhibit on the last page of the grant terms and conditions. Please sign, date, and return both the award letter along with the attached grant terms and conditions acknowledging acceptance of this sub-award via email to the assigned Mitigation Coordinator, Mark LeMense at mark.lemense@tdem.texas.gov.

Mr. Jason Laumer

Date

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Del Valle, TX 78617-9998

Should you wish to appeal any determination related to this sub-award you must do so within 60 days of receipt of the notice of the action. You will need to provide your appeal with any documentation supporting your position to your assigned TDEM project officer within the allotted time.

If you have any questions please contact your Mitigation Coordinator, Mark LeMense at 469-203-2938 or mark.lemense@tdem.texas.gov.

Respectfully,



W. Nim Kidd, MPA, CEM®

Chief - Texas Division of Emergency Management
Vice Chancellor for Disaster and Emergency Services
The Texas A&M University System

ATTACHMENTS: Grants Terms and Conditions
FEMA Award Letter
Record of Environmental Considerations
Property List

cc: Kimberly Brawner, Assistant City Manager, kbrawner@celina-tx.gov
Wesley Frank, Strategic Services Analyst, wfrank@celinat-tx.gov

2883 Highway 71 E
PO Box 285
Del Valle, TX 78617-9998



Texas Division of Emergency Management

Subrecipient Agreement for TDEM-Administered Grant Awards

Date Revised: February 1, 2023

Index

Letter to Subrecipient	I
Subrecipient Information	II
Subrecipient Agreement.....	III

Letter to Subrecipient

Dear Subrecipient:

Congratulations on your new award!

The following document, in conjunction with the applicable State Administrative Plan (SAP) or Disaster State Administrative Plan (DSAP), lays out applicable laws, rules, and regulations set forth by local, State, and Federal authority that you, Subrecipient, agree to upon acknowledgement. Before you may request or receive any funding awarded to you, you must establish acceptance of this award. By accepting this award, you acknowledge that the terms of the following document are conditions of your award.

Please read this agreement in full. Acknowledgement by means of signature at the conclusion of the document, holds Subrecipient to the terms and conditions in the agreement. Failure to sign this agreement infringes on the ability to obtain Federal awards, or state or local grant awards, administered through the Texas Division of Emergency Management.

Subrecipient Information

Entity Information

Entity Name: _____
EIN/TIN: _____
UEI: _____ UEI Expiration Date: _____
Address Line 1: _____
Address Line 2: _____
City: _____
State: _____ Zip (+4) _____ - _____

Subrecipient Contacts

Primary Contact

Serves as the primary point of contact for project(s).

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____

Certifying Official

Serves as the official representative of the organization.

Must possess the authority to obligate funds & enter into contracts for the organization.

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____

Authorized Agent

(if different than the Certifying Official)

Serves as an authority of the organization.

Must possess the authority act on behalf of the Certifying Official.

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____



Texas Division of Emergency Management

Subrecipient Agreement for TDEM-Administered Grant Awards

Table of Contents

Revisions	1
State of the Agreement	2
AGREEMENT AUTHORITY	2
Agreement	3
I. GENERAL TERMS	3
II. STANDARD OF PERFORMANCE	4
III. FAILURE TO PERFORM	4
IV. FUNDING OBLIGATIONS	5
V. RECOUPMENT OF FUNDS	5
VI. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPALS AND AUDIT REQUIREMENTS	5
VII. STATE REQUIREMENTS FOR GRANTS	6
VIII. RESTRICTIONS AND GENERAL CONDITIONS	7
IX. PROCUREMENT CONTRACTING	9
X. MONITORING	10
XI. AUDIT	11
XII. RETENTION AND ACCESSIBILITY OF RECORDS	12
XIII. CHANGES, AMENDMENTS, SUSPENSIONS OR TERMINATION	12
XIV. ENFORCEMENT	13
XV. CONFLICTS OF INTEREST	14
XVI. CLOSING OF THIS AWARD	14
XVII. NOTICES	15
XVIII. TDEM GRANTS MANAGEMENT SYSTEM	15
XIX. PERFORMANCE PERIOD	15
XX. COST/SCOPE MODIFICATION	16
XXI. FINAL EXPENDITURES REPORT	16
XXII. NET SMALL PROJECT OVERRUN	17
XXIII. APPEALS	17
XXIV. REQUESTS FOR REIMBURSEMENT	18
XXV. QUARTERLY REPORT REQUIREMENTS	18
XXVI. EQUIPMENT RECORDS	19
XXVII. FEMA PUBLIC ASSISTANCE PORTAL AND FEMA GO	19
XXVIII. INDIRECT COST RATES	20
XXIX. REQUEST FOR INFORMATION	20
Exhibits	21
EXHIBIT A: ASSURANCE – NON-CONSTRUCTION PROGRAMS	21
EXHIBIT B: ASSURANCES – CONSTRUCTION PROGRAMS	24
EXHIBIT C: CERTIFICATIONS FOR GRANT AGREEMENTS	27
EXHIBIT D: STATE OF TEXAS ASSURANCES	29
EXHIBIT E: ENVIRONMENTAL REVIEW	33
EXHIBIT F: ADDITIONAL GRANT CERTIFICATIONS	34
EXHIBIT G: REQUEST FOR INFORMATION POLICY	35
EXHIBIT H: PRE-OBLIGATION REQUEST FOR INFORMATION POLICY	36
EXHIBIT I: RECOUPMENT OF FEDERAL FUNDS	37
Grant Acknowledgement, Agreement and Signature	42

Revisions

- Rev. 01:** Overall language revisions to improve clarity through the agreement.
- Rev. 02:** Updates to 2 CFR and 44 CFR references throughout the document.
- Rev. 03:** Language has been updated to provide links to TDEM's main website where GMS was previously mentioned.
- Rev. 04:** Addition of a Subrecipient Letter.
- Rev. 05:** Addition of a contact page for Subrecipient Primary contacts.
- Rev. 06:** Revision of the word "Introduction" to "Authority" and "Terms and Conditions for FEMA Grant Awards Programs" to "Agreement" to align with language appropriate of a contract.
- Rev. 07:** Revisions to the mention of FEMA or DHS to DHS/FEMA throughout the document.
- Rev. 08:** Language to state that the terms "grant" and "award" would be used interchangeably through the document.
- Rev. 09:** Language added to clarify State or Federal Authority of the exhibits included in the agreement (Section II).
- Rev. 10:** Language added to clarify the non-inclusive list of program regulations are granted by Federal Authority (Section VI).
- Rev. 11:** Addition of requirement to completed Federal Procurement Training within a year of award (Section VII).
- Rev. 12:** Removal of mention of the Dun and Bradstreet Data Universal Number System (Section VIII).
- Rev. 13:** Deadlines for documentation submission updated to align with SAP (Section XX).
- Rev. 14:** Language added to include potential Enforcement actions (Section XIV) for non-compliance with Single Audit submissions (Section XI).
- Rev. 15:** Removal of the language to include "partial" termination of an award (Section XIII).
- Rev. 16:** Removal of specific Grants Management System workflows to become all inclusive of the grant related functions in GMS (Section XVIII).
- Rev. 17:** Removal of the Damage and Impact Identification language as this is listed in the Public Assistance SAP.
- Rev. 18:** Language added to clarify enforcement action for QPRs that do not show progression for two or more quarters (Section XXV).
- Rev. 19:** Addition of BRIC and PDM grant programs in the QPR requirements (Section XXV).
- Rev. 20:** Revision of the Equipment Records language to include where in federal guidance (2 CFR) to look for full rules and regulations (Section XXVI).
- Rev. 21:** Addition of FEMA GO for HMA grants (Section XXVII).
- Rev. 22:** Updates to the general RFI Policy to include language that an extension not to exceed 30 days may be granted at TDEM's discretion (Exhibit G).
- Rev. 23:** Addition of a Pre-Obligation RFI Policy for HMA grants to include a 15-day timeline for information requests beginning from the day an application begins review (Exhibit H).
- Rev. 24:** Inclusion of an acknowledgement that the subrecipient understands that TDEM will not award additional funding or time extensions unless previously approved (Grant Acknowledgement, Agreement and Signature).
- Rev. 25:** Subrecipient full signature is now a requirement to attest that they have read, agree, and will comply with all Exhibits (Grant Acknowledgement, Agreement and Signature).

State of the Agreement

Agreement Authority

This agreement applies to all Department of Homeland Security Federal Emergency Management Agency (DHS/FEMA) awards or other awarding agency financial assistance awards administered by the Texas Division of Emergency Management (TDEM). The federal government, the State of Texas, and TDEM have the right to seek judicial enforcement of these actions.

Subrecipients are required to follow applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [Title 2, Code of Federal Regulations \(C.F.R.\) Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#), as well as all other applicable federal, state, and local laws, regulations, policies, procedures, and executive orders.

By accepting this agreement, Subrecipient and its executives, as defined in [2 C.F.R. §170.315](#), certify that the subrecipient's policies are in accordance with guidance applicable to federal, state and local laws, and relevant executive guidance. This agreement, consisting of these terms and conditions and all exhibits, is between the Texas Division of Emergency Management (TDEM), an agency of the State of Texas, hereinafter referred to as TDEM, and Subrecipient.

TDEM and Subrecipient are collectively hereinafter referred to as the parties. All awards made under this agreement are subject to the same terms and conditions except where additional provisions may be added by TDEM to assure compliance with the aforementioned authority.

Subrecipient may not assign or transfer any interest in this award without prior written consent of TDEM and, if required, DHS/FEMA or other awarding agency.

Agreement

I. General Terms

1. The terms recipient and pass-through entity have the same meaning as grantee, as used in governing statutes, regulations, and DHS/FEMA guidance.
2. Throughout this document the terms grant and award will be used interchangeably.
3. A recipient is a non-Federal entity for administration purposes.
4. A subrecipient is known as a subgrantee as used in governing statutes, regulations, and DHS/FEMA guidance.
5. The grant referred to in this agreement is an award to the subrecipient passed through from TDEM to Subrecipient.
6. The “certifying official” is the mayor, judge, or executive director authorized to execute these terms and conditions, and to submit changes of subrecipient agents. Contracted staff and/or vendors may assist the certifying official in completing related grant tasks but may not act in lieu of the certifying official.
7. Project and any subsequent versions for those projects accepted by Subrecipient and subsequently obligated or de-obligated by DHS/FEMA are considered subawards to this agreement.
8. TDEM uses contractors to assist in administering subawards, both in communication with Subrecipient and the awarding agency. A subrecipient’s point of contact for all awards will be the assigned regional staff. TDEM may task various grant management tasks to contractors to work directly with subrecipients.
9. Within 10 calendar days of any change, Subrecipient must notify TDEM of any change in Designated Subrecipient Agents as submitted during the execution of this agreement, and any subsequent changes submitted by Subrecipient in TDEM’s Grants Management System (GMS).
10. In the event Subrecipient hires a consultant to assist them with managing its Public Assistance and Hazard Mitigation grants (or other), they must be listed on the Designated Subrecipient Agent Form (DSA) and may not act in lieu of the designated agent. TDEM will direct all correspondence to the Subrecipient. The Subrecipient is solely responsible for sharing written communications with the consultant. The Subrecipient is the primary point of contact and must be included in all decision-making activities.

II. Standard of Performance

Subrecipient must perform all activities as approved by TDEM and that is required in applicable grant/funding awards. Subrecipient must perform all activities in accordance with all terms, provisions and requirements set forth in the award, including, the following exhibits:

1. Assurances – Non-Construction Programs (Federal authority), hereinafter referred to as Exhibit A
2. Assurances – Construction Programs (Federal authority), hereinafter referred to as Exhibit B
3. Certifications for Grant Agreements (Federal authority), hereinafter referred to as Exhibit C
4. State of Texas Assurances (State authority), hereinafter referred to as Exhibit D
5. Environmental Review Certification (Federal authority), hereinafter referred to as Exhibit E
6. Additional Grant Certifications (State authority), hereinafter referred to as Exhibit F
7. Request for Information and Documentation Policy (State authority), hereinafter referred to as Exhibit G
8. Pre-Obligation Request for Information and Documentation Policy (State authority), hereinafter referred to as Exhibit H
9. Recoupment of Funds (State authority), hereinafter referred to as Exhibit I

III. Failure to Perform

In the event Subrecipient fails to implement and complete the project(s) approved and awarded, or comply with any provision of this grant, Subrecipient is liable to TDEM for an amount not to exceed the amount of this award and may be barred from receiving additional DHS/FEMA grant program funds or any other grant program funds administered by the State of Texas until repayment is made and any other compliance or audit finding is satisfactorily resolved, in addition to any other remedy specified in this grant. Failure to timely implement and complete projects may reduce future funding in additional DHS/FEMA and/or other grant programs administered by TDEM.

IV. Funding Obligations

TDEM is not liable to Subrecipient for any costs incurred by Subrecipient that are not allowable costs authorized under the applicable award.

1. Notwithstanding any other provision of this grant, the total of all payments and other obligations incurred by TDEM under this award must not exceed the total cumulative award amounts listed on the subawards (projects and subsequent versions).
2. Subrecipient must contribute the required cost share, also known as non-Federal share or match, listed on the subaward.
3. Subrecipient must provide supporting documentation that supports the totality of funding requests in accordance with program policy.

V. Recoupment of Funds

Subrecipient must refund to TDEM any sum of these award funds that TDEM and/or DHS/FEMA determines to be an overpayment to and/or has not been spent by Subrecipient in accordance with this award. Refund payment(s) may be made from local, state, or federal grant funds unless prohibited by federal regulation or other provision.

Nothing in Exhibit I-Recoupment of Federal Funds shall limit TDEM's ability to implement alternative remedies for which it has authority to resolve outstanding recoupments or to limit TDEM's ability to take immediate recoupment action(s) after notice of required refund has been made.

VI. Uniform Administrative Requirements, Cost Principles and Audit Requirements

Except as specifically modified by law or this grant, Subrecipient shall administer this award through compliance with the most recent version of all applicable laws and regulations, including but not limited to DHS/FEMA program legislation, federal awarding agency regulations, and the terms and conditions of this grant. A non-exclusive list sanctioned by Federal Authority is provided below (not all may apply in every project):

- a. Public Law 93-288, as amended (Stafford Act)
- b. 44 C.F.R., Emergency Management and Assistance
- c. 2 C.F.R., Grants and Agreements
- d. Disaster Mitigation Act of 2000
- e. Executive Order 11988, Floodplain Management
- f. Executive Order 11990, Protection of Wetlands
- g. Executive Order 12372, Intergovernmental Review of Programs and Activities

- h. Executive Order 12549, Debarment and Suspension
- i. Executive Order 12612, Federalism
- j. Executive Order 12699, Seismic Design
- k. Executive Order 12898, Environmental Justice
- l. Coastal Barrier Resources Act, Public Law 97-348
- m. Single Audit Act, Public Law 98-502
- n. Sandy Recovery Improvement Act publications
- o. Disaster Recovery Reform Act of 2018 16 U.S.C. § 470, National Historic Preservation Act
- p. 16 U.S.C. § 1531, Endangered Species Act References
- q. FEMA program publications, guidance, and policies

VII. State Requirements for Grants

Subrecipient must comply with all other federal, state, and local laws and regulations applicable to this award including but not limited to the laws and the regulations promulgated in Texas Government Code, Chapter 783, Uniform Grant and Contract Management (UGMS) at:

<http://www.window.state.tx.us/procurement/catrad/ugms.pdf> and the most recent applicable version of the program State Administrative Plan (and all effective updates), available at: <https://tdem.texas.gov>. Subrecipient must, in addition to the assurances and certifications, comply and require each of its subcontractors employed in the completion of the project to comply with all applicable statutes, regulations, executive orders, Office of Management and Budget (OMB) circulars, terms and conditions of this award and the approved application.

Grant funds must not be awarded to or expended by any entity which performs political polling. This prohibition does not apply to a poll conducted by an academic institution as part of the institution's academic mission that is not conducted for the benefit of a particular candidate or party.

Award funds may not be expended by a unit of local government unless the following limitations and reporting requirements are satisfied:

1. Texas General Appropriations Act, Art. IX, Parts 2 and 3, except there is no requirement for increased salaries for local government employees;
2. Texas Government Code Sections 556.004, 556.005, and 556.006, which prohibits using any money or vehicle to support the candidacy of any person for office, influencing positively or negatively the payment, loan, or gift to a person or political organization for a political purpose, and using grant funds to influence the passage or defeat of legislation including not assisting with the funding of a lobbyist, or using grant funds to pay dues to an organization with a registered lobbyist;

3. Texas Government Code Sections 2113.012 and 2113.101, which prohibits using grant funds to compensate any employee who uses alcoholic beverages on active duty and Subrecipient may not use grant funds to purchase an alcoholic beverage and may not pay or reimburse any travel expense for an alcoholic beverage;
4. Texas General Appropriations Act, Art. IX, Section 6.13, which requires Subrecipient to make every effort to attain key performance target levels associated with this grant, including performance milestones, milestone time frames, and related performance reporting requirements; and
5. General Appropriations Act, Art. IX, Sections 7.01 and 7.02, and Texas Government Code §2102.0091, which requires that this award may only be expended if Subrecipient timely completes and files its reports.

Federal procurement training will be required in advance of funding, or as a condition of funding if additional monitoring is deemed appropriate by TDEM. Training must be completed within a year of award or before closeout of the award, whichever is sooner. TDEM strongly encourages subrecipients to complete refresher training in federal procurement standards as variances from these standards account for the majority of funding de-obligation. TDEM will provide training or sources for subrecipients to attain training.

VIII. Restrictions and General Conditions

DHS/FEMA grant funds must only be used for the purposes set forth in this award and must be consistent with the statutory authority for the grant. Award funds must not be used for matching funds for other federal grants/cooperative agreements, lobbying, or intervention in federal regulatory or adjudicatory proceedings. In addition, federal funds must not be used to sue the federal government or any other government entity.

1. Federal employees are prohibited from directly benefiting from any funds under this Grant.
2. In accordance with [2 C.F.R. §25.300](#), TDEM will not make a subaward unless the Subrecipient has obtained a unique entity identifier (UEI). A UEI is the identifier required for [System for Award Management \(SAM\)](#) registration to uniquely identify entities with which the federal government does business.
3. Subrecipient maintains that it has registered at [SAM.gov](#) or other federally established site for contractor registration and entered TDEM-required information. Subrecipient shall keep current, and then review and update the information at least annually. Subrecipient shall keep information current in the SAM database until the later of when it submits this grant's final financial report

or receives final award payment. Subrecipient agrees that it must not make any subaward agreement or contract related to this award without first obtaining the vendor or subawardee's mandatory UEI. See [2 C.F.R. Part 25, Appendix A](#).

4. Subrecipient must report total compensation for each of the five most highly compensated executives for the preceding completed fiscal year if the following is applicable ([2 C.F.R. Subtitle A; Chapter 1, Part 170, Appendix A to Part 170](#)). See [FEMA Information Bulletin 350](#).
 - a. Subrecipient shall report whether Subrecipient received \$25 million or more in Federal procurement contracts or financial assistance subject to the Transparency Act per [2 C.F.R. §170.320](#).
 - b. Subrecipient shall report whether 80% or more of Subrecipient's annual gross revenues were from Federal procurement contracts or Federal financial assistance. If Subrecipient answers "yes" to both questions, Subrecipient shall report, along with subrecipient's UEI, the names and total compensation (see [17 C.F.R. §229.402\(c\)\(2\)](#)) for each of subrecipient's five most highly compensated executives for the preceding completed fiscal year.
 - c. Subrecipient shall report executive total compensation at [SAM.gov](#), or other federally established replacement site.
5. By signing this grant, Subrecipient certifies that, if required, Subrecipient has registered, entered the required information, and shall keep information in the System for Award Management (SAM) database current, and update the information at least annually until the subrecipient submits its final financial report, or receives final payment.
6. Subrecipient agrees that it shall not make any subaward agreement or contract without first obtaining the subawardee's mandatory UEI.
7. Subrecipient must comply with Federal Executive Orders [12549](#) and [12689](#), which provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the Federal government
8. A completed direct deposit form from Subrecipient must be provided to TDEM, prior to receiving any funds under the provisions of this grant. The direct deposit form is currently available at <https://tdem.texas.gov>.
9. Subrecipient shall maintain property/inventory records which, at minimum, shall include a description of the property, a serial number or other identification number, the source of property, who holds title, the acquisition date, the cost of the property, the percentage of federal participation in the cost of the property,

the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property. Subrecipient shall develop and implement a control system to prevent loss, damage, or theft of property and Subrecipient shall investigate and document any loss, damage or theft of property funded under this grant.

10. DHS/FEMA and/or TDEM, through its authorized representatives, have the right at all reasonable times to make site visits to review project accomplishments and management control systems and to provide such technical assistance as may be required. If any site visit is made by DHS/FEMA or TDEM on the premises of Subrecipient or a contractor under this grant, Subrecipient must provide and must require its contractors to provide all reasonable facilities and assistance for the safety and convenience of the government representatives in the performance of their duties. All site visits and evaluations shall be performed in such a manner that will not unduly delay the work. A final physical site inspection for eligible scope of work and program compliance may be conducted after the subrecipient's Project Completion and Certification Report has been submitted.

IX. Procurement Contracting

Subrecipient shall comply with all applicable federal, state, and local laws and requirements, including but not limited to proper competitive solicitation processes where required, for any procurement which utilizes federal funds awarded under this award in accordance with 2 C.F.R. 200. 317-327 and Appendix II to Part 200 (A-C) and (E-J).

1. All contracts executed using funds awarded under this award shall contain the contract provisions listed under [2 C.F.R. 200.327](#) and Appendix II (A), Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
2. For each of the following types of procurement, activities must follow the most restrictive of federal, state, or local procurement regulations:
 - a. Micro purchase
 - b. Small purchase
 - c. Sealed bid
 - d. Competitive proposal
 - e. Non-Competitive proposal (solely when the award of a contract is unfeasible under the other methods)
3. The State must approve the use of a noncompetitive procurement method. Federal regulations allow for noncompetitive procurements under certain circumstances, including when a non-state entity determines that immediate

actions required to address the public exigency or emergency cannot be delayed by a competitive solicitation. Failure to follow eligible procurement methods will result in ineligible costs. Other types of agreements for services must have State approval prior to use or execution. A copy of the local procurement policy must be provided to the State before initial payment.

4. Contracts attributed as "cost-plus-percentage-of-cost" or "percentage-of-construction-cost" are explicitly prohibited by Federal procurement standards and are ineligible for DHS/FEMA grant.
5. Subrecipients must perform cost/price analysis for every procurement action in excess of the Simplified Acquisition Threshold.
6. Subrecipients must negotiate profit as a separate element where required.
7. Subrecipients must not make any award to any party which is debarred or suspended, or is otherwise excluded from participation in the Federal assistance programs ([Executive Order 12549, Debarment and Suspension](#)).
 - a. Subrecipient must maintain documentation validating review of debarment list of eligible contractors. Evidence of non-debarment for vendors must be documented through [SAM.gov](#) and http://www.window.state.tx.us/procurement/prog/vendor_performance/debarred/ and submitted for review. TDEM will not reimburse any expense for a debarred vendor or a vendor or Subrecipient that does not have a valid [SAM.gov](#) registration.
8. Subrecipients must comply with rules related to underutilized businesses (small and minority businesses, women's enterprises and labor surplus firms) at [2 C.F.R §200.321](#).
9. Subrecipients must comply with the rules of recovered materials for procurements at [2 C.F.R §200.323](#).
10. Subrecipients must comply with the rules for domestic preferences for procurements at [2 C.F.R § 200.322](#).

X. Monitoring

Subrecipient will be monitored periodically by federal, state, or local entities, both programmatically and financially, to ensure that project goals, objectives, performance requirements, timelines, milestone completion, budget, and other program-related criteria are met.

- a. TDEM, or its authorized representative, reserves the right to perform periodic desk/office-based and/or on-site monitoring of subrecipient's compliance with this award and of the adequacy and timeliness of subrecipient's performance pursuant to this award.
- b. After each monitoring visit, if the monitoring visit reveals deficiencies in subrecipient's performance under this grant, a monitoring report will be provided to the subrecipient that includes requirements for the timely correction of such deficiencies by subrecipient. Failure by subrecipient to take action(s) specified in the monitoring report may be cause for suspension or termination of this award pursuant to the Changes, Amendments, Suspensions or Termination Section (XIII) herein.

XI. Audit

Subrecipients expending \$750,000 or more in total federal financial assistance in a fiscal year will be required to provide an audit made in accordance with OMB Uniform Guidance; Cost Principles, Audit, and Administrative Requirements for Federal Awards, Subpart F.

1. A copy of the Single Audit must be submitted to TDEM or your cognizant state agency within nine months of the end of the subrecipient's fiscal year. If not required to submit a single audit, a response to the request will suffice. Failing to follow the regulation can result in significant adverse consequences including any action listing in the Enforcement Section (XIV) of this agreement

Subrecipient must give DHS/FEMA, the Comptroller General of the United States, the Texas State Auditor, TDEM, or any of their duly authorized representatives access to and the right to conduct a financial or compliance audit of funds received, and performances rendered under this award. Subrecipient must permit TDEM or its authorized representative to audit subrecipient's records. Subrecipient must provide any documents, materials, or information necessary to facilitate such audit.

1. Subrecipient understands and agrees that it is liable to TDEM for any costs disallowed pursuant to any financial or compliance audit(s) of these funds. Subrecipient further understands and agrees that reimbursement to TDEM of such disallowed costs shall be paid by Subrecipient from funds that were not provided or otherwise made available to the subrecipient pursuant to this award or any other federal contract.
2. Subrecipient must take such action to facilitate the performance of such audit(s) conducted pursuant to this section as TDEM may require of Subrecipient. Subrecipient must ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through Subrecipient and the requirement

to cooperate is included in any subcontract it awards.

3. Subrecipient understands that acceptance of funds under this award acts as acceptance of the authority of the State Auditor's Office to conduct an audit or investigation in connection with those funds. Subrecipient further agrees to cooperate fully with the State Auditor's Office's audit or investigation, including providing all records requested. Subrecipient must ensure that this clause concerning the State Auditor's Office's authority to audit funds and the requirement to cooperate fully with the State Auditor's Office is included in any subgrants or subcontracts it awards. Additionally, the State Auditor's Office shall at any time have access to and the rights to examine, audit, excerpt, and transcribe any pertinent books, documents, working papers, and records of Subrecipient relating to this award.

XII. Retention and Accessibility of Records

Subrecipient shall follow its own internal retention policy, or the State's retention policy, whichever is more restrictive. At a minimum, the subrecipient must maintain fiscal records and supporting documentation for all expenditures of this award's funds pursuant to the applicable [OMB 2 C.F.R. Subpart D – Post Federal Award Requirements, §200.334-338](#), and this agreement.

1. Subrecipient shall retain these records and any supporting documentation for a minimum of three (3) years from the later of the completion of this project's public objective, submission of the final expenditure report, or any litigation, dispute, or audit.
2. Records shall be retained for three (3) years after any real estate or equipment final disposition.
3. DHS/FEMA or TDEM may direct subrecipient to retain documents or to transfer certain records to DHS/FEMA custody when DHS/FEMA determines that the records possess long term retention value.

Subrecipient must give DHS/FEMA, the Comptroller General of the United States, the Texas State Auditor, TDEM, or any of its duly authorized representatives, access to and the right to examine all books, accounts, records, reports, files, other papers, things, or property belonging to or in use by subrecipient pertaining to this award including records concerning the past use of DHS/FEMA funds. Such rights to access shall continue as long as the records are retained by Subrecipient.

XIII. Changes, Amendments, Suspensions or Termination

TDEM may modify this agreement after an award has been made. Once notification has been made in writing, any subsequent request for funds indicates Subrecipient's

acceptance of the changes to this subrecipient award. Any alteration, addition, or deletion to this agreement by subrecipient is not valid.

Any alterations, additions, or deletions to this agreement that are required by changes in federal and state laws, regulations, or policy are automatically incorporated into this agreement without written amendment to this award and shall become effective upon the date designated by such law or regulation. In the event DHS/FEMA or TDEM determines that changes are necessary to this agreement after an award has been made, including changes to the period of performance of the award, or terms and conditions, the certifying official shall be notified electronically of the changes in writing. Once notification has been made, any subsequent request for refunds will indicate subrecipients acceptance of the changes to this award.

1. In the event subrecipient fails to comply with any term of this grant or agreement, TDEM may, upon written notification to subrecipient, suspend this award, in whole or in part, withhold payments to Subrecipient, and prohibit Subrecipient from incurring additional obligations of this grant's funds.
2. TDEM has the right to terminate this award, in whole or in part, at any time before the end of the Performance Period, if TDEM determines that subrecipient has failed to comply with any terms of this grant. TDEM shall provide written notice of the termination that includes:
 - a. The reason(s) for such determination;
 - b. The effective date of such termination; and
 - c. The scope of the termination of the award.
 - d. Termination of an award is final.

XIV. Enforcement

If subrecipient materially fails to comply with any term of this award or agreement, whether stated in a federal or state statute or regulation, an assurance, in a state plan or application, a notice of award, or elsewhere, TDEM or DHS/FEMA may take one or more of the following actions, as appropriate in the circumstances:

1. Increased monitoring of projects and require additional financial and performance reports;
2. Require all payments as reimbursements rather than advance payments;
3. Temporarily withhold payments pending correction of the deficiency;
4. Disallow or deny use of funds and matching credit for all or part of the cost of the

activity or action not in compliance;

5. Request DHS/FEMA to wholly or partially de-obligate funding for a project;
6. Withhold cash payments pending correction of the deficiency by subrecipient or more severe enforcement action by TDEM or DHS/FEMA;
7. Withhold future awards for the grant program; and
8. Take other remedies that may be legally available

In taking an enforcement action, TDEM will adhere to any administrative proceeding to which Subrecipient is entitled under any statute or regulation applicable to the action involved, and where TDEM, as the recipient, is obligated to follow.

The costs to a subrecipient resulting from expenses incurred by the subrecipient during a suspension or after termination of this award are not allowable.

The enforcement remedies identified in this section, including suspension and termination, do not preclude subrecipient from being subject to “Debarment and Suspension” under Executive Order 12549. 2 C.F.R., Appendix II Part 200, (1).

XV. Conflicts of Interest

The subrecipient must maintain and provide upon request written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts and must establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

XVI. Closing of this Award

TDEM will close each subaward after receiving all required final documentation from the subrecipient. If the close out review and reconciliation indicates that subrecipient is owed additional funds, TDEM will send the final payment automatically to subrecipient. If Subrecipient did not use all the funds received, TDEM will recover the unused funds. This does not affect:

1. DHS/FEMA or TDEM’s right to disallow costs and recover funds on the basis of a later audit or other review;
2. Subrecipient’s obligation to return any funds due as a result of later refunds, corrections, or other transactions;
3. Records retention requirements, property management requirements, and audit

requirements, as set forth herein; and

4. Any other provisions of this award that impose continuing obligations on Subrecipient or that govern the rights and limitations of the parties to this award after the expiration or termination of this award.

XVII. Notices

All notices and other communications pertaining to this agreement shall be delivered in electronic format and shall be transmitted in TDEM's Grant Management System, hereinafter referred to as "GMS". TDEM reserves the right to use other delivery avenues as needed.

XVIII. TDEM Grants Management System

TDEM requires the use of the TDEM's Grants Management System (GMS) for subrecipient grant management functions. Subrecipient is required to access GMS for all grant related functions as required by TDEM unless written authorization from TDEM is given. Requested forms and processes may be adjusted and changed to accommodate GMS processes and requirements.

Subrecipient agrees to monitor GMS as necessary to properly manage and complete awarded projects under this agreement. Paper forms and email requests to initiate grant management functions within GMS are not accepted.

XIX. Performance Period

The performance period for this award is listed on the subaward letter for each project. All projects must be completed within the performance period and within the approved budget. Subrecipient shall have expended all award funds and must submit final requests for reimbursements, invoices, and any supporting documentation to TDEM no later than 60 calendar days after the end of the performance period. TDEM is not obligated to reimburse expenses incurred after the performance period or submitted after the deadline.

From time to time, the performance period for grants may be extended by TDEM. These extensions do not change the established performance periods for subrecipients to submit final requests for reimbursements, invoices, and any supporting documentation.

1. All work must be done prior to the approved project completion deadline assigned to each project.
 - a. For Public Assistance projects written at 100% complete, documentation must be submitted within 60 days of the Recovery Scoping Meeting (or DHS/FEMA process equivalent).

- b. For projects not written at 100% complete for both Hazard Mitigation and Public Assistance awards, documentation must be submitted within 60 days of the work completion date.
- 2. Should additional time be required, a time extension request must be submitted which:
 - a. Identifies the projects requiring an extension;
 - b. Explains the reason for an extension;
 - c. Indicates the percentage of work that has been completed;
 - d. Provides an anticipated completion date;
 - e. Provides detailed milestones documenting expected progress.

The reason for an extension must be based on extenuating circumstances, or unusual project requirements that are beyond the control of Subrecipient. Failure to submit a time extension request 90 days prior to the end of the period of performance may result in denial, or reduction or withdrawal of federal funds for approved work.

XX. Cost/Scope Modification

Any change to a project's approved scope of work must be reported and approved through TDEM and DHS/FEMA before starting the project. Failure to do so will jeopardize award funding.

Subrecipient shall submit requests for cost overruns to TDEM for review. Any requests sent for a Public Assistance project will be submitted to DHS/FEMA for review and approval. Approval of these requests is not guaranteed and is subject to funding availability. Costs incurred prior to approval of any scope or budget/cost changes may be denied.

XXI. Final Expenditures Report

The Project Completion and Certification Report (P4) must be submitted to TDEM within 90 days of all approved work being completed for each project. If any project requires the purchase of insurance as a condition of receiving federal funds, a copy of the current policy must be attached to this report and the Applicant's Attestation for Duplication of Benefits (DOB) form certifying other funds were received to complete the project.

XXII. Net Small Project Overrun

If the total actual cost of all of a subrecipient's Public Assistance small projects combined exceeds the total obligated for all small projects, the subrecipient may request additional funding through the appeal process, within 60 days of the latest work completion date of all its Small Projects, as described in the [Public Assistance Program and Policy Guide](#). A net small project overrun appeal will require a review of all small projects and could result in a reduction of funding.

XXIII. Appeals

1. Public Assistance

In the event that a subrecipient does not agree with the determinations made by DHS/FEMA, the subrecipient has the right to file an appeal. This appeal must be submitted in GMS by initiating a New Project Appeal, attaching documented justification supporting the subrecipient's position, specifying the monetary figure in dispute and the provisions in federal law, regulation, or policy with which the subrecipient believes the initial action was inconsistent. Additionally, for disasters declared on or after January 1, 2022, subrecipients must submit appeals using DHS/FEMA's Grants Portal system, in addition to GMS. An appeal must be submitted by the subrecipient within the following time frames:

- a. Any DHS/FEMA determination – 60 days from the written notice of the determination being made.
- b. Second Appeal – 60 days from the written notice of the determination made on the previous appeal.

Appeals should be addressed to the TDEM's Deputy Chief of Recovery & Mitigation and should contain additional information that the subrecipient wants to have considered. Upon receipt of an appeal from Subrecipient, TDEM will review the material submitted, and forward the appeal with a written recommendation to DHS/FEMA within 60 days.

For presidentially declared disasters on or after October 30, 2012, a subrecipient may choose to arbitrate in lieu of submitting a second appeal. The arbitration program is designed to offer an alternate second appeal process by providing final adjudication through an independent, neutral panel of arbitrators for particular PA projects involving a dispute equal to or in excess of \$500,000 (or \$100,000 if the Applicant is in a "rural area", defined as having a population of less than 200,000 living outside an urbanized area) and must be filed within 60 days of receipt of the first appeal decision. For specific information, refer to [44 CFR § 206.206](#).

2. Hazard Mitigation

In the event that a subrecipient does not agree with the determinations made by DHS/FEMA, the subrecipient has the right to file an appeal. This appeal must be submitted in GMS by initiating a New Project Appeal, attaching documented justification supporting the subrecipient's position, specifying the monetary figure in dispute and the provisions in federal law, regulation, or policy with which the subrecipient believes the initial action was inconsistent. [In accordance with 44 C.F.R §206.440](#), an appeal must be submitted by the subrecipient within the following time frames:

- a. Any DHS/FEMA or TDEM determination – 60 days from the date of the determination of the appeal written on the DHS/FEMA letter;
- b. Second Appeal – 60 days from the written notice of the determination made on the previous appeal. The decision of the Second Appeal is final and not subject to arbitration.

Appeals must be addressed to the State Hazard Mitigation Officer (SHMO) and should contain additional information, in accordance with Hazard Mitigation Assistance (HMA) guidance, that the subrecipient wants to have considered by DHS/FEMA. Upon receipt of an appeal from the subrecipient, TDEM will forward the appeal to DHS/FEMA within 60 days.

XXIV. Requests for Reimbursement

Subrecipient will request payment of funds on projects by initiating a request for reimbursement (RFR) in GMS or an advance of funds request (AFR) through GMS. The request must include documentation supporting the request.

Payments for open projects must be requested at least quarterly if expenditures have been made in that quarter. If payment is not requested quarterly, Subrecipient is subject to enforcement mechanisms described in the Enforcement section (XIV). Additional monitoring may be required of subrecipients if funds are advanced.

Small projects will be paid upon completion of work and submission of all necessary closeout documentation to TDEM. Due to the increase of the small project maximum, subrecipients may require an Advance of Funds to pay eligible costs of approved project scopes of work.

XXV. Quarterly Report Requirements

Subrecipients must submit quarterly progress reports (QPR) for open, large projects in Public Assistance, all Hazard Mitigation Grant Program, Building Resilient Infrastructure and Committees (BRIC), and Pre-Disaster Mitigation Grant projects using GMS. QPRs are due to TDEM the 15th of the month after the reporting period

ends. The reporting period consists of 4 3-month periods:

- a. Quarter 1 (Q1): October – December
- b. Quarter 2 (Q2): January – March
- c. Quarter 3 (Q3): April – June
- d. Quarter 4 (Q4): July – September

Failure to submit required QPRs that demonstrate appropriate project progress for two or more quarters, or Requests for Reimbursement (RFR) not submitted quarterly, can result in the withholding or de-obligation of funding for subrecipients until all QPRs are submitted to TDEM.

TDEM may use the data provided in QPRs when considering requests for overruns, period of performance extensions, or any other award activity. If projects are not progressing, TDEM will require additional reporting or may take any other appropriate action to comply with required standards.

XXVI. Equipment Records

When an individual item of equipment is no longer required for federally-funded programs or projects, Subrecipient must calculate the current fair market value of the individual item. If items have a fair market value in excess of \$5,000.00, Subrecipient must make DHS/FEMA aware. For full rules and regulations regarding purchased equipment, reference [2 C.F.R. 200.313](#).

XXVII. FEMA Public Assistance Portal and FEMA GO

In addition to TDEM's Grants Management System, must utilize the required DHS/FEMA grant management systems. The FEMA Public Assistance Delivery Model, or Simplified Application process, is used to facilitate the writing of project worksheets in FEMA's Grants Portal system (Portal). The subrecipient must establish and maintain an active account in the Portal. It is the subrecipient's responsibility to provide and upload timely, all information requested that is needed to write accurate project worksheets. The Portal provides the subrecipient visibility of the entire project writing process.

The FEMA Grant Outcomes (FEMA GO) platform is used to facilitate the application, tracking, and management of Hazard Mitigation Grant Programs (HMGP) including Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), and HMGP Post Fire Assistance. The subrecipient is responsible for requesting and maintaining an active account in FEMA GO and responding timely to any information requested in order to complete the award process.

The use of FEMA's Grants Portal and FEMA GO do not eliminate the requirement to use TDEM's Grants Management System.

XXVIII. Indirect Cost Rates

The subrecipient may use the negotiated Indirect Cost Rate approved by its cognizant agency, or may use the 10 percent de minimis rate of modified total direct costs (MTDC) (as per [2 C.F.R. § 200.414](#)) when receiving Management Costs.

XXIX. Request for Information

TDEM and/or DHS/FEMA may request additional information from the subrecipient throughout the life cycle of this grant. This process, the Request for Information, herein referred to as RFI. DHS/FEMA RFIs may be received directly from TDEM's Grants Management System (GMS), FEMA systems (FEMA Grants Portal & FEMA GO), DHS/FEMA employees, or indirectly through TDEM representatives. DHS/FEMA RFI timeframes may vary, but due dates are always communicated upon transmission of the RFI. The TDEM RFI policies can be found in Exhibits G & H.

Exhibits

Exhibit A: Assurance – Non-Construction Programs

(See [Standard Form 424B](#))

As the duly authorized representative of subrecipient, I certify that subrecipient

1. Has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost) to ensure proper planning, management and completion of the project described in this grant.
2. Will give the Department of Homeland Security, the Texas Division of Emergency Management, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this grant and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686 and 44 C.F.R. Part 19), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to

confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which agreement for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction sub-agreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000.00 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190 as amended by 42 U.S.C. 4311 et seq. and Executive Order (EO) 11514) which establishes national policy goals and procedures to protect and enhance the environment, including protection against natural disasters. To comply with NEPA for DHS grant-supported activities, DHS-FEMA requires the environmental aspects to be reviewed and evaluated before final action on the application; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) comply with the Clean Air Act of 1977, (42 U.S.C. §§7401 et seq. and Executive Order 11738) providing for the protection of and enhancement of the quality of the nation's air resources to promote public health and welfare and for restoring and maintaining the chemical, physical,

and biological integrity of the nation's waters; (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93- 205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348, 45 C.F.R. 46, and DHS Management Directive 026-044 (Directive) regarding the protection of human subjects involved in research, development, and related activities supported by this Grant. "Research" means a systematic investigation, including research, development, testing, and evaluation designed to develop or contribute to general knowledge. See Directive for additional provisions for including humans in the womb, pregnant women, and neonates (Subpart B); prisoners (Subpart C); and children (Subpart D). See also state and local law for research using autopsy materials.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 (now OMB 2 C.F.R. 200.500), "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, grant guidance, and policies governing this Grant.

Exhibit B: Assurances – Construction Programs

(See [Standard Form 424D](#))

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Has the legal authority to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project costs) to ensure proper planning, management and completion of project described in this Grant.
2. Will give the Department of Homeland Security, the Texas Division of Emergency Management, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to this grant and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of this Grant.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686 and 44 C.F.R. Part 19), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which agreement for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the agreement.
11. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
12. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327- 333) regarding labor standards for federally- assisted construction sub-agreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the

following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) as amended by 42 U.S.C. 4311 et seq. and Executive Order (EO) 11514 which establishes national policy goals and procedures to protect and enhance the environment, including protection against natural disasters; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) comply with the Clean Air Act of 1977, (42 U.S.C. §§7401 et seq. and Executive Order 11738) providing for the protection of and enhancement of the quality of the nation's air resources to promote public health and welfare and for restoring and maintaining the chemical, physical, and biological integrity of the nation's waters; (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 (now OMB 2 C.F.R. 200.500), "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, grant guidance and policies governing this grant.

Exhibit C: Certifications for Grant Agreements

The undersigned, as the authorized official, certifies the following to the best of his/her knowledge and belief:

1. No federal appropriated funds have been paid or will be paid by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee or a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee or a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL Disclosure of Lobbying Activities, in accordance with its instructions.
3. The undersigned shall require that the language of this certification prohibiting lobbying be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
4. As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 C.F.R. Part 67, for prospective participants in primary covered transactions, as defined at 28 C.F.R. Part 67, Section 67.510. (Federal Certification), the subrecipient certifies that it and its principals and vendors:
 - a. Are not debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency. Subrecipient can access debarment information by going to www.sam.gov and the State Debarred Vendor List at: www.window.state.tx.us/procurement/prog/vendor_performance/debarred.

- b. Have not within a three-year period preceding this grant been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (D)(2) of this certification;
 - d. Have not within a three-year period preceding this grant had one or more public transactions (federal, state, or local) terminated for cause or default; or
 - e. Where subrecipient is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this grant. (Federal Certification).
5. Federal funds will be used to supplement existing funds, and will not replace (supplant) funds that have been appropriated for the same purpose. Subrecipient may be required to supply documentation certifying that a reduction in non-federal resources occurred for reasons other than the receipt or expected receipt of federal funds.
 6. Subrecipient will comply with 2 C.F.R. Part 180, Subpart C as a condition of receiving grant funds and subrecipient will require such compliance in any subgrants or contract at the next tier.
 7. Subrecipient will comply with the Drug-free Workplace Act, in Subpart B of 2 C.F.R. Part 3001.
 8. Subrecipient is not delinquent on any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129 and form SF-424, item number 17 for additional information and guidance.
 9. Subrecipient will comply with all applicable requirements of all other federal laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this grant.
 10. Subrecipient understands that failure to comply with any of the above assurances may result in suspension, termination or reduction of funds in this grant.

Exhibit D: State of Texas Assurances

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Shall comply with Texas Government Code, Chapter 573, by ensuring that no officer, employee, or member of the Subrecipient's governing body or of the Subrecipient's contractor shall vote or confirm the employment of any person related within the second degree of affinity or the third degree of consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise such person. This prohibition shall not prohibit the employment of a person who shall have been continuously employed for a period of two years, or such other period stipulated by local law, prior to the election or appointment of the officer, employee, or governing body member related to such person in the prohibited degree.
2. Shall insure that all information collected, assembled, or maintained by the Subrecipient relative to a project will be available to the public during normal business hours in compliance with Texas Government Code, Chapter 552, unless otherwise expressly prohibited by law.
3. Shall comply with Texas Government Code, Chapter 551, which requires all regular, special, or called meetings of governmental bodies to be open to the public, except as otherwise provided by law or specifically permitted in the Texas Constitution.
4. Shall comply with Section 231.006, Texas Family Code, which prohibits payments to a person who is in arrears on child support payments.
5. Shall not contract with or issue a license, certificate, or permit to the owner, operator, or administrator of a facility if the Subrecipient is a health, human services, public safety, or law enforcement agency and the license, permit, or certificate has been revoked by another health and human services agency or public safety or law enforcement agency.
6. Shall comply with all rules adopted by the Texas Commission on Law Enforcement pursuant to Chapter 1701, Texas Occupations Code, or shall provide the grantor agency with a certification from the Texas Commission on Law Enforcement that the agency is in the process of achieving compliance with such rules if the Subrecipient is a law enforcement agency regulated by Texas Occupations Code, Chapter 1701.
7. Shall follow all assurances. When incorporated into a grant award or contract, standard assurances contained in the application package become terms or conditions for receipt of grant funds. Administering state agencies and subrecipients shall maintain an appropriate contract administration system to ensure that all terms, conditions, and specifications are met. (See UGMS Section __.36 for additional guidance on contract provisions).

8. Shall comply with the Texas Family Code, Section 261.101, which requires reporting of all suspected cases of child abuse to local law enforcement authorities and to the Texas Department of Child Protective and Regulatory Services. Subrecipient shall also ensure that all program personnel are properly trained and aware of this requirement.
9. Shall comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990 including Titles I, II, and III of the Americans with Disability Act which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities, 44 U.S.C. §§ 12101-12213; (d) the Age Discrimination Act of 1974, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this grant.
10. Shall comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally assisted construction subagreements.
11. Shall comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91- 646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Shall comply with the provisions of the Hatch Political Activity Act (5 U.S.C. §§7321-

29), which limit the political activity of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Shall comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act and the Intergovernmental Personnel Act of 1970, as applicable.
14. Shall insure that the facilities under its ownership, lease, or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA (EO 11738).
15. Shall comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234. Section 102(a) requires the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition proposed for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards.
16. Shall comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1977, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
17. Shall comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
18. Shall assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

19. Shall comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
20. Shall comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
21. Shall comply with the Pro-Children Act of 1994 (Public Law 103-277), which prohibits smoking within any portion of any indoor facility used for the provision of services for children.
22. Shall comply with all federal tax laws and are solely responsible for filing all required state and federal tax forms.
23. Shall comply with all applicable requirements of all other federal and state laws, executive orders, regulations, and policies governing this program.
24. And its principals are eligible to participate and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state, or local governmental entity and it is not listed on a state or federal government's terrorism watch list as described in Executive Order 13224. Entities ineligible for federal procurement have Exclusions listed at [SAM.gov](https://www.sam.gov).
25. Shall adopt and implement applicable provisions of the model HIV/AIDS workplace guidelines of the Texas Department of Health as required by the Texas Health and Safety Code, Ann., Sec. 85.001, et seq.

Exhibit E: Environmental Review

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Shall assess its federally funded projects for potential impact to environmental resources and historic properties.
2. Shall submit any required screening form(s) as soon as possible and shall comply with deadlines established by TDEM. Timelines for the Environmental Planning and Historic Preservation (EHP) review process will vary based upon the complexity of the project and the potential for environmental or historical impact.
3. Shall include sufficient review time within its project management plan to comply with EHP requirements. Initiation of any activity prior to completion of FEMA's EHP review will result in a non-compliance finding and TDEM will not authorize or release Grant funds for non-compliant projects.
4. As soon as possible upon receiving this grant, shall provide information to TDEM to assist with the legally required EHP review and to ensure compliance with applicable EHP laws and Executive Orders (EO) currently using the FEMA EHP Screening Form OMB Number 1660-0115/FEMA Form 024-0-01 and submitting it, with all supporting documentation, to TDEM for review. These EHP requirements include but are not limited to the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, EO 11988 – Floodplain Management, EO 11990 – Protection of Wetlands, and EO 12898 – Environmental Justice. Subrecipient shall comply with all Federal, State, and local EHP requirements and shall obtain applicable permits and clearances.
5. Shall not undertake any activity from the project that would result in ground disturbance, facility modification, or purchase and use of sonar equipment without the prior approval of FEMA. These include but are not limited to communications towers, physical security enhancements involving ground disturbance, new construction, and modifications to buildings.
6. Shall comply with all mitigation or treatment measures required for the project as the result of FEMA's EHP review. Any changes to an approved project description will require re-evaluation for compliance with EHP requirements before the project can proceed.
7. If ground disturbing activities occur during project implementation, subrecipient shall ensure monitoring of ground disturbance and if any potential archeological resources are discovered, subrecipient shall immediately cease construction in that area and notify FEMA and the appropriate State Historical Preservation Office.

Exhibit F: Additional Grant Certifications

1. Public Assistance and Hazard Mitigation Program Grant (HMGP)

a. Match Certifications

Subrecipient certifies that it has the ability to meet or exceed the cost share required for all subawards (projects) and amendments (versions) under this Grant Agreement.

b. Duplication of Program Statement

Subrecipient certifies there has not been, nor will be, a duplication of benefits for this project Match Certification.

c. Federal Debt Disclosure

Subrecipient certifies that it not delinquent on and Federal debt.

2. HMGP Only

a. Maintenance Agreement

Applicant certifies that there is a Maintenance Agreement needed for this facility and that a copy of that agreement will be provided to TDEM.

b. Environmental Justice Statement

Federal Executive Order 12898 compliance requirements – If there are any concentration of low income or minority populations in or near the HMGP projects:

i. Applicant certifies that the HMGP project result will not result in a disproportionately high effect on low income or minority populations.

OR

ii. Applicant certifies that actions will be taken to ensure of environmental justice for low income and minority populations related to this HMGP project.

Exhibit G: Request for Information Policy

Timelines for providing complete and accurate information and documentation are crucial to the success of the overall Grant Program and to the timely completion and closure of awarded projects. TDEM has developed a framework following a progressive series of communications for the Subrecipient, referred to as Request for Information (RFI). TDEM will work with Subrecipients throughout the RFI process as communication is the key to success.

This policy will be applied to Public Assistance and Hazard Mitigation projects for management and closeout activities after obligation. This policy will address non-responsive and inadequate responses to requests for information. Although the timeline outlines milestones to be completed, nothing limits the ability of TDEM from sending communications.

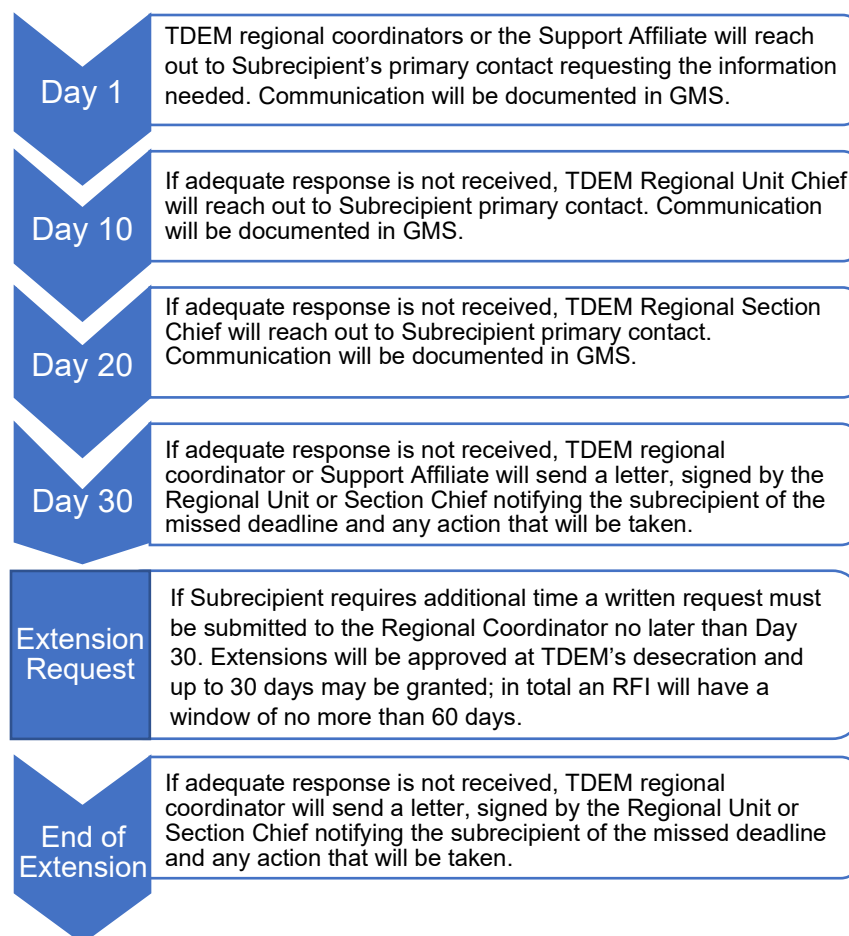


Exhibit H: Pre-Obligation Request for Information Policy

Timelines for providing complete and accurate information and documentation are crucial to the success of the overall Grant Program and to the timely obligation of projects. TDEM has developed a framework following a progressive series of communications for the subrecipient, referred to as Request for Information (RFI). TDEM will work with subrecipients throughout the RFI process as communication is the key to success.

This policy will be applied to Hazard Mitigation projects for management activities pre-obligation. This policy will address non-responsive and inadequate responses to requests for information. The timeline outlined below represents a single, 15-day period beginning from TDEM's first review of Subrecipient's application. Failure to supply timely responses could result in dismissal of application or award submission. Although the timeline outlines milestones to be completed, nothing limits the ability of TDEM from sending communications.

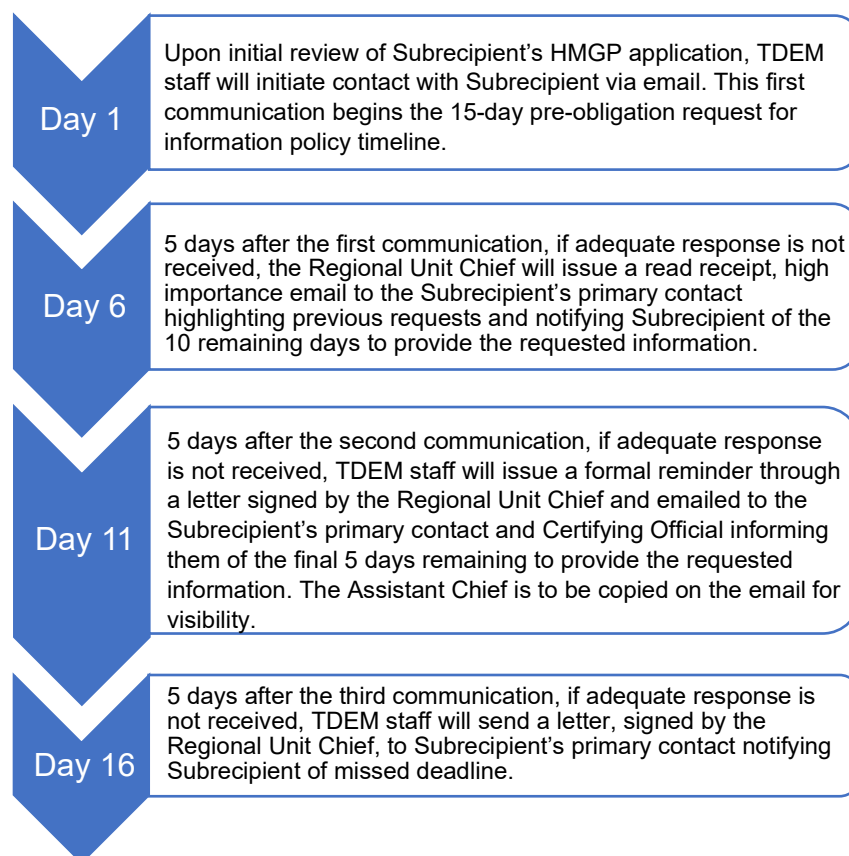


Exhibit I: Recoupment of Federal Funds

Procedure Summary

- This procedure is to ensure responsible spending of federal dollars, [2 CFR § 200.344](#) and [2 CFR § 200.345](#) require that the State of Texas and the Texas Division of Emergency Management (TDEM) act to identify and recover any improper payments.
- This procedure applies to all Division subrecipients that receive funds from or through TDEM and explains the process by which funding to subrecipients will be recovered in the event that such funding is determined to be an overpayment or is not expended appropriately under the terms and conditions between TDEM and the subrecipient and/or applicable FEMA program, statute, regulations, or guidance.
- The federal dollars described in this policy are passed through the Division, which serves as the Governor's authorized representative for certain federal grants and awards. Any amount of debt owed to the federal government is ultimately the responsibility of the State of Texas, not specifically the responsibility of the Division.

Procedure

1. Applicability of Recoupment

- 1.1. This procedure will be applied to subrecipients that have been determined by the Division to have received an overpayment or that the Division determines has not spent federal funds in accordance with their grant or financial award.

2. Recipient's Responsibilities

- 2.1. subrecipients are required to sign Grant Terms and Conditions prior to receipt of funds that stipulate subrecipients shall refund to the Division any sum that has been determined by the Division to be an overpayment to Subrecipient or that the Division determines has not been spent by Subrecipient in accordance with their grant or financial award.
- 2.2. No refund payment(s) shall be made from local, state or federal grant funds unless repayment with grant funds is specifically permitted under the applicable program.
- 2.3. Subrecipients shall make such refund to the Division within thirty (30) calendar days after the Division requests such refund.

3. Division Collection Actions

3.1. Upon determination that a subrecipient has received an overpayment or has not expended funds in accordance with the grant or fiscal award, the following steps will be taken:

3.1.1. First Formal Communication: A recoupment letter will be sent to the subrecipient's Authorized Agent(s) highlighting the amount of federal funds owed, electronic transfer information, and the requirement to repay the amount within thirty (30) calendar days.

3.1.1.1. The communication will be sent using electronic mail to the designated agent identified in the grant/funding application, and;

3.1.1.2. Posted in TDEM's Grants Management System (GMS), and;

3.1.2. The Division will confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients designated agent, mayor, or county judge as applicable.

3.1.3. If the subrecipient fails to make repayment of the amount identified in the recoupment letter within thirty (30) business days of receipt of the letter, the Division may offset an applicant's owed funds against current available funding due to applicant unless an agreement to return funding is reached with the applicant as approved by TDEM.

3.1.4. If the repayment is not made, the Division shall send an additional notice to the subrecipient by electronic mail and posted to the TDEM Grants Management System (GMS) thirty (30) to forty-five (45) days after the first letter was sent and then confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients designated agent, mayor, or county judge as applicable. This letter will indicate the amount of funds that have been transferred to offset the amount due and remaining balance or will confirm if offset will occur. In addition, the letter will contain information related to recoupment options that may be taken in accordance with section 3.2 Delinquent Accounts.

3.1.5. If the repayment is not made after the second letter, the Division shall send a third notice to the subrecipient by electronic mail and posted to the TDEM Grants Management System (GMS) thirty (30) to forty-five (45) days after the second letter was sent and then confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients

designated agent, mayor, or county judge as applicable. This letter will indicate the amount of funds that have been transferred to offset the amount due and remaining balance or will confirm if offset will occur. In addition, the letter will contain information related to recoupment options that may be taken in accordance with section 3.2 Delinquent Accounts.

- 3.1.6. If the subrecipient fails to make repayment of the amount identified in the recoupment letter or enter an agreement to repay the funding with the Division approved by TDEM within one hundred twenty (120) days from the date that the original recoupment letter was sent, the Division will take any and all authorized actions to withhold funding for other grants, including issuing a State Comptroller Warrant Hold and/or referring the matter to the attorney general. The Division shall notify the subrecipient of any such decision.

3.2. Delinquent Accounts

3.2.1. Delinquency Determination

- 3.2.1.1. If a subrecipient fails to make repayment of the amount identified in the recoupment letter or enter an agreement approved by TDEM to repay the funding with the Division within 120 days from the date the original recoupment letter was sent, the Division may determine that the account is delinquent.
- 3.2.1.2. At TDEM's sole discretion, TDEM may authorize payment plans that fully reimburse the full amount owed over a 1–9-month period or prior to the end of the grant period. From time to time, variances in approved timelines may occur based on the phase of the grant process and other timelines determined by FEMA such as periods of performance and closeout liquidation periods.
- 3.2.1.3. Should a subrecipient enter into a payment plan and then fail to make more than one timely payment, the payment plan shall be considered invalid and the full balance shall be due within 30 calendar days. If payment is not made within 30 days, the actions contained within Section 3.1.7 and Section 3.2.

3.2.2. Warrant Hold Process

- 3.2.2.1. Once the Division has determined that the debt is delinquent, the Division may utilize the state comptroller's warrant hold process to ensure payments are not issued to the individual or entity that is indebted to the state.

3.2.3. Referral to the Attorney General

3.2.3.1. Once the account is determined to be delinquent, the Division may determine whether to refer the account to the Attorney General through the System Office of the General Counsel.

3.2.3.2. The determination as to the manner in which to pursue the collection of the account must consider the following:

3.2.3.2.1. The size of the debt;

3.2.3.2.2. The existence of any security or collateral;

3.2.3.2.3. The likelihood of collection through passive means;

3.2.3.2.4. The cost to the Division or Attorney General in attempting to collect the obligation; and

3.2.3.2.5. The availability of resources within the Division or Attorney General to devote to the collection of the obligation.

3.2.4. Referral to the Attorney General

3.2.4.1. Upon a determination to refer to the Attorney General, the Division shall notify the subrecipient of the delinquency status of the account, including the amount in no more than two mailed letters.

3.2.4.1.1. The first demand letter shall be mailed USPS First Class Mail within 30 days after the debt has been determined delinquent and an Attorney General referral is desired.

3.2.4.1.2. The second demand letter shall be mailed USPS First Class Mail between 30-60 days after the first demand letter was mailed if repayment of the amount has not occurred.

3.2.4.2. If the Division determines that it will refer the matter to the Attorney General, it shall, through the System Office of the General Counsel, notify the Attorney General around the 90th day after the first demand letter was sent.

3.3. The Division shall maintain copies of all communications with the subrecipients regarding the recoupment of the grant or financial award funding.

4. TDEM's Ability to Remedy

Nothing in this procedure shall limit TDEM's ability to implement alternative remedies for which it has authority to resolve outstanding recoupments.

Nothing in this policy shall prohibit TDEM from immediately taking any recoupment action after the first thirty (30) day notice has been issued requesting repayment.

Related Statutes, Policies, or Requirements

- [Texas A&M University System Regulation 21.01.04](#)
- [1 Tex. Admin. Code Section 59.2](#)
- [Tex. Gov't Code Section 403.055](#)
- [Tex. Gov't Code Chapter 2107](#)
- [Texas A&M University System Office Collection and Write-off Guidance](#)
- [Texas A&M University System Regulation 09.04.01](#)

Grant Acknowledgement, Agreement and Signature

Please provide your signature next to each item in acknowledgement you have received, read, understand, and agree to abide by the terms.

I, _____, the undersigned and Certifying Official of
Printed Name

_____ certify that I have read and understand each section of the
Subrecipient Name

of the above agreement. My signatures below serve as Subrecipient agreement to comply with all laws, rules, regulations, and policy presented.

Signature Agreement Authority

Signature Agreement (Section I – XXIX)

Signature Exhibit A: Assurance – Non-Construction Programs

Signature Exhibit B: Assurance – Construction Programs

Signature Exhibit C: Certifications for Grant Agreements

Signature Exhibit D: State of Texas Assurances

Signature Exhibit E: Environmental Review Certification

Signature Exhibit F: Additional Grant Certifications

Signature

Exhibit G: Request for Information Policy

Signature

Exhibit H: Pre-Obligation Request for Information Policy

Signature

Exhibit I: Recoupment of Federal Funds

Signature

I understand that by signing these terms and conditions, only costs deemed eligible in the approved scope of work (SOW) for my award will be reimbursed. Additional funding or time extensions will not be made available unless previously approved.

Please sign below to acknowledge subrecipient's acceptance of this grant and all exhibits and subrecipient's agreement to abide by all terms and conditions.

Signature of Certifying Official

Date

Printed Name, Title (e.g., Jane Doe, Mayor)



FEMA

October 5, 2023

W. Nim Kidd, MPA, CEM
Chief, Texas Division of Emergency Management
Vice Chancellor – The Texas A&M University System
2883 Highway 71 E.
P.O. Box 285
Del Valle, TX 78617

Attn: Mr. Josh Davies, State Hazard Mitigation Officer

RE: 5420-0009-TX City of Celina – Celina Early Warning Sirens Warning Sirens Project
Approval
Assistance Listing 97.039 Hazard Mitigation Grant Program

Dear Chief Kidd:

This letter provides official notification that the Federal Emergency Management Agency (FEMA) approves the application submitted by the City of Celina for the Celina Early Warning Sirens project. The Federal share is available through the Hazard Mitigation Grant Program (HMGP) under DR-5420-TX. The non-federal match requirement of \$91,405.00 will be provided by The City of Celina.

Pursuant to Section 1215 of the Disaster Recovery Reform Act of 2018, which amended Section 324 of the Robert T. Stafford Disaster Relief and Assistance Act, Subrecipient Management Costs (MC) in the amount of \$16,100.00 are available to subrecipient at a Federal Cost Share of 100%.

Summary of funding for the project is illustrated below:

5420-0009-TX	Federal Share	Non-Federal Share	Total
Project Costs	\$274,215.00 (75%)	\$91,405.00 (25%)	\$365,620.00 (100%)
Subrecipient Management Costs	\$16,100.00 (100%)	\$0.00 (0%)	\$16,100.00 (100%)
Total Obligation	\$290,315.00	\$91,405.00	\$381,720.00

The following is the approved Scope of Work (SOW) and MC activities for the above-referenced project:

Under the proposed HMGP project, City of Celina proposes to purchase and install warning sirens through the Texas BuyBoard Purchasing Cooperative at four City of Celina locations. The City of Celina will work with Oncor Electric Company to initiate power at the four locations. Approximately 60' Galvanized steel poles will be installed. Constructing the emergency siren pole bases will involve excavation, placing framework to create a round shape extending a few feet above grade, fabrication, and securing conduit or openings for electrical wiring. The sirens and their ancillary equipment will be installed on the poles at the four locations and personnel will optimize, program, and test the sirens.

The subrecipient MC would consist of grant management from B&A, Inc.

Properties that have been approved as components in the project SOW are attached.

This project has been determined to be Categorically Excluded (CATEX) in accordance with FEMA Instruction 108-1-1 and Department of Homeland Security (DHS) Instruction 023-01-001-01; CATEX E1 from the need to prepare either an Environmental Impact Statement or Environmental Assessment. No extraordinary circumstances in accordance with DHS Instruction 023-01-001-01 have been identified regarding this action. The applicant must comply with all conditions set forth in the attached Record of Environmental Consideration (REC). Failure to comply with these conditions may jeopardize federal assistance including funding.

The milestones included in the application indicate that the time to complete this subaward will be 21 months from the date of this letter. FEMA will not establish activity completion timeframes for individual subawards. The Period of Performance (POP) for DR-5420-TX is 36 months from the close of the application period. It is the responsibility of the Recipient and subrecipient to ensure all approved activities associated with this subaward are completed by the end of the POP. Any costs incurred prior to the date of this approval or after the POP will be disallowed.

A change to the approved SOW requires prior approval from FEMA. The National Environmental Policy Act (NEPA) stipulates that additions or amendments to a HMGP SOW shall be reviewed by all state and federal agencies participating in the NEPA process. NEPA sign-off for all SOW additions or amendments is essential before the revised SOW can be approved by FEMA or implemented by the HMGP subrecipient.

In accordance with FEMA Policy #104-11-1 Interim HMGP MC, any MC provided will be obligated in increments sufficient to cover recipient and subrecipient needs for no more than one year unless contractual agreements require additional funding. Actual subrecipient MC are to be reconciled quarterly during the review of expenditures submitted by the subrecipient through quarterly report process. Subrecipient MC can be expended for a maximum time of 180 days after work is completed for the subaward or the end of the POP, whichever is sooner.

Chief Kidd
October 5, 2023
Page 3

The initial quarterly progress reports for the HMGP project are due at the end of the approving quarter. Please include this HMGP project in your future quarterly reports. Note that Title 44 of the Code of Federal Regulations (44 C.F.R.) § 206.438(c) indicates the State must provide a quarterly progress report to FEMA indicating the status and completion date for each project funded. The report will include any problems or circumstances affecting completion dates, SOW, or project cost that may result in non-compliance with the approved grant conditions.

In accordance with HMGP rules and policy, we require the submittal of all closeout documentation within 90 days of the project completion, not to exceed POP. Section 206.438(d) of 44 C.F.R. requires the Governors Authority Representative to “certify that reported costs were incurred in the performance of eligible work, that the approved work was completed, and that the mitigation measure is in compliance with the provisions of the FEMA-State Agreement.”

The Obligation Report, REC, and Property List are included for your records.

If you have any questions regarding the information, please contact Erin Hillman, Hazard Mitigation Assistance (HMA) Specialist, at (202) 880-7028 or Erin.Hillman@fema.dhs.gov.

Sincerely,



Brianne Schmidtke
HMA Branch Chief

Enclosures: Obligation Report
REC
Property List

5420-0009-TX-PROPERTY LIST

1. O'Dell Elementary School, 750 Punk Carter Way, Celina, TX 75009
2. Lykins Elementary School, 550 S Utah Drive, Celina, TX 75009
- 3 Jerry and Linda Moore Middle School, 300 E GA Moore Parkway, Celina, TX 75009
4. Old Celina Park, 12670 FM428, Celina, TX 75009

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-5420-0009-TX (2)

Title: City of Celina Early Warning Sirens Scope Modification

NEPA DETERMINATION

Non Compliant Flag: No	EA Draft Date:	EA Final Date:
EA Public Notice Date:	EA Fonsi	Level: CATEX
EIS Notice of Intent	EIS ROD Date:	

Comment Under the proposed HMGP project, City of Celina proposes to purchase and install warning sirens through the Texas BuyBoard Purchasing Cooperative at four City of Celina locations. The City of Celina will work with Oncor Electric Company to initiate power at the four locations. Approximately 60' Galvanized steel poles will be installed. Constructing the emergency siren pole bases will involve excavation, placing framework to create a round shape extending a few feet above grade, fabrication, and securing conduit or openings for electrical wiring. The sirens and their ancillary equipment will be installed on the poles at the four locations and personnel will optimize, program and test the sirens.

The City of Celina will accomplish the following Collin County 2022 Hazard Mitigation Action Plan goal and objectives with its proposed four early warning sirens, in order to reduce or eliminate loss of life, injuries and property damage resulting from severe weather events, provide adequate warning and communication before, during, and after a hazard event.

The proposed early warning siren locations were strategically chosen to fill critical coverage gaps in Celina's current Outdoor Warning System. The proposed sirens are located at three schools and one park where many children and families would be vulnerable during emergencies without sufficient warnings. These are areas of dense residential communities and are vulnerable to tornados, severe wind events, flooding, and wildfires. The proposed siren locations are:

1. O'Dell Elementary School, 750 Punk Carter Way, Celina, TX 75009 (33.284468, -96.773466)
2. Lykins Elementary School, 550 S Utah Drive, Celina, TX 75009 (33.317572, -96.792215)
3. Jerry and Linda Moore Middle School, 300 E GA Moore Parkway, Celina, TX 75009 (33.358262, -96.779520)
4. Old Celina Park, 12670 FM428, Celina, TX 75009 (33.317927, -96.801628)

This Record of Environmental Consideration (REC) supersedes the previous RECs issued on July 2023 because the scope was changed.

This project has been determined to be Categorically Excluded from the need to prepare either an Environmental Impact Statement or Environmental Assessment in accordance with FEMA Instruction 108-1-1 and DHS Instruction 023-01-001-01; CATEX E1. Particular attention should be given to the project conditions before and during project implementation. Failure to comply with these conditions may jeopardize federal assistance including funding.
- odawodu - 10/11/2023 20:21:02 GMT

CATEX CATEGORIES

Catex Category Code	Description	Selected
e1	(e1) Construction, installation, operation, maintenance, and removal of utility and communication systems (such as mobile antennas, data processing cable, and similar electronic equipment) that use existing rights-of-way, easements, utility distribution systems, and/or facilities. This is limited to activities with towers where the resulting total height does not exceed 200 feet and where the FCC would not require an EA or EIS for the acquisition, installation, operation or maintenance.	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
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RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-5420-0009-TX (2)

Title: City of Celina Early Warning Sirens Scope Modification

No Extraordinary Circumstances were selected

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project will not result in permanent air emissions - Review concluded	
Coastal Barrier Resources Act (CBRA)	Completed	Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded	
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	
Executive Order 11988 - Floodplains	Completed	No effect on floodplain/flood levels and project outside floodplain - Review concluded	Per Flood Insurance Rate Map (FIRM) panels 48085C0110J, 48085C0120J, and 48085C0140J dated 06/02/2009, the proposed project is located outside the 100 year floodplain and the activity does not adversely affect floodplain values. - odawodu - 10/11/2023 20:25:42 GMT
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	A review of the National Wetland Inventory (NWI) online mapper, accessed on 10/11/23, for the site indicates that the area is located within a designated wetland. However, the project is not likely to affect wetlands because site development has precluded any wetland habitat in the project area. - odawodu - 10/11/2023 20:26:10 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	This project has been determined to have no potential to have disproportionately high and adverse human health or environmental effects on minority or low-income populations according to FEMA's EO 12898 Guidance or input from EHP Leadership. FEMA has no further EO 12898 responsibilities with regard to these activities. - odawodu - 10/11/2023 20:26:25 GMT
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action	

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-5420-0009-TX (2)

Title: City of Celina Early Warning Sirens Scope Modification

Environmental Law/ Executive Order	Status	Description	Comment
	Completed	No effect to species or designated critical habitat (See comments for justification) - Review concluded	
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	
Fish and Wildlife Coordination Act (FWCA)	Completed	Project does not affect, control, or modify a waterway/body of water - Review concluded	
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	
National Historic Preservation Act (NHPA)	Completed	Applicable executed Programmatic Agreement. Activity meets Programmatic Allowance (enter date and # in comments) - Review concluded	The scope of work has been reviewed and meets the criteria in Appendix B - Programmatic Allowances, Tier II; Section D.1.b of FEMA's Programmatic Agreement (PA) dated March 16, 2022. In accordance with this PA, FEMA is not required to determine the National Register eligibility of properties where work performed meets the Appendix B criteria. The scope of work has been reviewed and FEMA has determined, based on Tribal preferences, that the project will not require Tribal Consultation. - rmoyer1 - 10/11/2023 20:48:36 GMT
Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)	Completed	Review concluded	Unusable equipment, debris and material shall be disposed of in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, applicant shall handle, manage, and dispose of petroleum products, hazardous materials and toxic waste in accordance to the requirements and to the satisfaction of the governing local, state and federal agencies. - odawodu - 10/11/2023 20:24:05 GMT**Previous comment is voided on 10/11/2023** - odawodu - 10/11/2023 20:24:51 GMT
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

FEDERAL EMERGENCY MANAGEMENT AGENCY
RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-5420-0009-TX (2)
Title: City of Celina Early Warning Sirens Scope Modification

CONDITIONS

Special Conditions required on implementation of Projects:

Unusable equipment, debris and material shall be disposed of in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, applicant shall handle, manage, and dispose of petroleum products, hazardous materials and toxic waste in accordance to the requirements and to the satisfaction of the governing local, state and federal agencies.

Source of condition: Resource Conservation and Recovery Act, aka Solid Waste Disposal Act (RCRA)	Monitoring Required: No
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Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.



Texas Division of Emergency Management

Subrecipient Agreement for TDEM-Administered Grant Awards

Date Revised: May 1, 2023

Index

Letter to Subrecipient	I
Subrecipient Information	II
Subrecipient Agreement.....	III

Letter to Subrecipient

Dear Subrecipient:

Congratulations on your new award!

The following document, in conjunction with the applicable State Administrative Plan (SAP) or Disaster State Administrative Plan (DSAP), lays out applicable laws, rules, and regulations set forth by local, State, and Federal authority that you, Subrecipient, agree to upon acknowledgement. Before you may request or receive any funding awarded to you, you must establish acceptance of this award. By accepting this award, you acknowledge that the terms of the following document are conditions of your award.

Please read this agreement in full. Acknowledgement by means of signature at the conclusion of the document, holds Subrecipient to the terms and conditions in the agreement. Failure to sign this agreement infringes on the ability to obtain Federal awards, or state or local grant awards, administered through the Texas Division of Emergency Management.

Subrecipient Information

Entity Information

Entity Name: _____
EIN/TIN: _____
UEI: _____ UEI Expiration Date: _____
Address Line 1: _____
Address Line 2: _____
City: _____
State: _____ Zip (+4) _____ - _____

Subrecipient Contacts

Primary Contact

Serves as the primary point of contact for project(s).

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____

Certifying Official

Serves as the official representative of the organization.

Must possess the authority to obligate funds & enter into contracts for the organization.

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____

Authorized Agent

(if different than the Certifying Official)

Serves as an authority of the organization.

Must possess the authority act on behalf of the Certifying Official.

Name: _____ Position/Job Title: _____
Email: _____ Phone Number: _____



Texas Division of Emergency Management

Subrecipient Agreement for TDEM-Administered Grant Awards

Table of Contents

Revisions	1
State of the Agreement	2
AGREEMENT AUTHORITY	2
Agreement	3
I. GENERAL TERMS	3
II. STANDARD OF PERFORMANCE	4
III. FAILURE TO PERFORM	4
IV. FUNDING OBLIGATIONS	5
V. RECOUPMENT OF FUNDS	5
VI. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPALS AND AUDIT REQUIREMENTS	5
VII. STATE REQUIREMENTS FOR GRANTS	6
VIII. RESTRICTIONS AND GENERAL CONDITIONS	7
IX. PROCUREMENT CONTRACTING	9
X. MONITORING	10
XI. AUDIT	11
XII. RETENTION AND ACCESSIBILITY OF RECORDS	12
XIII. CHANGES, AMENDMENTS, SUSPENSIONS OR TERMINATION	12
XIV. ENFORCEMENT	13
XV. CONFLICTS OF INTEREST	14
XVI. CLOSING OF THIS AWARD	14
XVII. NOTICES	15
XVIII. TDEM GRANTS MANAGEMENT SYSTEM	15
XIX. PERFORMANCE PERIOD	15
XX. COST/SCOPE MODIFICATION	16
XXI. FINAL EXPENDITURES REPORT	16
XXII. NET SMALL PROJECT OVERRUN	17
XXIII. APPEALS	17
XXIV. REQUESTS FOR REIMBURSEMENT	18
XXV. QUARTERLY REPORT REQUIREMENTS	18
XXVI. EQUIPMENT RECORDS	19
XXVII. FEMA PUBLIC ASSISTANCE PORTAL AND FEMA GO	19
XXVIII. INDIRECT COST RATES	20
XXIX. REQUEST FOR INFORMATION	20
Exhibits	21
EXHIBIT A: ASSURANCE – NON-CONSTRUCTION PROGRAMS	21
EXHIBIT B: ASSURANCES – CONSTRUCTION PROGRAMS	24
EXHIBIT C: CERTIFICATIONS FOR GRANT AGREEMENTS	27
EXHIBIT D: STATE OF TEXAS ASSURANCES	29
EXHIBIT E: ENVIRONMENTAL REVIEW	33
EXHIBIT F: ADDITIONAL GRANT CERTIFICATIONS	34
EXHIBIT G: REQUEST FOR INFORMATION POLICY	35
EXHIBIT H: PRE-OBLIGATION REQUEST FOR INFORMATION POLICY	36
EXHIBIT I: RECOUPMENT OF FEDERAL FUNDS	37
Grant Acknowledgement, Agreement and Signature	42

Revisions

- Rev. 01:** Overall language revisions to improve clarity through the agreement.
- Rev. 02:** Updates to 2 CFR and 44 CFR references throughout the document.
- Rev. 03:** Language has been updated to provide links to TDEM's main website where GMS was previously mentioned.
- Rev. 04:** Addition of a Subrecipient Letter.
- Rev. 05:** Addition of a contact page for Subrecipient Primary contacts.
- Rev. 06:** Revision of the word "Introduction" to "Authority" and "Terms and Conditions for FEMA Grant Awards Programs" to "Agreement" to align with language appropriate of a contract.
- Rev. 07:** Revisions to the mention of FEMA or DHS to DHS/FEMA throughout the document.
- Rev. 08:** Language to state that the terms "grant" and "award" would be used interchangeably through the document.
- Rev. 09:** Language added to clarify State or Federal Authority of the exhibits included in the agreement (Section II).
- Rev. 10:** Language added to clarify the non-inclusive list of program regulations are granted by Federal Authority (Section VI).
- Rev. 11:** Addition of requirement to completed Federal Procurement Training within a year of award (Section VII).
- Rev. 12:** Removal of mention of the Dun and Bradstreet Data Universal Number System (Section VIII).
- Rev. 13:** Deadlines for documentation submission updated to align with SAP (Section XX).
- Rev. 14:** Language added to include potential Enforcement actions (Section XIV) for non-compliance with Single Audit submissions (Section XI).
- Rev. 15:** Removal of the language to include "partial" termination of an award (Section XIII).
- Rev. 16:** Removal of specific Grants Management System workflows to become all inclusive of the grant related functions in GMS (Section XVIII).
- Rev. 17:** Removal of the Damage and Impact Identification language as this is listed in the Public Assistance SAP.
- Rev. 18:** Language added to clarify enforcement action for QPRs that do not show progression for two or more quarters (Section XXV).
- Rev. 19:** Addition of BRIC and PDM grant programs in the QPR requirements (Section XXV).
- Rev. 20:** Revision of the Equipment Records language to include where in federal guidance (2 CFR) to look for full rules and regulations (Section XXVI).
- Rev. 21:** Addition of FEMA GO for HMA grants (Section XXVII).
- Rev. 22:** Updates to the general RFI Policy to include language that an extension not to exceed 30 days may be granted at TDEM's discretion (Exhibit G).
- Rev. 23:** Addition of a Pre-Obligation RFI Policy for HMA grants to include a 15-day timeline for information requests beginning from the day an application begins review (Exhibit H).
- Rev. 24:** Inclusion of an acknowledgement that the subrecipient understands that TDEM will not award additional funding or time extensions unless previously approved (Grant Acknowledgement, Agreement and Signature).
- Rev. 25:** Subrecipient full signature is now a requirement to attest that they have read, agree, and will comply with all Exhibits (Grant Acknowledgement, Agreement and Signature).

State of the Agreement

Agreement Authority

This agreement applies to all Department of Homeland Security Federal Emergency Management Agency (DHS/FEMA) awards or other awarding agency financial assistance awards administered by the Texas Division of Emergency Management (TDEM). The federal government, the State of Texas, and TDEM have the right to seek judicial enforcement of these actions.

Subrecipients are required to follow applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [Title 2, Code of Federal Regulations \(C.F.R.\) Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#), as well as all other applicable federal, state, and local laws, regulations, policies, procedures, and executive orders.

By accepting this agreement, Subrecipient and its executives, as defined in [2 C.F.R. §170.315](#), certify that the subrecipient's policies are in accordance with guidance applicable to federal, state and local laws, and relevant executive guidance. This agreement, consisting of these terms and conditions and all exhibits, is between the Texas Division of Emergency Management (TDEM), an agency of the State of Texas, hereinafter referred to as TDEM, and Subrecipient.

TDEM and Subrecipient are collectively hereinafter referred to as the parties. All awards made under this agreement are subject to the same terms and conditions except where additional provisions may be added by TDEM to assure compliance with the aforementioned authority.

Subrecipient may not assign or transfer any interest in this award without prior written consent of TDEM and, if required, DHS/FEMA or other awarding agency.

Agreement

I. General Terms

1. The terms recipient and pass-through entity have the same meaning as grantee, as used in governing statutes, regulations, and DHS/FEMA guidance.
2. Throughout this document the terms grant and award will be used interchangeably.
3. A recipient is a non-Federal entity for administration purposes.
4. A subrecipient is known as a subgrantee as used in governing statutes, regulations, and DHS/FEMA guidance.
5. The grant referred to in this agreement is an award to the subrecipient passed through from TDEM to Subrecipient.
6. The “certifying official” is the mayor, judge, or executive director authorized to execute these terms and conditions, and to submit changes of subrecipient agents. Contracted staff and/or vendors may assist the certifying official in completing related grant tasks but may not act in lieu of the certifying official.
7. Project and any subsequent versions for those projects accepted by Subrecipient and subsequently obligated or de-obligated by DHS/FEMA are considered subawards to this agreement.
8. TDEM uses contractors to assist in administering subawards, both in communication with Subrecipient and the awarding agency. A subrecipient’s point of contact for all awards will be the assigned regional staff. TDEM may task various grant management tasks to contractors to work directly with subrecipients.
9. Within 10 calendar days of any change, Subrecipient must notify TDEM of any change in Designated Subrecipient Agents as submitted during the execution of this agreement, and any subsequent changes submitted by Subrecipient in TDEM’s Grants Management System (GMS).
10. In the event Subrecipient hires a consultant to assist them with managing its Public Assistance and Hazard Mitigation grants (or other), they must be listed on the Designated Subrecipient Agent Form (DSA) and may not act in lieu of the designated agent. TDEM will direct all correspondence to the Subrecipient. The Subrecipient is solely responsible for sharing written communications with the consultant. The Subrecipient is the primary point of contact and must be included in all decision-making activities.

II. Standard of Performance

Subrecipient must perform all activities as approved by TDEM and that is required in applicable grant/funding awards. Subrecipient must perform all activities in accordance with all terms, provisions and requirements set forth in the award, including, the following exhibits:

1. Assurances – Non-Construction Programs (Federal authority), hereinafter referred to as Exhibit A
2. Assurances – Construction Programs (Federal authority), hereinafter referred to as Exhibit B
3. Certifications for Grant Agreements (Federal authority), hereinafter referred to as Exhibit C
4. State of Texas Assurances (State authority), hereinafter referred to as Exhibit D
5. Environmental Review Certification (Federal authority), hereinafter referred to as Exhibit E
6. Additional Grant Certifications (State authority), hereinafter referred to as Exhibit F
7. Request for Information and Documentation Policy (State authority), hereinafter referred to as Exhibit G
8. Pre-Obligation Request for Information and Documentation Policy (State authority), hereinafter referred to as Exhibit H
9. Recoupment of Funds (State authority), hereinafter referred to as Exhibit I

III. Failure to Perform

In the event Subrecipient fails to implement and complete the project(s) approved and awarded, or comply with any provision of this grant, Subrecipient is liable to TDEM for an amount not to exceed the amount of this award and may be barred from receiving additional DHS/FEMA grant program funds or any other grant program funds administered by the State of Texas until repayment is made and any other compliance or audit finding is satisfactorily resolved, in addition to any other remedy specified in this grant. Failure to timely implement and complete projects may reduce future funding in additional DHS/FEMA and/or other grant programs administered by TDEM.

IV. Funding Obligations

TDEM is not liable to Subrecipient for any costs incurred by Subrecipient that are not allowable costs authorized under the applicable award.

1. Notwithstanding any other provision of this grant, the total of all payments and other obligations incurred by TDEM under this award must not exceed the total cumulative award amounts listed on the subawards (projects and subsequent versions).
2. Subrecipient must contribute the required cost share, also known as non-Federal share or match, listed on the subaward.
3. Subrecipient must provide supporting documentation that supports the totality of funding requests in accordance with program policy.

V. Recoupment of Funds

Subrecipient must refund to TDEM any sum of these award funds that TDEM and/or DHS/FEMA determines to be an overpayment to and/or has not been spent by Subrecipient in accordance with this award. Refund payment(s) may be made from local, state, or federal grant funds unless prohibited by federal regulation or other provision.

Nothing in Exhibit I-Recoupment of Federal Funds shall limit TDEM's ability to implement alternative remedies for which it has authority to resolve outstanding recoupments or to limit TDEM's ability to take immediate recoupment action(s) after notice of required refund has been made.

VI. Uniform Administrative Requirements, Cost Principles and Audit Requirements

Except as specifically modified by law or this grant, Subrecipient shall administer this award through compliance with the most recent version of all applicable laws and regulations, including but not limited to DHS/FEMA program legislation, federal awarding agency regulations, and the terms and conditions of this grant. A non-exclusive list sanctioned by Federal Authority is provided below (not all may apply in every project):

- a. Public Law 93-288, as amended (Stafford Act)
- b. 44 C.F.R., Emergency Management and Assistance
- c. 2 C.F.R., Grants and Agreements
- d. Disaster Mitigation Act of 2000
- e. Executive Order 11988, Floodplain Management
- f. Executive Order 11990, Protection of Wetlands
- g. Executive Order 12372, Intergovernmental Review of Programs and Activities

- h. Executive Order 12549, Debarment and Suspension
- i. Executive Order 12612, Federalism
- j. Executive Order 12699, Seismic Design
- k. Executive Order 12898, Environmental Justice
- l. Coastal Barrier Resources Act, Public Law 97-348
- m. Single Audit Act, Public Law 98-502
- n. Sandy Recovery Improvement Act publications
- o. Disaster Recovery Reform Act of 2018 16 U.S.C. § 470, National Historic Preservation Act
- p. 16 U.S.C. § 1531, Endangered Species Act References
- q. FEMA program publications, guidance, and policies

VII. State Requirements for Grants

Subrecipient must comply with all other federal, state, and local laws and regulations applicable to this award including but not limited to the laws and the regulations promulgated in Texas Government Code, Chapter 783, Uniform Grant and Contract Management (UGMS) at:

<http://www.window.state.tx.us/procurement/catrad/ugms.pdf> and the most recent applicable version of the program State Administrative Plan (and all effective updates), available at: <https://tdem.texas.gov>. Subrecipient must, in addition to the assurances and certifications, comply and require each of its subcontractors employed in the completion of the project to comply with all applicable statutes, regulations, executive orders, Office of Management and Budget (OMB) circulars, terms and conditions of this award and the approved application.

Grant funds must not be awarded to or expended by any entity which performs political polling. This prohibition does not apply to a poll conducted by an academic institution as part of the institution's academic mission that is not conducted for the benefit of a particular candidate or party.

Award funds may not be expended by a unit of local government unless the following limitations and reporting requirements are satisfied:

1. Texas General Appropriations Act, Art. IX, Parts 2 and 3, except there is no requirement for increased salaries for local government employees;
2. Texas Government Code Sections 556.004, 556.005, and 556.006, which prohibits using any money or vehicle to support the candidacy of any person for office, influencing positively or negatively the payment, loan, or gift to a person or political organization for a political purpose, and using grant funds to influence the passage or defeat of legislation including not assisting with the funding of a lobbyist, or using grant funds to pay dues to an organization with a registered lobbyist;

3. Texas Government Code Sections 2113.012 and 2113.101, which prohibits using grant funds to compensate any employee who uses alcoholic beverages on active duty and Subrecipient may not use grant funds to purchase an alcoholic beverage and may not pay or reimburse any travel expense for an alcoholic beverage;
4. Texas General Appropriations Act, Art. IX, Section 6.13, which requires Subrecipient to make every effort to attain key performance target levels associated with this grant, including performance milestones, milestone time frames, and related performance reporting requirements; and
5. General Appropriations Act, Art. IX, Sections 7.01 and 7.02, and Texas Government Code §2102.0091, which requires that this award may only be expended if Subrecipient timely completes and files its reports.

Federal procurement training will be required in advance of funding, or as a condition of funding if additional monitoring is deemed appropriate by TDEM. Training must be completed within a year of award or before closeout of the award, whichever is sooner. TDEM strongly encourages subrecipients to complete refresher training in federal procurement standards as variances from these standards account for the majority of funding de-obligation. TDEM will provide training or sources for subrecipients to attain training.

VIII. Restrictions and General Conditions

DHS/FEMA grant funds must only be used for the purposes set forth in this award and must be consistent with the statutory authority for the grant. Award funds must not be used for matching funds for other federal grants/cooperative agreements, lobbying, or intervention in federal regulatory or adjudicatory proceedings. In addition, federal funds must not be used to sue the federal government or any other government entity.

1. Federal employees are prohibited from directly benefiting from any funds under this Grant.
2. In accordance with [2 C.F.R. §25.300](#), TDEM will not make a subaward unless the Subrecipient has obtained a unique entity identifier (UEI). A UEI is the identifier required for [System for Award Management \(SAM\)](#) registration to uniquely identify entities with which the federal government does business.
3. Subrecipient maintains that it has registered at [SAM.gov](#) or other federally established site for contractor registration and entered TDEM-required information. Subrecipient shall keep current, and then review and update the information at least annually. Subrecipient shall keep information current in the SAM database until the later of when it submits this grant's final financial report

or receives final award payment. Subrecipient agrees that it must not make any subaward agreement or contract related to this award without first obtaining the vendor or subawardee's mandatory UEI. See [2 C.F.R. Part 25, Appendix A](#).

4. Subrecipient must report total compensation for each of the five most highly compensated executives for the preceding completed fiscal year if the following is applicable ([2 C.F.R. Subtitle A; Chapter 1, Part 170, Appendix A to Part 170](#)). See [FEMA Information Bulletin 350](#).
 - a. Subrecipient shall report whether Subrecipient received \$25 million or more in Federal procurement contracts or financial assistance subject to the Transparency Act per [2 C.F.R. §170.320](#).
 - b. Subrecipient shall report whether 80% or more of Subrecipient's annual gross revenues were from Federal procurement contracts or Federal financial assistance. If Subrecipient answers "yes" to both questions, Subrecipient shall report, along with subrecipient's UEI, the names and total compensation (see [17 C.F.R. §229.402\(c\)\(2\)](#)) for each of subrecipient's five most highly compensated executives for the preceding completed fiscal year.
 - c. Subrecipient shall report executive total compensation at [SAM.gov](#), or other federally established replacement site.
5. By signing this grant, Subrecipient certifies that, if required, Subrecipient has registered, entered the required information, and shall keep information in the System for Award Management (SAM) database current, and update the information at least annually until the subrecipient submits its final financial report, or receives final payment.
6. Subrecipient agrees that it shall not make any subaward agreement or contract without first obtaining the subawardee's mandatory UEI.
7. Subrecipient must comply with Federal Executive Orders [12549](#) and [12689](#), which provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the Federal government
8. A completed direct deposit form from Subrecipient must be provided to TDEM, prior to receiving any funds under the provisions of this grant. The direct deposit form is currently available at <https://tdem.texas.gov>.
9. Subrecipient shall maintain property/inventory records which, at minimum, shall include a description of the property, a serial number or other identification number, the source of property, who holds title, the acquisition date, the cost of the property, the percentage of federal participation in the cost of the property,

the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property. Subrecipient shall develop and implement a control system to prevent loss, damage, or theft of property and Subrecipient shall investigate and document any loss, damage or theft of property funded under this grant.

10. DHS/FEMA and/or TDEM, through its authorized representatives, have the right at all reasonable times to make site visits to review project accomplishments and management control systems and to provide such technical assistance as may be required. If any site visit is made by DHS/FEMA or TDEM on the premises of Subrecipient or a contractor under this grant, Subrecipient must provide and must require its contractors to provide all reasonable facilities and assistance for the safety and convenience of the government representatives in the performance of their duties. All site visits and evaluations shall be performed in such a manner that will not unduly delay the work. A final physical site inspection for eligible scope of work and program compliance may be conducted after the subrecipient's Project Completion and Certification Report has been submitted.

IX. Procurement Contracting

Subrecipient shall comply with all applicable federal, state, and local laws and requirements, including but not limited to proper competitive solicitation processes where required, for any procurement which utilizes federal funds awarded under this award in accordance with 2 C.F.R. 200. 317-327 and Appendix II to Part 200 (A-C) and (E-J).

1. All contracts executed using funds awarded under this award shall contain the contract provisions listed under [2 C.F.R. 200.327](#) and Appendix II (A), Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
2. For each of the following types of procurement, activities must follow the most restrictive of federal, state, or local procurement regulations:
 - a. Micro purchase
 - b. Small purchase
 - c. Sealed bid
 - d. Competitive proposal
 - e. Non-Competitive proposal (solely when the award of a contract is unfeasible under the other methods)
3. The State must approve the use of a noncompetitive procurement method. Federal regulations allow for noncompetitive procurements under certain circumstances, including when a non-state entity determines that immediate

actions required to address the public exigency or emergency cannot be delayed by a competitive solicitation. Failure to follow eligible procurement methods will result in ineligible costs. Other types of agreements for services must have State approval prior to use or execution. A copy of the local procurement policy must be provided to the State before initial payment.

4. Contracts attributed as "cost-plus-percentage-of-cost" or "percentage-of-construction-cost" are explicitly prohibited by Federal procurement standards and are ineligible for DHS/FEMA grant.
5. Subrecipients must perform cost/price analysis for every procurement action in excess of the Simplified Acquisition Threshold.
6. Subrecipients must negotiate profit as a separate element where required.
7. Subrecipients must not make any award to any party which is debarred or suspended, or is otherwise excluded from participation in the Federal assistance programs ([Executive Order 12549, Debarment and Suspension](#)).
 - a. Subrecipient must maintain documentation validating review of debarment list of eligible contractors. Evidence of non-debarment for vendors must be documented through [SAM.gov](#) and http://www.window.state.tx.us/procurement/prog/vendor_performance/debarred/ and submitted for review. TDEM will not reimburse any expense for a debarred vendor or a vendor or Subrecipient that does not have a valid [SAM.gov](#) registration.
8. Subrecipients must comply with rules related to underutilized businesses (small and minority businesses, women's enterprises and labor surplus firms) at [2 C.F.R §200.321](#).
9. Subrecipients must comply with the rules of recovered materials for procurements at [2 C.F.R §200.323](#).
10. Subrecipients must comply with the rules for domestic preferences for procurements at [2 C.F.R § 200.322](#).

X. Monitoring

Subrecipient will be monitored periodically by federal, state, or local entities, both programmatically and financially, to ensure that project goals, objectives, performance requirements, timelines, milestone completion, budget, and other program-related criteria are met.

- a. TDEM, or its authorized representative, reserves the right to perform periodic desk/office-based and/or on-site monitoring of subrecipient's compliance with this award and of the adequacy and timeliness of subrecipient's performance pursuant to this award.
- b. After each monitoring visit, if the monitoring visit reveals deficiencies in subrecipient's performance under this grant, a monitoring report will be provided to the subrecipient that includes requirements for the timely correction of such deficiencies by subrecipient. Failure by subrecipient to take action(s) specified in the monitoring report may be cause for suspension or termination of this award pursuant to the Changes, Amendments, Suspensions or Termination Section (XIII) herein.

XI. Audit

Subrecipients expending \$750,000 or more in total federal financial assistance in a fiscal year will be required to provide an audit made in accordance with OMB Uniform Guidance; Cost Principles, Audit, and Administrative Requirements for Federal Awards, Subpart F.

1. A copy of the Single Audit must be submitted to TDEM or your cognizant state agency within nine months of the end of the subrecipient's fiscal year. If not required to submit a single audit, a response to the request will suffice. Failing to follow the regulation can result in significant adverse consequences including any action listing in the Enforcement Section (XIV) of this agreement

Subrecipient must give DHS/FEMA, the Comptroller General of the United States, the Texas State Auditor, TDEM, or any of their duly authorized representatives access to and the right to conduct a financial or compliance audit of funds received, and performances rendered under this award. Subrecipient must permit TDEM or its authorized representative to audit subrecipient's records. Subrecipient must provide any documents, materials, or information necessary to facilitate such audit.

1. Subrecipient understands and agrees that it is liable to TDEM for any costs disallowed pursuant to any financial or compliance audit(s) of these funds. Subrecipient further understands and agrees that reimbursement to TDEM of such disallowed costs shall be paid by Subrecipient from funds that were not provided or otherwise made available to the subrecipient pursuant to this award or any other federal contract.
2. Subrecipient must take such action to facilitate the performance of such audit(s) conducted pursuant to this section as TDEM may require of Subrecipient. Subrecipient must ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through Subrecipient and the requirement

to cooperate is included in any subcontract it awards.

3. Subrecipient understands that acceptance of funds under this award acts as acceptance of the authority of the State Auditor's Office to conduct an audit or investigation in connection with those funds. Subrecipient further agrees to cooperate fully with the State Auditor's Office's audit or investigation, including providing all records requested. Subrecipient must ensure that this clause concerning the State Auditor's Office's authority to audit funds and the requirement to cooperate fully with the State Auditor's Office is included in any subgrants or subcontracts it awards. Additionally, the State Auditor's Office shall at any time have access to and the rights to examine, audit, excerpt, and transcribe any pertinent books, documents, working papers, and records of Subrecipient relating to this award.

XII. Retention and Accessibility of Records

Subrecipient shall follow its own internal retention policy, or the State's retention policy, whichever is more restrictive. At a minimum, the subrecipient must maintain fiscal records and supporting documentation for all expenditures of this award's funds pursuant to the applicable [OMB 2 C.F.R. Subpart D – Post Federal Award Requirements, §200.334-338](#), and this agreement.

1. Subrecipient shall retain these records and any supporting documentation for a minimum of three (3) years from the later of the completion of this project's public objective, submission of the final expenditure report, or any litigation, dispute, or audit.
2. Records shall be retained for three (3) years after any real estate or equipment final disposition.
3. DHS/FEMA or TDEM may direct subrecipient to retain documents or to transfer certain records to DHS/FEMA custody when DHS/FEMA determines that the records possess long term retention value.

Subrecipient must give DHS/FEMA, the Comptroller General of the United States, the Texas State Auditor, TDEM, or any of its duly authorized representatives, access to and the right to examine all books, accounts, records, reports, files, other papers, things, or property belonging to or in use by subrecipient pertaining to this award including records concerning the past use of DHS/FEMA funds. Such rights to access shall continue as long as the records are retained by Subrecipient.

XIII. Changes, Amendments, Suspensions or Termination

TDEM may modify this agreement after an award has been made. Once notification has been made in writing, any subsequent request for funds indicates Subrecipient's

acceptance of the changes to this subrecipient award. Any alteration, addition, or deletion to this agreement by subrecipient is not valid.

Any alterations, additions, or deletions to this agreement that are required by changes in federal and state laws, regulations, or policy are automatically incorporated into this agreement without written amendment to this award and shall become effective upon the date designated by such law or regulation. In the event DHS/FEMA or TDEM determines that changes are necessary to this agreement after an award has been made, including changes to the period of performance of the award, or terms and conditions, the certifying official shall be notified electronically of the changes in writing. Once notification has been made, any subsequent request for refunds will indicate subrecipients acceptance of the changes to this award.

1. In the event subrecipient fails to comply with any term of this grant or agreement, TDEM may, upon written notification to subrecipient, suspend this award, in whole or in part, withhold payments to Subrecipient, and prohibit Subrecipient from incurring additional obligations of this grant's funds.
2. TDEM has the right to terminate this award, in whole or in part, at any time before the end of the Performance Period, if TDEM determines that subrecipient has failed to comply with any terms of this grant. TDEM shall provide written notice of the termination that includes:
 - a. The reason(s) for such determination;
 - b. The effective date of such termination; and
 - c. The scope of the termination of the award.
 - d. Termination of an award is final.

XIV. Enforcement

If subrecipient materially fails to comply with any term of this award or agreement, whether stated in a federal or state statute or regulation, an assurance, in a state plan or application, a notice of award, or elsewhere, TDEM or DHS/FEMA may take one or more of the following actions, as appropriate in the circumstances:

1. Increased monitoring of projects and require additional financial and performance reports;
2. Require all payments as reimbursements rather than advance payments;
3. Temporarily withhold payments pending correction of the deficiency;
4. Disallow or deny use of funds and matching credit for all or part of the cost of the

activity or action not in compliance;

5. Request DHS/FEMA to wholly or partially de-obligate funding for a project;
6. Withhold cash payments pending correction of the deficiency by subrecipient or more severe enforcement action by TDEM or DHS/FEMA;
7. Withhold future awards for the grant program; and
8. Take other remedies that may be legally available

In taking an enforcement action, TDEM will adhere to any administrative proceeding to which Subrecipient is entitled under any statute or regulation applicable to the action involved, and where TDEM, as the recipient, is obligated to follow.

The costs to a subrecipient resulting from expenses incurred by the subrecipient during a suspension or after termination of this award are not allowable.

The enforcement remedies identified in this section, including suspension and termination, do not preclude subrecipient from being subject to “Debarment and Suspension” under Executive Order 12549. 2 C.F.R., Appendix II Part 200, (1).

XV. Conflicts of Interest

The subrecipient must maintain and provide upon request written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts and must establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.

XVI. Closing of this Award

TDEM will close each subaward after receiving all required final documentation from the subrecipient. If the close out review and reconciliation indicates that subrecipient is owed additional funds, TDEM will send the final payment automatically to subrecipient. If Subrecipient did not use all the funds received, TDEM will recover the unused funds. This does not affect:

1. DHS/FEMA or TDEM’s right to disallow costs and recover funds on the basis of a later audit or other review;
2. Subrecipient’s obligation to return any funds due as a result of later refunds, corrections, or other transactions;
3. Records retention requirements, property management requirements, and audit

requirements, as set forth herein; and

4. Any other provisions of this award that impose continuing obligations on Subrecipient or that govern the rights and limitations of the parties to this award after the expiration or termination of this award.

XVII. Notices

All notices and other communications pertaining to this agreement shall be delivered in electronic format and shall be transmitted in TDEM's Grant Management System, hereinafter referred to as "GMS". TDEM reserves the right to use other delivery avenues as needed.

XVIII. TDEM Grants Management System

TDEM requires the use of the TDEM's Grants Management System (GMS) for subrecipient grant management functions. Subrecipient is required to access GMS for all grant related functions as required by TDEM unless written authorization from TDEM is given. Requested forms and processes may be adjusted and changed to accommodate GMS processes and requirements.

Subrecipient agrees to monitor GMS as necessary to properly manage and complete awarded projects under this agreement. Paper forms and email requests to initiate grant management functions within GMS are not accepted.

XIX. Performance Period

The performance period for this award is listed on the subaward letter for each project. All projects must be completed within the performance period and within the approved budget. Subrecipient shall have expended all award funds and must submit final requests for reimbursements, invoices, and any supporting documentation to TDEM no later than 60 calendar days after the end of the performance period. TDEM is not obligated to reimburse expenses incurred after the performance period or submitted after the deadline.

From time to time, the performance period for grants may be extended by TDEM. These extensions do not change the established performance periods for subrecipients to submit final requests for reimbursements, invoices, and any supporting documentation.

1. All work must be done prior to the approved project completion deadline assigned to each project.
 - a. For Public Assistance projects written at 100% complete, documentation must be submitted within 60 days of the Recovery Scoping Meeting (or DHS/FEMA process equivalent).

- b. For projects not written at 100% complete for both Hazard Mitigation and Public Assistance awards, documentation must be submitted within 60 days of the work completion date.
- 2. Should additional time be required, a time extension request must be submitted which:
 - a. Identifies the projects requiring an extension;
 - b. Explains the reason for an extension;
 - c. Indicates the percentage of work that has been completed;
 - d. Provides an anticipated completion date;
 - e. Provides detailed milestones documenting expected progress.

The reason for an extension must be based on extenuating circumstances, or unusual project requirements that are beyond the control of Subrecipient. Failure to submit a time extension request 90 days prior to the end of the period of performance may result in denial, or reduction or withdrawal of federal funds for approved work.

XX. Cost/Scope Modification

Any change to a project's approved scope of work must be reported and approved through TDEM and DHS/FEMA before starting the project. Failure to do so will jeopardize award funding.

Subrecipient shall submit requests for cost overruns to TDEM for review. Any requests sent for a Public Assistance project will be submitted to DHS/FEMA for review and approval. Approval of these requests is not guaranteed and is subject to funding availability. Costs incurred prior to approval of any scope or budget/cost changes may be denied.

XXI. Final Expenditures Report

The Project Completion and Certification Report (P4) must be submitted to TDEM within 90 days of all approved work being completed for each project. If any project requires the purchase of insurance as a condition of receiving federal funds, a copy of the current policy must be attached to this report and the Applicant's Attestation for Duplication of Benefits (DOB) form certifying other funds were received to complete the project.

XXII. Net Small Project Overrun

If the total actual cost of all of a subrecipient's Public Assistance small projects combined exceeds the total obligated for all small projects, the subrecipient may request additional funding through the appeal process, within 60 days of the latest work completion date of all its Small Projects, as described in the [Public Assistance Program and Policy Guide](#). A net small project overrun appeal will require a review of all small projects and could result in a reduction of funding.

XXIII. Appeals

1. Public Assistance

In the event that a subrecipient does not agree with the determinations made by DHS/FEMA, the subrecipient has the right to file an appeal. This appeal must be submitted in GMS by initiating a New Project Appeal, attaching documented justification supporting the subrecipient's position, specifying the monetary figure in dispute and the provisions in federal law, regulation, or policy with which the subrecipient believes the initial action was inconsistent. Additionally, for disasters declared on or after January 1, 2022, subrecipients must submit appeals using DHS/FEMA's Grants Portal system, in addition to GMS. An appeal must be submitted by the subrecipient within the following time frames:

- a. Any DHS/FEMA determination – 60 days from the written notice of the determination being made.
- b. Second Appeal – 60 days from the written notice of the determination made on the previous appeal.

Appeals should be addressed to the TDEM's Division Chief of Recovery and should contain additional information that the subrecipient wants to have considered. Upon receipt of an appeal from Subrecipient, TDEM will review the material submitted, and forward the appeal with a written recommendation to DHS/FEMA within 60 days.

For presidentially declared disasters on or after October 30, 2012, a subrecipient may choose to arbitrate in lieu of submitting a second appeal. The arbitration program is designed to offer an alternate second appeal process by providing final adjudication through an independent, neutral panel of arbitrators for particular PA projects involving a dispute equal to or in excess of \$500,000 (or \$100,000 if the Applicant is in a "rural area", defined as having a population of less than 200,000 living outside an urbanized area) and must be filed within 60 days of receipt of the first appeal decision. For specific information, refer to [44 CFR § 206.206](#).

2. Hazard Mitigation

In the event that a subrecipient does not agree with the determinations made by DHS/FEMA, the subrecipient has the right to file an appeal. This appeal must be submitted in GMS by initiating a New Project Appeal, attaching documented justification supporting the subrecipient's position, specifying the monetary figure in dispute and the provisions in federal law, regulation, or policy with which the subrecipient believes the initial action was inconsistent. [In accordance with 44 C.F.R §206.440](#), an appeal must be submitted by the subrecipient within the following time frames:

- a. Any DHS/FEMA or TDEM determination – 60 days from the date of the determination of the appeal written on the DHS/FEMA letter;
- b. Second Appeal – 60 days from the written notice of the determination made on the previous appeal. The decision of the Second Appeal is final and not subject to arbitration.

Appeals must be addressed to the State Hazard Mitigation Officer (SHMO) and should contain additional information, in accordance with Hazard Mitigation Assistance (HMA) guidance, that the subrecipient wants to have considered by DHS/FEMA. Upon receipt of an appeal from the subrecipient, TDEM will forward the appeal to DHS/FEMA within 60 days.

XXIV. Requests for Reimbursement

Subrecipient will request payment of funds on projects by initiating a request for reimbursement (RFR) in GMS or an advance of funds request (AFR) through GMS. The request must include documentation supporting the request.

Payments for open projects must be requested at least quarterly if expenditures have been made in that quarter. If payment is not requested quarterly, Subrecipient is subject to enforcement mechanisms described in the Enforcement section (XIV). Additional monitoring may be required of subrecipients if funds are advanced.

Small projects will be paid upon completion of work and submission of all necessary closeout documentation to TDEM. Due to the increase of the small project maximum, subrecipients may require an Advance of Funds to pay eligible costs of approved project scopes of work.

XXV. Quarterly Report Requirements

Subrecipients must submit quarterly progress reports (QPR) for open, large projects in Public Assistance, all Hazard Mitigation Grant Program, Building Resilient Infrastructure and Committees (BRIC), and Pre-Disaster Mitigation Grant projects using GMS. QPRs are due to TDEM the 15th of the month after the reporting period

ends. The reporting period consists of 4 3-month periods:

- a. Quarter 1 (Q1): October – December
- b. Quarter 2 (Q2): January – March
- c. Quarter 3 (Q3): April – June
- d. Quarter 4 (Q4): July – September

Failure to submit required QPRs that demonstrate appropriate project progress for two or more quarters, or Requests for Reimbursement (RFR) not submitted quarterly, can result in the withholding or de-obligation of funding for subrecipients until all QPRs are submitted to TDEM.

TDEM may use the data provided in QPRs when considering requests for overruns, period of performance extensions, or any other award activity. If projects are not progressing, TDEM will require additional reporting or may take any other appropriate action to comply with required standards.

XXVI. Equipment Records

When an individual item of equipment is no longer required for federally-funded programs or projects, Subrecipient must calculate the current fair market value of the individual item. If items have a fair market value in excess of \$5,000.00, Subrecipient must make DHS/FEMA aware. For full rules and regulations regarding purchased equipment, reference [2 C.F.R. 200.313](#).

XXVII. FEMA Public Assistance Portal and FEMA GO

In addition to TDEM's Grants Management System, must utilize the required DHS/FEMA grant management systems. The FEMA Public Assistance Delivery Model, or Simplified Application process, is used to facilitate the writing of project worksheets in FEMA's Grants Portal system (Portal). The subrecipient must establish and maintain an active account in the Portal. It is the subrecipient's responsibility to provide and upload timely, all information requested that is needed to write accurate project worksheets. The Portal provides the subrecipient visibility of the entire project writing process.

The FEMA Grant Outcomes (FEMA GO) platform is used to facilitate the application, tracking, and management of Hazard Mitigation Grant Programs (HMGP) including Building Resilient Infrastructure and Communities (BRIC), Flood Mitigation Assistance (FMA), and HMGP Post Fire Assistance. The subrecipient is responsible for requesting and maintaining an active account in FEMA GO and responding timely to any information requested in order to complete the award process.

The use of FEMA's Grants Portal and FEMA GO do not eliminate the requirement to use TDEM's Grants Management System.

XXVIII. Indirect Cost Rates

The subrecipient may use the negotiated Indirect Cost Rate approved by its cognizant agency, or may use the 10 percent de minimis rate of modified total direct costs (MTDC) (as per [2 C.F.R. § 200.414](#)) when receiving Management Costs.

XXIX. Request for Information

TDEM and/or DHS/FEMA may request additional information from the subrecipient throughout the life cycle of this grant. This process, the Request for Information, herein referred to as RFI. DHS/FEMA RFIs may be received directly from TDEM's Grants Management System (GMS), FEMA systems (FEMA Grants Portal & FEMA GO), DHS/FEMA employees, or indirectly through TDEM representatives. DHS/FEMA RFI timeframes may vary, but due dates are always communicated upon transmission of the RFI. The TDEM RFI policies can be found in Exhibits G & H.

Exhibits

Exhibit A: Assurance – Non-Construction Programs

(See [Standard Form 424B](#))

As the duly authorized representative of subrecipient, I certify that subrecipient

1. Has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost) to ensure proper planning, management and completion of the project described in this grant.
2. Will give the Department of Homeland Security, the Texas Division of Emergency Management, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this grant and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686 and 44 C.F.R. Part 19), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to

confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which agreement for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction sub-agreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000.00 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190 as amended by 42 U.S.C. 4311 et seq. and Executive Order (EO) 11514) which establishes national policy goals and procedures to protect and enhance the environment, including protection against natural disasters. To comply with NEPA for DHS grant-supported activities, DHS-FEMA requires the environmental aspects to be reviewed and evaluated before final action on the application; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) comply with the Clean Air Act of 1977, (42 U.S.C. §§7401 et seq. and Executive Order 11738) providing for the protection of and enhancement of the quality of the nation's air resources to promote public health and welfare and for restoring and maintaining the chemical, physical,

and biological integrity of the nation's waters; (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348, 45 C.F.R. 46, and DHS Management Directive 026-044 (Directive) regarding the protection of human subjects involved in research, development, and related activities supported by this Grant. "Research" means a systematic investigation, including research, development, testing, and evaluation designed to develop or contribute to general knowledge. See Directive for additional provisions for including humans in the womb, pregnant women, and neonates (Subpart B); prisoners (Subpart C); and children (Subpart D). See also state and local law for research using autopsy materials.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 (now OMB 2 C.F.R. 200.500), "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, grant guidance, and policies governing this Grant.

Exhibit B: Assurances – Construction Programs

(See [Standard Form 424D](#))

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Has the legal authority to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project costs) to ensure proper planning, management and completion of project described in this Grant.
2. Will give the Department of Homeland Security, the Texas Division of Emergency Management, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to this grant and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of this Grant.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

10. Will comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686 and 44 C.F.R. Part 19), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which agreement for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the agreement.
11. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
12. Will comply or has already complied with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327- 333) regarding labor standards for federally- assisted construction sub-agreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the

following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) as amended by 42 U.S.C. 4311 et seq. and Executive Order (EO) 11514 which establishes national policy goals and procedures to protect and enhance the environment, including protection against natural disasters; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) comply with the Clean Air Act of 1977, (42 U.S.C. §§7401 et seq. and Executive Order 11738) providing for the protection of and enhancement of the quality of the nation's air resources to promote public health and welfare and for restoring and maintaining the chemical, physical, and biological integrity of the nation's waters; (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 (now OMB 2 C.F.R. 200.500), "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, grant guidance and policies governing this grant.

Exhibit C: Certifications for Grant Agreements

The undersigned, as the authorized official, certifies the following to the best of his/her knowledge and belief:

1. No federal appropriated funds have been paid or will be paid by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee or a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee or a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL Disclosure of Lobbying Activities, in accordance with its instructions.
3. The undersigned shall require that the language of this certification prohibiting lobbying be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
4. As required by Executive Order 12549, Debarment and Suspension, and implemented at 28 C.F.R. Part 67, for prospective participants in primary covered transactions, as defined at 28 C.F.R. Part 67, Section 67.510. (Federal Certification), the subrecipient certifies that it and its principals and vendors:
 - a. Are not debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency. Subrecipient can access debarment information by going to www.sam.gov and the State Debarred Vendor List at: www.window.state.tx.us/procurement/prog/vendor_performance/debarred.

- b. Have not within a three-year period preceding this grant been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (D)(2) of this certification;
 - d. Have not within a three-year period preceding this grant had one or more public transactions (federal, state, or local) terminated for cause or default; or
 - e. Where subrecipient is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this grant. (Federal Certification).
5. Federal funds will be used to supplement existing funds, and will not replace (supplant) funds that have been appropriated for the same purpose. Subrecipient may be required to supply documentation certifying that a reduction in non-federal resources occurred for reasons other than the receipt or expected receipt of federal funds.
 6. Subrecipient will comply with 2 C.F.R. Part 180, Subpart C as a condition of receiving grant funds and subrecipient will require such compliance in any subgrants or contract at the next tier.
 7. Subrecipient will comply with the Drug-free Workplace Act, in Subpart B of 2 C.F.R. Part 3001.
 8. Subrecipient is not delinquent on any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129 and form SF-424, item number 17 for additional information and guidance.
 9. Subrecipient will comply with all applicable requirements of all other federal laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this grant.
 10. Subrecipient understands that failure to comply with any of the above assurances may result in suspension, termination or reduction of funds in this grant.

Exhibit D: State of Texas Assurances

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Shall comply with Texas Government Code, Chapter 573, by ensuring that no officer, employee, or member of the Subrecipient's governing body or of the Subrecipient's contractor shall vote or confirm the employment of any person related within the second degree of affinity or the third degree of consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise such person. This prohibition shall not prohibit the employment of a person who shall have been continuously employed for a period of two years, or such other period stipulated by local law, prior to the election or appointment of the officer, employee, or governing body member related to such person in the prohibited degree.
2. Shall insure that all information collected, assembled, or maintained by the Subrecipient relative to a project will be available to the public during normal business hours in compliance with Texas Government Code, Chapter 552, unless otherwise expressly prohibited by law.
3. Shall comply with Texas Government Code, Chapter 551, which requires all regular, special, or called meetings of governmental bodies to be open to the public, except as otherwise provided by law or specifically permitted in the Texas Constitution.
4. Shall comply with Section 231.006, Texas Family Code, which prohibits payments to a person who is in arrears on child support payments.
5. Shall not contract with or issue a license, certificate, or permit to the owner, operator, or administrator of a facility if the Subrecipient is a health, human services, public safety, or law enforcement agency and the license, permit, or certificate has been revoked by another health and human services agency or public safety or law enforcement agency.
6. Shall comply with all rules adopted by the Texas Commission on Law Enforcement pursuant to Chapter 1701, Texas Occupations Code, or shall provide the grantor agency with a certification from the Texas Commission on Law Enforcement that the agency is in the process of achieving compliance with such rules if the Subrecipient is a law enforcement agency regulated by Texas Occupations Code, Chapter 1701.
7. Shall follow all assurances. When incorporated into a grant award or contract, standard assurances contained in the application package become terms or conditions for receipt of grant funds. Administering state agencies and subrecipients shall maintain an appropriate contract administration system to ensure that all terms, conditions, and specifications are met. (See UGMS Section __.36 for additional guidance on contract provisions).

8. Shall comply with the Texas Family Code, Section 261.101, which requires reporting of all suspected cases of child abuse to local law enforcement authorities and to the Texas Department of Child Protective and Regulatory Services. Subrecipient shall also ensure that all program personnel are properly trained and aware of this requirement.
9. Shall comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990 including Titles I, II, and III of the Americans with Disability Act which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities, 44 U.S.C. §§ 12101-12213; (d) the Age Discrimination Act of 1974, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this grant.
10. Shall comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally assisted construction subagreements.
11. Shall comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91- 646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Shall comply with the provisions of the Hatch Political Activity Act (5 U.S.C. §§7321-

29), which limit the political activity of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Shall comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act and the Intergovernmental Personnel Act of 1970, as applicable.
14. Shall insure that the facilities under its ownership, lease, or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA (EO 11738).
15. Shall comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234. Section 102(a) requires the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition proposed for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards.
16. Shall comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1977, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
17. Shall comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
18. Shall assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

19. Shall comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
20. Shall comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
21. Shall comply with the Pro-Children Act of 1994 (Public Law 103-277), which prohibits smoking within any portion of any indoor facility used for the provision of services for children.
22. Shall comply with all federal tax laws and are solely responsible for filing all required state and federal tax forms.
23. Shall comply with all applicable requirements of all other federal and state laws, executive orders, regulations, and policies governing this program.
24. And its principals are eligible to participate and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state, or local governmental entity and it is not listed on a state or federal government's terrorism watch list as described in Executive Order 13224. Entities ineligible for federal procurement have Exclusions listed at [SAM.gov](https://www.sam.gov).
25. Shall adopt and implement applicable provisions of the model HIV/AIDS workplace guidelines of the Texas Department of Health as required by the Texas Health and Safety Code, Ann., Sec. 85.001, et seq.

Exhibit E: Environmental Review

As the duly authorized representative of subrecipient, I certify that subrecipient:

1. Shall assess its federally funded projects for potential impact to environmental resources and historic properties.
2. Shall submit any required screening form(s) as soon as possible and shall comply with deadlines established by TDEM. Timelines for the Environmental Planning and Historic Preservation (EHP) review process will vary based upon the complexity of the project and the potential for environmental or historical impact.
3. Shall include sufficient review time within its project management plan to comply with EHP requirements. Initiation of any activity prior to completion of FEMA's EHP review will result in a non-compliance finding and TDEM will not authorize or release Grant funds for non-compliant projects.
4. As soon as possible upon receiving this grant, shall provide information to TDEM to assist with the legally required EHP review and to ensure compliance with applicable EHP laws and Executive Orders (EO) currently using the FEMA EHP Screening Form OMB Number 1660-0115/FEMA Form 024-0-01 and submitting it, with all supporting documentation, to TDEM for review. These EHP requirements include but are not limited to the National Environmental Policy Act, the National Historic Preservation Act, the Endangered Species Act, EO 11988 – Floodplain Management, EO 11990 – Protection of Wetlands, and EO 12898 – Environmental Justice. Subrecipient shall comply with all Federal, State, and local EHP requirements and shall obtain applicable permits and clearances.
5. Shall not undertake any activity from the project that would result in ground disturbance, facility modification, or purchase and use of sonar equipment without the prior approval of FEMA. These include but are not limited to communications towers, physical security enhancements involving ground disturbance, new construction, and modifications to buildings.
6. Shall comply with all mitigation or treatment measures required for the project as the result of FEMA's EHP review. Any changes to an approved project description will require re-evaluation for compliance with EHP requirements before the project can proceed.
7. If ground disturbing activities occur during project implementation, subrecipient shall ensure monitoring of ground disturbance and if any potential archeological resources are discovered, subrecipient shall immediately cease construction in that area and notify FEMA and the appropriate State Historical Preservation Office.

Exhibit F: Additional Grant Certifications

1. Public Assistance and Hazard Mitigation Program Grant (HMGP)

a. Match Certifications

Subrecipient certifies that it has the ability to meet or exceed the cost share required for all subawards (projects) and amendments (versions) under this Grant Agreement.

b. Duplication of Program Statement

Subrecipient certifies there has not been, nor will be, a duplication of benefits for this project Match Certification.

c. Federal Debt Disclosure

Subrecipient certifies that it not delinquent on and Federal debt.

2. HMGP Only

a. Maintenance Agreement

Applicant certifies that there is a Maintenance Agreement needed for this facility and that a copy of that agreement will be provided to TDEM.

b. Environmental Justice Statement

Federal Executive Order 12898 compliance requirements – If there are any concentration of low income or minority populations in or near the HMGP projects:

i. Applicant certifies that the HMGP project result will not result in a disproportionately high effect on low income or minority populations.

OR

ii. Applicant certifies that actions will be taken to ensure of environmental justice for low income and minority populations related to this HMGP project.

Exhibit G: Request for Information Policy

Timelines for providing complete and accurate information and documentation are crucial to the success of the overall Grant Program and to the timely completion and closure of awarded projects. TDEM has developed a framework following a progressive series of communications for the Subrecipient, referred to as Request for Information (RFI). TDEM will work with Subrecipients throughout the RFI process as communication is the key to success.

This policy will be applied to Public Assistance and Hazard Mitigation projects for management and closeout activities after obligation. This policy will address non-responsive and inadequate responses to requests for information. Although the timeline outlines milestones to be completed, nothing limits the ability of TDEM from sending communications.

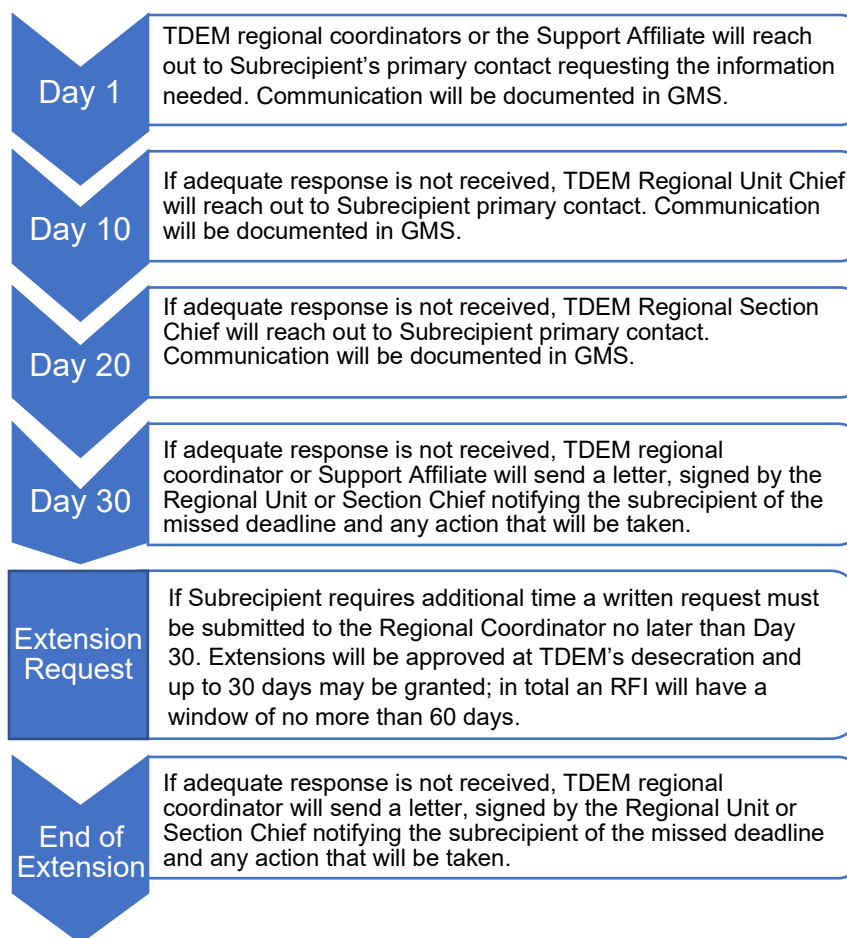


Exhibit H: Pre-Obligation Request for Information Policy

Timelines for providing complete and accurate information and documentation are crucial to the success of the overall Grant Program and to the timely obligation of projects. TDEM has developed a framework following a progressive series of communications for the subrecipient, referred to as Request for Information (RFI). TDEM will work with subrecipients throughout the RFI process as communication is the key to success.

This policy will be applied to Hazard Mitigation projects for management activities pre-obligation. This policy will address non-responsive and inadequate responses to requests for information. The timeline outlined below represents a single, 15-day period beginning from TDEM's first review of Subrecipient's application. Failure to supply timely responses could result in dismissal of application or award submission. Although the timeline outlines milestones to be completed, nothing limits the ability of TDEM from sending communications.

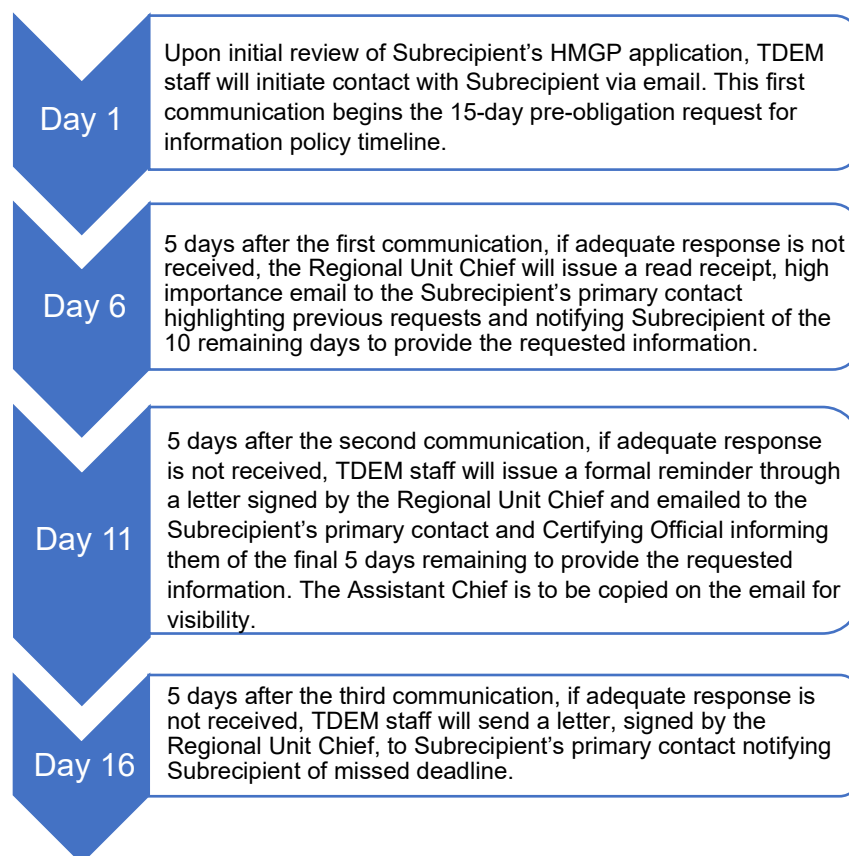


Exhibit I: Recoupment of Federal Funds

Procedure Summary

- This procedure is to ensure responsible spending of federal dollars, [2 CFR § 200.344](#) and [2 CFR § 200.345](#) require that the State of Texas and the Texas Division of Emergency Management (TDEM) act to identify and recover any improper payments.
- This procedure applies to all Division subrecipients that receive funds from or through TDEM and explains the process by which funding to subrecipients will be recovered in the event that such funding is determined to be an overpayment or is not expended appropriately under the terms and conditions between TDEM and the subrecipient and/or applicable FEMA program, statute, regulations, or guidance.
- The federal dollars described in this policy are passed through the Division, which serves as the Governor's authorized representative for certain federal grants and awards. Any amount of debt owed to the federal government is ultimately the responsibility of the State of Texas, not specifically the responsibility of the Division.

Procedure

1. Applicability of Recoupment

- 1.1. This procedure will be applied to subrecipients that have been determined by the Division to have received an overpayment or that the Division determines has not spent federal funds in accordance with their grant or financial award.

2. Recipient's Responsibilities

- 2.1. subrecipients are required to sign Grant Terms and Conditions prior to receipt of funds that stipulate subrecipients shall refund to the Division any sum that has been determined by the Division to be an overpayment to Subrecipient or that the Division determines has not been spent by Subrecipient in accordance with their grant or financial award.
- 2.2. No refund payment(s) shall be made from local, state or federal grant funds unless repayment with grant funds is specifically permitted under the applicable program.
- 2.3. Subrecipients shall make such refund to the Division within thirty (30) calendar days after the Division requests such refund.

3. Division Collection Actions

3.1. Upon determination that a subrecipient has received an overpayment or has not expended funds in accordance with the grant or fiscal award, the following steps will be taken:

3.1.1. First Formal Communication: A recoupment letter will be sent to the subrecipient's Authorized Agent(s) highlighting the amount of federal funds owed, electronic transfer information, and the requirement to repay the amount within thirty (30) calendar days.

3.1.1.1. The communication will be sent using electronic mail to the designated agent identified in the grant/funding application, and;

3.1.1.2. Posted in TDEM's Grants Management System (GMS), and;

3.1.2. The Division will confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients designated agent, mayor, or county judge as applicable.

3.1.3. If the subrecipient fails to make repayment of the amount identified in the recoupment letter within thirty (30) business days of receipt of the letter, the Division may offset an applicant's owed funds against current available funding due to applicant unless an agreement to return funding is reached with the applicant as approved by TDEM.

3.1.4. If the repayment is not made, the Division shall send an additional notice to the subrecipient by electronic mail and posted to the TDEM Grants Management System (GMS) thirty (30) to forty-five (45) days after the first letter was sent and then confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients designated agent, mayor, or county judge as applicable. This letter will indicate the amount of funds that have been transferred to offset the amount due and remaining balance or will confirm if offset will occur. In addition, the letter will contain information related to recoupment options that may be taken in accordance with section 3.2 Delinquent Accounts.

3.1.5. If the repayment is not made after the second letter, the Division shall send a third notice to the subrecipient by electronic mail and posted to the TDEM Grants Management System (GMS) thirty (30) to forty-five (45) days after the second letter was sent and then confirm receipt of the recoupment letter by either receiving a written confirmation from the subrecipient or making documented verbal contact with the subrecipients

designated agent, mayor, or county judge as applicable. This letter will indicate the amount of funds that have been transferred to offset the amount due and remaining balance or will confirm if offset will occur. In addition, the letter will contain information related to recoupment options that may be taken in accordance with section 3.2 Delinquent Accounts.

- 3.1.6. If the subrecipient fails to make repayment of the amount identified in the recoupment letter or enter an agreement to repay the funding with the Division approved by TDEM within one hundred twenty (120) days from the date that the original recoupment letter was sent, the Division will take any and all authorized actions to withhold funding for other grants, including issuing a State Comptroller Warrant Hold and/or referring the matter to the attorney general. The Division shall notify the subrecipient of any such decision.

3.2. Delinquent Accounts

3.2.1. Delinquency Determination

- 3.2.1.1. If a subrecipient fails to make repayment of the amount identified in the recoupment letter or enter an agreement approved by TDEM to repay the funding with the Division within 120 days from the date the original recoupment letter was sent, the Division may determine that the account is delinquent.
- 3.2.1.2. At TDEM's sole discretion, TDEM may authorize payment plans that fully reimburse the full amount owed over a 1–9-month period or prior to the end of the grant period. From time to time, variances in approved timelines may occur based on the phase of the grant process and other timelines determined by FEMA such as periods of performance and closeout liquidation periods.
- 3.2.1.3. Should a subrecipient enter into a payment plan and then fail to make more than one timely payment, the payment plan shall be considered invalid and the full balance shall be due within 30 calendar days. If payment is not made within 30 days, the actions contained within Section 3.1.7 and Section 3.2.

3.2.2. Warrant Hold Process

- 3.2.2.1. Once the Division has determined that the debt is delinquent, the Division may utilize the state comptroller's warrant hold process to ensure payments are not issued to the individual or entity that is indebted to the state.

3.2.3. Referral to the Attorney General

3.2.3.1. Once the account is determined to be delinquent, the Division may determine whether to refer the account to the Attorney General through the System Office of the General Counsel.

3.2.3.2. The determination as to the manner in which to pursue the collection of the account must consider the following:

3.2.3.2.1. The size of the debt;

3.2.3.2.2. The existence of any security or collateral;

3.2.3.2.3. The likelihood of collection through passive means;

3.2.3.2.4. The cost to the Division or Attorney General in attempting to collect the obligation; and

3.2.3.2.5. The availability of resources within the Division or Attorney General to devote to the collection of the obligation.

3.2.4. Referral to the Attorney General

3.2.4.1. Upon a determination to refer to the Attorney General, the Division shall notify the subrecipient of the delinquency status of the account, including the amount in no more than two mailed letters.

3.2.4.1.1. The first demand letter shall be mailed USPS First Class Mail within 30 days after the debt has been determined delinquent and an Attorney General referral is desired.

3.2.4.1.2. The second demand letter shall be mailed USPS First Class Mail between 30-60 days after the first demand letter was mailed if repayment of the amount has not occurred.

3.2.4.2. If the Division determines that it will refer the matter to the Attorney General, it shall, through the System Office of the General Counsel, notify the Attorney General around the 90th day after the first demand letter was sent.

3.3. The Division shall maintain copies of all communications with the subrecipients regarding the recoupment of the grant or financial award funding.

4. TDEM's Ability to Remedy

Nothing in this procedure shall limit TDEM's ability to implement alternative remedies for which it has authority to resolve outstanding recoupments.

Nothing in this policy shall prohibit TDEM from immediately taking any recoupment action after the first thirty (30) day notice has been issued requesting repayment.

Related Statutes, Policies, or Requirements

- [Texas A&M University System Regulation 21.01.04](#)
- [1 Tex. Admin. Code Section 59.2](#)
- [Tex. Gov't Code Section 403.055](#)
- [Tex. Gov't Code Chapter 2107](#)
- [Texas A&M University System Office Collection and Write-off Guidance](#)
- [Texas A&M University System Regulation 09.04.01](#)

Grant Acknowledgement, Agreement and Signature

Please provide your signature next to each item in acknowledgement you have received, read, understand, and agree to abide by the terms.

I, _____, the undersigned and Certifying Official of
Printed Name

_____ certify that I have read and understand each section of the
Subrecipient Name

of the above agreement. My signatures below serve as Subrecipient agreement to comply with all laws, rules, regulations, and policy presented.

Signature Agreement Authority

Signature Agreement (Section I – XXIX)

Signature Exhibit A: Assurance – Non-Construction Programs

Signature Exhibit B: Assurance – Construction Programs

Signature Exhibit C: Certifications for Grant Agreements

Signature Exhibit D: State of Texas Assurances

Signature Exhibit E: Environmental Review Certification

Signature Exhibit F: Additional Grant Certifications

Signature

Exhibit G: Request for Information Policy

Signature

Exhibit H: Pre-Obligation Request for Information Policy

Signature

Exhibit I: Recoupment of Federal Funds

Signature

I understand that by signing these terms and conditions, only costs deemed eligible in the approved scope of work (SOW) for my award will be reimbursed. Additional funding or time extensions will not be made available unless previously approved.

Please sign below to acknowledge subrecipient's acceptance of this grant and all exhibits and subrecipient's agreement to abide by all terms and conditions.

Signature of Certifying Official

Date

Printed Name, Title (e.g., Jane Doe, Mayor)



Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: February 13, 2024
Re: Arizona Drive Improvements Design R86

Action Requested:

Consider and act to approve a work authorization for the design of the Arizona Drive Improvements from Walnut Street to Pecan Street with Kimley Horn and Associates for the amount not to exceed \$145,400.00. (Berry)

Background Information:

City Council approved Harley Ellis Devereaux's (HED) design contract for the design of a parking garage located along Arizona Drive at the November 14th, 2023 council meeting. Currently, Arizona between Walnut and Pecan is an asphalt roadway with roadside ditches with a Pavement Condition Index (PCI) score of 27. During the construction of the parking garage, we anticipate that the road will deteriorate with the staging of heavy equipment and materials. As a result, the road will need to be reconstructed for the opening of the new parking garage. The proposed design will include subsurface utilities and concrete pavement.

Legal Review:

Contract has been previously reviewed and approved.

Supporting Documents:

1. Arizona_WA to MSA - Kimley Horn
2. Map

Financial Consideration:

The project will be funded with road capital recovery funds.

Staff Recommendation:

Staff recommends approving the work authorization as presented.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 KH	MAPS Date:	10/10/2022
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In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **Kimley Horn and Associates** ([Engineer or Consultant](#)); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Arizona Drive (From Walnut Street to Pecan Street)		
Engineer Project #		Work Authorization Date:	
Engineer:	Kimley Horn and Associates		
Purchase Order#:		Project #:	
Engineer Representative		Owner Representative:	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10 th of each month.
Invoice Instructions: Electronic Submission is preferred.	Email to: accountspayable@celina-tx.gov & aglasgow@celnia-tx.gov Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans** _____ are _____ are not attached.
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other:** Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

ENGINEER

Signature

L. Nathan Ante

Signature

Printed Name & Title

L. Nathan Ante, PE

Printed Name & Title

Date

1/25/2024

Date

EXHIBIT "A"
SERVICES TO BE PROVIDED BY KIMLEY-HORN

I. PROJECT DESCRIPTION

This Project includes the design of approximately 340 linear feet of Arizona Drive from Walnut Street (FM 455) to Pecan Street (2-lane downtown collector) and proposed to generally match City of Celina Downtown Street Design. The design of these improvements includes roadway, drainage, sidewalk (both sides), signing, pavement markings, landscape and irrigation in the parkway, street lighting and fiber, traffic control, and erosion control. Intersection improvements at Pecan Street and Walnut Street are not included as a part of this scope of service, and it is assumed that proposed improvements will tie into existing conditions.

The design of these improvements also includes integration of proposed City Government Center Parking Garage along the eastern frontage of Arizona Drive, currently being designed under separate contract (Original date April 12, 2023, Amended November 16, 2023). These improvements will include proposed driveway location along Arizona Drive. It is anticipated that Arizona Drive will be included with the bid and construction phase of the Parking Garage project. Additional topographic survey will be acquired with Arizona Drive project for Parking Garage project.

In addition to design services, the Project includes survey, Geotechnical investigation, Garage project coordination, public involvement, bid phase services, Subsurface Utility Engineering (if needed), construction phase services, and the preparation of record documents.

II. TASK SUMMARY, BASIC SERVICES

A. Survey

This task is intended to provide additional data collection to supplement information acquired under City Government Center Parking Garage project (Original date April 12, 2023, Amended November 16, 2023), prepared under separate agreement. Limits include Arizona Drive (from Walnut St to Pecan St), Pecan St (Arizona St to Colorado Dr), and Colorado Dr (Walnut St to Pecan St).

- a. Data Collection and Property Research
 - i. Gather existing right-of-way, easement, plat, and property information along project area described above. Undocumented easements may not be identified. Title research may be performed as an *Additional Service* only upon written City authorization.
 - ii. City to provide record drawing information for City infrastructure and development record plans within project limits.
 - iii. Coordinate with Texas 811 to locate and mark existing franchise and public utilities prior to performing the field survey.
 - iv. Arrange and make provisions for access to perform the services specified within this scope.
- b. Right of Entry – Prior to initiating field surveying operations on private property, the Consultant shall assist the City in sending letters to all adjacent property owners notifying them of the intent to survey on private property. The Consultant shall provide the City with the name, address, and contact information of the property owners, as well as the property addresses of the affected property. Written permission to survey on private property shall be obtained from the property owner(s) before surveying is commenced. The letter of permission shall include permission for the Consultant to set iron pins and control monuments for future right-of-way and/or easements to be acquired by the City if necessary, at a later date.
- c. Perform Topographic Survey, locating surface features including trees greater than 6-inches in diameter and existing building fronts and thresholds as applicable along alignment.

- i. Survey width shall be along project limits to acquire additional data to complete the following area, 100-feet wide, 50-feet each side of centerline, at 50-foot intervals.
- ii. Supplement survey at Colorado and Pecan to survey recent street improvements.
- iii. Perform field survey ground control.
- iv. Interpret surface geophysics and mark indications of utilities with paint or pin flags on ground surface for subsequent depiction on deliverable utility map.
- v. Survey existing utility designating marks and above ground utility appurtenances according to the project control and record data for subsequent depiction on plan deliverables.
- d. Review topographic survey, available records from the City, TxDOT, and information gathered from the franchise utilities.
- e. Compile above information into a base file to be used for design.
- f. Base file will be in AutoCAD Civil 3D.
- g. Provide base files to other consultants, engineers, and contractors who may be performing work for the City or adjacent to the Project, only upon City request.

B. Preliminary Design (60%)

- a. Project Management and Administration.
 - i. Develop project production plan and schedule.
 - ii. Prepare for and attend meetings (1).
 - iii. Project site visit (1).
 - iv. Data Collection.
 - v. Coordination with City.
 - vi. Coordination with subconsultants.
 - vii. Coordination with consultants and engineers adjacent to the proposed project.
 - viii. Prepare meeting agendas, summaries, and progress reports.
 - ix. Project correspondence and invoicing.
 - x. Quality control and internal plan reviews.
- b. General Plans
 - i. Prepare general plans sheets necessary including cover, general notes, sheet index, control sheet, project layout, removal sheets, and applicable City and TxDOT standard details.
- c. Typical Section
 - i. Typical sections anticipated:
 - a. Two (2) 12-foot travel lanes
 - b. Two (2) 5-foot sidewalks
 - c. 50-foot wide proposed right-of-way
 - i. Typical section will include pavement section materials in accordance with City minimum standards and City of Celina Downtown Street Design Manual.
- d. Roadway Plan and Profile Layout and Typical Sections.
 - i. Includes design of horizontal/vertical alignment and typical sections.
 - ii. Identify significant design constraints.
 - iii. Establish and document design criteria.
 - iv. Establish project centerline/baseline.
 - v. Establish roadway curb lines and establish proposed lane widths.
 - vi. Establish sidewalk widths and locations.
 - vii. Determine profile of the roadway.
 - viii. Determine easement and potential ROW requirements.
 - ix. Prepare preliminary plan and profile designs on 22"x34" sheets at 1"=20' horizontal and 1"=4" vertical.
 - x. Update existing and proposed ground surfaces and cross-sections to evaluate earthwork quantities and identify potential conflicts.
- e. Drainage Analysis
 - i. Compile the hydrological and hydraulic data from City records and previous studies.

- ii. Develop the drainage area maps for improvements (determine conveyance path and runoff coefficients to calculate design flow, subdivide the drainage areas into sub-areas.)
 - iii. Identify the drainage facilities required to accommodate the proposed improvements.
 - iv. Prepare drainage design to accommodate the proposed improvements. The design of any offsite drainage improvements to accommodate the proposed improvements, if necessary, will be considered Additional Services.
 - v. Prepare preliminary drainage designs on 22"x34" sheets at 1"=20' horizontal and 1"=4" vertical.
- f. Utilities
 - ii. No water or wastewater line relocations are included. Minor adjustments to existing water valve boxes, existing service reconnections, etc. will be specified in the plans.
- g. Traffic
 - i. Prepare pavement marking and signing layouts on 22"x34" sheets at 1"=20'.
 - ii. Develop temporary traffic control narrative and notes.
 - a. Traffic control and detour plans to be prepared by the Contractor.
- h. Landscape and Irrigation
 - i. Coordinate with City on proposed parkway landscaping and irrigation to meet City standards.
 - ii. Prepare preliminary planting plans including trees, planting areas, and turf. Planting plans will show plant species, sizes, and location.
 - iii. Prepare plan sheets for planting details and specifications, including canopy trees, ornamental trees, shrubs and groundcover, and turf.
 - iv. Irrigation plans to be provided in Final Design upon City approval of Preliminary landscape design.
- i. Illumination
 - i. Locate proposed street lights along the corridor.
- j. Fiber (conduit only)
 - i. Locate proposed City fiber conduit along the corridor.
 - ii. Fiber will be shown on the illumination plans.
- k. Preliminary design submittal (60%) to include:
 - i. Submit up to two (2) half size (11"x17") plans and electronic file (PDF) to the City.
 - ii. Submittal shall include the following:
 - a. Preliminary Design Plans (11"x17").
 - b. Preliminary opinion of probable construction cost.

C. Final Design (90%, 100%)

- a. Project Management and Administration.
 - i. Prepare for and attend meetings (2).
 - ii. Coordination with City.
 - iii. Coordination with subconsultants.
 - iv. Coordination with consultants and engineers adjacent to the proposed project.
 - v. Prepare meeting agendas, summaries, and progress reports.
 - vi. Project correspondence and invoicing.
 - vii. Quality control and internal plan reviews.
- b. General Plans
 - i. Finalize general plans sheets necessary including cover, general notes, sheet index, control sheet, project layout and applicable City and TxDOT standard details.
- c. Roadway
 - i. Finalize paving plan and profile design and sheets.
 - ii. Develop design cross-sections.
 - a. Develop on 50-foot intervals.

- b. Show pavement, subgrade, cross-slopes, curbs, right-of-way limits, easements, side slopes, sidewalk, and retaining walls (if needed).
 - iii. Analyze all driveways within the project and develop driveway profiles as needed. Typical driveways will be defined vertically by spot elevations.
 - iv. Prepare cross-section plan sheets at 1"=20' horizontal and 1"=10' vertical scales. Cross-sections will be provided in the bid documents.
 - v. Barrier free ramps at intersections will be included.
 - vi. Prepare roadway details to clarify intent of design.
 - vii. Compile applicable City standard details. Modify standard details as needed.
- d. Drainage
 - i. Finalize drainage plan and profile design and sheets.
 - ii. Prepare profiles for the proposed storm drain laterals.
 - iii. Provide plans and details for outfall protection.
 - iv. Prepare drainage details to clarify intent of design. Create details for connections to existing system (where applicable).
 - v. Compile applicable City standard details. Modify standard details as needed.
- e. Utilities
 - i. No water or wastewater line relocations are included. Minor adjustments to existing water valve boxes, existing service reconnections, etc. will be specified in the plans.
- f. Traffic
 - i. Pavement Marking and Signing Plans.
 - a. Finalize pavement marking and signing design and sheets.
 - b. Prepare details to clarify intent of design.
 - c. Compile applicable TxDOT and City standard details.
 - ii. Traffic Control Plans.
 - a. Finalize traffic control narrative. Traffic control and detour plans to be prepared by the Contractor.
 - b. Compile applicable TxDOT and City standard details.
- g. Landscape and Irrigation
 - i. Finalize landscape design upon City approval of preliminary landscape plans. Final plans will be in accordance with City requirements.
 - ii. Prepare final planting plans including trees, planting areas, and turf. Planting plans will show plant species, sizes, and location.
 - iii. Prepare final irrigation plans per City standards for irrigation equipment. Irrigation plans will show head layout, pipe sizing, and controller / valve locations.
 - iv. Compile applicable City standard planting and irrigation details and specifications.
- h. Illumination
 - i. Upon City approval of street light locations, design street light system using City standard light poles and specifications.
 - ii. Provide street light layout, pull box locations, electrical plans, and applicable notes and details.
 - iii. Provide supporting calculations.
 - iv. Prepare the following plan sheets:
 - c. Lighting Plan (1"=40' scale, 22"x34").
 - d. Lighting Luminaire and Conduit Data.
 - e. Lighting Electrical Data and Notes.
 - v. Compile applicable TxDOT and City standard details.
 - vi. Compile applicable Technical Specifications.
- i. Fiber (conduit only)
 - i. Upon City approval of fiber requirements and location, design up to 4-inch fiber conduit system using City of Celina specifications.
 - ii. Provide conduit layout, pull box locations, and applicable notes and details. Fiber will be shown on the illumination plans.
 - iii. Compile applicable TxDOT and City standard details.

- j. Erosion Control.
 - i. Prepare erosion control plan sheets at 1"=40' scale (22"x34").
 - ii. Erosion control sheets will specify sediment control fence, inlet protection, rock check dams, sod, and seed locations.
 - iii. Compile applicable TxDOT standards.
- k. Consultant to provide the following to assist with bid phase. It is anticipated that Project will be included with Parking Garage Project bid and construction.
 - i. Pay item listing
 - ii. Quantities
 - iii. Procore cost code listing
- l. It is anticipated that any required TxDOT permitting will be included with Parking Garage Project.
- m. Finalize quantity summaries (pay item listings) and update the overall opinion of probable construction cost.
- n. Final Design (90%) submittal to include:
 - i. Incorporate the Preliminary Design (60%) design review comments.
 - ii. Submit two (2) half size (11"x17") plans and PDF electronic file of the plans to the City.
 - iii. Submittal shall include the following:
 - i. 90% Design Plans (11"x17").
 - ii. 90% Pay item listing.
 - iii. 90% opinion of probable construction cost.
- o. Final Design (100%) submittal to include:
 - i. Incorporate the Preliminary Design (90%) design review comments.
 - ii. It is anticipated the following sheets will be included in the construction plans:
 - a. Cover Sheet (1)
 - b. Sheet Index (1)
 - c. General Notes (1)
 - d. Project Control (1)
 - e. Typical Sections (1)
 - f. Removal Plan (1)
 - g. Paving Plan and Profile and Driveways (2)
 - h. Pavement Marking and Signing Plan (1)
 - i. Drainage Area Map (Existing and Proposed) (2)
 - j. Drainage Calculations (1)
 - k. Storm Drain Plan and Profile (2)
 - l. Landscape and Irrigation Plan (2)
 - m. Illumination and Fiber Plan (2)
 - n. Traffic Control Narrative (1)
 - o. Erosion Control Plan (1)
 - p. Cross Sections (1)
 - q. Standard City and TxDOT Details (where applicable) (39)
 - iii. Submit two (2) half size (11"x17") plans and PDF electronic file of the plans to the City.
 - iv. Submittal shall include the following:
 - a. Final Design Plans (11"x17").
 - b. Final Pay item listing.
 - c. Final opinion of probable construction cost.
 - v. Submit Final Design plans to a TDLR reviewer in accordance with Article 3, Section 3.1.4 of the Agreement. City may select the third-party reviewer for TDLR compliance review. Consultant will review accessibility comments and make appropriate revisions to the plans.

III. TASK SUMMARY, SPECIAL SERVICES

A. Geotechnical Investigation

- a. Subsurface Exploration.
 - i. Along the roadway alignment, drill and extrude two (2) sample borings to depths of 10 feet below existing grade using truck mounted equipment.
 - ii. Additional depths or borings, if necessary, will be provide as Additional Services only upon written City authorization.
 - a. Check samples for consistency with a hand penetrometer.
 - b. Stake the boring locations using normal taping procedures (location and elevation to be surveyed).
 - c. Backfill bore holes and plug at the surface.
 - d. Provide continuous sampling (with field strength testing).
 - e. Rock if encountered, will be evaluated for hardness by TxDOT cone penetrating field testing.
- b. Laboratory Services
 - i. Testing.
 - a. Moisture contents to determine profile of moisture variations.
 - b. Atterberg limits and sieve analysis for classification of soils.
 - c. Unconfined compression tests to evaluate soil strengths.
 - d. Swell test to determine swell potential and subgrade treatment requirements (Swell Test Method).
 - e. Lime Stabilization Series to determine percent lime and/or cement required for subgrade stabilization.
 - f. Sulfate test.
 - g. Standard proctor.
 - h. Resilient modulus.
 - i. Unit weight determinations.
- c. Engineering Analysis
 - i. Prepare an engineering report presenting the following:
 - a. Sample boring location map.
 - b. General soil and ground-water conditions.
 - c. Examine samples for visible evidence of sulfates and discuss in the reports.
 - d. Recommendations for appropriate subgrade treatment, stabilization type, and concentration.
 - e. Recommend pavement section.
 - f. Earthwork recommendations, including compaction criteria for any given fill placed
 - ii. The geotechnical engineer's design recommendations shall be relied upon by the Consultant for pavement design.
 - iii. Submit one (1) .pdf copy of the report to the City.

B. Public Involvement

The budgeted fee for this Task is based upon approximately 40 hours of labor. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the City. This Task shall be used on an as-needed basis, at the discretion of the City. Tasks may include:

- a. Attend up to one (1) public meetings during the design phase of the project to communicate project details to citizens, council members, or other interested parties.
 - i. City shall provide meeting location and notices.
- b. Upon City authorization, prepare up to one (1) plan view rendered exhibit of the proposed improvements for each meeting. Exhibits to include:
 - i. Typical section showing lane widths, number of lanes to be built with this Project.
 - ii. Conceptual roll plot (1"=100') to include the following:
 - a. Control data.
 - b. Existing right-of-way, easements, and property boundaries.

- c. Existing topography.
- d. Existing pavement.
- e. Existing trees line within limits of improvements.
- f. Existing storm drain/culvert locations.
- g. Existing water line locations.
- h. Existing sanitary sewer line locations.
- i. Existing franchise utility locations (relying upon information provided by franchise utilities and SUE).
- j. Proposed roadway centerline alignment and horizontal curve data.
- k. Proposed intersection improvements.
- l. Proposed face of curb.
- m. Proposed and future medians, islands, and turn lanes.
- n. Proposed sidewalks.
- o. Proposed drainage layouts.
- p. Proposed pavement markings.
- q. Proposed street lighting foundations.
- r. Proposed limits of construction/embankment.
- s. Proposed easement and potential ROW requirements.

C. Garage Project Coordination

The budgeted fee for this Task is based upon approximately 40 hours of labor. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the City. This Task shall be used on an as-needed basis, at the discretion of the City. Tasks may include:

- a. Additional meetings with Garage project team and City.
- b. Additional Site visits not outlined in the task above.
- c. Coordinate project specific items for driveway and grading modifications along eastern frontage of Arizona Drive.
- d. Review and respond to additional construction plan reviews not outlined in the task above.
- e. Development of additional Project exhibits or plans sheets not outlined in the task above.

D. Bid Phase Services

The budgeted fee for this Task is based upon approximately 20 hours of labor. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the City. It is anticipated that Project will be included with Parking Garage Project bid and construction. This Task shall be used on an as-needed basis, at the discretion of the City. Tasks may include:

- a. Bid Documents submittal to include:
 - i. Prepare plan set for electronic bidding (.pdf) and submit to City.
 - ii. Furnishing hardcopies of review documents and/or bid documents will be considered as Additional Services.
- b. Prepare for and attend a pre-bid meeting with prospective bidders, if needed.
- c. Issue addenda as appropriate to interpret, clarify, or expand the Bid Documents.
- d. Prepare a letter addressing the award of the construction contract.
- e. Provide a schedule of submittals (shop drawings, etc.) required of the contractor.
- f. Conformed Document submittal:
 - i. Update the Bid Documents (plans) to incorporate bid addenda items
 - ii. Print up to four (4) half size sets (11"x17") plans for issuance at the Pre-Construction Conference.
 - iii. Package and submit CAD base files upon request.

E. Subsurface Utility Engineering (SUE) Quality Level "B" and "A"

This Task shall be used on an as-needed basis, at the discretion of the City. Tasks may include:

- a. After survey is complete and during Preliminary Design, identify possible conflict locations to perform SUE.
- b. Upon City authorization, perform SUE Quality Level "B" using geophysical prospecting equipment to identify City and franchised utilities at critical locations identified during design and/or construction, up to two (2) days of field investigation which will then be field surveyed.
- c. Upon City authorization, perform SUE Quality Level "A" using non-destructive vacuum excavation equipment to expose City and franchised utilities at critical locations, identified during design or construction, up to two (2) test hole locations which will then be field surveyed.
- d. Evaluate the SUE results and provide a summary of potential utility conflicts to the City.
- e. Provide the SUE results to the affected franchisees for their use in relocation efforts.

F. Construction Phase Services

The Scope of Services listed below may or may not be performed as part of our construction phase services. Consultant's role during construction will be provided upon request of the City and billed on a reimbursable basis as labor and direct expenses are incurred. The budgeted fee for this task is based upon approximately 20 hours of labor. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the City.

- a. Site Visits upon request.
- b. *Pre-Construction Meeting*. Attend Pre-Construction Meeting(s) prior to commencement of Work at the Site.
- c. *Franchise Utility Coordination*. Assist the City with franchise utility coordination efforts and conflict resolution during construction.
- d. *Clarifications and Interpretations*. Issue clarifications and interpretations of the Contract Documents to City as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by City.
- e. *Change Orders*. Recommend Change Orders to City, as appropriate. Review and make recommendations related to Change Orders submitted or proposed by the Contractor. Task includes preparing plan sheet revisions.
- f. *Limitation of Responsibilities*. Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. Consultant shall not have the authority or responsibility to stop the work of any Contractor.

G. Record Documents

- a. Consultant shall prepare construction Record Documents based on the information received from Contractor in accordance with the Agreement.
- b. The budgeted fee for this Task is based upon approximately 15 hours of labor. We will not proceed with performance of services beyond the hours budgeted, without written authorization by the City.

IV. ITEMS NOT INCLUDED IN THE EXISTING SCOPE OF SERVICES

A. **Additional Services not included in the existing Scope of Services** – City and Consultant agree that the following services are beyond the Scope of Services described in the tasks above. However, Consultant can provide these services, if needed, upon the City's written request. Any additional amounts paid to the Consultant as a result of any material change to the Scope of the Project shall be agreed upon in writing by both parties before the services are performed. These Additional Services include the following:

- a. Construction Staking.
- b. Environmental Services beyond those identified in the Scope of Services.
- c. Title Research.
- d. Traffic Simulations and/or Traffic Studies.
- e. Franchise Utility Design.
- f. Structural design (bridges, specialized drainage structures, etc.).
- g. Traffic Control Plan Design.
- h. Redesign to reflect project scope changes requested by the City, TxDOT, franchise utilities, and/or developer required to address changed conditions or change in direction previously approved by the City, mandated by changing governmental laws, or necessitated by the City/City's acceptance of substitutions proposed by the Contractor.
- i. Traffic Signal Design.
- j. Structural design of non-standard retaining walls.

- End of Scope of Services

EXHIBIT "B"
COMPENSATION

I.	Basic Services (Lump Sum)	
A.	Survey	\$12,000
B.	Preliminary Design (60%)	\$41,400
C.	Final Design (90%, 100%)	<u>\$33,600</u>
	Basic Services Total (Lump Sum)	\$87,000
II.	Special Services (Cost Plus Not to Exceed)	
A.	Geotechnical Investigation	\$11,000
B.	Public Involvement	\$10,500
C.	Garage Project Coordination	\$12,500
D.	Bid Phase Services	\$5,700
E.	Subsurface Utility Engineering (SUE)	
	Quality Level "B" and "A"	\$9,000
F.	Construction Phase Services	\$5,700
G.	Record Documents	<u>\$4,000</u>
	Special Services Total (Cost Plus, Not to Exceed)	\$58,400
	Project Budget, Grand Total (Not to Exceed)	\$145,400

EXHIBIT "C"
TIME / SCHDEULE

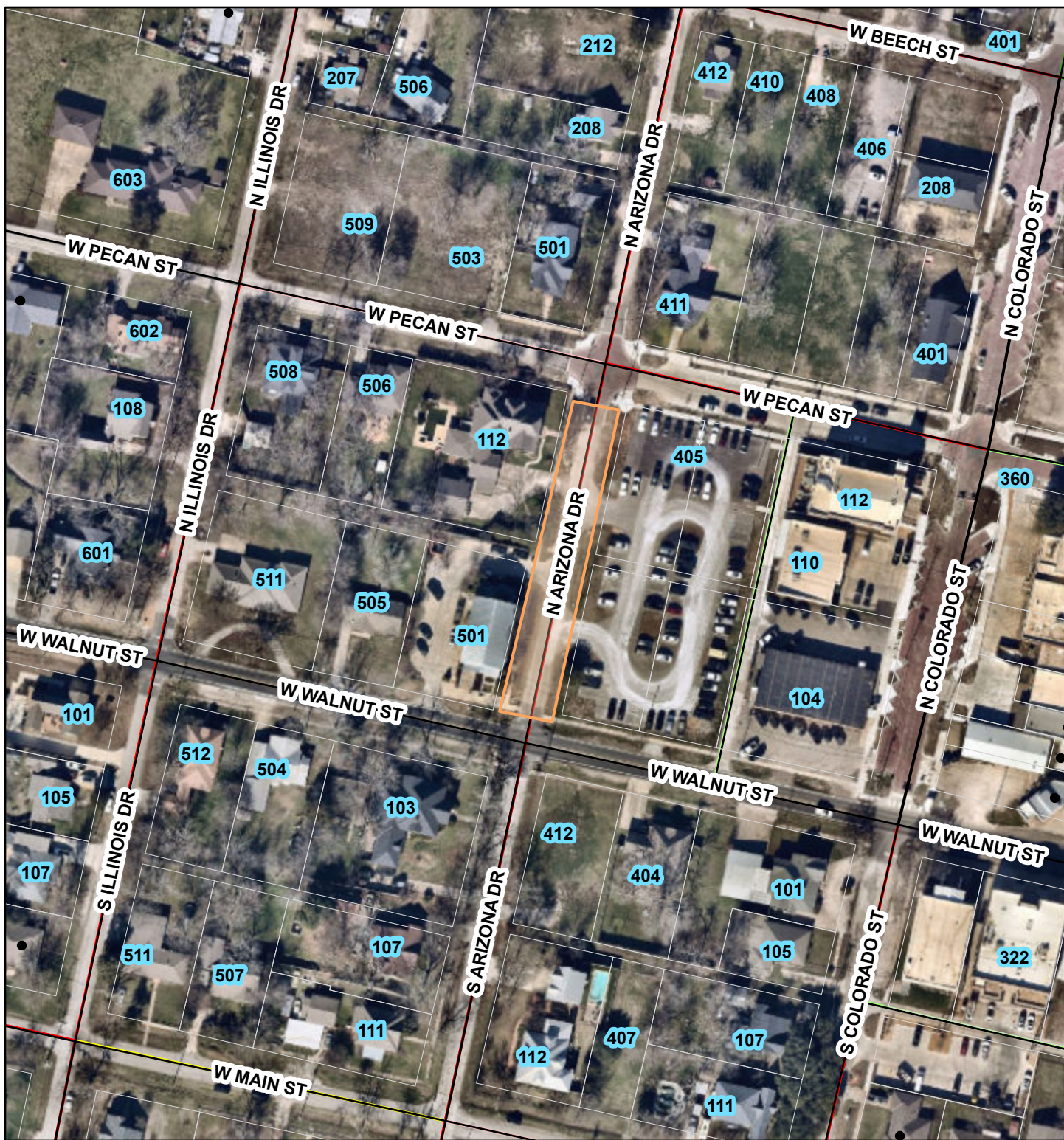


★ Key Milestones/Submittals

**EXHIBIT “D”
DELIVERABLES**

See EXHIBIT “A”.

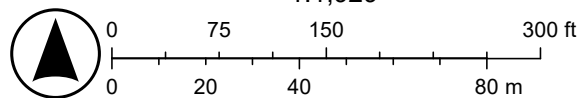
ArcGIS Web Map



1/25/2024, 4:37:01 PM

1:1,929

- Addresses
- Collin County Parcels
- Roads
- Centerline PCI
- Good: 86 - 100
- Satisfactory: 71- 85
- Fair: 56 - 70
- Poor: 41 - 55
- Very Poor: 26 - 40
- Serious: 11 - 25
- Failed: 0 - 10
- Unclassified



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Celina 64 – C-3 Expedited Annexation Service Agreement

Action Requested:

Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 64 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – C-3 Expedited Annexation Service Agreement) (Mohan)

Background Information:

This item is related to the annexation of approximately 64 acres generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. Please refer to the attached documents for further information, and the accompanying annexation and zoning agenda items.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Draft Agreement

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



HUDDLESTON DR

CAREY RD

DOE BRANCH BLVD

CLEAR CREEK PKWY

DALLAS NORTH TOLLWAY

LIGHT FARMS WAY

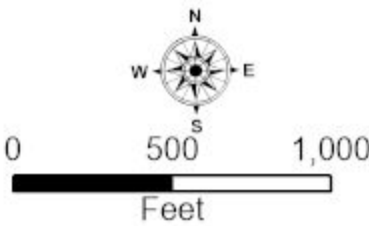
W FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

SE-NW Light Farms and DNT
Location Map
City of Celina

9/20/2023



Service Agreement for C-3 Annexed Property

The undersigned parties have negotiated, and now enter into, this written Service Agreement for C-3 Annexed Property ("Agreement") pursuant to the authority provided by Section 43.0672, Texas Local Government Code ("LGC"). Pursuant to Section 43.056(l) of the LGC, this Agreement shall have a term of ten (10) years beginning on the date approved by the City Council of Celina. This Agreement is for the following property:

The Property is described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, for and in consideration received and the mutual benefits contained herein, the undersigned parties agree to the following Service Plan:

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life

- Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the

City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full

municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Entered into this ____ day of _____, 2024.

CITY OF CELINA

By: _____

Name: Robert Ranc

Title: City Manager

Date: _____

OWNER: LIGHT BROTHERS PARTNERSHIP, 9.8 PROPERTIES LTD.

By: _____

Name: Elizabeth Batton

Title: Owner

Date: _____

Exhibit A Legal Description

BEING A TRACT OF LAND LOCATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, CELINA, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 20120628000779280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 117 FARM ON TOLLWAY, LTD., RECORDED IN INSTRUMENT NO. 20050701000885120, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00°40'24" WEST, A DISTANCE OF 0.26 FEET AND ANOTHER 5/8-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO WC KELLER, LLC, RECORDED IN INSTRUMENT NO. 20140623000639410, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO TWIN GREEN OAKS FARM, LTD., RECORDED IN INSTRUMENT NO. 20110119000076320, O.P.R.C.C.T. BEARS SOUTH 89°37'31" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°35'30" WEST, LEAVING SAID NORTH LINE AND ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 2, PASSING AT A DISTANCE OF 322.59 FEET A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID TRACT 2 AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO WC KELLER, LLC, AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 1 FOR A TOTAL DISTANCE OF 1,089.01 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" AT THE NORTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT;

THENCE NORTH 89°38'10" EAST, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA WAY, LLC. RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T. AT THE NORTHEAST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND IN THE SOUTH LG CELINA LF WAY TRACT;

THENCE SOUTH 00°36'38" EAST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID LG CELINA LF WAY TRACT, PASSING THE SOUTHWEST CORNER OF SAID LG CELINA LF WAY TRACT AT A DISTANCE OF 69.06 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID 9.8 PROPERTIES TRACT AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, O.P.R.C.C.T., PASSING AGAIN A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN, COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525) FOR A TOTAL DISTANCE OF 921.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2004101200149611, O.P.R.C.C.T.;

THENCE SOUTH 28°30'34" WEST, LEAVING SAID COMMON LINE, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611), A DISTANCE OF 191.34 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH LINE OF SAID 9.8 PROPERTIES TRACT AT THE SOUTHWEST CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611) AND THE NORTHEAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS TRACT, RECORDED IN INSTRUMENT NO. 20180329000383260, O.P.R.C.C.T.;

THENCE SOUTH 89°37'31" WEST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (20180329000383260) AND SAID 117 FARM ON TOLLWAY TRACT, RESPECTIVELY, A DISTANCE OF 307.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 427,981 SQUARE FEET OR 9.825 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN COUNTY ROAD 50 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN INSTRUMENT NO. 20120628000779280, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., BEARS SOUTH 00°36'38" WEST, A DISTANCE OF 102.74 FEET;

THENCE NORTH 00°36'38" WEST, ALONG THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID 9.8 PROPERTIES TRACT, A DISTANCE OF 749.61 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA LF WAY, LLC, RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T.;

THENCE EASTERLY, LEAVING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LG CELINA LF WAY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 89°23'24" EAST, A DISTANCE OF 171.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°36'16", A RADIUS OF 429.99 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 74°48'28" EAST, 234.19 FEET;

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 237.19 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET FOR CORNER;

THENCE SOUTH 59°00'20" EAST, A DISTANCE OF 37.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET IN THE NORTHWEST LINE OF S. DALLAS PARKWAY AT THE NORTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE SOUTH 28°30'34" WEST, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 790.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT AN ANGLE POINT IN THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE NORTH 61°29'28" WEST, ALONG THE SOUTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 191,208 SQUARE FEET OR 4.390 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217960, O.P.R.C.C.T. AT THE EAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20071114001544550, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE WEST COMMON CORNER OF SAID COLLIN COUNTY, TEXAS TRACTS BEARS NORTH 59°00'21" WEST, A DISTANCE OF 12.01 FEET;

THENCE SOUTH 59°00'21" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 770.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20080225000217960) AND THE COMMON WEST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217970, O.P.R.C.C.T. AND LIGHT FARMS, THE HAZEL NEIGHBORHOOD, PHASE IV, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022010000298, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 30°59'39" WEST, LEAVING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID ADDITION, A DISTANCE OF 792.41 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND FOR CORNER;

THENCE SOUTH 00°36'37" EAST, ALONG THE WEST LINE OF SAID ADDITION, PASSING AT A DISTANCE OF 309.54 FEET A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTHWEST CORNER OF LOT 30, BLOCK W OF SAID ADDITION, AND CONTINUING ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO LFC LAND COMPANY, LLC, RECORDED IN INSTRUMENT NO. 20120423000464780, O.P.R.C.C.T. FOR A TOTAL DISTANCE OF 1,513.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LFC LAND COMPANY II, LLC, RECORDED IN INSTRUMENT NO. 20140107000015410, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 89°56'06" WEST, LEAVING SAID WEST LINE AND ALONG SAID COMMON LINE, A DISTANCE OF 950.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND IN COUNTY ROAD 50 AT THE WEST COMMON CORNER OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID LFC LAND COMPANY II TRACT;

THENCE NORTH 00°36'38" WEST, LEAVING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT, A DISTANCE OF 1,274.98 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHEAST LINE OF S. DALLAS PARKWAY AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°17'05", A RADIUS OF 5,744.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°51'48" EAST, 829.91 FEET;

THENCE NORTHEASTERLY, ALONG SAID S. DALLAS PARKWAY, SAME BEING THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 830.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°30'41", A RADIUS OF 5,717.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25°58'17" EAST, 450.08 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID S. DALLAS PARKWAY AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 450.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550);

THENCE NORTH 36°59'42" EAST, ALONG THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550), A DISTANCE OF 80.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 28°30'34" EAST, A DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,166,811 SQUARE FEET OR 49.743 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.



Life Connected.

Marketing
City of Celina, Texas

Memorandum

To: Honorable Mayor Tubbs and the Celina City Council
From: Joe Monaco, Director of Marketing & Communications
CC: Karla Stovall, Assistant City Manager, Robert Ranc, City Manager
Date: February 13, 2024
Re: Discussion on a Partnership Agreement between the City of Celina and First Celina Baptist Church for the 2024 Easter Egg Hunt. (Monaco)

Action Requested:

Consider and act to authorize a Partnership Agreement between the City of Celina and First Celina Baptist Church for the annual Easter Egg Hunt to be held at Old Celina Park on Saturday, March 30, 2024. (Monaco)

Background Information:

The Easter Egg Hunt is an annual local community event that is hosted and run by the local churches, with First Celina Baptist Church serving as the Event Organizer. The City advertises the event on our Special Events calendar. In previous years, the City has not charged the churches for the use of Old Celina Park. The proposed agreement between the City and First Celina Baptist Church would formally continue this partnership with the City waiving the Site Reservation Fees associated with the park reservation. The agreement also includes the City purchasing Easter Eggs for the event.

Legal Review:

N/A

Supporting Documents:

1. Easter Egg Hunt Contract

Financial Consideration:

The City of Celina would waive the Site reservation fee and purchase Easter Eggs for the event.

Staff Recommendation:

Staff recommends approval.

ECONOMIC DEVELOPMENT AGREEMENT

This AGREEMENT ("Agreement") is made by and between the CITY OF CELINA, TEXAS ("City") and FIRST BAPTIST CHURCH CELINA ("Company"), a religious organization based in Celina, acting by and through their respective authorized officers and representatives.

WHEREAS, the City is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, pursuant to Chapter 380 of the Texas Local Government Code, the City has established a program of making loans and grants of public money to promote economic development; and

WHEREAS, the Company desires to organize and operate an Easter Egg Hunt ("Event") held at Old Celina Park and has applied for financial assistance from the City for such Event, advising that a contributing factor that would induce the Company to hold the event in the City of Celina would be an agreement with the City to contribute to the costs of such Event through economic development grants and incentives as set forth herein; and

WHEREAS, the City intends to provide an economic development grant to the Company in the amount of the site reservation fee for Old Celina Park; and

WHEREAS, the City has investigated and determined that the promotion of the Event is a benefit to local citizens and encourages tourism and economic development; and

WHEREAS, the City desires to contract with the Company for the promotion and marketing of economic and business development and tourism activities, opportunities, and programs within the City related to organized races; and

WHEREAS, the promotion of new business enterprises and the expansion of existing businesses within the City will promote economic development, stimulate commercial activity, generate additional sales tax, and enhance the property tax base and economic vitality of the City; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with this Agreement is in accordance with the City Economic Development Program and will: (i) further the objectives of the City; (ii) benefit the City and

the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I TERM

The term of this Agreement shall begin on the date of the last of the parties to execute this Agreement (the "Effective Date") and continue for a period of one (1) year. The City and the Company may upon mutual written consent, extend this Agreement for four (4) additional one (1) year periods after the initial term. Renewal shall be agreed upon by the City and the company no later than eight (8) months preceding the next event date.

ARTICLE II AFFIRMATIVE COVENANTS

2.1 **Affirmative Covenants of City.** The City will provide the Company with an economic development grant in the form of waiving the site reservation fee as established in the City of Celina Master Fee Chart approved by Celina City Council. In addition, the City shall provide a minimum of 10,000 Easter Eggs for attendees at the event.

2.2 **Affirmative Covenants of Company.**

(A) In exchange for the City waiving the site reservation fee for Old Celina Park, the Company agrees to include the City in any marketing materials under such partnership.

(B) The Company will be responsible for completing the Special Events Permit Application and all of the necessary processes within the Special Events Guidelines as approved by the Celina City Council. The Company will be responsible for complying with any and all applicable ordinances of the City.

(C) The Company will be responsible for providing approved traffic control plans and for payment of any barricades around Old Celina Park for the safety of the participants, spectators, and public safety officials.

(D) The Company will coordinate volunteers as available to assist in set-up, operations, and clean-up efforts related to the Event and return the premises of Old Celina Park to its original state before the Event. The Old Celina Park is made available to Company "as is" and "with all faults", and the City makes no representation or warranty of any kind, express or implied, with respect to Old Celina Park, including habitability, fitness or suitability for a particular purpose. CITY HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF HABITABILITY, FITNESS OR SUITABILITY FOR A PARTICULAR PURPOSE. THE COMPANY

ACKNOWLEDGES THAT NEITHER THE CITY NOR ANY AGENT OF THE CITY HAS MADE ANY REPRESENTATION OR WARRANTY WITH RESPECT TO OLD CELINA PARK OR THE SUITABILITY OF OLD CELINA PARK FOR THE PURPOSE HEREIN INTENDED. BY OCCUPYING OLD CELINA PARK, THE COMPANY IS DEEMED TO HAVE ACCEPTED OLD CELINA PARK AS SUITABLE FOR ITS PURPOSES.

(E) The Company will be responsible for all costs associated with the Event. The costs associated with the Event may include required fire, police, and emergency Services. The Company agrees to pay a Special Events Permit Application fee as established in the Special Events Guidelines approved by Celina City Council and non-related City Services at an agreed-upon cost with those contractors.

(F) No later than 60 days before the Event, the Company will provide to the City a Special Events Permit Application and turn in all required submittals no later than 30 days prior to the Events, or as otherwise required by the City's Code of Ordinances. The Company will adhere to the rules and regulations set forth in Article 1.12 Special Events, as amended, of the Celina Code of Ordinances. The Company will consult with the City in the performance of an Emergency Action Plan if the City determines that such modifications are in the interest of public health, safety, and welfare.

(G) Company shall not have an uncured breach of this Agreement or any other agreement by and between the Company.

(H) Company shall hold insurance in amounts sufficient to reasonably cover any and all liabilities at the Event, or in amounts otherwise required by the City.

ARTICLE III TERMINATION

3.1 This Agreement may be terminated upon any one of the following:

(A) By either the City or the Company for any reason upon ninety (90) days advance written notice to the other party;

(B) By mutual written agreement of the parties;

(C) By City or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the City or Company, as the case may be;

(D) Upon any of the following occurrences, which shall be declared an event of default:

i. Any warranty, representation, or statement made or furnished to City by or on behalf of Company under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished;

ii. Company's insolvency, appointment of receiver for any part of Company's property, any assignment for the benefit of creditors of Company, any type of creditor workout for Company, closure of the Company as an existing business in the State of Texas, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Company;

iii. The filing of any lawsuit by Company against the City;

iv. If any applicable permits required for the Events and issued by the City are revoked or expire, and Company fails to make reasonable efforts to obtain new permits, as determined by the City and such default is not cured by Company within thirty (30) days after written notice thereof; or

(E) Expiration of the term, or any subsequent renewal of the term.

ARTICLE IV FORCE MAJEURE

4.1 Company and City will not be in breach or in default under this Agreement on account of, and will not be liable to the other party for, any delay or failure to perform its obligations under this Agreement by reason of fire, earthquake, flood, explosion, strike, riot, war, terrorism, or similar event beyond the party's reasonable control (each a "Force Majeure Event"). However, if a Force Majeure Event occurs, the affected party shall, as soon as practicable:

- (A) Notify the other party of the Force Majeure Event and its impact under this agreement, including the amount of time needed before resuming performance; and
- (B) Use reasonable efforts to resolve issues resulting from the Force Majeure Event and perform its obligations under this agreement.

ARTICLE V RECORDS AND ACCOUNTS

The Company will maintain in accordance with generally accepted accounting practices accounts, documents, and other materials related to the costs, expenditures, and receipts incurred or made pursuant to this Agreement. All such material will be subject to inspection and audit at reasonable times by representatives of the City but no later than three (3) business days following written request by the City. The Company understands that any

records related to this Agreement may be subject to disclosure as a public record under the Texas Public Information Act and the Company will cooperate with the City in responding to any request under such law.

ARTICLE VI MISCELLANEOUS

5.1 Findings Incorporated. The recitals at the beginning of this Agreement are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration, and promises that bind the parties.

5.2 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this Agreement and their respective successors and permitted assigns.

5.3 Independent Contractor. In performing this Agreement, the Company is an independent contractor, not subject to control or direction by the City except for such oversight as herein described or otherwise set forth by applicable law. The Company and its contractors and volunteers will make no claim of City employment nor will claim against the City any employment-related benefits.

5.4 Limitation of Liability. It is understood and agreed between the parties that the Company and City, in satisfying the conditions of this Agreement, have acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions. **THE COMPANY AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY OF ANY CHARACTER, TYPE, OR DESCRIPTION, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY A PERSON OR PERSONS OR PROPERTY, ARISING OUT OF, OR OCCASIONED BY, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF THE EVENTS UNDER THIS AGREEMENT UNLESS CAUSED BY THE NEGLIGENCE OF THE CITY. BY ENTERING THIS AGREEMENT, THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW. THE PROVISIONS OF THIS INDEMNIFICATION ARE SOLELY FOR THE BENEFIT THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.**

5.5 Assignment. This Agreement may not be assigned or transferred by the Company to any other person or entity without the prior written consent of the City.

5.6 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

5.7 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

5.8 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City to:

Attn: Robert Ranc
Celina City Manager
142 N. Ohio Street
Celina, TX 75009

If intended for the Company, to:

Attn:

With a copy, to:

Attn:

5.9 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

5.10 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Celina, Collin County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Collin County, Texas.

5.11 Amendment. This Agreement may only be amended by mutual written agreement of the parties.

5.12 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

5.13 Recitals. The recitals to this Agreement are incorporated herein.

5.14 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

5.15 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

5.16 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering and performing its obligations under this Agreement.

5.17 Texas Government Code, Chapter 2264. In accordance with Chapter 2264 of the Texas Government Code, the Company agrees not to knowingly employ any person who is not lawfully admitted for permanent residence to the United States or who is not authorized under law to be employed in the United States ("Undocumented Worker"). During the term of this Agreement, the Company shall notify City of any complaint brought against the Company alleging that the Company has employed Undocumented Workers. If the Company, or a branch, division or department of the Company is convicted of a violation under 8 U.S.C. Section 1324a(f), the total amount of economic development grants it has received, together with interest at the rate of five percent (5%) from the date of each payment of an economic development grant, shall be repaid by the Company to the City not later than the 120th day after the date the City notifies the Company of the violation. The City shall recover court costs and reasonable attorney's fees incurred if it prevails in an action brought pursuant hereto to recover past economic development grants and interests. The Company shall not be liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee, or by a person with whom the Company contracts.

5.18 Severability. If any provision of the Agreement is found to be unenforceable under law, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in one or multiple copies, each of equal dignity.

ACCEPTED and EXECUTED as of the ____ day of _____, 2023.

CITY OF CELINA

By: _____
Robert Ranc, Celina City Manager

FIRST BAPTIST CHURCH
CELINA

By: Kevin Lykins

Kevin Lykins,
First Baptist Church Celina, Senior
Pastor

Signature: Kevin Lykins
Kevin Lykins (Feb 5, 2024 15:03 CST)
Email: pastorkevin@firstcelina.org



Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: February 13, 2024
Re: Downtown Inner Loop, Change Order, R20

Action Requested:

Consider and act to authorize a Change Order with Quality Excavation to add a new alley on Colorado for an amount not to exceed \$73,587.99. (Berry)

Background Information:

On December 14, 2021 Council authorized the award of Bid 2021-0102 for the Downtown Inner Loop Project to Quality Excavation. The award authorized and included fifteen percent contingency funds. This Change Order, exceeds \$50,000 and by statute requires Council authorization.

On November 14th 2023, council approved a facilities' agreement with Seven R Frisco, LLC that authorized the City to complete the construction of a concrete alley between Pecan and Beech Street. The proposed change order covers the cost of the alley construction. The alley will be constructed in the existing right of way and an additional right of way dedicated by Seven R Frisco, Van Nichols Family LP, and Celina Real Estate. The alley will be twenty feet (20') wide between the Celina Commons apartments and Granny's Sweeties. It will decrease in width to fifteen feet (15') west of Granny's Sweeties and decrease further to ten feet (10') west of Celina Commons. The parking shown adjacent to Granny's on the plans is not included in the cost of the proposed change order. The parking will be built at the same time as the alley, but the cost will be covered by the property owner.

Legal Review:

The Change Order form has been previously reviewed and approved.

Supporting Documents:

1. Downtown Inner Loop Change Order

Financial Consideration:

Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends authorizing the change order as presented.



CCO #026

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

Project: R20, D20, W20, S20 - Downtown Inner Loop Phase I
142 N. Ohio Street
Celina, Texas 75009
Phone: 972-382-2682

Subcontract Change Order #026: Construct New Alley off Colorado

CONTRACT COMPANY:	Quality Excavation 5580 US Hwy 377 Aubrey , Texas 76227	CONTRACT FOR:	SC-R20, D20, W20, S20-001 :Downtown Inner Loop Improvements Phase 1
DATE CREATED:	1/09/2024	CREATED BY:	Gabrielle Milam (City of Celina)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	01/09/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	18 days	EXECUTED:	No
SIGNED CHANGE ORDER RECEIVED DATE:		TOTAL AMOUNT:	\$73,587.99

DESCRIPTION:
CE #054 - Construct New Alley off Colorado
Construct New Alley off Colorado

Quality PCO #30

ATTACHMENTS:
[240109_PCO_30_Colorado_Alley.pdf](#)

CHANGE ORDER REQUESTS IN THIS CHANGE ORDER:

COR #	Title	Schedule Impact	Amount
027	Construct New Alley off Colorado	18 days	\$73,587.99
Total:			\$73,587.99

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
026	Construct New Alley off Colorado	18 days	\$73,587.99
Total:			\$73,587.99

CHANGE ORDER LINE ITEMS:

PCO # 026: Construct New Alley off Colorado

#	Budget Code	Description	Amount
1	2-41-14-24-03.CR Remove Concrete Parking Lot.Construction Road	Remove Existing Concrete Parking Lot	\$3,298.00
2	2-41-13-12-01.CR Remove Wood Fence.Construction Road	Remove Wood Fence	\$480.00
3	2-41-13-12-05.CR Remove Chain Link Fence.Construction Road	Remove Chain Link Fence	\$40.00
4	31-23-16-14.CR Roadway Excavation.Construction Road	Excavation	\$3,595.25
5	32-11-16-11-01.CR Street Header.Construction Road	Street Header	\$1,500.00
6	31-13-13-01.CR Remove Tree (6"-24" Diameter Breast Height).Construction Road	Tree Removal (6" to 24")	\$2,400.00
7	32-92-00-24.CR Grass Sod.Construction Road	Block Sodding	\$2,910.00



Life Connected.

CCO #026

#	Budget Code	Description	Amount
8	32-93-01-02.CR Imported Manufactured Topsoil.Construction Road	Import Manufact Topsoil	\$2,475.00
9	32-92-00-23.CR Grass Seed.Construction Road	Grass Seeding	\$300.00
10	31-08-10-09.CR Curlex.Construction Road	F&I Curlex	\$1,878.00
11	33-31-11-04-09.CR Backfill With Flexbase.Construction Road	F&I 6" Flex Base (2' o/s Pvmt)	\$23,997.24
12	32-13-13-12.CR Reinforced Portland Cement Concrete Pavement, 7" thick.Construction Road	7" Concrete Alley Pavement	\$27,194.50
13	2-41-13-19.CR Remove and Relocate Sign.Construction Road	Relocate Existing Sign	\$600.00
14	33-05-14-15.CR Adjust Manhole .Construction Road	Adjust Wastewater Manhole	\$2,000.00
15	33-13-00-26-07.CR Layout & Survey.Construction Road	Added Survey Model Time	\$920.00
Grand Total:			\$73,587.99

The original (Contract Sum)	\$ 8,940,624.66
Net change by previously authorized Change Orders	\$ 368,347.37
The contract sum prior to this Change Order was	\$ 9,308,972.03
The contract sum will be increased by this Change Order in the amount of	\$ 73,587.99
The new contract sum including this Change Order will be	\$ 9,382,560.02
The contract time will be increased by this Change Order by 18 days.	

DocuSigned by:

 41BD36A7FCA14BD... 1/24/2024

DocuSigned by:

 97A3ED6DBE9845C... 1/24/2024

DocuSigned by:

 2C893A681B6B4A4... 1/24/2024

City of Celina
 142 N. Ohio Drive
 Celina, Texas 75009

Quality Excavation
 5580 US Hwy 377
 Aubrey , Texas 76227

DocuSigned by:

 AA418EA3BD2740C... 1/24/2024

SIGNATURE

DATE

SIGNATURE

DATE

Project Agency	City of Celina
Project Name	Downtown Inner Loop Improvements Phase 1
Date:	January 09, 2024
Proposed PCO #30 Description	Construct New Alley off Colorado
Current Contract Amount Prior to PCO	\$9,293,972.03
Requested Amount	\$73,587.99

PAY ITEM	DESCRIPTION	UNIT	QUANTITY	\$/UNIT	TOTAL/EXTENSION
1.11	Remove Existing Concrete Parking Lot	SY	194	\$17.00	\$3,298.00
1.16	Remove Wood Fence	LF	16	\$30.00	\$480.00
1.21	Remove Chain Link Fence	LF	8	\$5.00	\$40.00
1.42	Excavation	CY	197	\$18.25	\$3,595.25
1.44	Street Header	LF	20	\$75.00	\$1,500.00
1.53	Tree Removal (6" to 24")	EA	2	\$1,200.00	\$2,400.00
1.81	Block Sodding	SY	194	\$15.00	\$2,910.00
1.83	Import Manufact Topsoil	CY	33	\$75.00	\$2,475.00
2.29	Grass Seeding	SY	100	\$3.00	\$300.00
New	F&I Curlex	SY	100	\$18.78	\$1,878.00
New	F&I 6" Flex Base (2' o/s Pvmt)	SY	349	\$68.76	\$23,997.24
New	7" Concrete Alley Pavement	SY	274	\$99.25	\$27,194.50
New	Relocate Existing Sign	EA	1	\$600.00	\$600.00
New	Adjust Wastewater Manhole	EA	1	\$2,000.00	\$2,000.00
New	Added Survey Model Time	HR	8	\$115.00	\$920.00
	Request 18 Calendar Days for this PCO				
	Added to the contract			Sub-Total:	\$73,587.99
				Total :	\$73,587.99

QUALITY EXCAVATION, LLC
5580 US HIGHWAY 377
AUBREY, TX 76227

Approved _____
Printed _____





Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Wesley Frank, Assistant to the City Manager
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Calling May 4, 2024 General Election

Action Requested:

Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Councilmember for Place 2 and a Councilmember for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 4, 2024. (Quinn)

Background Information:

This Resolution calls the annual General Election for May 6, 2023, in accordance with the Celina Home Rule Charter and the Texas Election Code.

Legal Review:

N/A

Supporting Documents:

1. RES 2024-__R Resolution calling general election

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION NO. 2024-__R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ORDERING AND CALLING A GENERAL ELECTION FOR THE PURPOSE OF ELECTING A COUNCILMEMBER FOR PLACE 2, AND A COUNCILMEMBER FOR PLACE 3 FOR THREE (3) YEAR TERMS EACH; AUTHORIZING A JOINT ELECTION WITH THE COLLIN COUNTY ELECTIONS ADMINISTRATOR, DENTON COUNTY ELECTIONS ADMINISTRATOR AND THE POLITICAL SUBDIVISIONS LOCATED ENTIRELY OR PARTIALLY INSIDE THE BOUNDARIES OF EACH COUNTY TO BE HELD ON MAY 4, 2024; PROVIDING FOR ALL NECESSARY ACTIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 41.001(a)(1) of the Texas Election Code (hereinafter the “Code”) establishes the first Saturday in May as a Uniform Election Date for the purposes of conducting a General or Special Election; and

WHEREAS, Chapter 271 of the Code provides for joint elections between municipalities and school districts; and

WHEREAS, Section 3.004(a)(3) of the Code provides that the governing body of a municipality shall be the authority to order a General or Special Election; and

WHEREAS, Section 3.005(c) of the Code provides that an election ordered by an authority of a municipality shall be ordered not later than the 78th day before Election Day; and

WHEREAS, Section 31.092 of the Code provides that the County Election Officer (the “Election Officer”) may contract with the City to perform election services; and

WHEREAS, the City, the Celina Independent School District and Collin County Community College (Collin County only), will contract with Denton County and Collin County, Texas through its Election Officer to perform election services pursuant to Section 31.091; and

WHEREAS, Section 2.053 of the Code provides that a City Council may, in its discretion, declare a candidate elected to office if: (1) the candidate is the only person who has qualified to appear on the ballot for that office, and (2) no write-in candidates have submitted their names to be placed on the list for write-in candidates; and

WHEREAS, the City Council desires to and hereby calls a General Election to be conducted on May 4, 2024, one (1) Councilmember for Place 2, and one (1) Councilmember for Place 3 for three (3) year terms each.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION

That all of the above premises are true and correct and are hereby incorporated in the body of this Resolution as if fully set forth herein.

SECTION 2
DATE OF ELECTION

That it is hereby ordered that a General Election, including any necessary run-off election(s) (the “Election”) shall be held in and throughout the City of Celina on Saturday, May 4, 2024, under the direction and administration of the Election Officers.

SECTION 3
PURPOSE OF ELECTION

That the purpose of said General Election is to elect a Councilmember for Place 2, and a Councilmember for Place 3, for three (3) year terms each.

SECTION 4
APPLICATION FOR A PLACE ON THE BALLOT

That any eligible and qualified person may have that person's name printed upon the official ballot as a candidate for the office(s) hereinbefore set forth by filing the person's sworn application with the City Secretary not later than 5:00 p.m. of the 78th day before election day, and not earlier than the 30th day before the date of the filing deadline.

SECTION 5
CANCELLATION OF ELECTION

If only one person who has qualified to appear on the ballot for each office hereinbefore set forth, and no write-in candidates have submitted their names to be placed on the list for write-in candidates, the City Council may declare the candidates elected to office and cancel the election called herein.

SECTION 6
ELECTION PRECINCT, POLLING PLACE, AND HOURS

The polling place in Collin County for the Election shall be posted at a time when determined by the Collin County Elections Administrator. The polling place in Denton County for the Election shall be posted at a time when determined by Denton County Elections Administrator. In

accordance with Section 41.031 of the Code, said polling place shall be open between the hours of 7:00 a.m. and 7:00 p.m. on the date of the Election.

SECTION 7

APPOINTMENT JUDGES AND CLERKS

The Election Officers shall arrange for the appointment, notifications, training and compensation of all Election Judges and Alternate Judges in accordance with law. The presiding Judge shall appoint not less than two (2) nor more than nine (9) qualified elections clerks to serve and assist in the conduct of the election in accordance with law.

SECTION 8

COMPENSATION OF THE JUDGE AND CLERKS

The Election Judge and the Alternate Election Judge shall be compensated in accordance with Section 32.091 of the Code. The Election Judge or Clerk who delivers the returns of the Election, keys to the ballot boxes or other election equipment, and unused election supplies shall also be paid the additional sum of \$25.00 for delivering such materials. Any payment referred to in this Section shall not exceed the maximum amounts set forth in Sections 32.091 and 32.092 of the Code.

SECTION 9

METHOD OF VOTING

The Election Officer(s) is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct the election. Voting at the Election shall be by use of a Direct Record Electronic Voting System. Preparation of the official ballots for the Election shall conform to the requirements of the Code, and in so doing shall permit the voter to vote for one (1) Councilmember for Place 2, and one (1) Councilmember for Place 3.

SECTION 10

GOVERNING LAW; QUALIFIED VOTERS

The Election shall be held in accordance with the Constitution of the State of Texas, the Code, and the Home Rule Charter, and all resident, qualified electors of the City shall be eligible to vote at the election. Election materials shall be printed in both English and Spanish for use at the polling place and for early voting for the Election.

SECTION 11

PUBLICATION AND POSTING OF NOTICE

Notice of the Election shall be given by posting a Notice of Election in both English and Spanish at the Celina City Hall, on the bulletin board or other location used for posting notices of the

meetings of the City Council not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in a newspaper published in the City or if none, then in a newspaper of general circulation within the City, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit, which complies with the requirements of the Code. In addition thereto, a copy of the notice shall also be filed with the City Secretary at least twenty-one (21) days before the Election.

SECTION 12

EARLY VOTING

Early voting by personal appearance shall be conducted by the Election Officer(s), who is hereby appointed the Early Voting Clerk. The main early voting location for Collin County voters shall be located at Collin County Elections, 2010 Redbud Blvd., #102, McKinney, Texas. The main early voting location for Denton County voters shall be located at Denton County Elections, 701 Kimberly Drive, Denton, Texas. Additional branch locations will be identified in the contract executed with the Collin County and Denton County Elections Administrators. The City Secretary may change the places and times of the locations contained in the contract without further City Council action after consulting with the Denton County Elections administrator and Collin County Elections administrator and determining that a change in the places or times is necessary. For the period early voting for the election is permitted by law, the Early Voting Clerk shall keep said office open Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., commencing on Monday, April 22, 2024 and terminating on Tuesday, April 30, 2024 except that early voting on April 29, 2024, and April 30, 2024, shall be between the hours of 7:00 a.m. and 7:00 p.m., and (Collin County only) Saturday, April 27, 2024, (7:00 a.m. to 7:00 p.m.). Early voting will not be conducted on any official State and/or national holiday during the period of early voting, unless required by the Code.

Application for early voting by mail shall be delivered to the Early Voting Clerk at the same address(s) and not later than the close of regular business in the Early Voting Clerk's office or 12:00 p.m., whichever is later, on April 23, 2024.

Early voting, both by personal appearance and by mail, shall be by use of ballots which conform to the requirements of the Code, and in so doing shall permit the voters to vote for one (1) Councilmember for Place 2, and one (1) Councilmember for Place 3 for three (3) year terms each. The Early ballots shall be canvassed by the Early Ballot Board, which is hereby created under the direction of the Election Officer.

SECTION 13

DELIVERY OF RETURNS

Pursuant to Section 66.051 of the Code, immediately after the closing of the poll on the day of the Election, the election officers named in this Ordinance shall make four (4) copies of the returns.

The returns shall be delivered as follows: The Election Judge shall deliver envelope #1 in person to the presiding officer of the local canvassing authority. If the presiding officer of the local canvassing authority is unavailable, the envelope shall be delivered to the general custodian of election records who shall then deliver it to the local canvassing authority before the time set for convening the local canvass. The Election Judge shall deliver envelope #2 to the general custodian of election records. The Election Judge shall retain envelope #3. The Election Judge shall deliver envelope #4 in person to the voter registrar. If the voter registrar is unavailable, the envelope shall be delivered to the general custodian of election records, who shall deliver it to the voter registrar on the next regular business day. All election records and supplies shall be preserved by the Elections Administrator/City Secretary in accordance with the Code.

SECTION 14

CANVASSING OF RETURNS

In accordance with Section 67.003 of the Code, the City Council shall canvass the returns not earlier than May 6, 2024, or later than May 17, 2024.

SECTION 15

NECESSARY ACTIONS

The Mayor, City Council, Election Officer and City staff, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the Election, whether or not expressly authorized herein.

SECTION 16

SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Celina that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 17

ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Resolution by copying the descriptive caption in the minutes of the City Council and by filing this Resolution in the records of the City.

SECTION 18
EFFECTIVE DATE

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

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 13th day of February 2024.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Lauren Vaughns, City Secretary



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: February 13, 2024
Re: Right of Way and Easements for Coit Road and Glendenning Parkway Extension

Action Requested:

Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina of conveyance documents necessary to effectuate the acquisition of right-of-way and easements for Coit Road and Glendenning Extension project; and providing for an effective date. (Glasgow)

Background Information:

The City of Celina entered into a development agreement (DA) with C and C Land, LLC in April 2021. As part of this agreement, C and C Land, LLC assumed the responsibility to construct Coit Road and Old Glendenning Parkway. The limits of Coit Road are from Outer Loop to approximately 1300 feet north, and Old Glendenning Parkway from Coit Road to 450' west. The proposed roadway will require approximately sixty feet (60') of right of way (ROW) and will provide two concrete lanes as an interim condition. The City is obligated to acquire the necessary offsite ROW to facilitate this construction as part of the DA.

Legal Review:

Legal counsel has reviewed the proposed Resolution for compliance to state law.

Supporting Documents:

1. Resolution_ ROW Coit and Glendenning Extension Right-of-Way Acquisition

Financial Consideration:

Funding for the acquisition of the right of way will be paid from bond funds.

Staff Recommendation:

Staff recommends approval.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE
NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF
CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE
ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE COIT
ROAD AND OLD GLENDENNING PARKWAY EXTENSION PROJECT;
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of Celina, Texas (“City”) has determined that it is in the best interest of the citizens of the City to acquire a property interest from the owners of the properties described in Exhibit “A” for construction of Coit Road and Old Glendenning Parkway Extension project (the “Project”).

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CELINA, TEXAS, THAT:**

Section 1: The findings and premises contained in the preamble above are hereby deemed to be true and correct.

Section 2: That the City Manager is authorized to negotiate and execute contracts, deeds, easements, and any other documents necessary, and to disburse purchase and closing funds necessary, to acquire property interests necessary for the construction of the Project in the locations identified in the attached Exhibit “B” on behalf of the City of Celina.

Section 3: This Resolution shall become effective upon the date of passage.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of Celina, Texas, this 13th day of February, 2024.

ATTEST:

APPROVED:

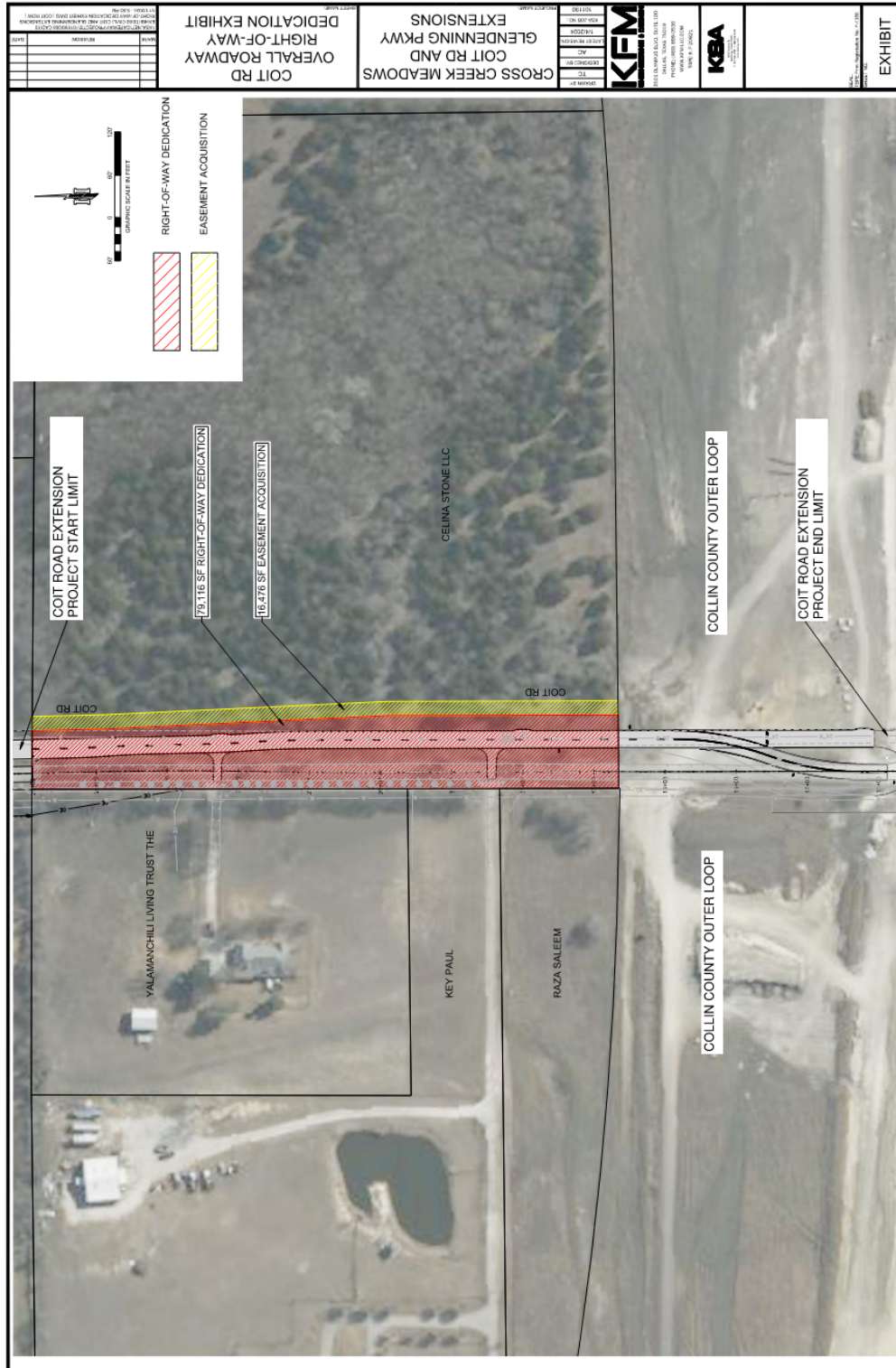
Susie Quinn, Interim Deputy City Secretary

Ryan Tubbs, Mayor

Exhibit A

<u>Property ID</u>	<u>Owner</u>	<u>Legal Description</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
1011693	ABS A0779 LEVIN ROUTH SURVEY, TRACT 10, 17.744 ACRES	Celina Stone LLC	Celina	TX	75009
2736081	ABS A0771 C P RICE SURVEY, TRACT 10, 15.059 ACRES	Celina Independent School District	Celina	TX	75009

Exhibit B







Life Connected.

Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Robin Bromiley, Director of Finance
CC: Karla Stovall, Assistant City Manager
Date: February 13, 2024
Re: FY 2024 Budget Amendment

Action Requested:

Consider and act upon an Ordinance of the City of Celina amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (City - Bromiley)

Background Information:

A budget amendment is requested for the FY 2023-2024 Operating Budget. The amendment includes budget appropriations for vehicle and building repair with insurance proceeds, the Fire Station No. 2 drainage project, Coit Rd. and Glendenning extension project, and Arizona and Colorado street improvements.

Legal Review:

N/A

Supporting Documents:

1. 2023 - 108 Amend Budget ordinance February 13, 2024

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

**CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-xxx**

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2023-2024, heretofore previously adopted by Ordinance 2023-108; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City’s budget for the fiscal year ending September 30, 2024, heretofore previously adopted by Ordinance 2023-108 duly enacted by the City Council of the City of Celina on the 12th day of September, 2023, be and is hereby amended as set out in Exhibit “A” attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit “A” be hereby appropriated and reallocated as specified for those purposes designated in Exhibit “A”.

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 13th day of February 2024.

Ryan Tubbs, Mayor

ATTEST:

Susie Quinn, Interim City Secretary

APPROVED AS TO FORM:

City Attorney

Exhibit A

Meeting date: February 13, 2024
FY 2024 Budget Amendment Detail

Budget Change # _____			
Account #	Account Name	Description	Adjustment
102-400-000-4707	Insurance Proceeds	Insurance Claim for a damaged vehicle and building	(34,927)
102-102-000-6200	Contract Services	Building Damage Insurance Claim	31,973
102-112-000-6432	Vehicle Repairs	Insurance Claim for a damaged vehicle	1,864
102-113-000-6432	Vehicle Repairs	Insurance Claim for a damaged vehicle	1,090
202-400-000-4707	Insurance Proceeds	Insurance Claim for a damaged vehicle	(1,125)
202-117-000-6432	Vehicle Repairs	Insurance Claim for a damaged vehicle	1,125
204-400-000-4799	Miscellaneous Revenue	Fire Station 2 Drainage	(45,259)
204-110-000-8502	Construction	Fire Station 2 Drainage	45,259
107-31-3050	Fund Balance	Funding for Coit Rd and Glendenning extension project	(500,000)
107-111-000-8502	Construction	Funding for Coit Rd and Glendenning extension project	500,000
121-31-3050	Fund Balance	Funding for Arizona and Colorado street improvements	(2,000,000)
121-111-000-8502	Construction	Funding for Arizona and Colorado street improvements	2,000,000



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: 910 N Preston - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 1.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning) (Mohan)

Background Information:

The request is to rezone approximately 1.2 acres from Agricultural District (AG) to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO). Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

Staff Recommendation:

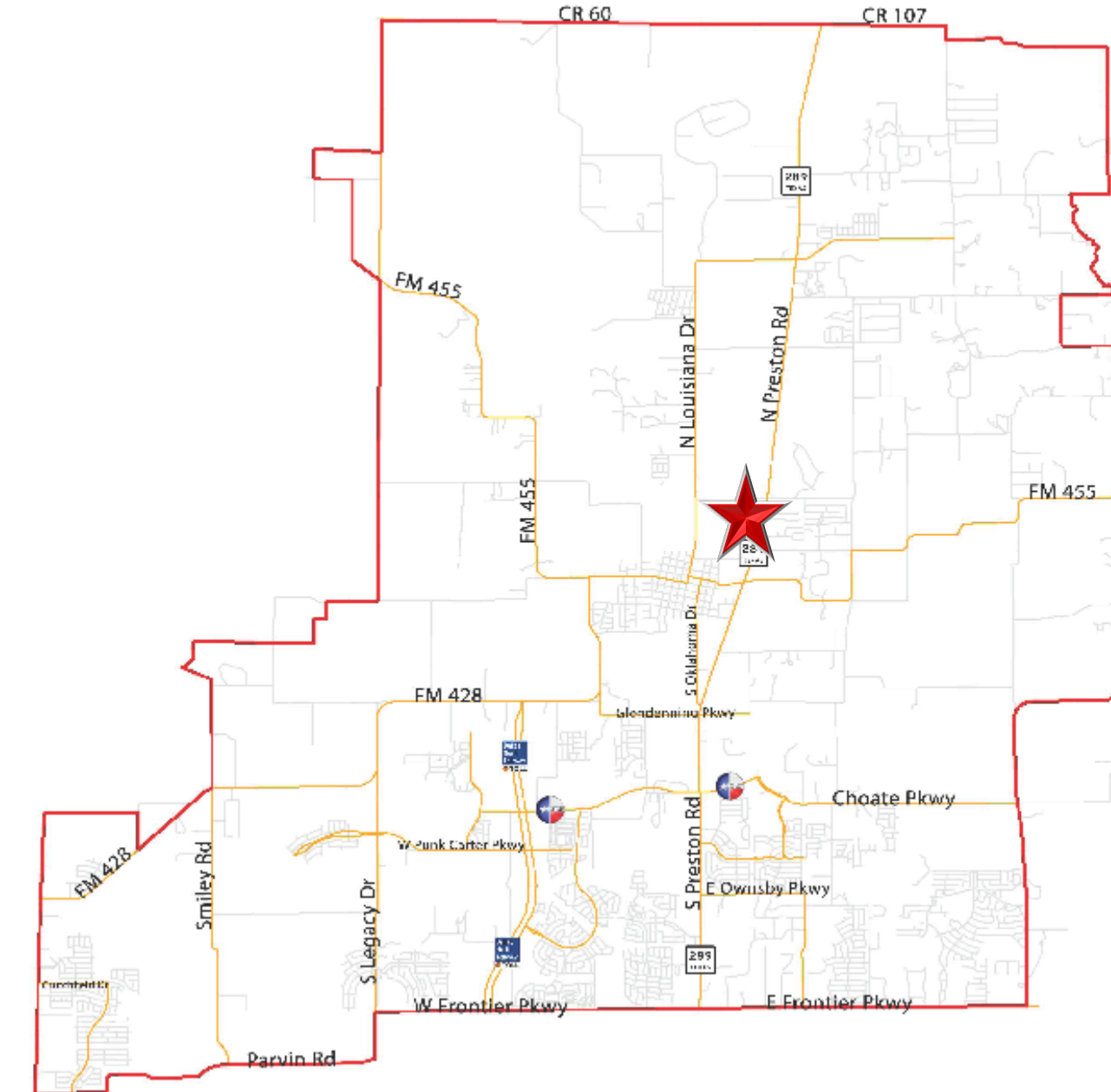
Staff recommends approval as presented.

910 N PRESTON

Rezoning

City Council
February 13, 2024







LOCATION MAP

The subject property is generally located west of Preston Road and approximately 825 feet north of Founders Lane

BACKGROUND

- The subject property is approximately 1.2 acres within City Limits, and currently zoned Agricultural District (AG)
- The existing house was constructed in 1978, and the existing metal structure was constructed in 2016
- The property was annexed into City Limits and zoned Agricultural District (AG) in 2017
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)

POLICY CONSIDERATIONS

- The proposed rezoning request is in conformance with the Future Land Use Plan, which supports commercial development along the Preston corridor
- The property maintains legal, non-conforming rights to its structures and land uses in existence at time of annexation

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in January
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

**ORDINANCE 2024-_____
910 N PRESTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 1.2 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF PRESTON ROAD AND APPROXIMATELY 825 FEET NORTH OF FOUNDERS LANE; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE REZONED FROM AGRICULTURAL DISTRICT (AG) TO COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) WITH THE PRESTON ROAD OVERLAY (PRO); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A", and depicted in Exhibit "B" attached hereto and incorporated herein, as Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13

EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A Legal Description

SITUATED in the City of Celina, County of Collin, State of Texas, being a part of the Collin County School Land Survey, Abstract No. 170, being all of the 1.155 acre tract, being a remainder of the 8.746 acre tract of land conveyed by Warranty Deed from Raymond W. Underwood and wife, Jonetta Underwood, to Robert W. McMillen and wife, Jo Ann McMillen, on April 26, 1977, recorded in Volume 1050, Page 659, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch rebar found in the West right-of-way line of Preston Road, AKA: State Hwy. 280, at the Southeast corner of said McMillen 1.155 ac. and at the most Eastern Northeast corner of the James M. Stephens and Mary Ann Stephens 4.428 ac. in Vol. 5590, Pg. 4030, D.R.C.C.T.;

THENCE West, with the most Eastern North line of said Stephens 4.428 ac., a distance of 285.00 ft. to a ½ inch rebar found on the East side of a "North-South" wire fence, at the Southwest corner of said McMillen 1.155 ac., an Ell corner of said Stephens 4.428 ac.;

THENCE North 00 deg. 28 min. 59 sec. West, with the most Northern East line of said Stephens 4.428 ac., a distance of 166.98 ft. to a 3 inch metal post standing at the North end of a "North-South" wire fence, in the South line of the John T. Hoeper 3.147 ac. in Vol. 2856, Pg. 560, D.R.C.C.T., at the Northwest corner of said McMillen 1.155 ac., and at the most Northern Northeast corner of said Stephens 4.428 ac.;

THENCE South 89 deg. 59 min. 11 sec. East, with the South line of said Hoeper 3.147 ac., a distance of 317.31 ft. to a brass capped monument found in the West right-of-way line of Preston Road, at the Northeast corner of said McMillen 1.155 ac., and at the Southeast corner of said Hoeper 3.147 ac.;

THENCE Southerly, with the West right-of-way line of Preston Road, with a curve to the right having Central Angle (Delta) of 1 deg. 43 min. 06 sec. and a Radius of 5659.58 ft. (Chord bears South 10 deg. 29 min. 28 sec. West, 169.74 ft.), an arc distance of 169.75 ft. to the PLACE OF BEGINNING and containing 1.1558 ACRES of land.

Exhibit B
Depiction of Property



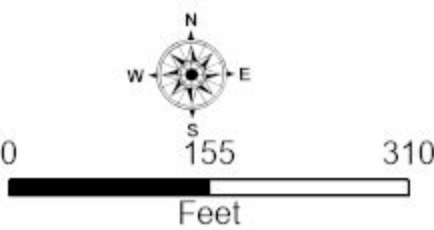


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

910 N Preston Location Map
City of Celina

12/21/2023





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Celina 64 – C-3 Expedited Annexation

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 64 acres; generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – C-3 Expedited Annexation) (Mohan)

Background Information:

This item is for the annexation of approximately 64 acres, generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. Please refer to the attached documents as well as the associated annexation service agreement and zoning agenda items for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

Staff Recommendation:

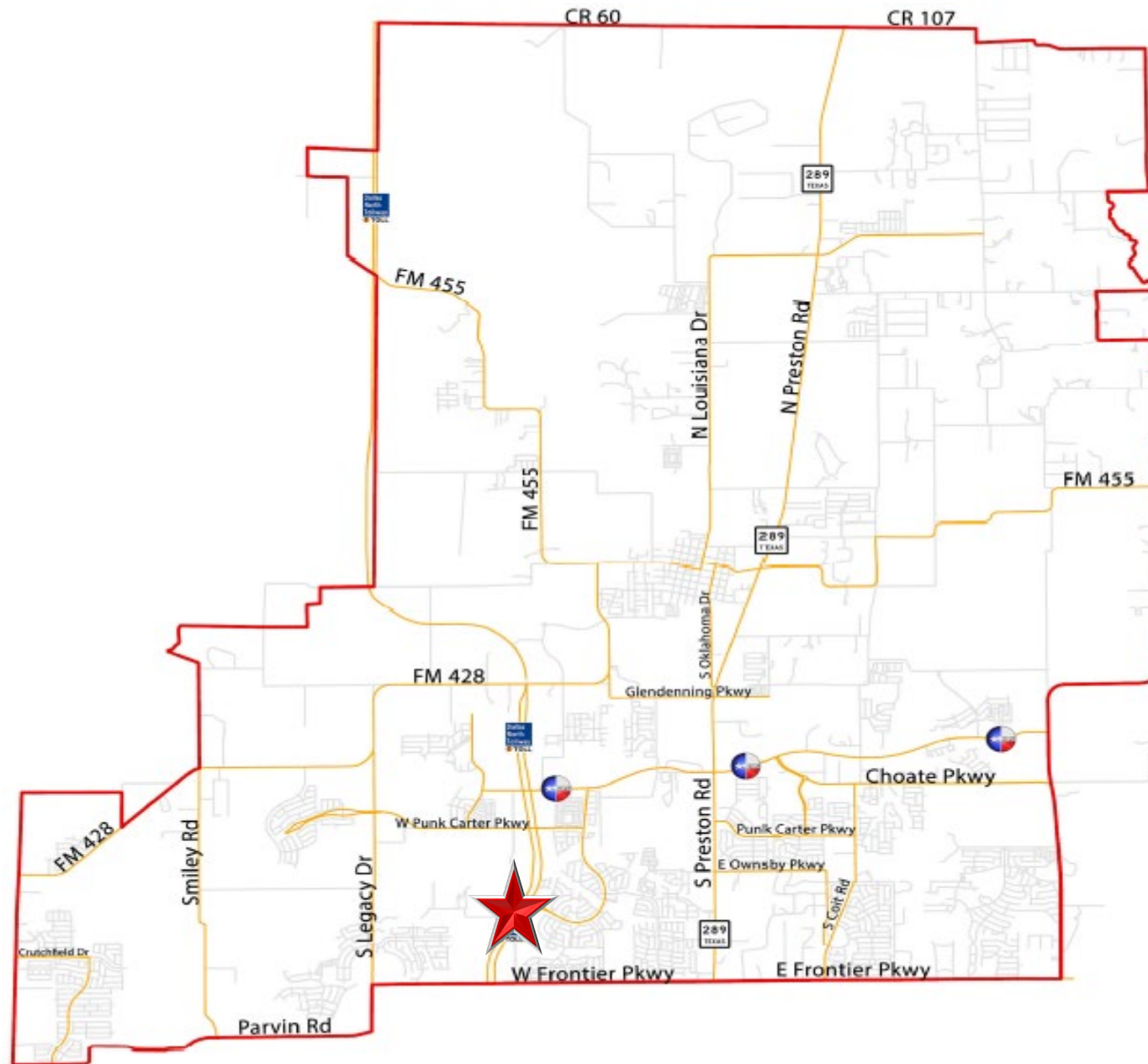
Staff recommends approval as presented.

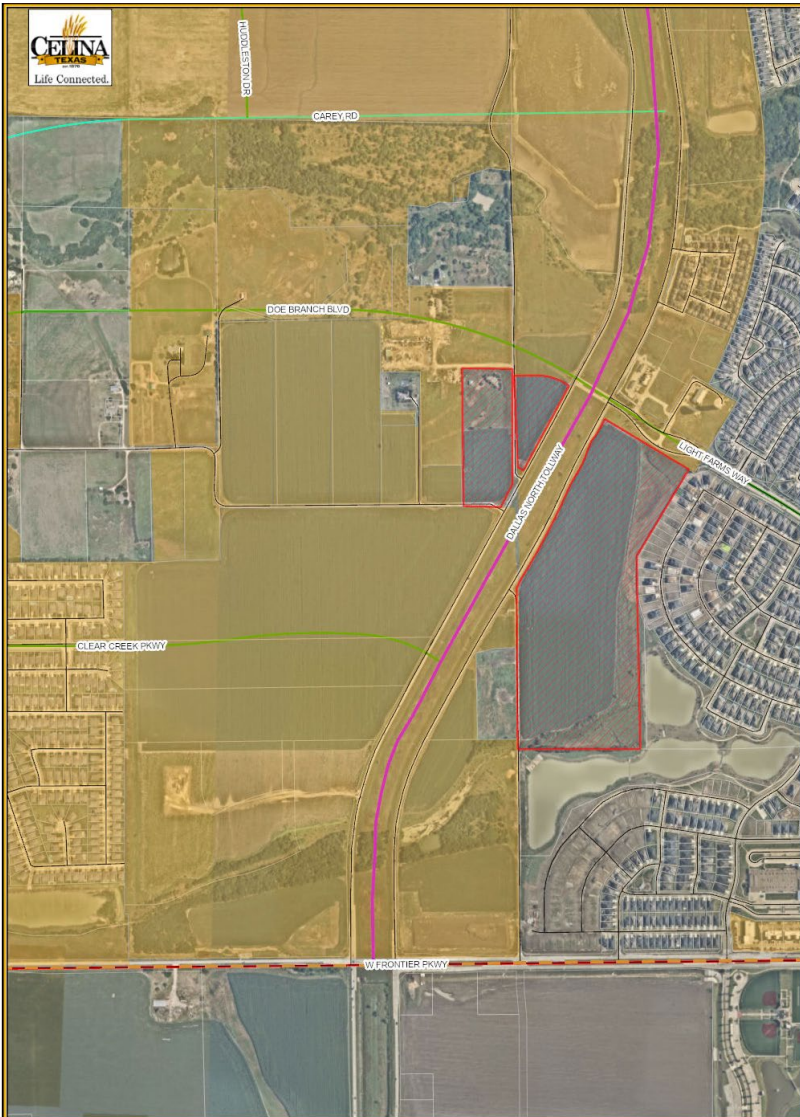
CELINA 64

ANNEXATION & ZONING

City Council
February 13, 2024







LOCATION MAP

The subject property is generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way

BACKGROUND

- The subject property is approximately 64 acres and within the Extraterritorial Jurisdiction (ETJ)
- A 15-year pre-annexation agreement exists on the property, which would otherwise expire in August 2030
- The applicant is proposing to annex and zone the property to the Dallas North Tollway Overlay District (DNTD)
- The applicant does not have any immediate plans to develop the property

POLICY CONSIDERATIONS

- The Dallas North Tollway Overlay District (DNTD) is an appropriate zoning district for properties along the DNT
- The proposal voluntarily brings approximately 64 acres into the City Limits

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in January
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-_____
CELINA 64

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING APPROXIMATELY 64 ACRES OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF DALLAS PARKWAY AND LIGHT FARMS WAY, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the “City”); and

WHEREAS, following receipt of a request from each owner (the “Owners”) of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 13th day of February, 2024, in the Council Chamber located at 112 N. Colorado in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 29th day of January, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City’s internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina’s limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year

term, regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are

inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Susie Quinn, Interim City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

BEING A TRACT OF LAND LOCATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, CELINA, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 20120628000779280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 117 FARM ON TOLLWAY, LTD., RECORDED IN INSTRUMENT NO. 20050701000885120, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00°40'24" WEST, A DISTANCE OF 0.26 FEET AND ANOTHER 5/8-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO WC KELLER, LLC, RECORDED IN INSTRUMENT NO. 20140623000639410, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO TWIN GREEN OAKS FARM, LTD., RECORDED IN INSTRUMENT NO. 20110119000076320, O.P.R.C.C.T. BEARS SOUTH 89°37'31" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°35'30" WEST, LEAVING SAID NORTH LINE AND ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 2, PASSING AT A DISTANCE OF 322.59 FEET A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID TRACT 2 AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO WC KELLER, LLC, AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 1 FOR A TOTAL DISTANCE OF 1,089.01 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" AT THE NORTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT;

THENCE NORTH 89°38'10" EAST, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA WAY, LLC. RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T. AT THE NORTHEAST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND IN THE SOUTH LG CELINA LF WAY TRACT;

THENCE SOUTH 00°36'38" EAST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID LG CELINA LF WAY TRACT, PASSING THE SOUTHWEST CORNER OF SAID LG CELINA LF WAY TRACT AT A DISTANCE OF 69.06 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID 9.8 PROPERTIES TRACT AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, O.P.R.C.C.T., PASSING AGAIN A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN, COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525) FOR A TOTAL DISTANCE OF 921.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2004101200149611, O.P.R.C.C.T.;

THENCE SOUTH 28°30'34" WEST, LEAVING SAID COMMON LINE, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611), A DISTANCE OF 191.34 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH LINE OF SAID 9.8 PROPERTIES TRACT AT THE SOUTHWEST CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611) AND THE NORTHEAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS TRACT, RECORDED IN INSTRUMENT NO. 20180329000383260, O.P.R.C.C.T.;

THENCE SOUTH 89°37'31" WEST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (20180329000383260) AND SAID 117 FARM ON TOLLWAY TRACT, RESPECTIVELY, A DISTANCE OF 307.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 427,981 SQUARE FEET OR 9.825 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN COUNTY ROAD 50 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN INSTRUMENT NO. 20120628000779280, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., BEARS SOUTH 00°36'38" WEST, A DISTANCE OF 102.74 FEET;

THENCE NORTH 00°36'38" WEST, ALONG THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID 9.8 PROPERTIES TRACT, A DISTANCE OF 749.61 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA LF WAY, LLC, RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T.;

THENCE EASTERLY, LEAVING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LG CELINA LF WAY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 89°23'24" EAST, A DISTANCE OF 171.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°36'16", A RADIUS OF 429.99 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 74°48'28" EAST, 234.19 FEET;

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 237.19 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET FOR CORNER;

THENCE SOUTH 59°00'20" EAST, A DISTANCE OF 37.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET IN THE NORTHWEST LINE OF S. DALLAS PARKWAY AT THE NORTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE SOUTH 28°30'34" WEST, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 790.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT AN ANGLE POINT IN THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE NORTH 61°29'28" WEST, ALONG THE SOUTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 191,208 SQUARE FEET OR 4.390 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217960, O.P.R.C.C.T. AT THE EAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20071114001544550, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE WEST COMMON CORNER OF SAID COLLIN COUNTY, TEXAS TRACTS BEARS NORTH 59°00'21" WEST, A DISTANCE OF 12.01 FEET;

THENCE SOUTH 59°00'21" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 770.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20080225000217960) AND THE COMMON WEST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217970, O.P.R.C.C.T. AND LIGHT FARMS, THE HAZEL NEIGHBORHOOD, PHASE IV, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022010000298, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 30°59'39" WEST, LEAVING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID ADDITION, A DISTANCE OF 792.41 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND FOR CORNER;

THENCE SOUTH 00°36'37" EAST, ALONG THE WEST LINE OF SAID ADDITION, PASSING AT A DISTANCE OF 309.54 FEET A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTHWEST CORNER OF LOT 30, BLOCK W OF SAID ADDITION, AND CONTINUING ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO LFC LAND COMPANY, LLC, RECORDED IN INSTRUMENT NO. 20120423000464780, O.P.R.C.C.T. FOR A TOTAL DISTANCE OF 1,513.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LFC LAND COMPANY II, LLC, RECORDED IN INSTRUMENT NO. 20140107000015410, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 89°56'06" WEST, LEAVING SAID WEST LINE AND ALONG SAID COMMON LINE, A DISTANCE OF 950.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND IN COUNTY ROAD 50 AT THE WEST COMMON CORNER OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID LFC LAND COMPANY II TRACT;

THENCE NORTH 00°36'38" WEST, LEAVING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT, A DISTANCE OF 1,274.98 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHEAST LINE OF S. DALLAS PARKWAY AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°17'05", A RADIUS OF 5,744.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°51'48" EAST, 829.91 FEET;

THENCE NORTHEASTERLY, ALONG SAID S. DALLAS PARKWAY, SAME BEING THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 830.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°30'41", A RADIUS OF 5,717.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25°58'17" EAST, 450.08 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID S. DALLAS PARKWAY AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 450.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550);

THENCE NORTH 36°59'42" EAST, ALONG THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550), A DISTANCE OF 80.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 28°30'34" EAST, A DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,166,811 SQUARE FEET OR 49.743 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

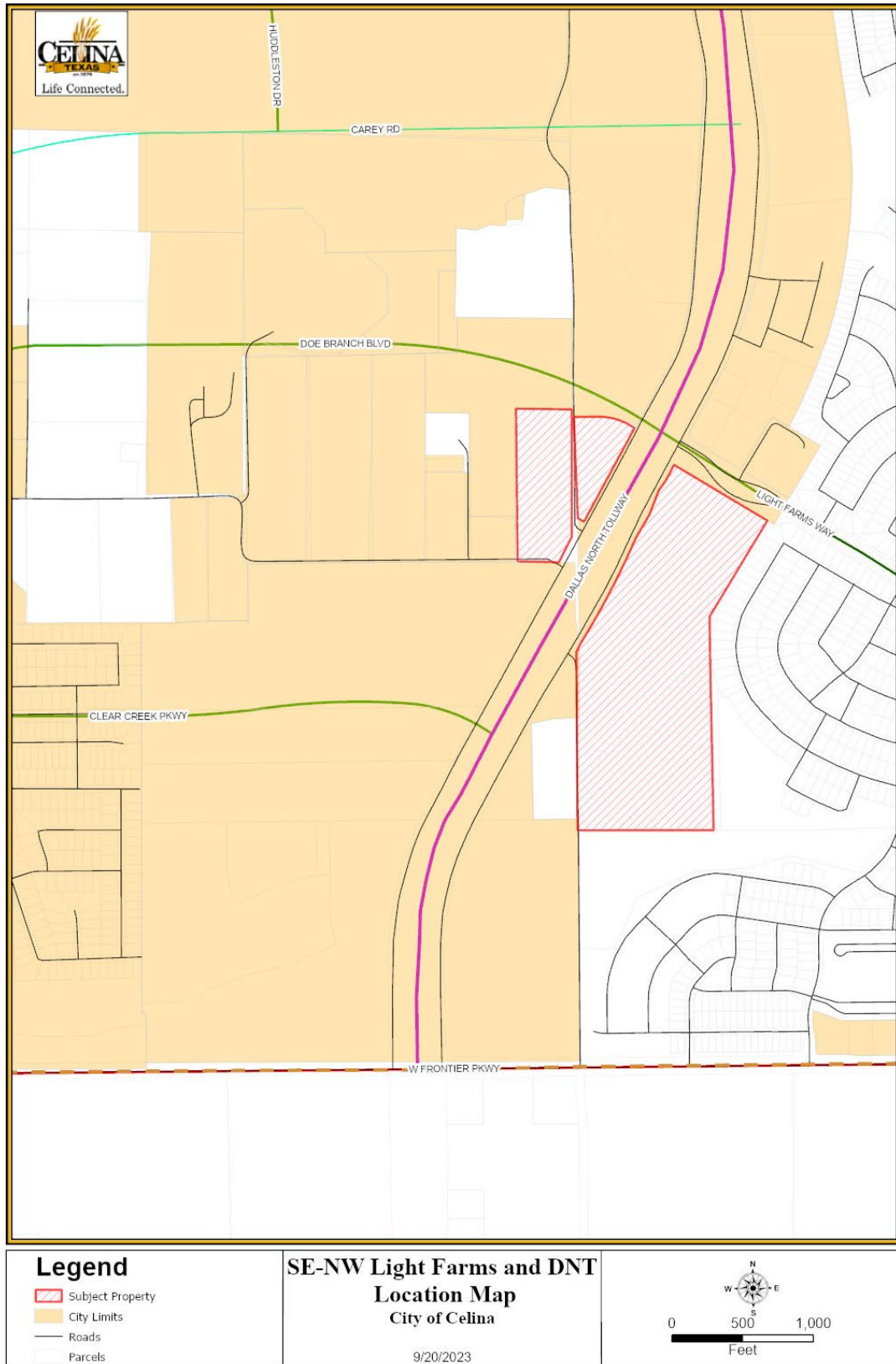


Exhibit “B”
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection, including personnel and

equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

- d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) **Emergency Medical Services**

- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

HUDDLESTON DR

CAREY RD

DOE BRANCH BLVD

CLEAR CREEK PKWY

DALLAS NORTH TOLLWAY

LIGHT FARMS WAY

W FRONTIER PKWY

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Celina 64
City of Celina

9/20/2023



0 500 1,000
Feet



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Celina 64 - Zoning

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 64 acres to the Dallas North Tollway Overlay District (DNTO); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – Zoning) (Mohan)

Background Information:

This item is for the zoning of approximately 64 acres to the Dallas North Tollway Overlay District (DNTO), generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. Please refer to the attached documents as well as the associated annexation agenda items for further information.

Legal Review:

N/A

Supporting Documents:

1. Draft Ordinance
2. Location Map

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

**ORDINANCE 2024-____
CELINA 64**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 64 ACRES LOCATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF DALLAS PARKWAY AND LIGHT FARMS WAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED TO THE DALLAS NORTH TOLLWAY OVERLAY DISTRICT (DNT0); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as the Dallas North Tollway Overlay District (DNTD).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A", and depicted in Exhibit "B" attached hereto and incorporated herein, as the Dallas North Tollway Overlay District (DNTD).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13

EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A Legal Description

BEING A TRACT OF LAND LOCATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, CELINA, COLLIN COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN DOCUMENT NO. 20120628000779280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 117 FARM ON TOLLWAY, LTD., RECORDED IN INSTRUMENT NO. 20050701000885120, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 00°40'24" WEST, A DISTANCE OF 0.26 FEET AND ANOTHER 5/8-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO WC KELLER, LLC, RECORDED IN INSTRUMENT NO. 20140623000639410, O.P.R.C.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO TWIN GREEN OAKS FARM, LTD., RECORDED IN INSTRUMENT NO. 20110119000076320, O.P.R.C.C.T. BEARS SOUTH 89°37'31" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°35'30" WEST, LEAVING SAID NORTH LINE AND ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 2, PASSING AT A DISTANCE OF 322.59 FEET A 1/2-INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID TRACT 2 AND A TRACT OF LAND DESCRIBED AS TRACT 1 IN SAID DEED TO WC KELLER, LLC, AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID TRACT 1 FOR A TOTAL DISTANCE OF 1,089.01 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" AT THE NORTHWEST CORNER OF SAID 9.8 PROPERTIES TRACT;

THENCE NORTH 89°38'10" EAST, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA WAY, LLC. RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T. AT THE NORTHEAST CORNER OF SAID 9.8 PROPERTIES TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND IN THE SOUTH LG CELINA LF WAY TRACT;

THENCE SOUTH 00°36'38" EAST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID LG CELINA LF WAY TRACT, PASSING THE SOUTHWEST CORNER OF SAID LG CELINA LF WAY TRACT AT A DISTANCE OF 69.06 FEET, AND CONTINUING ALONG THE EAST LINE OF SAID 9.8 PROPERTIES TRACT AND THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, O.P.R.C.C.T., PASSING AGAIN A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN, COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., AND CONTINUING ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525) FOR A TOTAL DISTANCE OF 921.40 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2004101200149611, O.P.R.C.C.T.;

THENCE SOUTH 28°30'34" WEST, LEAVING SAID COMMON LINE, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611), A DISTANCE OF 191.34 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH LINE OF SAID 9.8 PROPERTIES TRACT AT THE SOUTHWEST CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2004101200149611) AND THE NORTHEAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS TRACT, RECORDED IN INSTRUMENT NO. 20180329000383260, O.P.R.C.C.T.;

THENCE SOUTH 89°37'31" WEST, ALONG THE COMMON LINE OF SAID 9.8 PROPERTIES TRACT AND SAID COLLIN COUNTY, TEXAS TRACT (20180329000383260) AND SAID 117 FARM ON TOLLWAY TRACT, RESPECTIVELY, A DISTANCE OF 307.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 427,981 SQUARE FEET OR 9.825 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN COUNTY ROAD 50 AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO 9.8 PROPERTIES, LTD., RECORDED IN INSTRUMENT NO. 20120628000779280, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 2005120500170525, O.P.R.C.C.T., BEARS SOUTH 00°36'38" WEST, A DISTANCE OF 102.74 FEET;

THENCE NORTH 00°36'38" WEST, ALONG THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID 9.8 PROPERTIES TRACT, A DISTANCE OF 749.61 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LG CELINA LF WAY, LLC, RECORDED IN INSTRUMENT NO. 2022000149903, O.P.R.C.C.T.;

THENCE EASTERLY, LEAVING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID LG CELINA LF WAY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 89°23'24" EAST, A DISTANCE OF 171.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°36'16", A RADIUS OF 429.99 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 74°48'28" EAST, 234.19 FEET;

THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 237.19 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET FOR CORNER;

THENCE SOUTH 59°00'20" EAST, A DISTANCE OF 37.14 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "KHA" SET IN THE NORTHWEST LINE OF S. DALLAS PARKWAY AT THE NORTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE SOUTH 28°30'34" WEST, ALONG THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 790.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT AN ANGLE POINT IN THE NORTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT;

THENCE NORTH 61°29'28" WEST, ALONG THE SOUTHWEST LINE OF SAID COLLIN COUNTY, TEXAS TRACT, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 191,208 SQUARE FEET OR 4.390 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

BEING A TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, CELINA, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LIGHT BROTHERS PARTNERSHIP, RECORDED IN INSTRUMENT NO. 2004-0007543, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217960, O.P.R.C.C.T. AT THE EAST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20071114001544550, O.P.R.C.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE WEST COMMON CORNER OF SAID COLLIN COUNTY, TEXAS TRACTS BEARS NORTH 59°00'21" WEST, A DISTANCE OF 12.01 FEET;

THENCE SOUTH 59°00'21" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 770.52 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20080225000217960) AND THE COMMON WEST CORNER OF ANOTHER TRACT OF LAND DESCRIBED IN DEED TO SAID COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NO. 20080225000217970, O.P.R.C.C.T. AND LIGHT FARMS, THE HAZEL NEIGHBORHOOD, PHASE IV, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2022010000298, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 30°59'39" WEST, LEAVING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID ADDITION, A DISTANCE OF 792.41 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND FOR CORNER;

THENCE SOUTH 00°36'37" EAST, ALONG THE WEST LINE OF SAID ADDITION, PASSING AT A DISTANCE OF 309.54 FEET A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTHWEST CORNER OF LOT 30, BLOCK W OF SAID ADDITION, AND CONTINUING ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO LFC LAND COMPANY, LLC, RECORDED IN INSTRUMENT NO. 20120423000464780, O.P.R.C.C.T. FOR A TOTAL DISTANCE OF 1,513.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE COMMON LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO LFC LAND COMPANY II, LLC, RECORDED IN INSTRUMENT NO. 20140107000015410, O.P.R.C.C.T. AT THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 89°56'06" WEST, LEAVING SAID WEST LINE AND ALONG SAID COMMON LINE, A DISTANCE OF 950.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND IN COUNTY ROAD 50 AT THE WEST COMMON CORNER OF SAID LIGHT BROTHERS PARTNERSHIP TRACT AND SAID LFC LAND COMPANY II TRACT;

THENCE NORTH 00°36'38" WEST, LEAVING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LIGHT BROTHERS PARTNERSHIP TRACT, A DISTANCE OF 1,274.98 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTHEAST LINE OF S. DALLAS PARKWAY AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°17'05", A RADIUS OF 5,744.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°51'48" EAST, 829.91 FEET;

THENCE NORTHEASTERLY, ALONG SAID S. DALLAS PARKWAY, SAME BEING THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (2005120500170525), AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 830.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°30'41", A RADIUS OF 5,717.58 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25°58'17" EAST, 450.08 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID S. DALLAS PARKWAY AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 450.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HUITT-ZOLLARS" FOUND AT THE SOUTH CORNER OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550);

THENCE NORTH 36°59'42" EAST, ALONG THE SOUTHEAST LINE OF SAID COLLIN COUNTY, TEXAS TRACT (20071114001544550), A DISTANCE OF 80.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 28°30'34" EAST, A DISTANCE OF 128.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,166,811 SQUARE FEET OR 49.743 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

Exhibit B Depiction of Property





HUDDLESTON DR

CAREY RD

DOE BRANCH BLVD

CLEAR CREEK PKWY

DALLAS NORTH TOLLWAY

LIGHT FARMS WAY

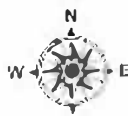
W FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Celina 64
City of Celina

9/20/2023



0 500 1,000
Feet



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Legacy Townhomes - C-3 Expedited Annexation

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 12 acres; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – C-3 Expedited Annexation) (Mohan)

Background Information:

This item is for the annexation of approximately 12 acres, generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. Please refer to the attached documents as well as the zoning agenda item for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

Staff Recommendation:

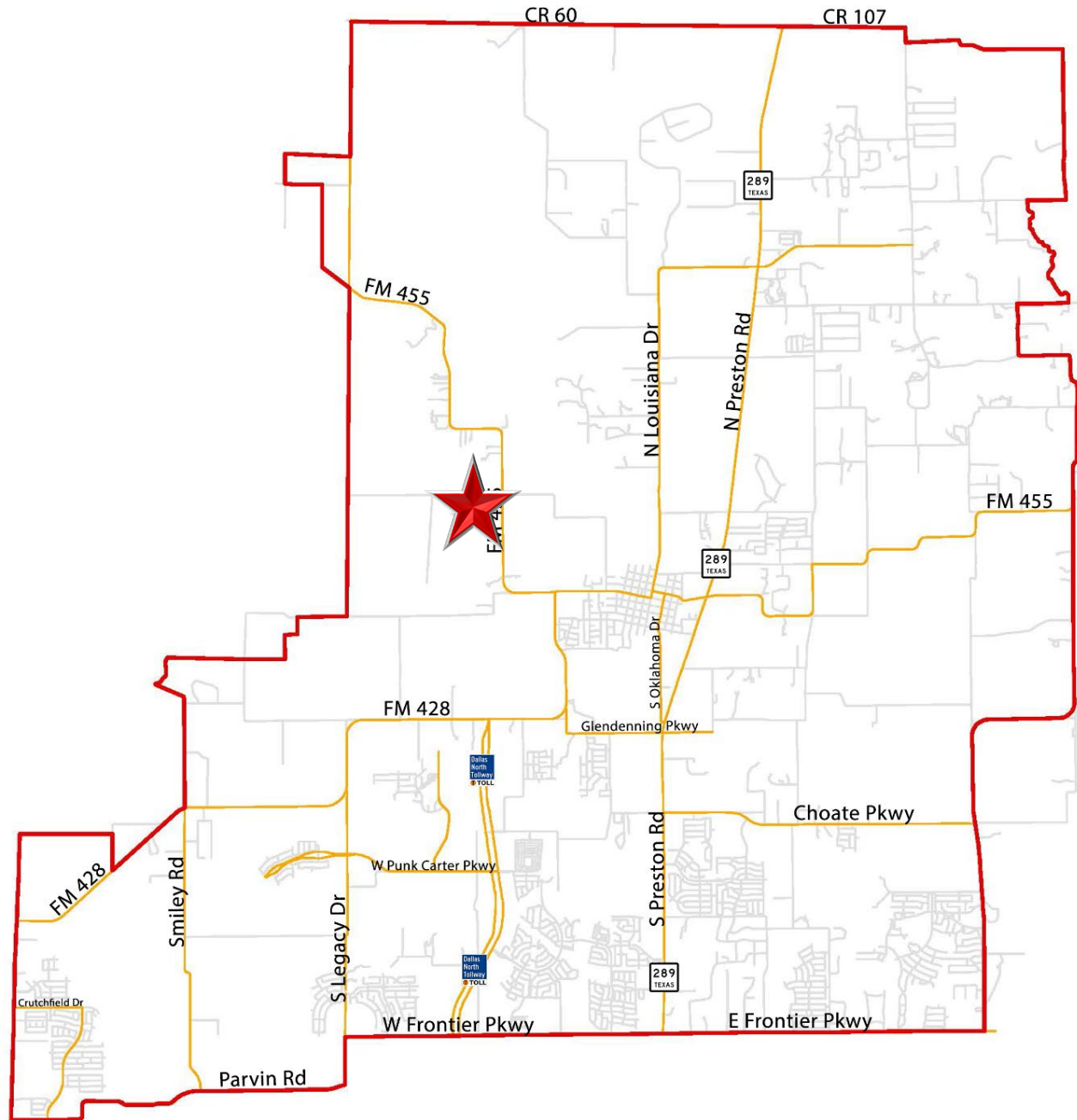
Staff recommends approval.

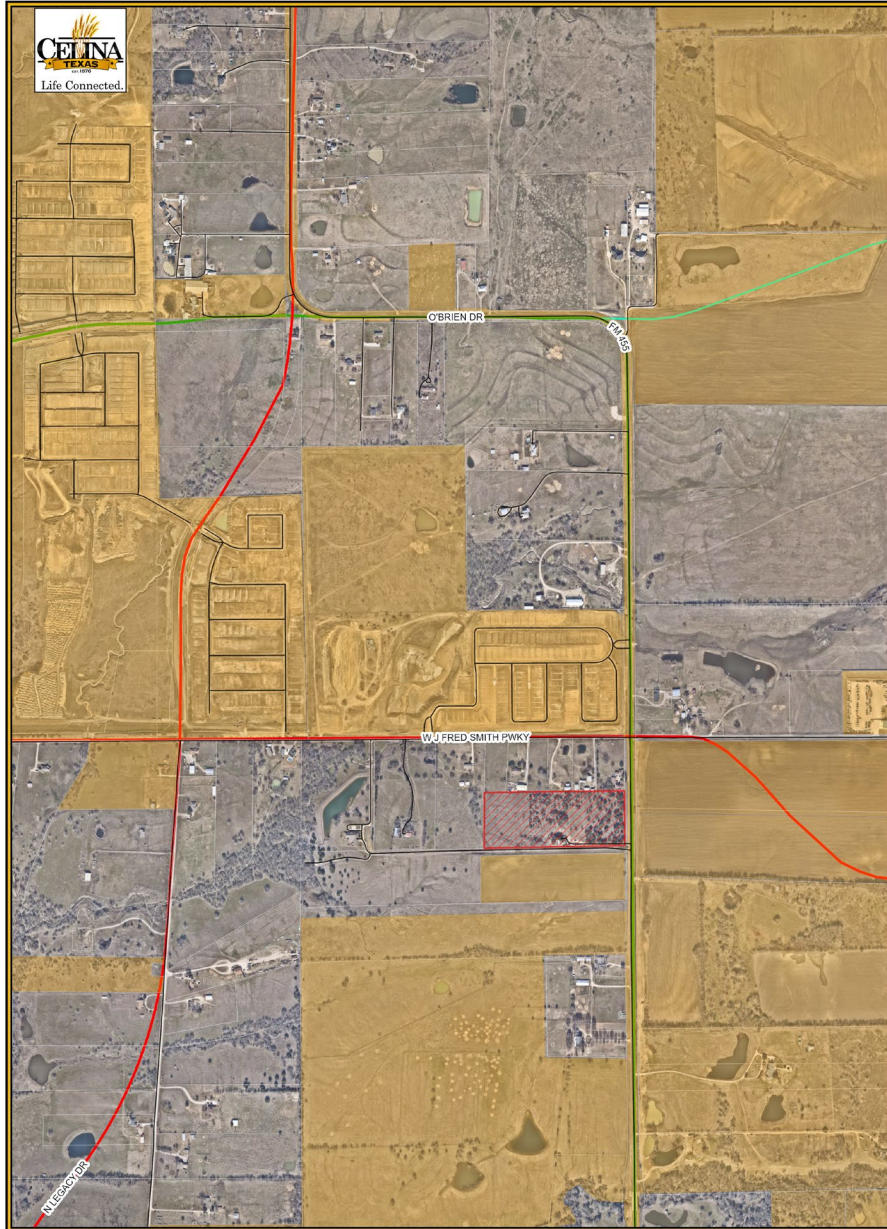
LEGACY TOWNHOMES

Annexation & PD Zoning

City Council
February 13, 2024







LOCATION MAP

The subject property is generally located west of FM 455 and south of future J Fred Smith Parkway

BACKGROUND

- The subject property is approximately 12 acres, located in the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement (DA), approved in June 2023, outlined the future annexation and zoning
- The applicant's request is to zone the property to a Planned Development (PD) that allows either Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-o)

5



THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE



LEGACY TOWNHOMES
CONCEPT 02 - SF BTR
05/16/23

FilePathC:\Project\Aurub\N9Capitol\00X_LegacyTownHomes\planning\20230509Concept01\INDSIGN\20230509_LegacyTownHomes_T1x7Landscape

POLICY CONSIDERATIONS

- The associated annexation and zoning brings 12 acres into the City Limits
- City standards will apply (architecture, landscape, etc.)
- The two uses are comparable in design and density and allow for flexibility
- The request is in conformance with the governing Development Agreement, approved by Council in 2023

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in January
- There was no public comment at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-_____
LEGACY TOWNHOMES ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 12 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED WEST OF FM 455 AND APPROXIMATELY 435 FEET SOUTH OF FUTURE J FRED SMITH PARKWAY, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the “City”); and

WHEREAS, following receipt of a request from each owner (the “Owners”) of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 13th day of February, 2024, in the Celina Council Chambers located at 112 N. Colorado St. in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 29th day of January, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City’s internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina’s limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year term, regarding services to be provided for the Property prior to the effective date of annexation of the

Property, the substantive body of which is attached hereto as Exhibit “B”, attached hereto and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Susie Quinn, Interim City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

LEGAL DESCRIPTION

11.339 Acres

BEING all of that certain tract of land situated in the Collin County School Land Survey, Abstract No. 168, Collin County, Texas, and being a portion of a called 11.429 acre tract of land described in the deed to Marcia Ann Barber Leyden, (F/K/A Marcia Ann Barber Timmerman), trustee of the Credit Shelter Trust Established in the Last Will of Orval Eugene Timmerman, recorded in Instrument No. 2022000163179, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of Farm to Market 455 for the southeast corner of said 11.429 acre tract, common to the northeast corner of a called 16.090 acre tract of land described in the deed to Scot H. McDonald and wife, Jill C. McDonald, recorded in Instrument No. 20011214001614900, said Official Public Records, from which a 1/2-inch iron rod with a cap stamped "METROPLEX 1849" found for the northeast corner of said 16.090 acre tract, bears South 00°12'28" East, a distance of 60.00 feet;

THENCE South 88°50'22" West, with the southerly line of said 11.429 acre tract and the northerly line of said 16.090 acre tract, a distance of 1,124.88 feet to a 1/2-inch iron rod with a cap (unknown) found for the southwest corner of said 11.429 acre tract, common to the southeast corner of a called 7.991 acre tract of land described in the deed to Srinivasa Rao Palella and Srilakshmi Tatakula, recorded in Instrument No. 20170823001130660, said Official Public Records;

THENCE North 00°28'50" East, with the westerly line of said 11.429 acre tract and the easterly line of said 7.991 acre tract, a distance of 443.69 feet to a fence corner post found for the northwest corner of said 11.429 acre tract, common to the southwest corner of Clandon Ranch Addition, according to the plat thereof recorded in Instrument No. 2016-606, said Official Public Records, from which a mag nail found in County Road 9 for the northeast corner of said 7.991 acre tract, common to the northwest corner of a called 30-foot wide right-of-way dedication according to said plat recorded in Instrument No. 2016-606, bears North 00°28'50" East, a distance of 438.70 feet;

THENCE North 89°22'22" East, with the southerly line of said Clandon Ranch Addition, a distance of 498.90 feet to a metal fence corner post for the southeast corner of said Clandon Ranch Addition, common to the southwest corner of a called 2.00 acre tract of land described in the deed to Carolyn June Fulcher, Trustee of the June Fulcher Trust Created by Trust Instrument Dated September 9, 2014, recorded in Instrument No. 2010915000993370, said Official Public Records;

THENCE North 88°43'44" East, with the southerly line of said 2.00 acre tract, passing a 1/2-inch iron rod with a cap (unknown) found at a distance of 199.21 feet for the southeast corner of said 2.00 acre tract, common to the southwest corner of a called 1.93 acre tract of land described in the deed to Elevated Property Builders, LLC, recorded in Instrument No. 20211210002502020, said Official Public Records, continuing on said course, with the southerly line of said 1.93 acre tract, passing a 1/2-inch iron rod found at a distance of 397.82 feet for the southeast corner of said 1.93 acre tract, common to the southwest corner of a called 2.206 acre tract of land described in the deed to Phillip Fierros, recorded in Instrument No. 1998000411610 (Volume 4153, Page 1030), said Official Public Records, continuing on said course with the southerly line of said 2.206 acre tract, a total distance of 567.66 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for corner;

THENCE severing said 11.429 acre tract, the following courses:

1. South 00°37'43" East, a distance of 5.04 feet to a capped iron rod set for corner;
2. North 89°22'17" East, a distance of 24.42 feet to a capped iron rod set for corner;
3. North 00°37'43" West, a distance of 5.32 feet to a capped iron rod set for corner in the southerly line of said 2.206 acre tract;

THENCE North 88°43'44" East, continuing with the southerly line of said 2.206 acre tract, passing a 1/2-inch iron rod found for the southeast corner of said 2.206 acre tract, continuing on said course, a total distance of 28.48 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) in the westerly right-of-way line of said Farm to Market 455 for the northeast corner of said 11.429 acre tract;

THENCE South 00°17'23" East, with the westerly right-of-way line of said Farm to Market 455 and the easterly line of said 11.429 acre tract, a distance of 44.71 feet to a capped iron rod set for an angle point;

THENCE South 00°12'28" East, continuing with the westerly right-of-way line of said Farm to Market 455 and the easterly line of said 11.429 acre tract, a distance of 395.41 feet to the POINT OF BEGINNING and enclosing 11.339 acres (493,916 square feet) of land, more or less.

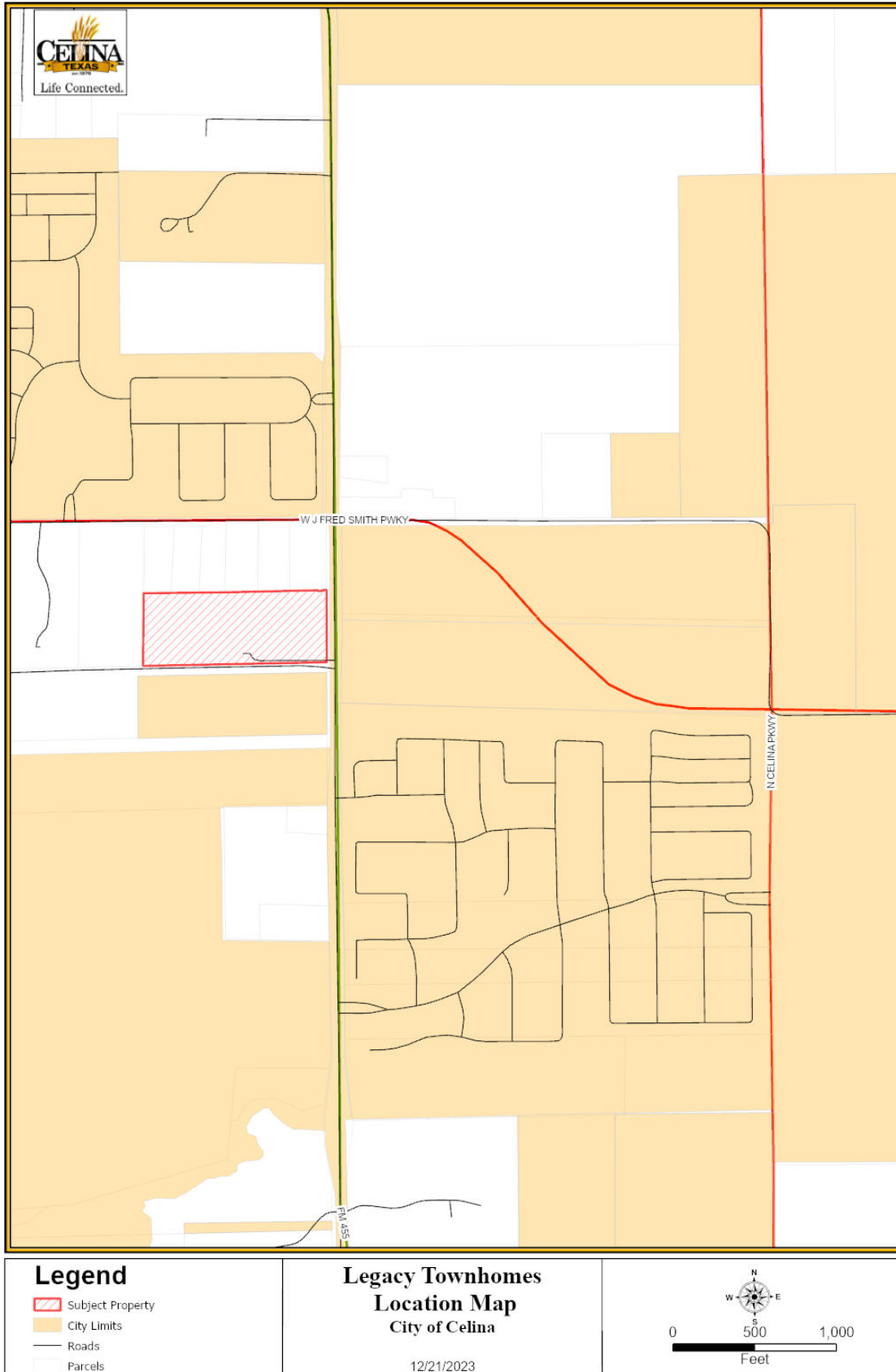


Exhibit “B”
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Construction Plan Review and required inspections.
 - b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection, including personnel and

equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

- d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) **Emergency Medical Services**

- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
 - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

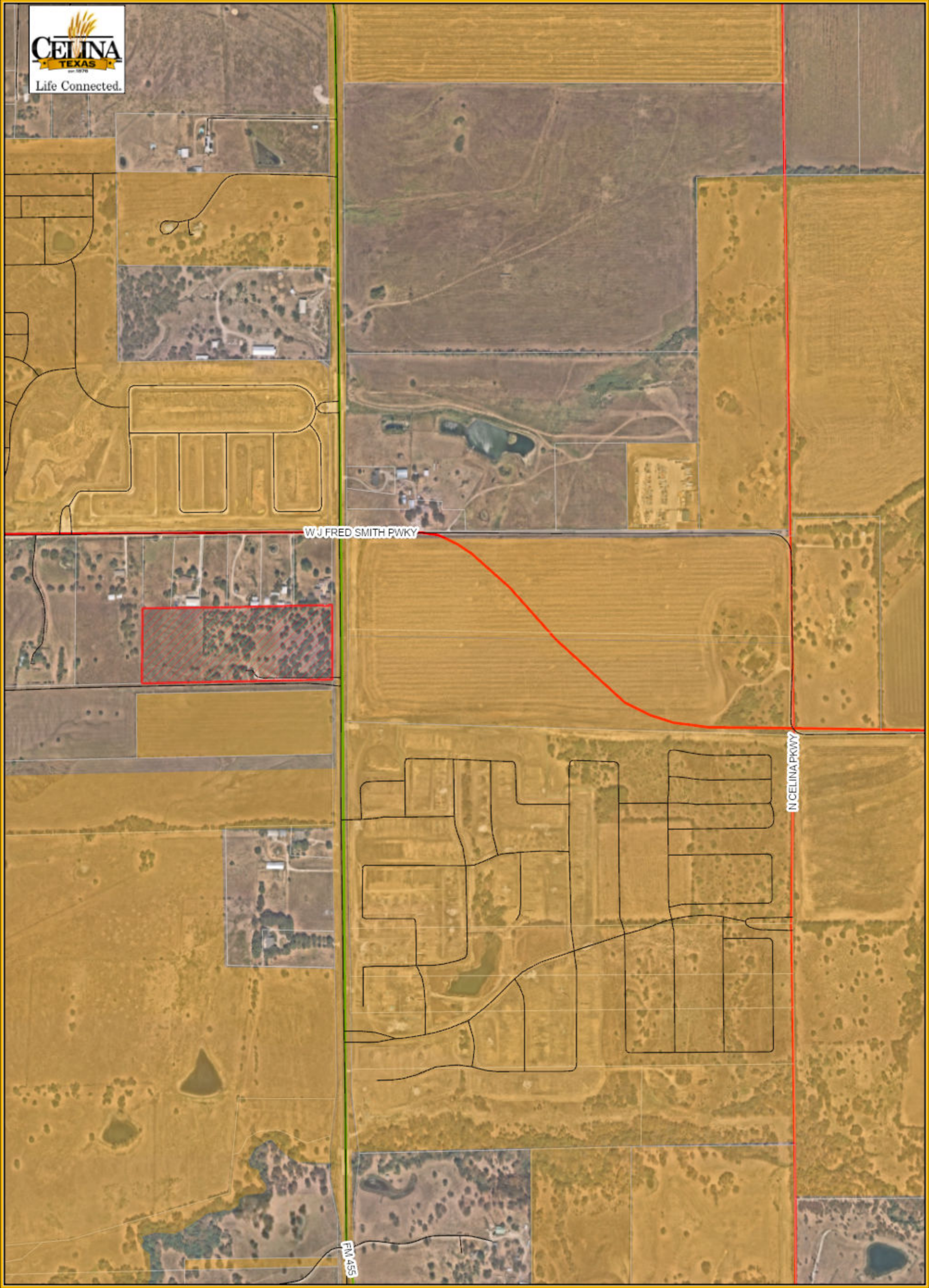
- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

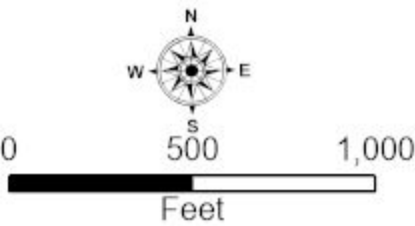


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy Townhomes
Location Map
City of Celina**

12/21/2023





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Legacy Townhomes - Zoning

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0) base zoning, and modified development standards; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. (Legacy Townhomes – PD Zoning) (Mohan)

Background Information:

This item is for the zoning of approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0) base zoning, and modified development standards, generally west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. The applicant intends to develop a residential (townhome or single-family for rent), neighborhood, per the governing Development Agreement. Please refer to the attached documents as well as the associated annexation agenda items for further information.

Legal Review:

N/A

Supporting Documents:

1. Draft Ordinance
2. Location Map

Financial Consideration:

N/A

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS
ORDINANCE 2024-_____
LEGACY TOWNHOMES
PLANNED DEVELOPMENT #149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 12 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF FM 455 AND APPROXIMATELY 435 FEET SOUTH OF FUTURE J FRED SMITH PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED “PD” PLANNED DEVELOPMENT DISTRICT NO. 149 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A) OR MULTI-FAMILY, HORIZONTAL DISTRICT (MF-0), AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the Development Regulations, set forth in Exhibit “C”, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan

of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development District No. 149 with a base zoning of Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0), and modified development standards, and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

Exhibit A:	Legal Description
Exhibit B:	Depiction of Property
Exhibit C:	Development Regulations

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as PD No. 149 with a base zoning of Single-Family Residential, Attached District (SF-A) and Multi-Family, Horizontal District (MF-0), and incorporates the Development Regulations, attached hereto as Exhibit "C".

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit “A” and depicted in Exhibit “B” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A Legal Description

LEGAL DESCRIPTION

11.339 Acres

BEING all of that certain tract of land situated in the Collin County School Land Survey, Abstract No. 168, Collin County, Texas, and being a portion of a called 11.429 acre tract of land described in the deed to Marcia Ann Barber Leyden, (F/K/A Marcia Ann Barber Timmerman), trustee of the Credit Shelter Trust Established in the Last Will of Orval Eugene Timmerman, recorded in Instrument No. 2022000163179, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the westerly right-of-way line of Farm to Market 455 for the southeast corner of said 11.429 acre tract, common to the northeast corner of a called 16.090 acre tract of land described in the deed to Scot H. McDonald and wife, Jill C. McDonald, recorded in Instrument No. 20011214001614900, said Official Public Records, from which a 1/2-inch iron rod with a cap stamped "METROPLEX 1849" found for the northeast corner of said 16.090 acre tract, bears South 00°12'28" East, a distance of 60.00 feet;

THENCE South 88°50'22" West, with the southerly line of said 11.429 acre tract and the northerly line of said 16.090 acre tract, a distance of 1,124.88 feet to a 1/2-inch iron rod with a cap (unknown) found for the southwest corner of said 11.429 acre tract, common to the southeast corner of a called 7.991 acre tract of land described in the deed to Srinivasa Rao Palella and Srilakshmi Tatakula, recorded in Instrument No. 20170823001130660, said Official Public Records;

THENCE North 00°28'50" East, with the westerly line of said 11.429 acre tract and the easterly line of said 7.991 acre tract, a distance of 443.69 feet to a fence corner post found for the northwest corner of said 11.429 acre tract, common to the southwest corner of Clandon Ranch Addition, according to the plat thereof recorded in Instrument No. 2016-606, said Official Public Records, from which a mag nail found in County Road 9 for the northeast corner of said 7.991 acre tract, common to the northwest corner of a called 30-foot wide right-of-way dedication according to said plat recorded in Instrument No. 2016-606, bears North 00°28'50" East, a distance of 438.70 feet;

THENCE North 89°22'22" East, with the southerly line of said Clandon Ranch Addition, a distance of 498.90 feet to a metal fence corner post for the southeast corner of said Clandon Ranch Addition, common to the southwest corner of a called 2.00 acre tract of land described in the deed to Carolyn June Fulcher, Trustee of the June Fulcher Trust Created by Trust Instrument Dated September 9, 2014, recorded in Instrument No. 2010915000993370, said Official Public Records;

THENCE North 88°43'44" East, with the southerly line of said 2.00 acre tract, passing a 1/2-inch iron rod with a cap (unknown) found at a distance of 199.21 feet for the southeast corner of said 2.00 acre tract, common to the southwest corner of a called 1.93 acre tract of land described in the deed to Elevated Property Builders, LLC, recorded in Instrument No. 20211210002502020, said Official Public Records, continuing on said course, with the southerly line of said 1.93 acre tract, passing a 1/2-inch iron rod found at a distance of 397.82 feet for the southeast corner of said 1.93 acre tract, common to the southwest corner of a called 2.206 acre tract of land described in the deed to Phillip Fierros, recorded in Instrument No. 1998000411610 (Volume 4153, Page 1030), said Official Public Records, continuing on said course with the southerly line of said 2.206 acre tract, a total distance of 567.66 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) for corner;

THENCE severing said 11.429 acre tract, the following courses:

1. South 00°37'43" East, a distance of 5.04 feet to a capped iron rod set for corner;
2. North 89°22'17" East, a distance of 24.42 feet to a capped iron rod set for corner;
3. North 00°37'43" West, a distance of 5.32 feet to a capped iron rod set for corner in the southerly line of said 2.206 acre tract;

THENCE North 88°43'44" East, continuing with the southerly line of said 2.206 acre tract, passing a 1/2-inch iron rod found for the southeast corner of said 2.206 acre tract, continuing on said course, a total distance of 28.48 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) in the westerly right-of-way line of said Farm to Market 455 for the northeast corner of said 11.429 acre tract;

THENCE South 00°17'23" East, with the westerly right-of-way line of said Farm to Market 455 and the easterly line of said 11.429 acre tract, a distance of 44.71 feet to a capped iron rod set for an angle point;

THENCE South 00°12'28" East, continuing with the westerly right-of-way line of said Farm to Market 455 and the easterly line of said 11.429 acre tract, a distance of 395.41 feet to the POINT OF BEGINNING and enclosing 11.339 acres (493,916 square feet) of land, more or less.

Exhibit B Depiction of Property

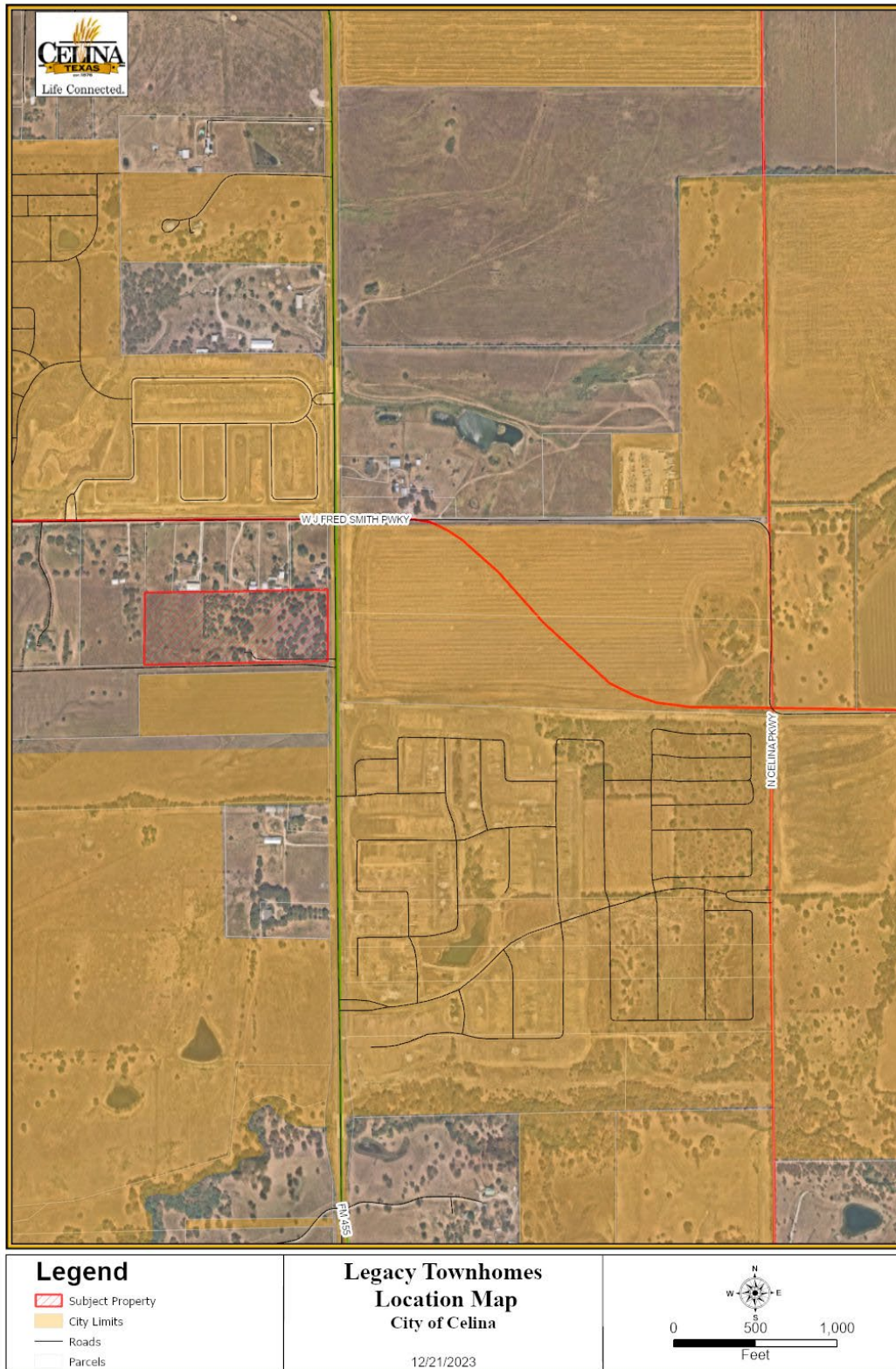


Exhibit C Development Regulations

Land Use:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended.

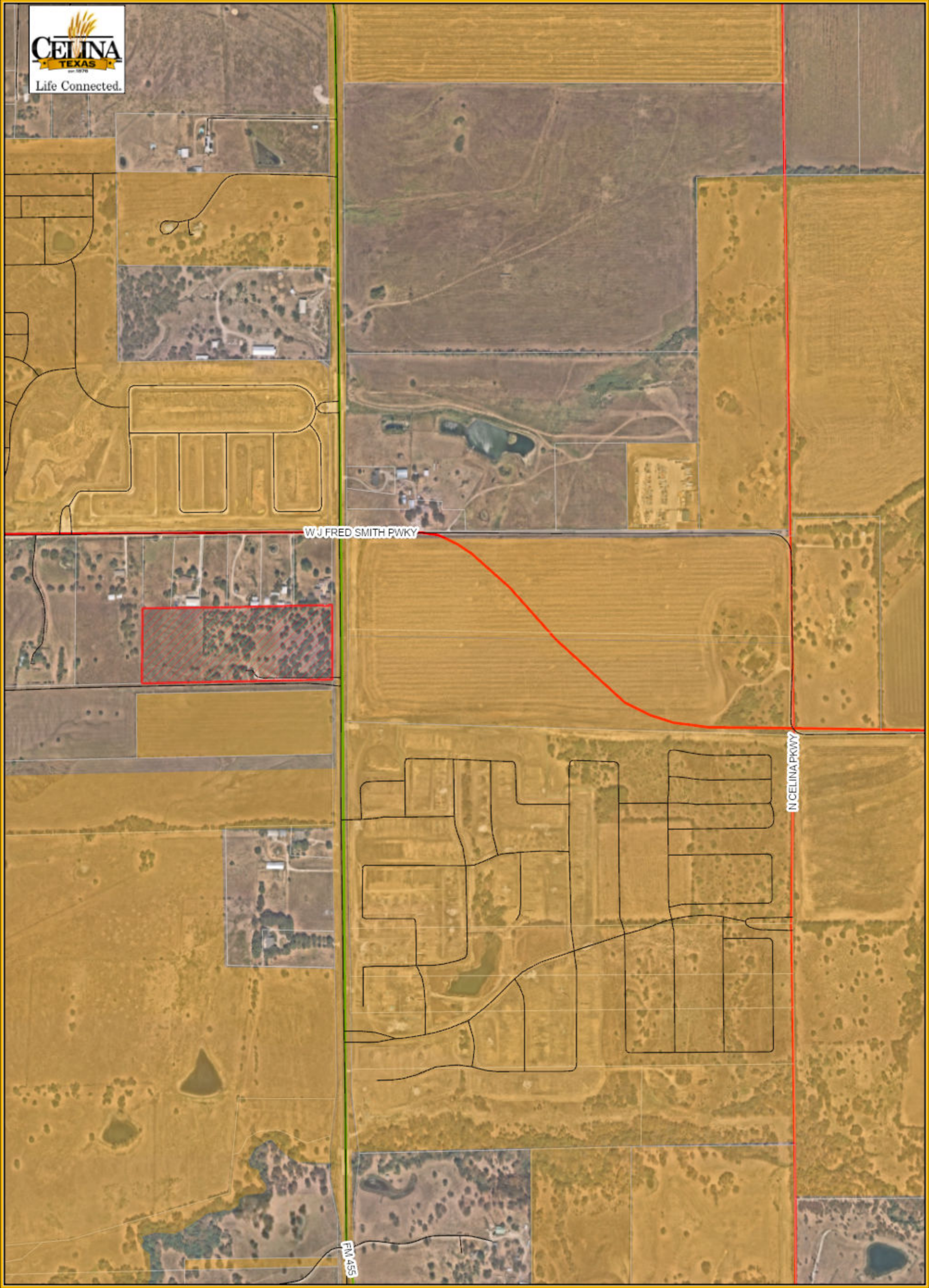
The base zoning of the property shall be Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0), with the following modified standards:

SF-A:

- Alley-loaded townhomes may be allowed, so long as a minimum 22' lot width and all other City design standards are maintained.

MF-0:

- Maximum gross density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed. Cross-access to adjacent properties shall be maintained. The Director has discretion to approve alternative designs that meet the base zoning.
- Composite or open privacy fencing is allowed within the 10' landscape setback. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. composite or open privacy fencing.
- Parking shall be a minimum of 1.5 per unit.
- Enclosed parking is not required.
- Covered parking and garage parking spaces count toward the minimum required off-street parking.
- Roof pitch shall be a minimum of 4:12.
- Carports, if any, shall contain spaces for 4 to 10 vehicles. Building materials may be metal or combination of building materials.
- Repetition of building elevations is allowed with the use of a minimum of three different building elevations per building type and at least 3 different color schemes for the development.
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.

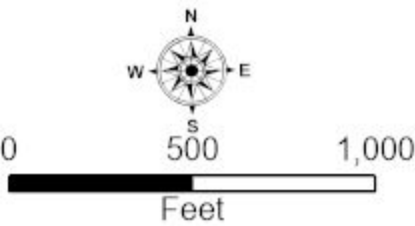


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy Townhomes
Location Map
City of Celina**

12/21/2023





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Rainwater (O'Donnell Tract) – PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater (O'Donnell Tract) – PD Amendment) (Mohan)

Background Information:

The request is to amend approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards, in conformance with the governing Development Agreement (DA). Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

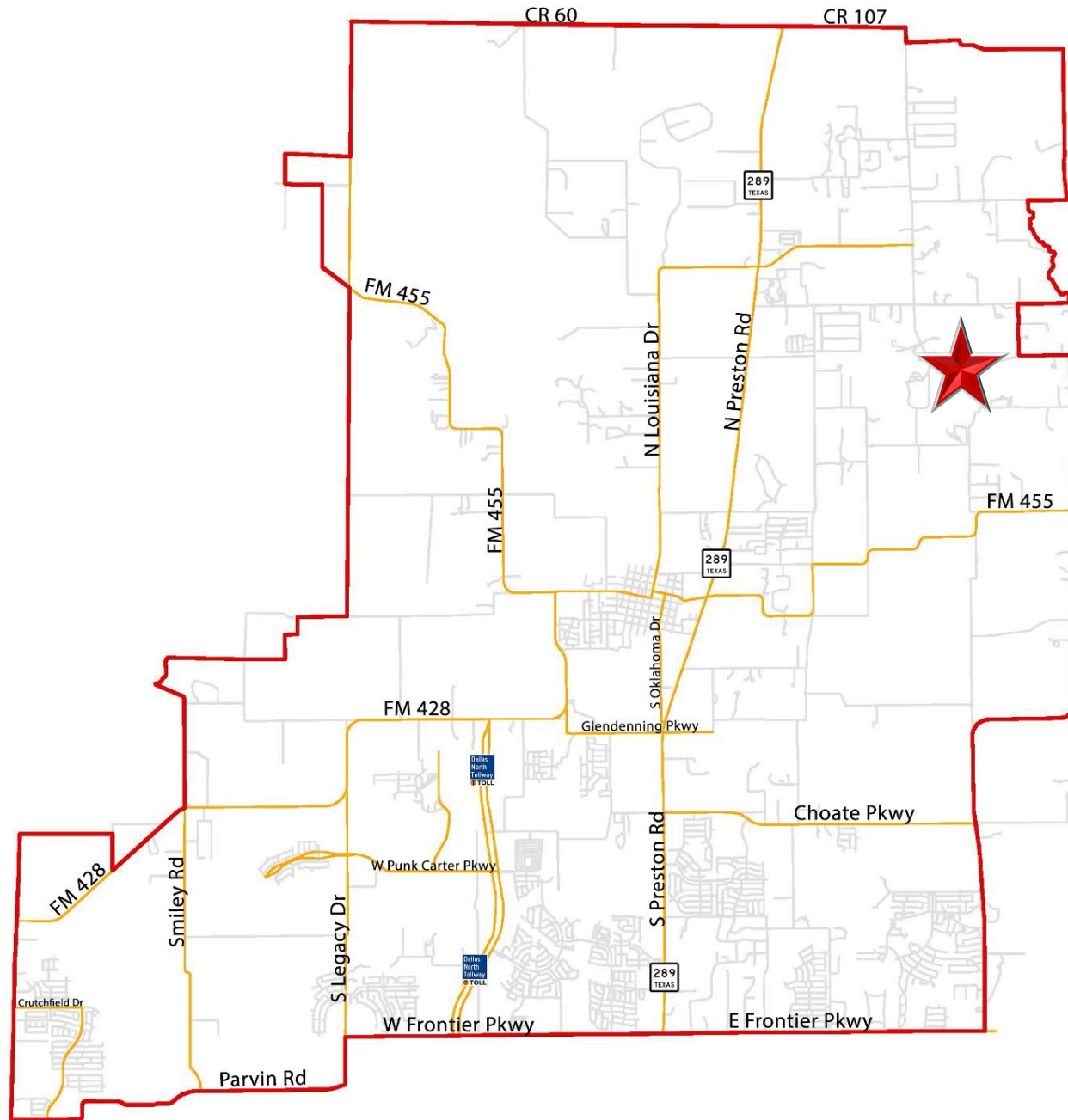
Staff Recommendation:
Staff recommends approval.

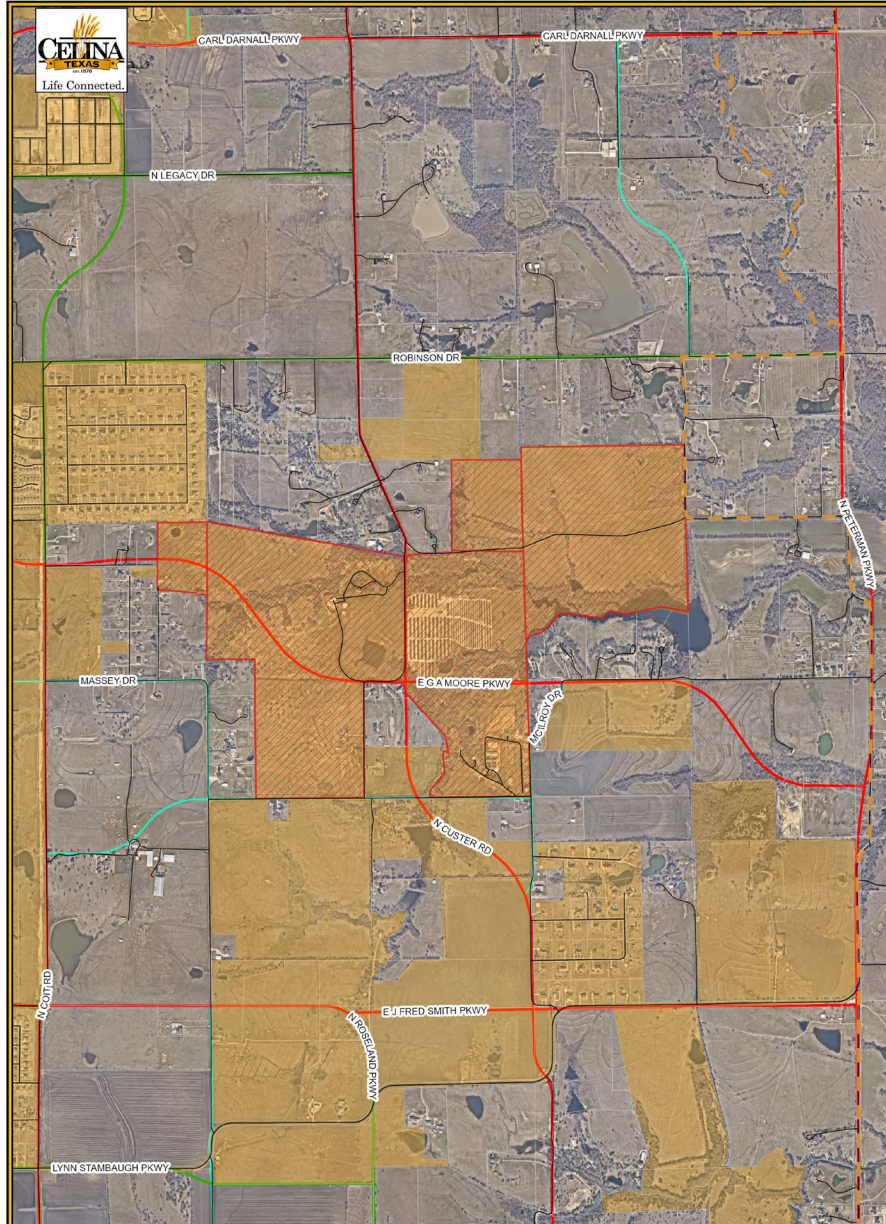
RAINWATER (O'DONNELL TRACT)

PD Amendment

City Council
February 13, 2024







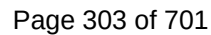
LOCATION MAP

The subject property is generally located west and east of Custer Road and north and south of GA Moore Parkway

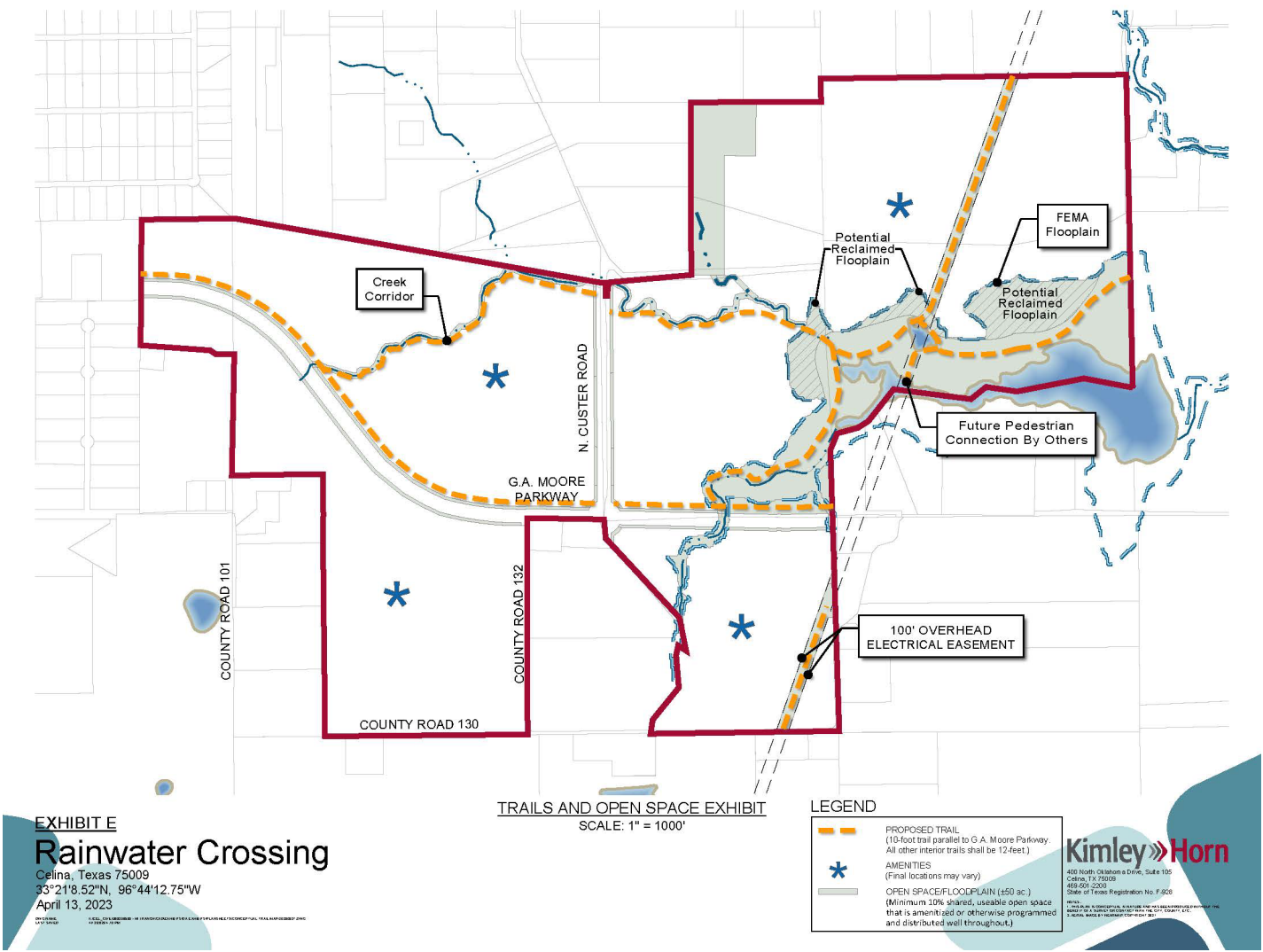
BACKGROUND

- The subject property is approximately 641 acres, located in the City Limits
- The subject property was zoned Planned Development (PD) No. 70 and entered into a Development Agreement (DA) with the City in 2016, and a revised DA was approved in August 2023
- The revised DA proposed a master planned community with a mix of land uses, as well as a school site, parkland, and adherence to all modern design standards and the Neighborhood Vision Book (NVB)
- The applicant's proposal is to rezone the subject property in conformance with the governing DA

5



PROPOSED OPEN SPACE PLAN



POLICY CONSIDERATIONS

- Modern design standards and conformance with the NVB will apply
- Reservation of school site, dedicated parkland adjacent to Northeast Park, and additional amenity centers
- An integrated neighborhood with a mix of lot sizes rather than separated pods
- The request is in conformance with the governing DA, approved by Council in August 2023

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at their regular meeting in January
- There was no public feedback at the public hearing
- Staff recommends approval as presented, per the governing DA

CITY OF CELINA, TEXAS

**ORDINANCE 2024-_____
RAINWATER (O'DONNELL TRACT)**

AN AMENDMENT TO PLANNED DEVELOPMENT #70

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 641 ACRES LOCATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 130, THE H. CULWELL SURVEY, ABSTRACT NO. 186, THE J. CULWELL SURVEY, ABSTRACT NO. 208, THE G. JOY SURVEY, ABSTRACT NO. 488, AND THE B. HAILE SURVEY, ABSTRACT NO. 397, COLLIN COUNTY, TEXAS; GENERALLY LOCATED WEST AND EAST OF CUSTER ROAD AND NORTH OF COUNTY ROAD 130; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO AMEND PLANNED DEVELOPMENT NO. 70 (PD-70), WITH SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND MIXED-USE DISTRICT (MU) BASE ZONING, AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, this Ordinance amends a portion of PD #70, which was enacted through Ordinance 2016-59; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Development Regulations, Concept Plan, and Open Space Plan, set forth in Exhibits "C", "D", and "E", respectively, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and

its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards, and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

- Exhibit A: Legal Description
- Exhibit B: Depiction of Property
- Exhibit C: Development Regulations
- Exhibit D: Concept Plan
- Exhibit E: Open Space Plan

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT REGULATIONS**

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A", and depicted in Exhibit "B" attached hereto and incorporated herein as "PD" Planned Development No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified

development standards, and incorporates the Development Regulations, Concept Plan, and Open Space Plan, attached hereto as Exhibits “C”, “D”, and “E”, respectively.

SECTION 5

REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6

COMPLIANCE REQUIRED

That the property described on Exhibit “A” and depicted in Exhibit “B” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7

PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9

SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10

SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal

or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A

Legal Description

BEING a 640.575 Acres tract of land situated in the following Abstract; the B.B.B. & C.R.R. Co. Survey Abstract No. 130, the H. Culwell Survey Abstract No. 186, the J. Culwell Survey Abstract No. 208, the G. Joy Survey, Abstract No. 488, and the B. Haile Survey Abstract No. 397, all of which are in Collin County, Texas, and being all of a called 86.076 acre tract as conveyed to Celina Partners, LTD in Volume 5144, Page 3554 of the Official Public Records of Collin County, Texas, and being part of the tract described in deed to Celina Partners, LTD in Volume 5023, Page 2451 of the Official Public Records of Collin County, Texas, and being all of the called 92.315 acres tract as conveyed to Celina Partners, LTD in Volume 4516 Page 1563 of the Official Public Records of Collin County, Texas, and being all of a called 93.492 acre tract as conveyed to Celina Partners, LTD in Volume 4817, Page 2629 of the Official Public Records of Collin County, Texas, and also being all of the called 76.551 acre tract as conveyed to Legacy Equestrian Center, LLC in County Clerk No. 20191115001458430 of the Official Public Records of Collin County, Texas, and being all of a called 265.679 acre tract conveyed to The O'Donnell Sterling Deason Trust, as recorded in County Clerks No. 20190213000153000, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in County Road 128 at a Mag Nail found for the southeast corner of the called 76.551 acre tract, and said Mag Nail being the northeast corner of a called 2.0637 acre tract as conveyed to Ojilvia and Porfirio Paulino in Volume 5674, Page 3250 of the Official Public Records of Collin County, Texas;
THENCE S 89°27'50" W with County Road 130 a distance of 1650.06' to a Mag Nail found for corner;
THENCE N 06°51'11" E a distance of 117.38' to a point for corner in the center of Long Branch Creek;
THENCE N 39°16'40" E a distance of 364.43' to a point for corner in the center of Long Branch Creek;
THENCE N 04°35'03" W a distance of 282.14' to a point for corner in the center of Long Branch Creek;
THENCE N 12°57'07" E a distance of 87.53' to a point for corner in the center of Long Branch Creek;
THENCE S 56°55'38" E a distance of 80.32' to a point for corner in the center of Long Branch Creek;
THENCE N 11°05'38" W a distance of 293.00' to a point for corner in the center of Long Branch Creek;
THENCE N 42°35'38" W departing from the center of Long Branch Creek a distance of 948.00' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE N 16°19'21" W a distance of 169.11' to a capped 1/2" iron rod stamped "4613" found for corner in the south line of a called 265.679 acre tract as conveyed to The O'Donnell Sterling Deason Trust in County Clerk No. 20190213000153000 of the Official Public Records of Collin County, Texas;
THENCE N 89°03'00" W following County Road No. 132 and the south line of said 265.679 acre tract a distance of 639.45' to a 1/2" iron rod found for corner;
THENCE S 00°08'30" E following County Road No. 132 a distance of 1884.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in County Road 130;
THENCE S 89°28'51" W following County Road No. 130 a distance of 1772.15' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 00°24'59" W a distance of 591.33' to a point for corner, said point being the southeast corner of a 6.10 acre tract conveyed to David and Kelly Simmonds as recorded in County Clerks No. 20201207002188930, Land Records of Collin County, Texas;
THENCE N 00°57'35" W following the east line of said 6.10 acre tract a distance of 542.42' to a 1/2" iron rod found for corner at the northeast corner of said 6.10 acre tract and being the southeast corner of a called 9.943 acre tract conveyed to Daniel & Misty Simons as recorded in County Clerks No. 20070816001143760, Land Records of Collin County, Texas;
THENCE N 00°29'51" W following the east line of said 9.943 acre tract a distance of 550.18' to a 5/8" iron rod found for corner at the northeast corner of said 9.943 acre tract and also being the southeast corner of a called Tract 3 as conveyed to Joe & Janice Stalling as recorded in County Clerks No. 93-0075959, Land Records of Collin County, Texas;

THENCE N 00°38'01" E following the east line of said Tract 3 a distance of 247.35' to a 1" iron pipe found for corner;

THENCE N 00°21'11" W following the west line of said 265.679 acre tract and the east line of said Tract 3 a distance of 352.84' to a 1/2" iron rod found for corner at the northeast corner of said Tract 3. said iron rod being at the ell corner of said 265.679 acre tract;

THENCE S 89°26'15" W following the North line of Tract 3 and 1 of said Stalling's tract a distance of 798.39' to a 1/2" iron rod found for corner being the northwest corner of said Tract 1, said iron rod being in the east line of a called 26.781 acre tract conveyed to Alfredo and Maria Rangel as recorded in County Clerks No. 95-0076857, Land Records of Collin County, Texas;

THENCE N 01°12'20" E following the east line of said 26.781 acres tract a distance of 946.86' to a point for corner;

THENCE N 00°32'47" E following the east line of said 26.781 acres tract a distance of 115.03' to a 1/2" iron rod found for corner at the northeast corner of said 26.781 acres tract and said iron rod being at the southeast corner of said called 21.335 acre tract;

THENCE S 89°40'54" W following the north line of said 26.781 acres tract a distance of 159.40' to a point;

THENCE N 57°15'30" W following the north line of said 26.781 acres tract a distance of 62.20' to a point;

THENCE N 85°53'33" W following the north line of said 26.781 acres tract a distance of 606.55' to the northwest corner of said 26.781 acres and the southwest corner said 21.335 acre tract;

THENCE N 00°20'26" E a distance of 1099.94' to a 1/2" iron rod with yellow plastic cap stamped 11461311 found for corner in the south line of said DC Ranch, Phase 2 Addition;

THENCE N 89°15'47" E following the south line of said DC Ranch, Phase 2 Addition a distance of 813.44' to a 1/2" iron pipe found for corner in the north line of said 265.679 acre tract, said iron pipe also being at the southeast corner of the DC Ranch, Phase 2 Addition as recorded in Volume 2015, Page 686, Land Records of Collin County, Texas;

THENCE S 80°03'38" E following the north line of said 265.679 acre tract a distance of 3266.08' to a 1/2" iron rod with yellow plastic cap stamped 11461311 found for corner in the west shoulder of County Road No. 132, said iron rod being in the west line of said called 93.492 acre tract;

THENCE N 00°26'31" W with the west line of said called 93.492 acre tract a distance of 23.80' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE N 86°37'27" E a distance of 30.04' to a point for corner at the northwest corner of a tract conveyed to Collin County as recorded in C.C. No. 20120830001083660, L.R.C.C.T.;

THENCE S 00°27'17" E following the west line of said Collin County tract a distance of 114.67' to a point for corner at the southwest of said Collin County Tract;

THENCE N 89°32'43" E following the south line of said Collin County tract a distance of 13.75' to a point for corner at the southeast of said Collin County tract;

THENCE N 03°37'26" E following the east line of said Collin County tract a distance of 85.85' to a point for corner;

THENCE N 30°42'10" E following the east line of said Collin County tract a distance of 36.23' to a point for corner at the northeast of said Collin County tract;

THENCE N 86°38'14" E a distance of 713.57' to a capped 1/2" iron rod stamped "4613" found for the southeast corner of a called 15.163 acre tract of land as conveyed to Marlyn Donette Reardon, and Michael Darrell Reardon in County Clerk No. 20201117002043000 of the Official Public Records of Collin County, Texas;

THENCE N 00°16'07" W a distance of 1511.79' to a capped 1/2" iron rod stamped "4613" found for corner in the south line of a called 18.886 acre tract as conveyed to the City of Celina in County Clerk No. 20191114001447680 of the Official Public Records of Collin County, Texas;

THENCE N 89°57'50" E passing the southeast corner of said 1.886 acre tract, same being the southwest corner of a called 9.831 acre tract conveyed to Michael Herbert as recorded in County Clerks No. 20121026001367720, of the Official Public Records of Collin County, Texas, and continuing in all a distance of 1141.58' to a capped 1/2" iron rod stamped "4613" found for the southeast corner of a called 9.813 acre tract;

THENCE N 00°20'24" W a distance of 203.83' to a 3/8" iron rod found for the southwest corner of a called 22.000 acre tract as conveyed to Malcolm Lillard in Document No. 94- 0029596 of the Official Public Records of Collin County, Texas;

THENCE N 89°07'38" E a distance of 2671.78' to a 1/2" iron rod found for corner in County Road 133 and said iron rod being in the west line of a called 28.104 acre tract of land as conveyed to Cyndee V. and Billy J. Herrin in County Clerk No. 20150302000217660 of the Official Public Records of Collin County, Texas;

THENCE S 01°08'15" E with County Road 133 a distance of 1213.14' to a 1/2" iron rod found for the corner in the intersection of County Road 133 and County Road 131, and said iron rod being the southwest corner of a called 5.490 acre tract of land as conveyed to Martha and Raul Guerreo in County Clerk No. 20150630000793520 of the Official Public Records of Collin County, Texas and said iron rod also being the northwest corner of a called 81.260 acre tract of land as conveyed to the Ingalls Trust in County Clerk No. 20180209000167270 of the Official Public Records of Collin County, Texas;

THENCE S 01°26'09" E a distance of 1517.28' to a point for corner in a soil conservation lake;

THENCE N 79°31'03" W a distance of 434.42' to a point for corner in a soil conservation lake;

THENCE S 78°44'51" W a distance of 597.70' to a point for corner in a soil conservation lake;

THENCE N 81°53'09" W a distance of 271.40' to a point for corner in a soil conservation lake;

THENCE S 51°09'51" W a distance of 170.70' to a point for corner in a soil conservation lake;

THENCE N 82°57'56" W a distance of 682.32' to a point for corner in a soil conservation lake;

THENCE S 40°48'25" W a distance of 345.84' to a point for corner in a soil conservation lake;

THENCE S 57°30'53" W a distance of 110.54' to a point for corner in a soil conservation lake;

THENCE S 74°52'42" W a distance of 184.74' to a point for corner in the center line of Long Branch Creek;

THENCE S 28°21'34" W with the center line of the creek a distance of 128.12' to a point for corner;

THENCE S 01°36'54" E departing the center of Long Branch Creek a distance of 2517.92' to the **POINT OF BEGINNING**, and containing 27,903,427 square feet or 640.575 acres of land, more or less.

Exhibit B Depiction of Property

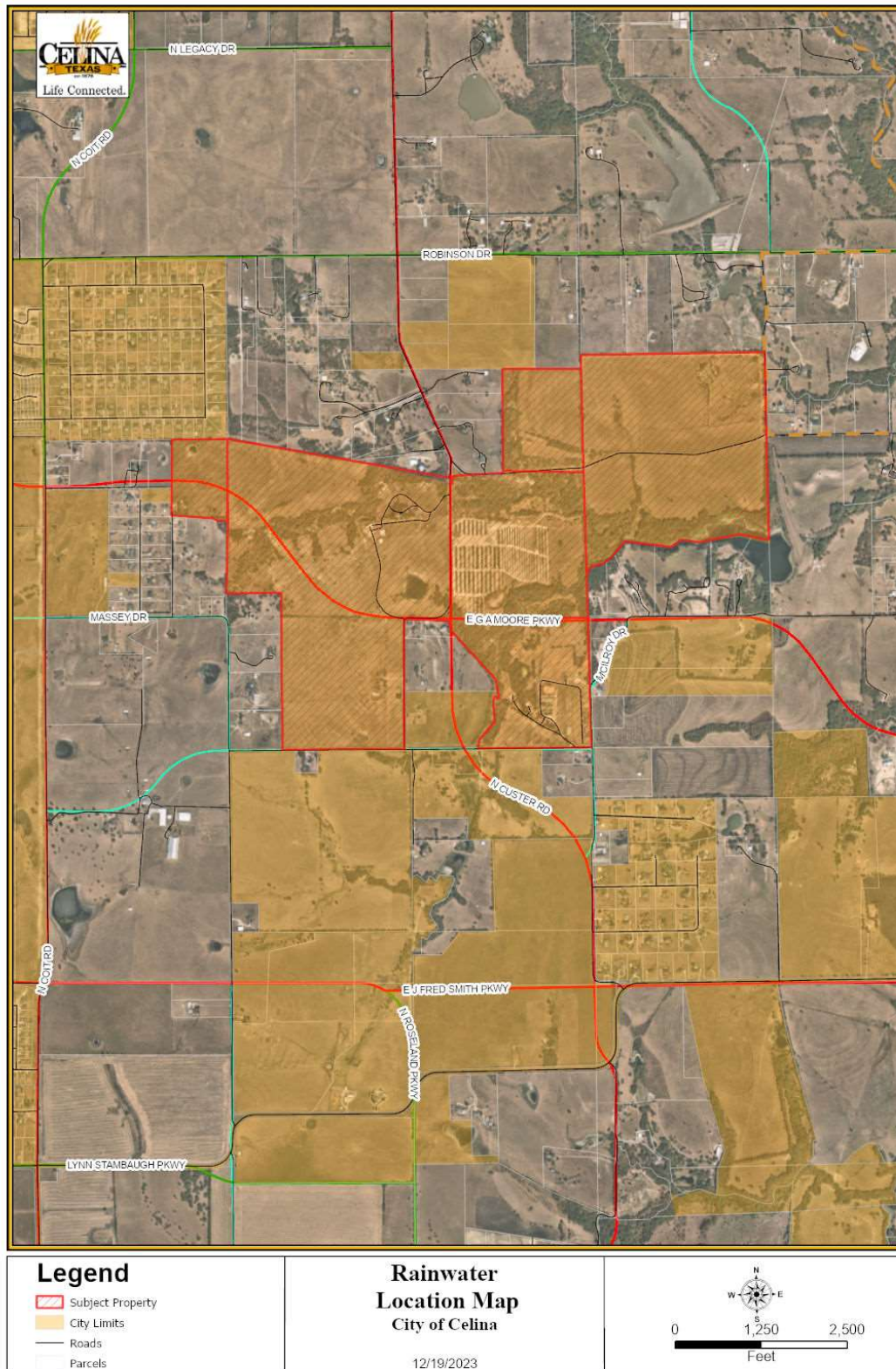


Exhibit C

Development Standards

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities & Open Space

- Trails shall generally be provided along the gas easement, creeks, floodplains, perimeter rights-of-way, and around detention ponds per City regulations, in addition to meeting all other connectivity and internal pedestrian requirements as shown on the Trails and Open Space Plan.
- Adherence to the Neighborhood Vision Book (NVB) shall be accomplished in accordance with Section 4.7(a) of this Agreement by useable open space that is amenitized or otherwise programmed (excludes perimeter landscape buffers) and distributed well throughout. Floodplains, creeks, and easements may be considered useable when amenitized.
- One (1) large amenity center shall be provided (generally in the northwest quadrant) that contains bathrooms, swimming pool, shade structure, playground, dog park or sports court, and smaller amenities, such as fire pits, gathering areas, etc.
- Three (3) small amenity centers shall be provided (generally in the other 3 quadrants) that contain bathrooms, swimming pool or splash pad, shade structure, playground, and smaller amenities. One (1) of the three (3) small amenity centers must include a swimming pool.

Design Standards

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended, except where otherwise described herein and below:

- The landscape buffers along E. GA Moore Parkway and N. Custer Road shall be no less than 30 feet in width and shall be permitted to serve as a dual-purpose utility easement(s).
- Access shall be preserved for the future park to the north.
- Lots adjacent to 9230 Myrtle Drive shall have installed a cedar, board on board fence with a top cap and posts installed on the Rainwater side of the property. Fencing shall be installed with home construction.

Mixed-Use (MU) Tracts

The Mixed-Use tracts shall generally develop per the MU (Mixed-Use) zoning district, except as follows:

- A minimum of 20 acres shall be reserved for C (Commercial, Retail, & Office)
- A maximum of 1,000 units may develop as MF-2 or MF-3
- A maximum of 300 units may develop as MF-0
- Parking may be 1.6 spaces per unit
- Single family detached or attached residential lots developed in the MU Tracts may be developed as “SF-R” or “SF-A” as stated herein and are in addition to the lot maximums specified herein for the “SF-R” and “SF-A” Lots.

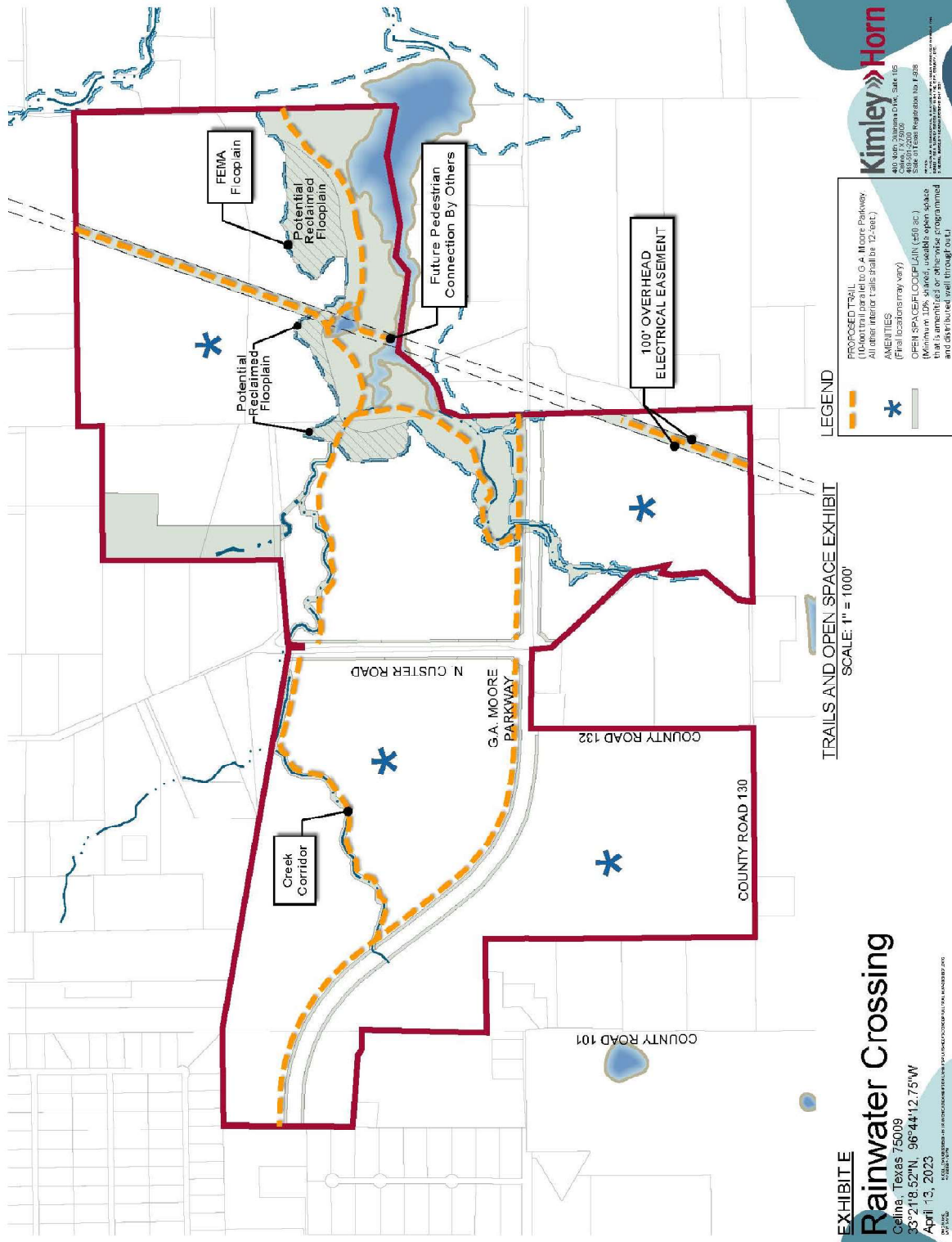
Single Family Residential, Attached & Detached (SF-A & SF-R) Tracts

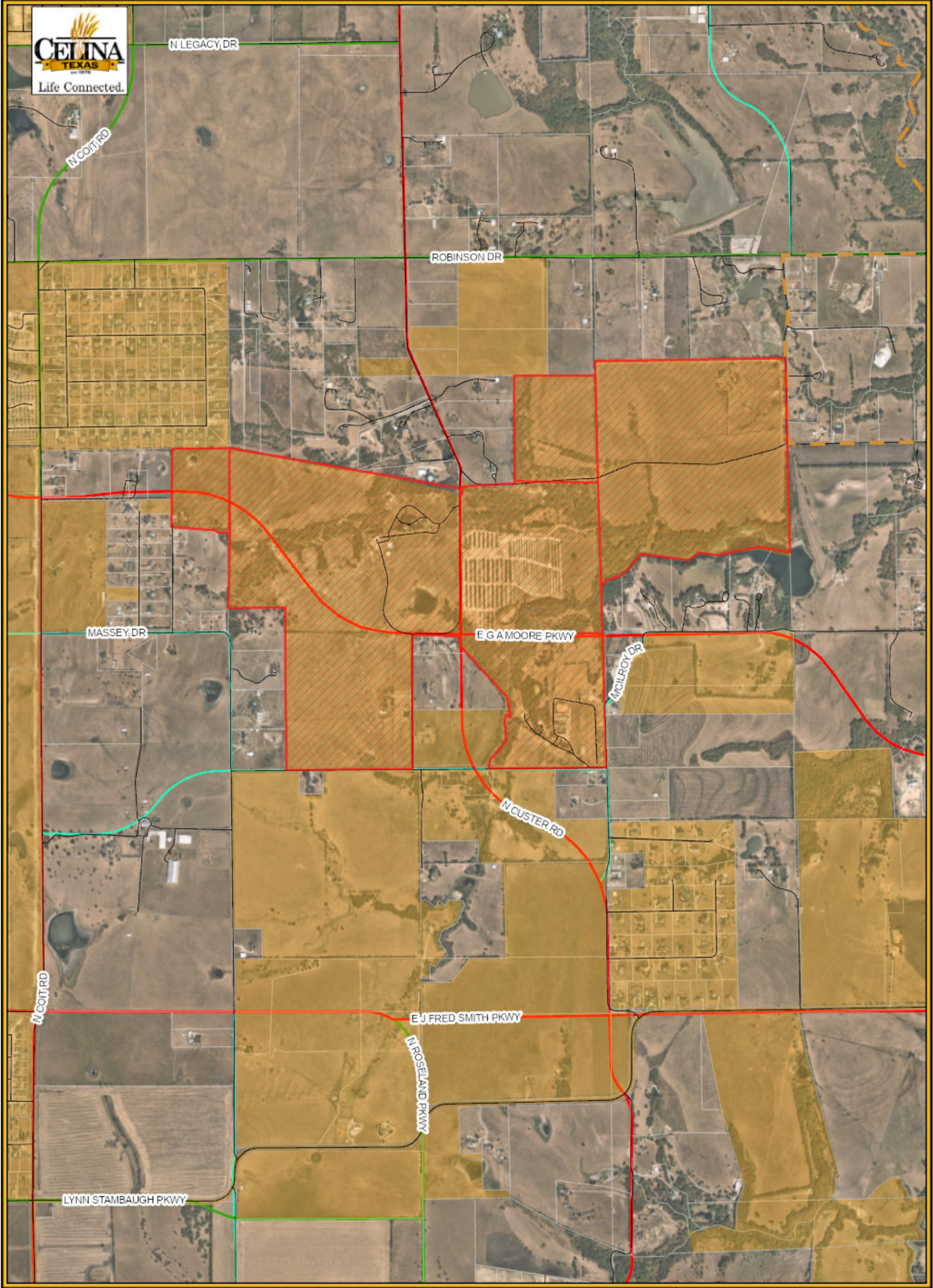
Neighborhoods shall generally develop per the Single-Family Residential, Detached District (SF-R) and Single-Family Residential, Attached District (SF-A), except as follows:

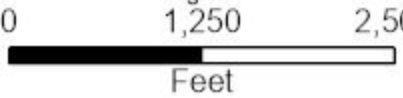
- Maximum Density within SF-R Tracts shall be 2,200
- Lots adjacent to existing estate residential neighborhoods, such as DC Ranch, shall be a minimum 80’ in width as shown on the concept plan.
- All lots less than 50’ in width require alleys
- The following lot mix shall apply:
 - Minimum 10% of SF-R lots shall be 70’ wide lots or larger
 - Minimum 20% of SF-R lots shall be 60’ wide lots or larger
 - Maximum of 60% of SF-R lots shall be 50’ wide or less
 - Maximum of 35% of SF-R lots shall be 40’ wide or less
 - Maximum of 500 units may be townhomes (SF-A)
- The minimum front & rear sliding setbacks shall be 35’ for SF-R and 30’ for SF-A (excluding garage) with the minimum of either setback being 10 feet.
- The minimum lot width (at building line) for SF-A shall be 20’.
- The minimum side yard setbacks for all SF lots sizes other than SF-A shall be 5’ or 0’/10’ if developed as zero lot line product.
- Lot coverage percentages shall not apply but shall not exceed the minimum setbacks set forth above.
- Where front porches are provided, they shall be permitted to encroach a maximum of five (5) feet into the front yard setback line.
- Differential finish grades on driveways may be up to a maximum 12% slope.

[illegible]

Exhibit E Open Space Plan





Legend  Subject Property  City Limits  Roads  Parcels	Rainwater Location Map City of Celina 12/19/2023	  0 1,250 2,500 Feet
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Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Stiles Tract (Estates on Legacy) – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning) (McAfee)

Background Information:

The request is to rezone approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards, in order to develop a residential neighborhood. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

Staff Recommendation:

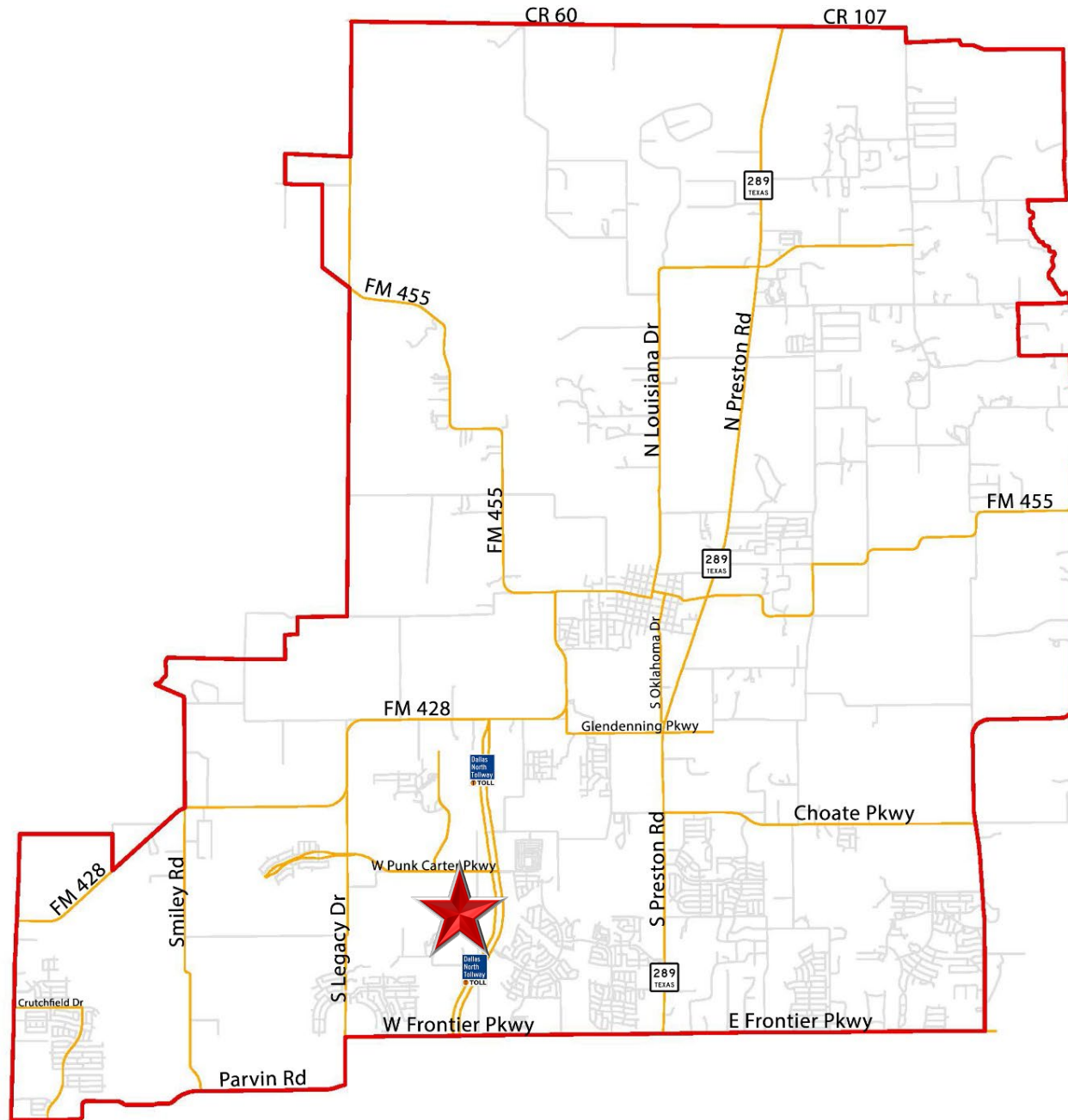
Staff recommends approval as presented.

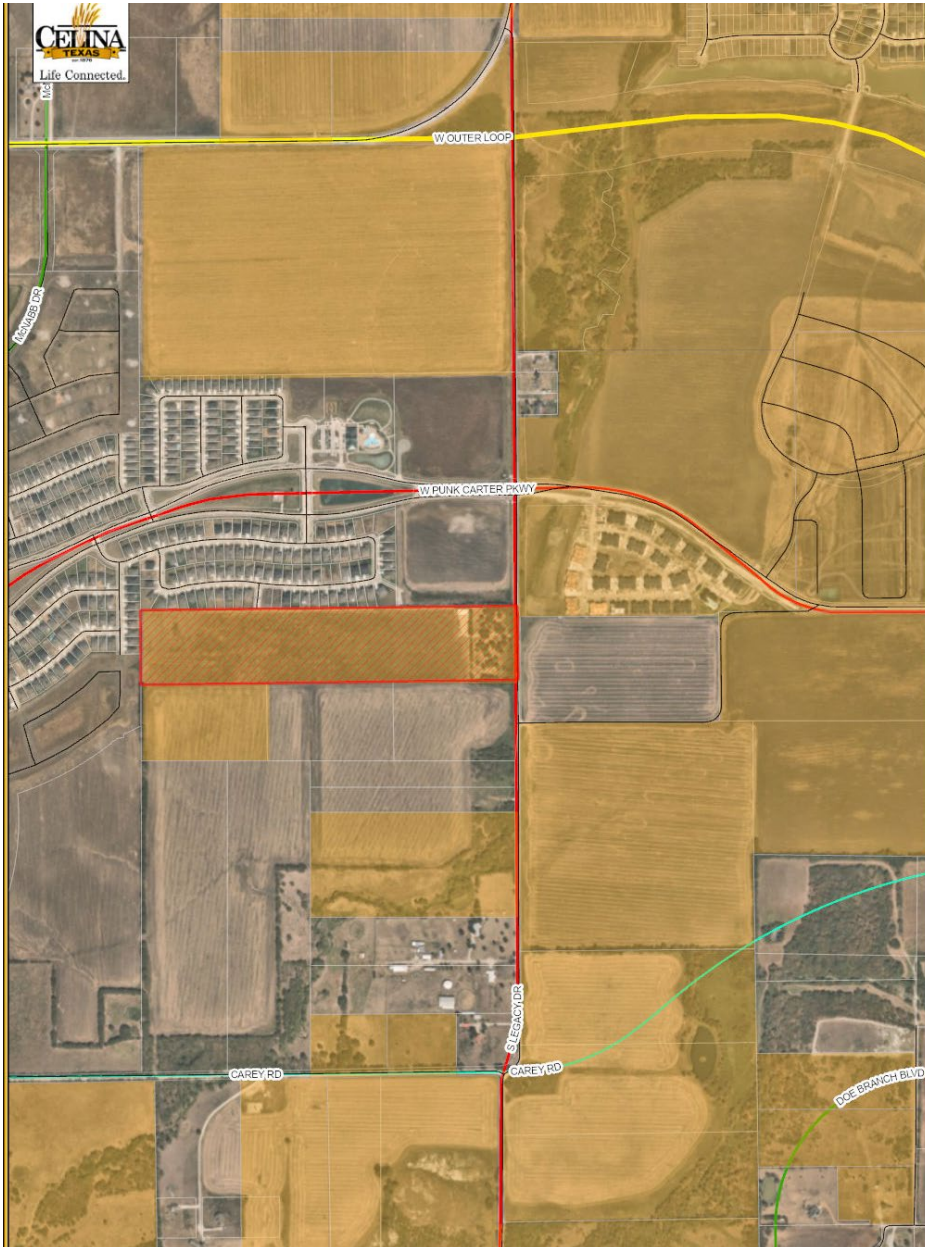
STILES TRACT (ESTATES ON LEGACY)

PD Zoning

City Council
February 13, 2024







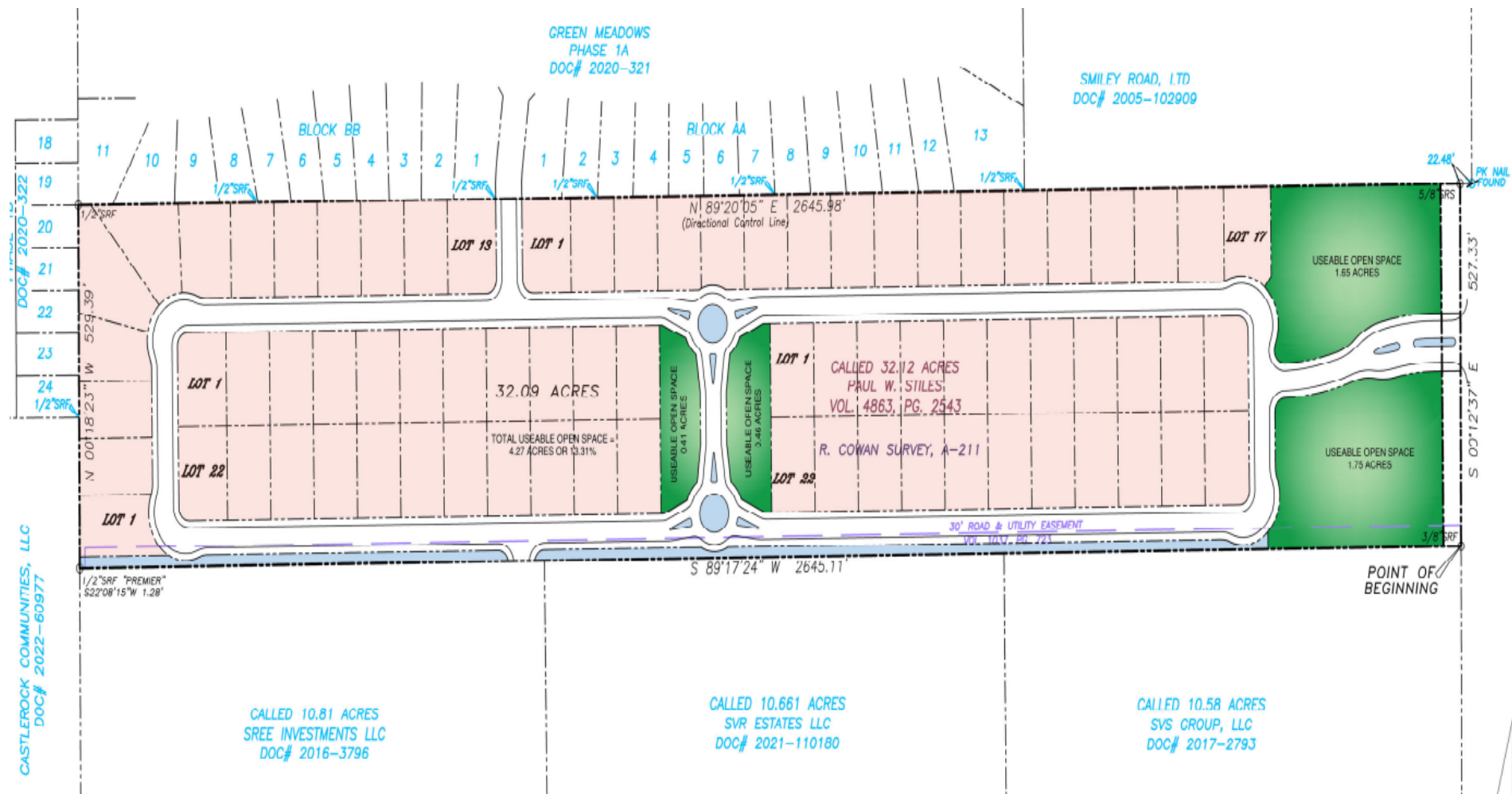
LOCATION MAP

The subject property is generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, south of Green Meadows

BACKGROUND

- The subject property is approximately 33 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant's request is to rezone the property to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, to allow for a new neighborhood

CONCEPT PLAN



PROJECT OVERVIEW

- The development will consist of approximately 77 lots, with a minimum lot width of 75'
- The neighborhood will connect into Green Meadows and Legacy Drive
- The smaller size of the subject property and the floodplain along Legacy Drive preclude the property from fully satisfying the Neighborhood Vision Book (NVB)
- Stucco is proposed as an allowed material for homes larger than 4,000 square feet
- Large, quarter-acre lots conform to the City's long-range plans

POLICY CONSIDERATIONS

- The size, floodplain, and mid-block location along Legacy Drive make the tract a bad fit for commercial
- Being adjacent to an existing neighborhood, there are no negative adjacency impacts or concerns
- The requested reduction in open space is justified, considering the floodplain and the relative size of the subject property
- The use of stucco on custom homes over 4,000 square feet in size is not a concern
- The applicant's proposal is approximately 2.3 units/acre (base zoning density cap is 3.5 units/acre)

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in January
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE 2024-_____
STILES TRACT (ESTATES ON LEGACY)
PLANNED DEVELOPMENT #150

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 33 ACRES LOCATED IN THE R. COWAN SURVEY, ABSTRACT NO. 211, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF LEGACY DRIVE AND APPROXIMATELY 775 FEET SOUTH OF PUNK CARTER PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED “PD” PLANNED DEVELOPMENT DISTRICT NO. 150 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the Development Regulations, set forth in Exhibit “C”, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development District No. 150 with a base zoning of Single-Family Residential, Detached District (SF-R), and modified development standards, and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

- Exhibit A: Legal Description
- Exhibit B: Depiction of Property
- Exhibit C: Development Regulations

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as PD No. 150 with a base zoning of Single-Family Residential, Detached District (SF-R), and modified development standards, and incorporates the Development Regulations, attached hereto as Exhibit "C".

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit “A” and depicted in Exhibit “B” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7 **PENALTY**

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 11 **PUBLICATION CLAUSE**

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13 **EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A

Legal Description

STATE OF TEXAS
COUNTY OF DENTON

BEING all that tract of land in Denton County, Texas, out of the R. Cowan Survey, Abstract No. 211, and being all of that called 32.12 acres of land described by deed to Paul W. Stiles as recorded in Volume 4863, Page 2543 of the Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING, at a 3/8-inch iron rod found for the southeast corner of said 32.12 acres on the west right-of-way line of South Legacy Drive; said point being also the northeast corner of that called 10.58 acres of land described by deed to SVS Group, LLC as recorded under Document No. 2017-2793 of the Official Public Records of Denton County, Texas;

THENCE, South 89 degrees 17 minutes 24 seconds West, a distance of 2645.11 feet to the southwest corner of said 32.12 acres; said point being also the northwest corner of that called 10.81 acres of land described by deed to SREE Investments LLC as recorded under Document No. 2016-3796 of the Official Public Records of Denton County, Texas, from which a found 1/2-inch iron rod capped "Premier" bears South 22 degrees 08 minutes 15 seconds West, a distance of 1.28 feet for witness;

THENCE, North 00 degrees 18 minutes 23 seconds West, a distance of 529.39 feet to a found 1/2-inch iron rod for the northwest corner of said 32.12 acres; said point being also the southwest corner of Lot 11, Block BB of Green Meadows, Phase 1A as recorded under Document No. 2020-321 of the Plat Records of Denton County, Texas;

THENCE, North 89 degrees 20 minutes 05 seconds East, with the north line of said 32.12 acre tract, a distance of 2645.98 feet to a found 5/8-inch iron rod for the northeast corner of said 32.12 acre tract on said west line of South Legacy Drive;

THENCE, South 00 degrees 12 minutes 37 seconds East, with said west line, a distance of 527.33 feet to the POINT OF BEGINNING;

CONTAINING, 32.09 acres of land, more or less.

Exhibit B Depiction of Property

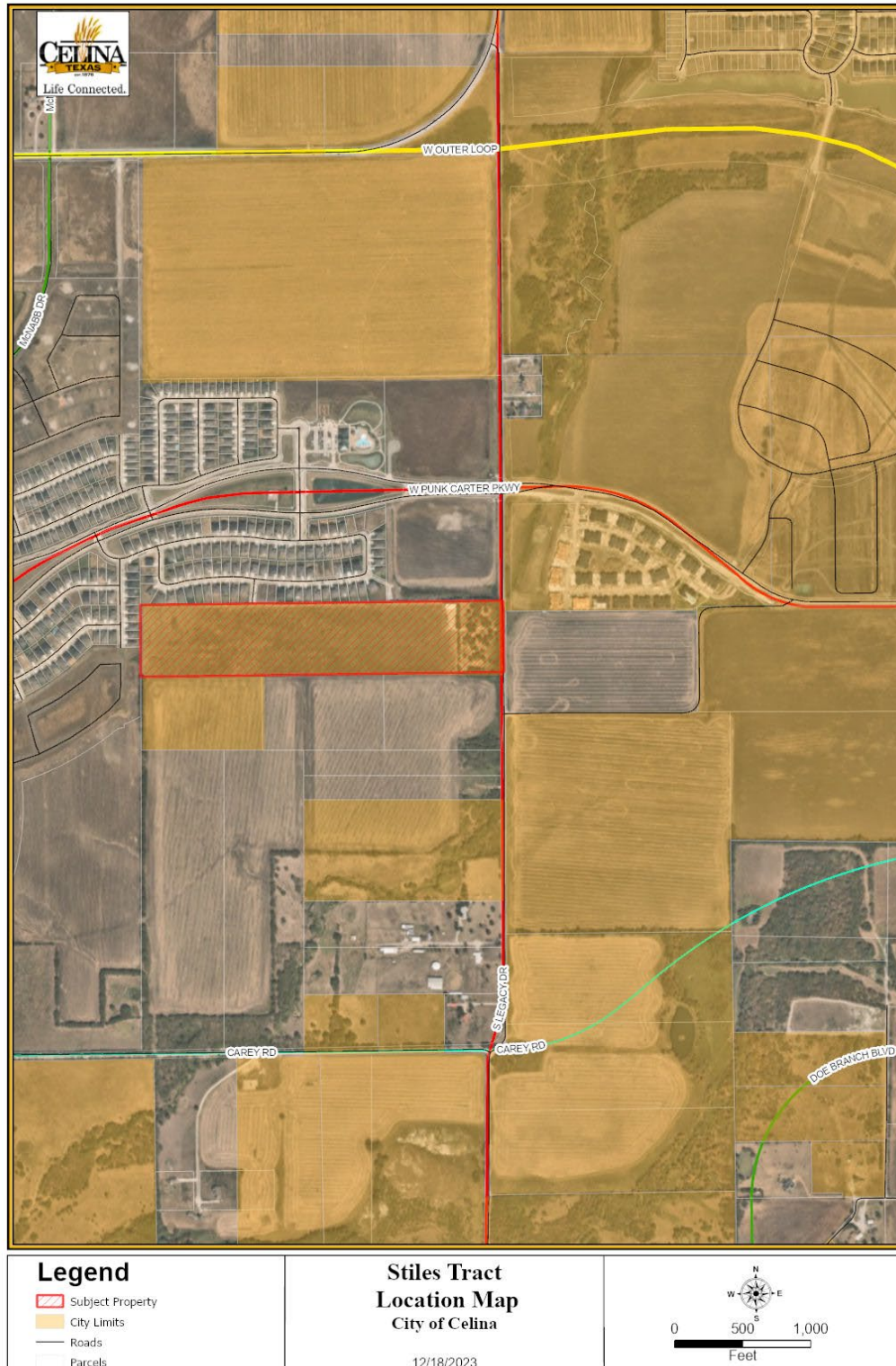
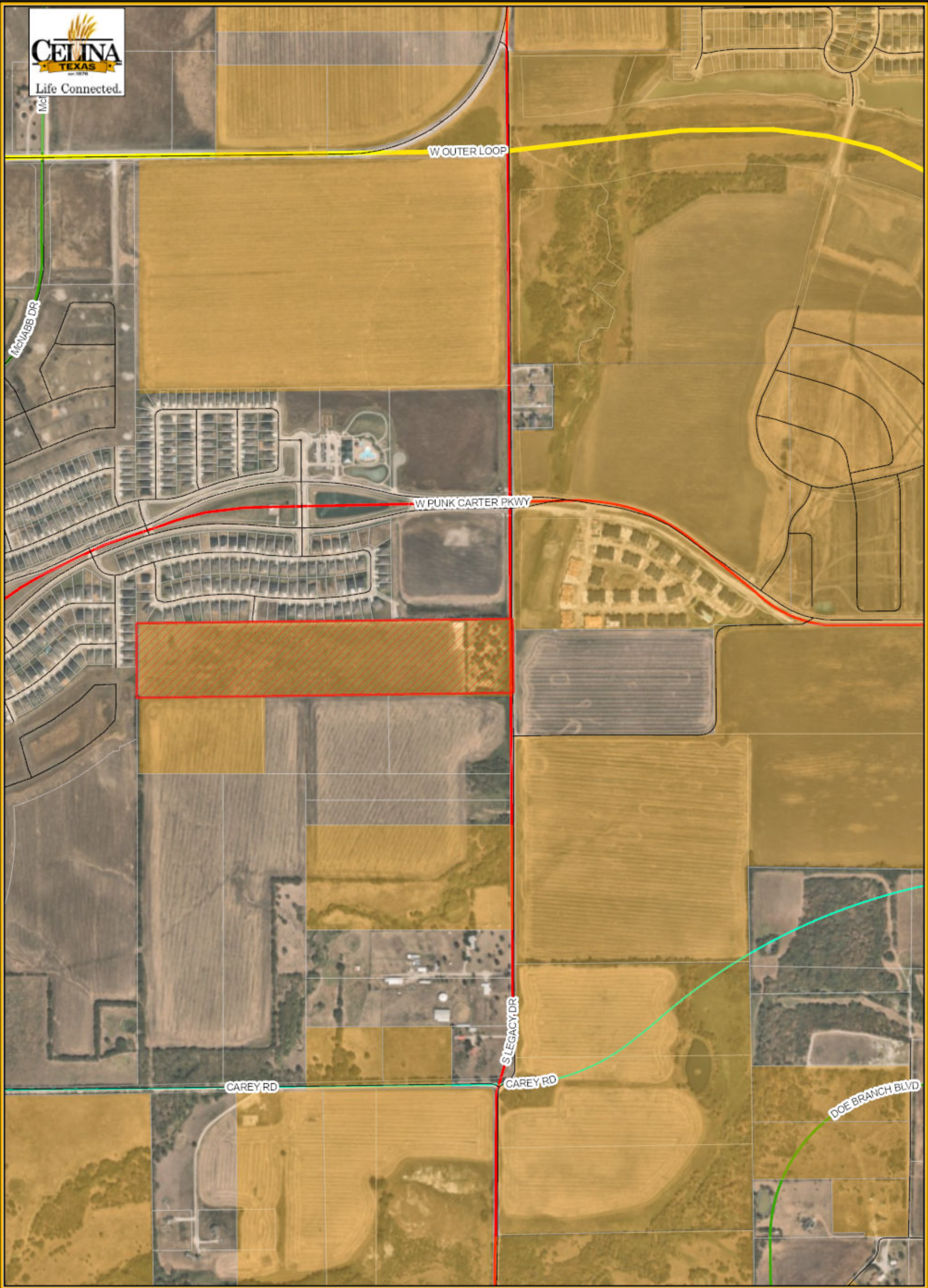


Exhibit C

Development Regulations

1. The subject property shall develop per the Single-Family Residential, Detached (“SF-R”) zoning district.
2. The subject property may also develop per the Single-Family Residential, Detached (“SF-R”) zoning district with the following modified standards:
 - a. The subject property shall generally develop per the attached Concept Plan.
 - b. The following lot standards apply:
 - Minimum Front Yard Setback – 15’; 20’ to the face of the garage door
 - Minimum Rear Yard Setback – 10’
 - Minimum Lot Width – 75’
 - For cul-de-sacs and eyebrow/elbows the minimum lot width measured at the building line shall be forty-five (45) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
 - c. All structures must adhere to the City’s architectural design standards, as may be amended. However, 3-step stucco may be considered a Category A building material for homes with a minimum square footage of 4,000.
 - d. A landscape buffer with decorative metal fencing and opaque evergreen screening may be installed along the southern property line.
 - e. Vehicular cross access shall be provided to the north, south, and to Legacy Drive.
 - f. The open space and amenities, as shown on the Concept Plan, shall satisfy the City’s open space regulations and requirements as found within the Neighborhood Vision Book (NVB).

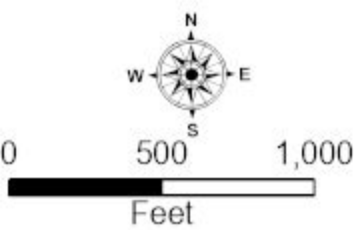


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Stiles Tract
Location Map
City of Celina**

12/18/2023





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Thomas Tract - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTD) base zoning, and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment) (McAfee)

Background Information:

The request is to amend approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTD) base zoning, and modified development standards. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Location Map

Financial Consideration:

N/A

Staff Recommendation:

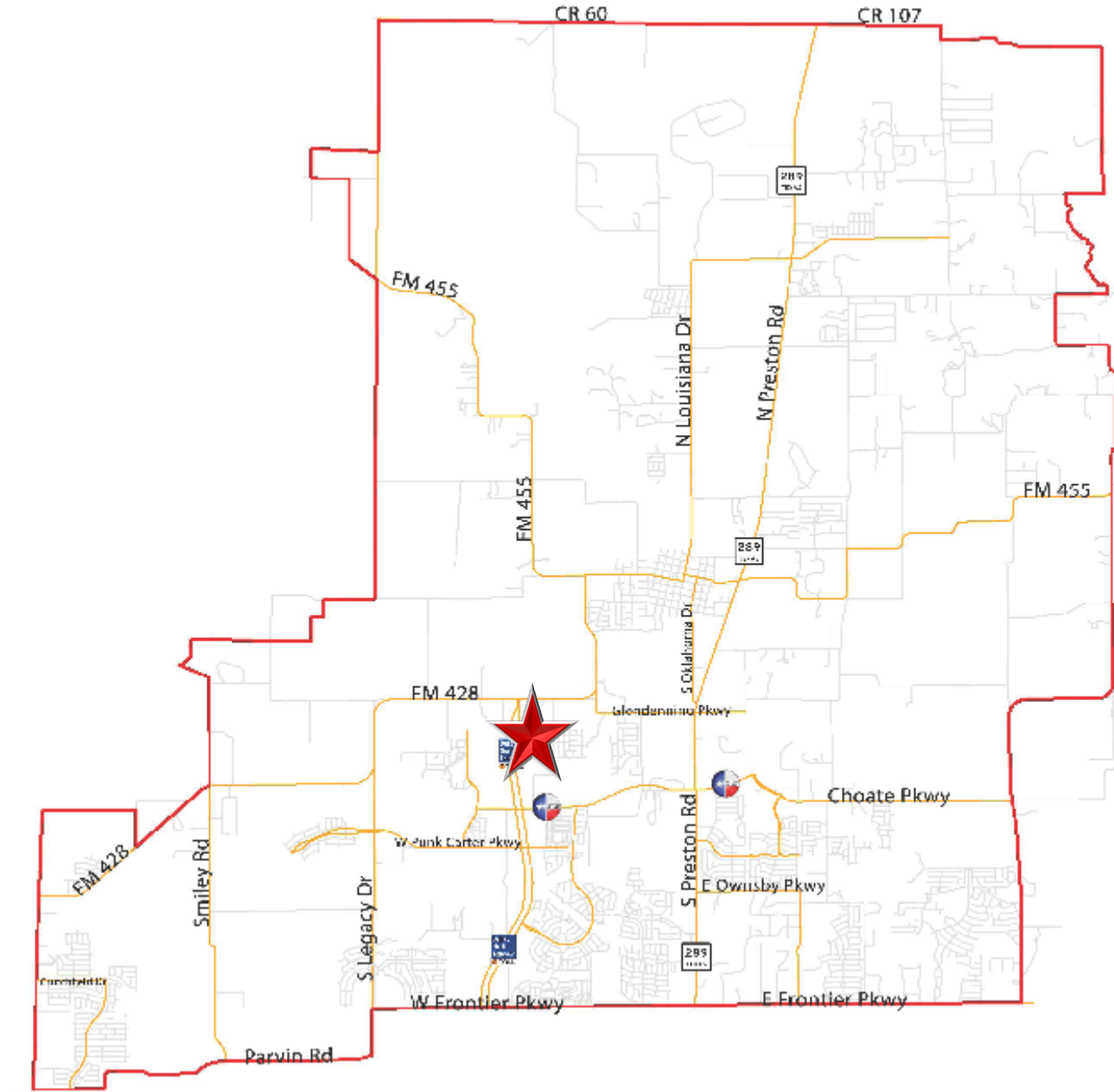
Staff recommends denial as presented.

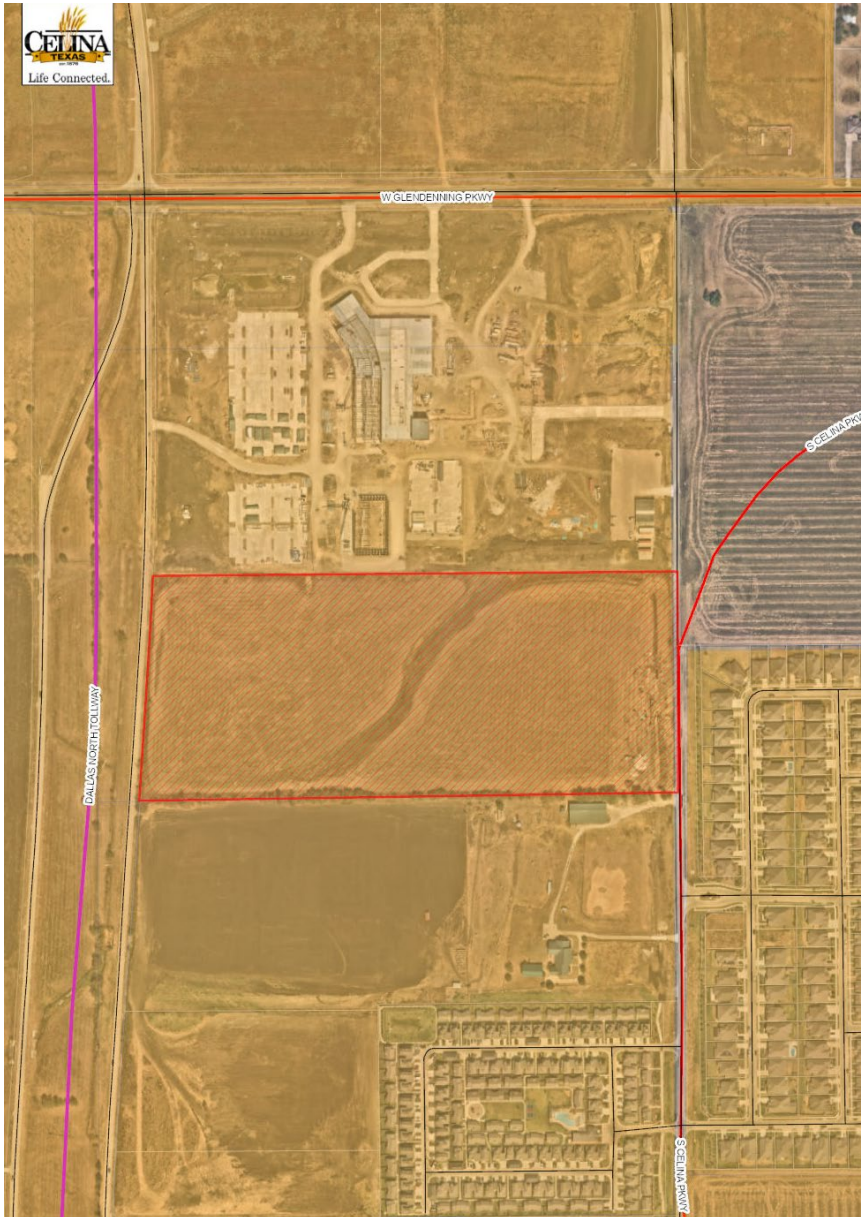
THOMAS TRACT

PD Amendment

City Council
February 13, 2024







LOCATION MAP

The subject property is generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway

BACKGROUND

- The subject property is approximately 30 acres
- The subject property is currently zoned Planned Development PD No. 17, approved in 2005, which allows for a mix of retail, office, commercial, and industrial uses (with an SUP)
- The current zoning does not allow for any multi-family
- The DNTD prohibits surface-parked multi-family product types (MF-2) and restricts urban wrap products (MF-3) within 750' of the Dallas North Tollway
- This rezoning request was formally withdrawn in the latter half of 2023 after the Planning & Zoning Commission recommended denial of the request

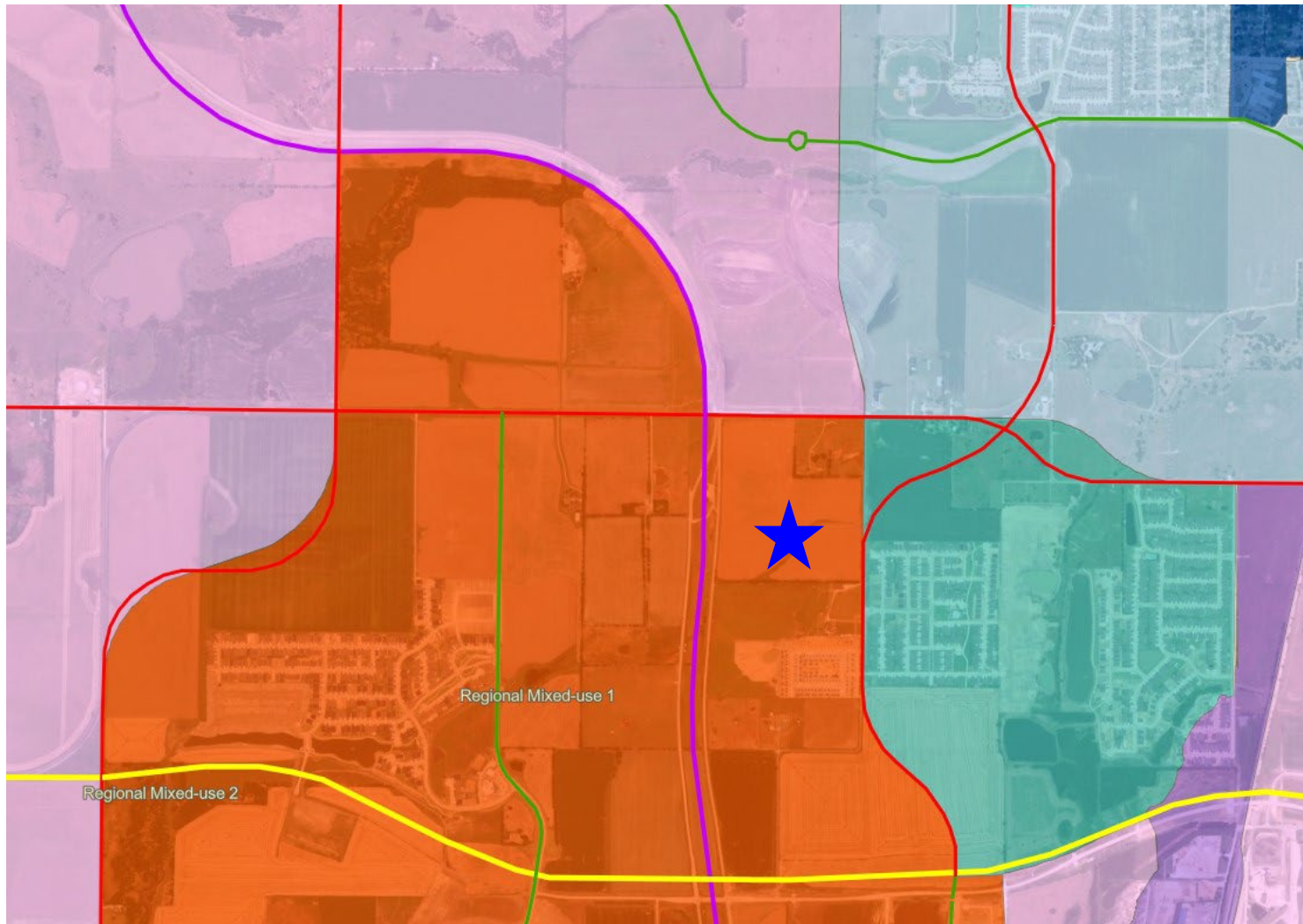
APPLICANT'S REQUEST

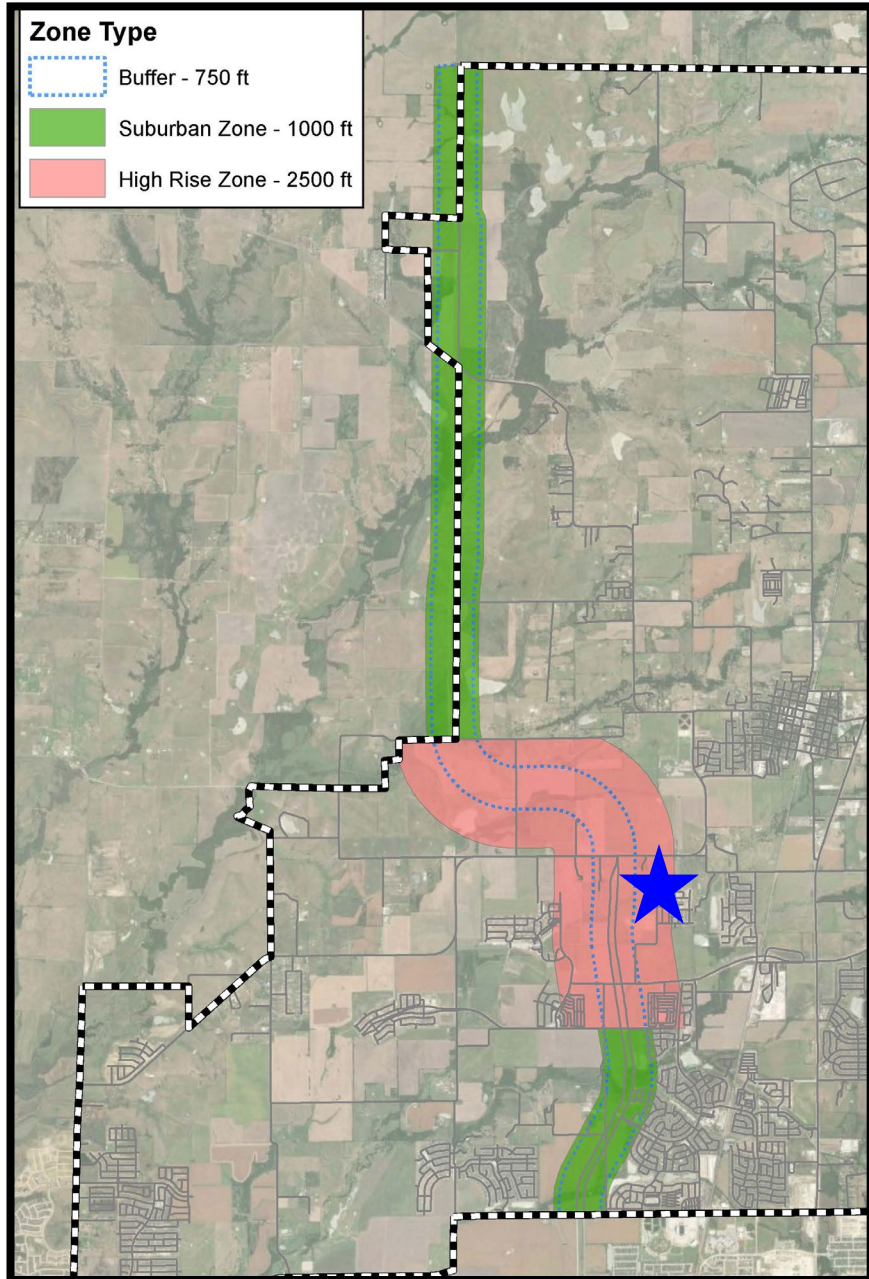
- The proposal is to rezone the subject property with the Dallas North Tollway Overlay District (DNTOL), and the following land use deviations:
 - Multi-Family, Urban Edge (MF-2) permitted within the DNTOL
 - Multi-Family, Urban Living (MF-3) permitted within 750' of the DNT
 - Restaurant, Drive-In or Drive-Thru, permitted in the High-Rise Subzone
 - Minimum height of commercial buildings reduced from 4 stories to 1 story, and multi-family buildings from 4 stories to 2 stories
 - No structured parking required

ADJACENCY

- Methodist Hospital is to the north
- The DNT is to the west
- Celina Parkway (and Greenway) is to the east
- The southern property is undeveloped, with a base zoning of DNTO

FUTURE LAND USE PLAN





Character District



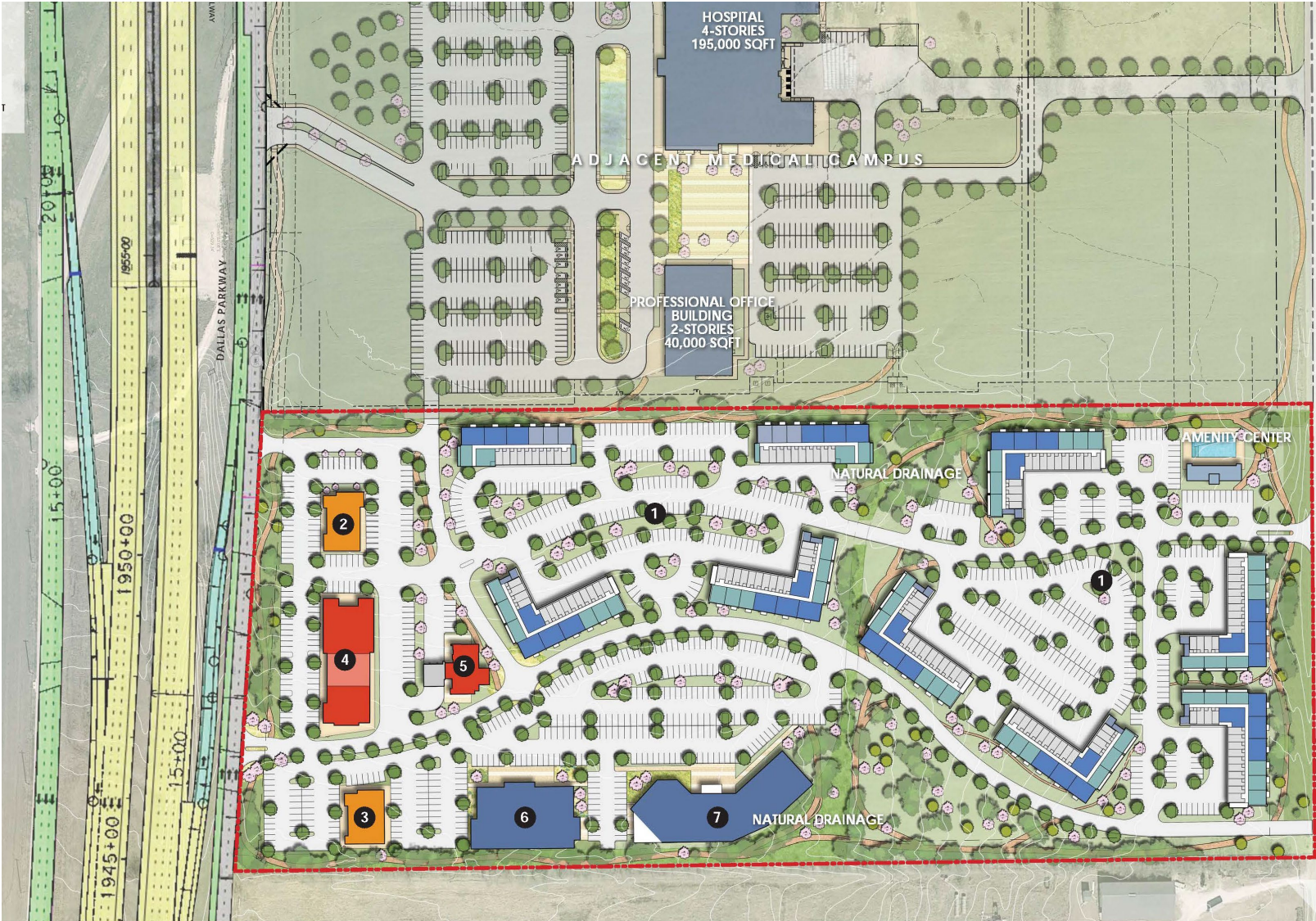
REGIONAL MIXED-USE 1 (RMU1)

Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

REGIONAL MIXED-USE

- The High-Rise Subzone is reserved for regional mixed-use, per the Comprehensive Plan
- It preserves the land surrounding the DNT/CCOL intersection for corporate office, large employment, high-rise towers, mixed-use destination centers, and other high-value projects
- It is not intended for standard suburban commercial, office, and residential
- It is not intended for surface-parked multi-family

PROPOSED CONCEPT PLAN



SITE KEY

SITE AREA ± 29 ACRES

URBAN EDGE RESIDENTIAL

1

URBAN EDGE RESIDENTIAL
± 15 ACRES

RESTAURANT

2

RESTAURANT

3

RESTAURANT

RETAIL

4

RETAIL

5

FINANCIAL INSTITUTION

MEDICAL OFFICE CONDOMINIUM

6

MEDICAL OFFICE CONDOMINIUM
1-STORY (MINIMUM)

7

MEDICAL OFFICE CONDOMINIUM
1-STORY (MINIMUM)

OPEN SPACE

RETENTION POND

CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY.
POND LOCATION AND SIZING TO BE COFIRMED AT
THE TIME OF DEVELOPMENT

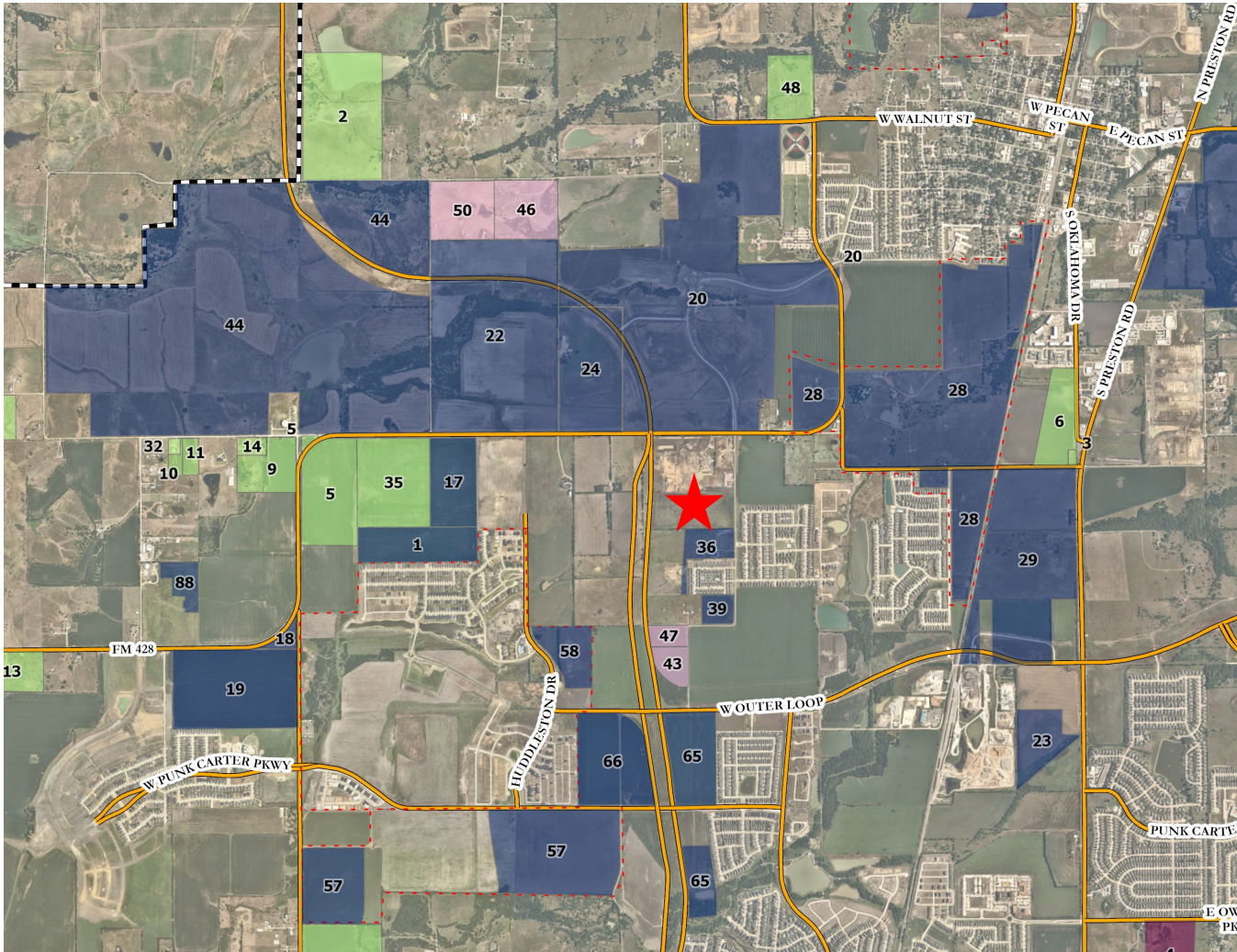
POLICY CONSIDERATIONS

- MF-2 is not permitted along the DNT corridor, and MF-3 is not permitted within 750' of the DNT frontage roads in the High-Rise Subzone
- The proposed zoning would allow multi-family on the entire tract, with no minimum commercial component
- The current zoning allows the proposed banking, restaurant (dine-in), and medical office land uses by right, but no multi-family
- The current zoning only allows industrial land uses with an SUP
- This section of Celina Parkway already has tracts with low-density multi-family entitled
- The City's long-range plans do not support the proposed development

POLICY CONSIDERATIONS

- The High-Rise Zone was intended for high-value, regional mixed-use developments
- Preserving DNT tracts for highest and best use protects the long-range tax base
- Council retains discretionary control to approve multi-family projects when warranted, which is typically in conjunction with a major mixed-use destination center
- The rezoning request is speculative in nature, as no developer currently exists
- Reducing design standards for a speculative request is discouraged

VICINITY ENTITLEMENTS



Legend

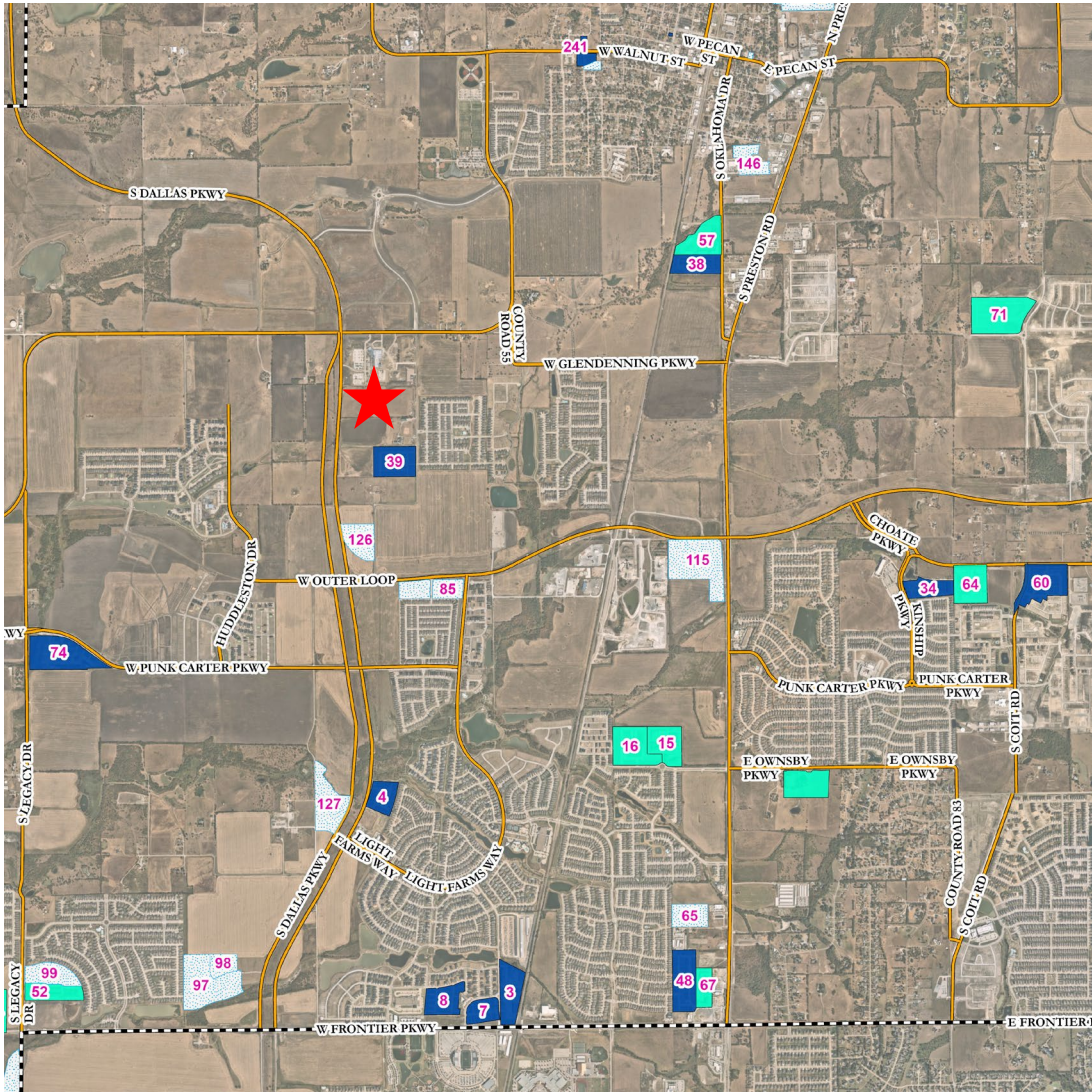
Entitlements

- DNTO
- Multi-Family
- Mixed Use
- PDs & DAs

Ultimate Boundary

Major Roads

VICINITY PROJECTS



Legend

--- Ultimate Boundary

— Major Roads

Status

■ Open

■ Construction

■ Design

DEEPER DIVE

Approximately 1,600 multi-family units are entitled within biking distance of the future hospital



P&Z PUBLIC HEARING

- The Commission asked the applicant how the request differed from its initial denial in 2023, and the applicant explained that the proposal has been further refined
- The Commission expressed concerns over the request being speculative, and the applicant confirmed that the final product would likely not match the concept plan
- The applicant indicated the housing would support the hospital, but the Commission asked if it would benefit the City, and the applicant responded that, in a vacuum, the proposal isn't the highest and best use for the property

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended denial at its regular meeting in January
- Staff recommends denial as presented
- Staff would support a rezoning to a base of DNTO

CITY OF CELINA, TEXAS

ORDINANCE 2024-_____

THOMAS TRACT

AN AMENDMENT TO PLANNED DEVELOPMENT #17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 30 ACRES LOCATED IN THE I. WILLIAMS SURVEY, ABSTRACT NO. 943, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED EAST OF DALLAS PARKWAY AND APPROXIMATELY 1,200 FEET SOUTH OF FUTURE GLENDENNING PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO AMEND A PORTION OF PLANNED DEVELOPMENT NO. 17 (PD-17), WITH A BASE ZONING OF THE DALLAS NORTH TOLLWAY OVERLAY DISTRICT (DNTD), AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the “City Council”) is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, this Ordinance amends a portion of PD #17, which was enacted through Ordinance 2005-30; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit “A” and depicted in Exhibit “B”, attached hereto and incorporated as though fully set forth herein (the “Property”); and

WHEREAS, the Development Regulations, set forth in Exhibit “C”, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan

of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as "PD" Planned Development (PD) No. 17 with a base of the Dallas North Tollway Overlay District (DNTO), and modified development standards, and is subject to the following PD regulations, which exhibits are incorporated as if fully set forth herein:

Exhibit A:	Legal Description
Exhibit B:	Depiction of Property
Exhibit C:	Development Regulations

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A", and depicted in Exhibit "B" attached hereto and incorporated herein as "PD" Planned Development No. 17 with a base of the Dallas North Tollway Overlay District (DNTO), and modified development standards, and incorporates the Development Regulations, attached hereto as Exhibit "C".

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit “A” and depicted in Exhibit “B” hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

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PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of February, 2024.

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

Susie Quinn, Interim City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A Legal Description

LEGAL DESCRIPTION 29.289 ACRES

BEING all of that certain tract or parcel of land situated in the I. Williams Survey, Abstract No. 943, Collin County, Texas, and being that remaining portion of a called 76.02 acre tract of land described as Tract I in the deed to Celina I Investments, L.P., recorded in Instrument No. 20070201000150390, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4-inch iron rod found in County Road 52 for the southeast corner of said 76.02 acre tract, common to the northeast corner of a called 30.00 acre tract of land described in the deed to Lewis D. Dickerson, recorded in Instrument No. 1993-0018273, said Official Public Records;

THENCE South 89°24'55" West, with the southerly line of said 76.02 acre tract and the northerly line of said 30.00 acre tract, a distance of 1,766.86 feet to a point in the easterly right-of-way line of Dallas North Tollway for the southeast corner of a called 8.170 acre tract of land described as Parcel 41-11 in the deed to Collin County, Texas, recorded in Instrument No. 20060313000324870, said Official Public Records;

THENCE North 03°40'44" East, with the easterly right-of-way line of said Dallas North Tollway and easterly line of said Parcel 41-11, a distance of 464.50 feet to a point at the beginning of a tangential curve to the left;

THENCE continuing with the easterly right-of-way line of said Dallas North Tollway, the easterly line of said Parcel 41-11 and with said curve having a radius of 11,664.16 feet, a delta angle of 01°20'00", an arc length of 271.43 feet, a chord bearing of North 03°00'44" East and chord distance of 271.42 feet to a 1/2-inch iron rod with a cap stamped "WINDROSE" found for the southwest corner of a called 46.728 acre tract of land described in the deed to Methodist Hospitals of Dallas, recorded in Instrument No. 20201222002314570, said Official Public Records;

THENCE North 89°31'06" East, with the southerly line of said 46.728 acre tract, a distance of 1,718.64 feet to a mag nail found in said County Road 52 and in the easterly line of said 76.02 acre tract for the southeast corner of said 46.728 acre tract;

THENCE South 00°19'22" East, in said County Road 52 with the easterly line of said 76.02 acre tract, a distance of 731.02 feet to the POINT OF BEGINNING and enclosing 29.289 acres of land, more or less.



July 11, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration 6677

Date

Exhibit B Depiction of Property

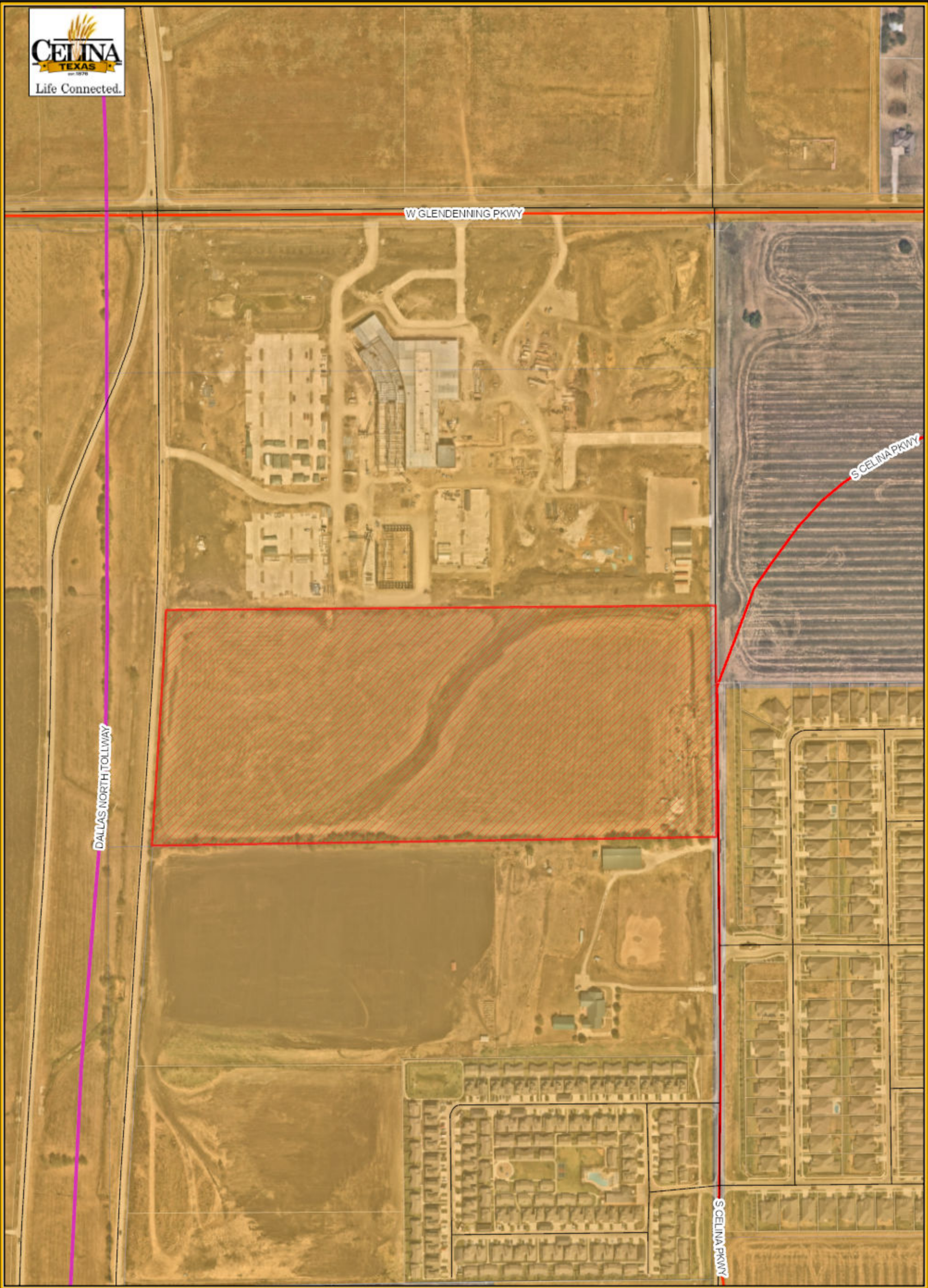


Exhibit C

Development Regulations

The property is zoned a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTO), with the following modified standards:

- 1) The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended;
- 2) Conformance with the Multi-Family & Commercial Vision Book is required, including any safety features such as gates;
- 3) In addition to the uses allowed by the base zoning district, the following uses are allowed by right throughout the site:
 - a. Multi-Family, Urban Edge (MF-2)
 - b. Multi-Family, Urban Living (MF-3)
 - c. Restaurant, Drive-In or Drive-Thru
- 4) Minimum height:
 - a. Non-residential: Minimum 1-story
 - b. Multi-family: Minimum 2-story
- 5) No mixed-use integration through first floor, retail-ready space shall be required;
- 6) Minimum Parking Ratio: 1.6 spaces/unit; and
- 7) Surface parking shall be allowed.

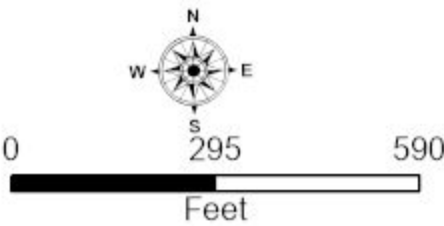


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Thomas Tract
Location Map
City of Celina**

12/18/2023





Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: February 13, 2024
Re: CR 50 Abandonment

Action Requested:

Conduct a public hearing to consider and act upon an Ordinance of the City of Celina, abandoning County Road 50 from Frontier Parkway to approximately 1,672 feet north, as more particularly described and depicted in Exhibit "A", to the abutting owners; and providing an effective date. (Glasgow)

Background Information:

The abutting owners petitioned to abandon County Road 50 (CR50). This portion of CR 50 is located from Frontier Parkway to approximately 1,672 feet north, and the centerline of said road is on the common north/south line of the F.D Gary Survey, Abstract No.361, and the John Ragsdale Survey Abstract No. 734. The remainder of the road, north of the proposed abandonment, connects to Dallas Parkway and is not being proposed to be abandoned. It will provide access to the adjacent tracts along this section.

The Collin County Commissioners Court approved the abandonment of CR 50 road on January 8, 2024.

Legal Review:

N/A

Supporting Documents:

1. CR 50 ROW Abandonment Public Hearing Presentation
2. Ordinance ROW Abandonment CR50
3. Abandon CR50 Court Order 01082024
4. CR50 Abandonment Exhibit A

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

CR 50 RIGHT-OF-WAY ABANDONMENT

February 13th, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



AGENDA

- Introduction
- Existing Conditions
- Petition Notice & Approved Court Order
- Questions

INTRODUCTION

- This request is to abandon County Road 50 (CR 50) from Frontier Parkway to approximately 1,672 feet north.
- The abutting properties are owned by Toll Southwest, LLC and Mosey Thomas Trust Agreement.
- The Collin County Commissioners Court approved the abandonment of CR 50 on January 8, 2024.

EXISTING CONDITIONS



- The existing prescriptive right-of-way is 20-foot wide by 1672-feet long.
- It is located between Frontier Parkway and Dallas Parkway.
- CR 50 will remain north of the proposed abandonment

PETITION NOTICE & APPROVED COURT ORDER

- Petition from the adjacent properties

PETITION

STATE OF TEXAS
COUNTY OF COLLIN

TO THE COMMISSIONERS' COURT OF COLLIN COUNTY TEXAS

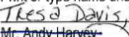
We, the undersigned freeholders in Commissioners Precinct No. 1, Collin County, and being freeholders most vitally interested in the road hereinafter petitioned to be abandoned, do hereby respectfully petition the Commissioners' Court of Collin County to take all necessary steps and to make all necessary orders for the purpose of abandoning the following described public road situated in Commissioners Precinct No.1, Collin County, Texas, said road situated and lying as follows:

Being that portion of County Road 50, approximately 2,910 feet in length located between Dallas North Tollway and Frontier Parkway (formerly County Road 5), and the centerline of said road being on the common north/south line of the F.D. Gary Survey, Abstract No. 361 and the John Ragsdale Survey, Abstract No. 734. Said portion of abandoned County Road being more particularly shown on Exhibit "1" attached hereto.

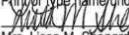
WITNESS OUR HANDS, the _____ day of _____, 2023.


Trust Agreement of Thomas Mosey c/o Mr. Tom Mosey

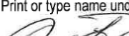
Print or type name under signature
TOM MOSEY


Mrs. Lissa M. Shepard

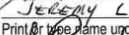
Print or type name under signature
Lissa M. Shepard


Mr. Jeremy Dabbert

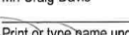
Print or type name under signature
JEREMY L. DABBERT


Mr. Craig Davis

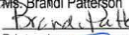
Print or type name under signature
Craig Davis


Mrs. Brakdi Patterson

Print or type name under signature
Brakdi Patterson


Mr. Seth Carpenter

Print or type name under signature
Seth Carpenter


Mr. Mike Boswell

Print or type name under signature
Mike Boswell

Purchased From: TOM MOSEY

20190830001072500 08/30/2019
Volume and Page or Co. Clerk No. Date

Purchased From: LFC LAND COMPANY LLC
20180731000952160 07/31/2018
20160803001009810 08/03/2016

Volume and Page or Co. Clerk No. Date

Purchased From: HORIZON HOMES, LLC.

20190830001072500 05/02/2019
Volume and Page or Co. Clerk No. Date

Purchased From: ANDREW JEREMY THOMPSON &

Purchased From: AMBER DAWN THOMPSON

20191108001426470 11/08/2019
Volume and Page or Co. Clerk No. Date

Purchased From: K HOVNANIAN DFW LIGHT FARMS, LLC

20180731000952160 07/31/2018
Volume and Page or Co. Clerk No. Date

Purchased From: NORMAN TANNER & TRACY TANNER

20210804001566850 08/04/2021
Volume and Page or Co. Clerk No. Date

Purchased From: BOARD OF REGENTS TEXAS A&M UNIV.

20140107000015410 01/07/2014
Volume and Page or Co. Clerk No. Date

Purchased From: LFC LAND COMPANY II, LLC.

20191125001498990 11/25/2019
Volume and Page or Co. Clerk No. Date

- Collin County Commissioners Court Order

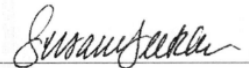
State of Texas	\$	Court Order
Collin County	\$	2024-026-01-08
Commissioners Court	\$	

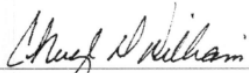
An order of the Collin County Commissioners Court approving the abandonment of a road.

The Collin County Commissioners Court hereby approves the abandonment of 1,672 feet of County Road 50, as outlined in the attached documentation.

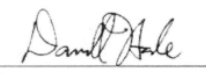
A motion was made, seconded, and carried by a majority of the court members in attendance during a regular session on Monday, January 8, 2024.

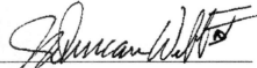

Chris Hill, County Judge

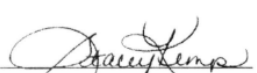

Susan Fletcher, Commissioner, Pct 1


Cheryl Williams, Commissioner, Pct 2




Darrell Hale, Commissioner, Pct 3


Duncan Webb, Commissioner, Pct 4


ATTEST: Stacey Kemp, County Clerk

QUESTIONS?



CITY OF CELINA, TEXAS
ORDINANCE 2024-_____
COUNTY ROAD 50 PARTIAL RIGHT-OF-WAY ABANDONMENT

AN ORDINANCE ABANDONING AND VACATING APPROXIMATELY 1.151 ACRE UNIMPROVED RIGHT-OF-WAY GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF FRONTIER PARKWAY AND DALLAS PARKWAY AND WEST OF CARLISLE COURT, SITUATED IN THE COLLIN COUNTY JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, COLLIN COUNTY, TEXAS, AND COLLIN COUNTY F.D. GARY SURVEY, ABSTRACT NO. 361, COLLIN COUNTY, TEXAS .

WHEREAS, the owners of the property underlying the 1.151 acre unimproved right-of-way generally located northeast of Frontier Parkway and Dallas Parkway and west of Carlisle Court, in the Collin County John Ragsdale survey, Abstract no. 734, Collin County, Texas, and Collin County John Ragsdale survey, Abstract no. 361, Collin County, Texas;

WHEREAS, after due notice was sent to all persons owning properties adjacent to such right-of way and all persons affected thereby; and

WHEREAS, after due notice and hearing held before the City Council of the City of Celina, the City Council has determined and finds that the right-of-way is not needed for travel by the general public, and that the same should be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. That the 1.151 acre unimproved right-of-way generally located northeast of Frontier Parkway and Dallas Parkway and west of Carlisle Court, in the John Ragsdale survey, Abstract no. 734, Collin County, Texas, and Collin County John Ragsdale survey, Abstract no. 361, Collin County, Texas, more fully described in Exhibit A, attached hereto, is hereby closed and vacated for public travel. The City Manager is hereby authorized to sign any deeds or other necessary documents to effectuate the abandonment and conveyance of said Easement.

SECTION 2. This ordinance shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas on the 13th day of February, 2024.

City of Celina, Ordinance No. 2024-_____ CR50 Partial Right-Of-Way Abandonment

Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

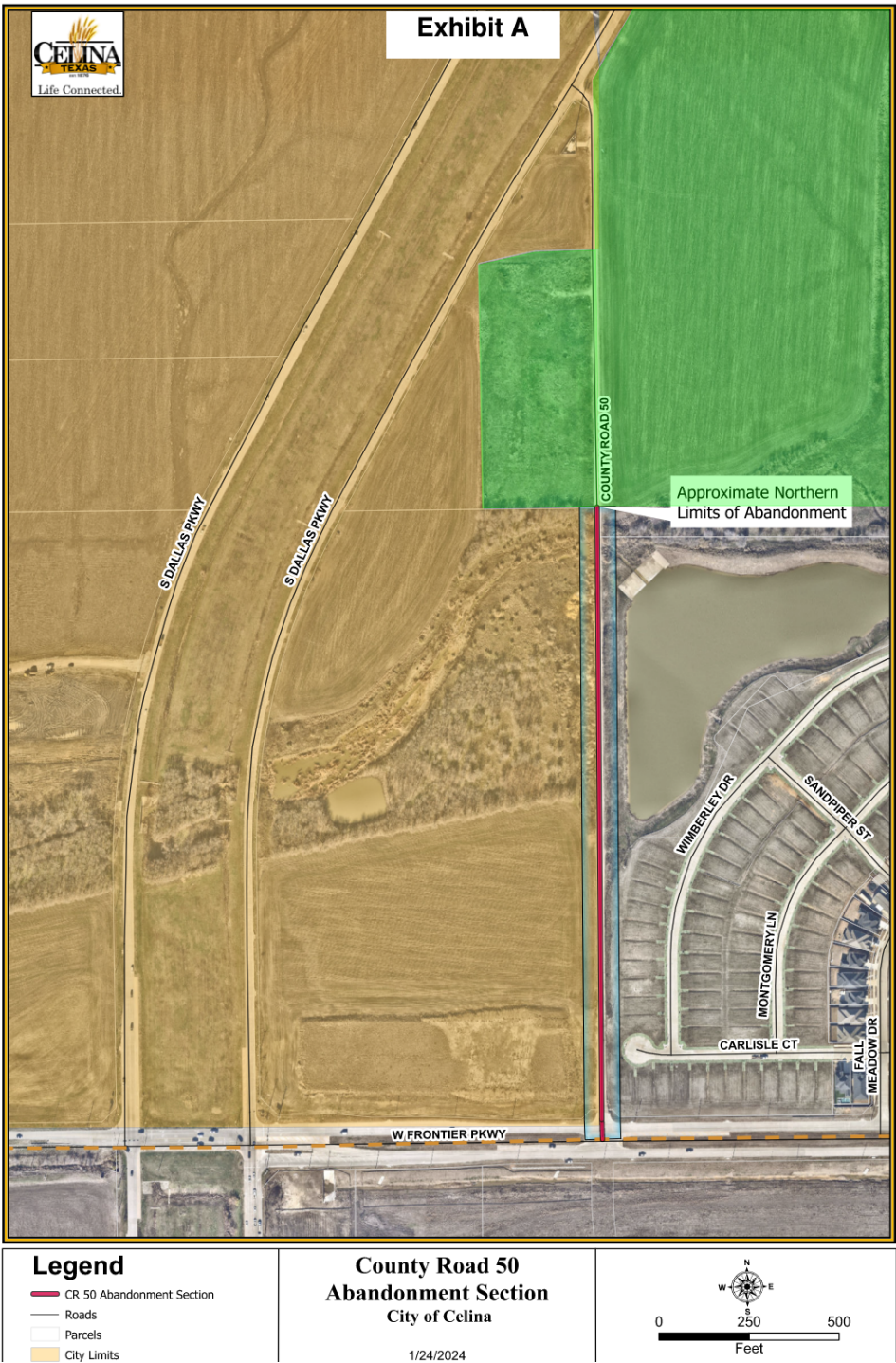
Susie Quinn, Interim Deputy City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit A



State of Texas
Collin County
Commissioners Court

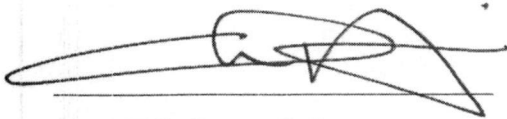
§
§
§

Court Order
2024-026-01-08

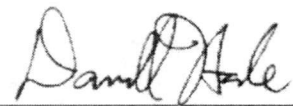
An order of the Collin County Commissioners Court approving the abandonment of a road.

The Collin County Commissioners Court hereby approves the abandonment of 1,672 feet of County Road 50, as outlined in the attached documentation.

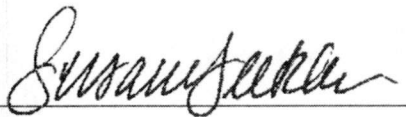
A motion was made, seconded, and carried by a majority of the court members in attendance during a regular session on Monday, January 8, 2024.



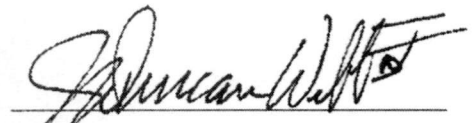
Chris Hill, County Judge



Darrell Hale, Commissioner, Pct 3



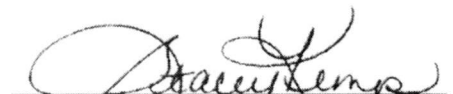
Susan Fletcher, Commissioner, Pct 1



Duncan Webb, Commissioner, Pct 4

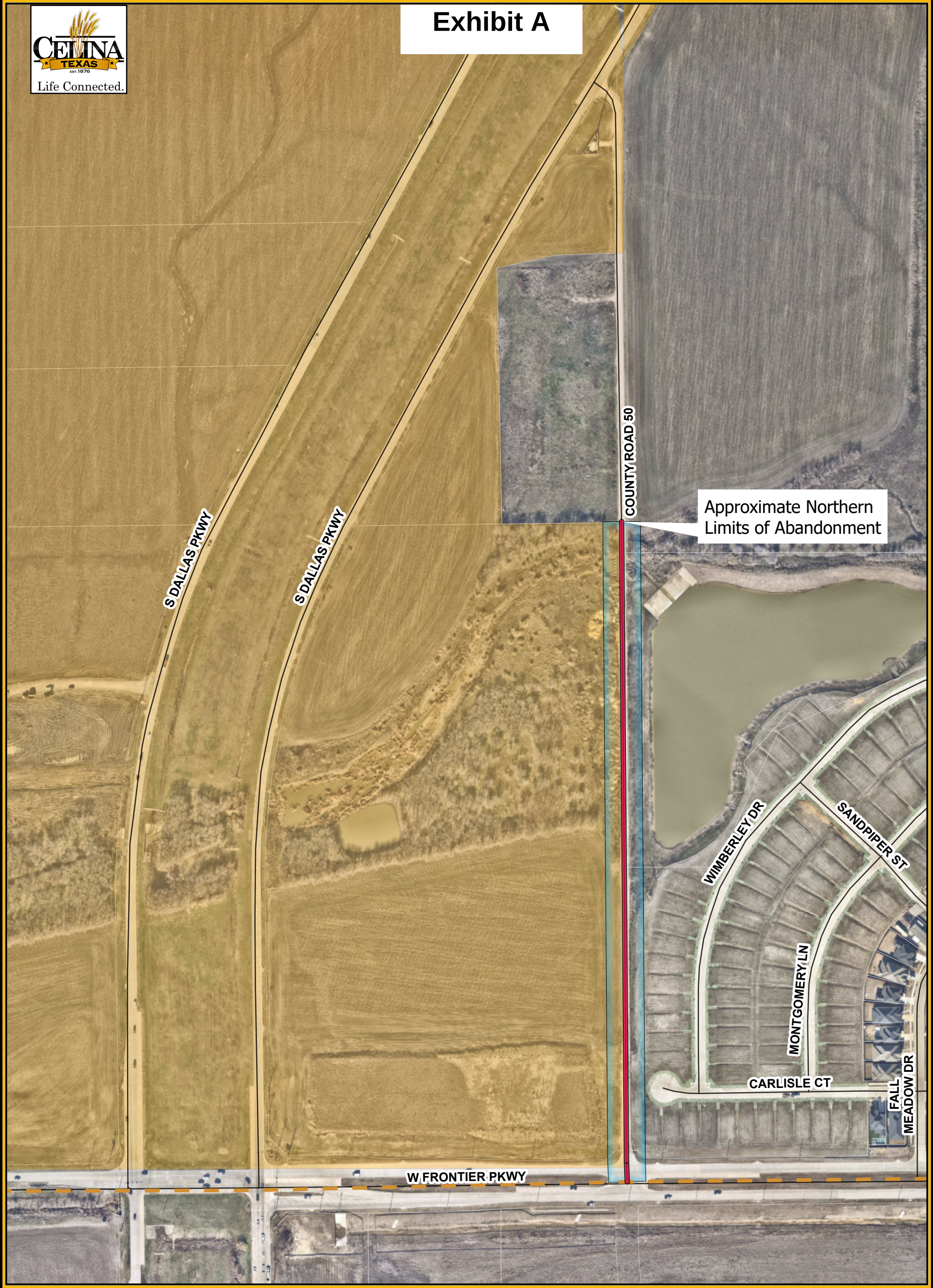


Cheryl Williams, Commissioner, Pct 2



ATTEST: Stacey Kemp, County Clerk

Exhibit A

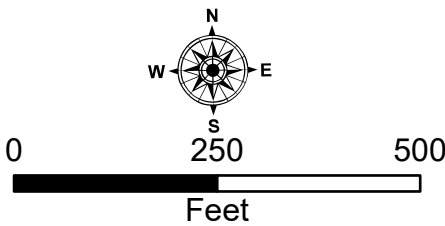


Legend

- CR 50 Abandonment Section
- Roads
- Parcels
- City Limits

County Road 50
Abandonment Section
City of Celina

1/24/2024





Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Anthony Satarino, Strategic Services Director
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Neighborhood Integrity Program - Buffalo Ridge HOA 2023

Action Requested:

Consider and act to authorize the City Manager to execute an Agreement by and between the City of Celina, Texas, and Buffalo Ridge Homeowner Association for a Neighborhood Integrity Program Grant. (2023 NIP - Buffalo Ridge HOA) (Satarino)

Background Information:

The City of Celina's Neighborhood Integrity Program (NIP) provides grants to support Celina neighborhood groups in initiatives for the public benefit. The City has adopted the Neighborhood Integrity Program Guidelines to provide grants for beautification of publicly visible, dedicated common areas. The Homeowner Association has submitted a complete application for a grant under the Guidelines. The program seeks creative and sustainable projects that enhance the physical and aesthetic conditions of the city's neighborhoods, increase the city's unique identity, and/or increase the quality of life for its residents.

Legal Review:

The City Attorney has reviewed the Neighborhood Integrity Grant Agreement.

Supporting Documents:

1. 2023 NIP Buffalo Ridge
2. Buffalo Ridge NIP Agreement - HOA Executed - Partial

Financial Consideration:

The City will contribute an amount not to exceed \$25,000 towards the cost of improvements.

Staff Recommendation:

Staff recommends approval.

2023 Neighborhood Integrity Grant Program – Buffalo Ridge HOA



BACKGROUND

- Neighborhood Integrity Program (NIP) provides grants to support Celina neighborhood groups in initiatives for the public benefit.
- The City has adopted the Neighborhood Integrity Program Guidelines to provide grants for beautification of publicly visible, dedicated common areas.
- The program seeks creative and sustainable projects that enhance the physical and aesthetic conditions of the City's neighborhoods, increase the City's unique identity, and/or increase the quality of life for its residents.

2022 NIP GRANT RECIPIENTS



DC Ranch
Entry Monument
Improvements



Heritage
Landscape Improvements

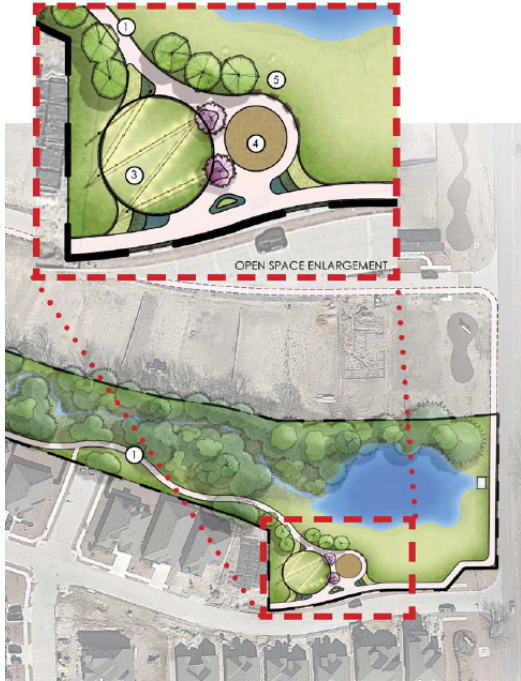


Carter Ranch
Playground Addition



Parkside
Pavilion

2023 NIP GRANT RECIPIENTS



Buffalo Ridge
Park Improvements



Heritage
Park Improvements
Complete



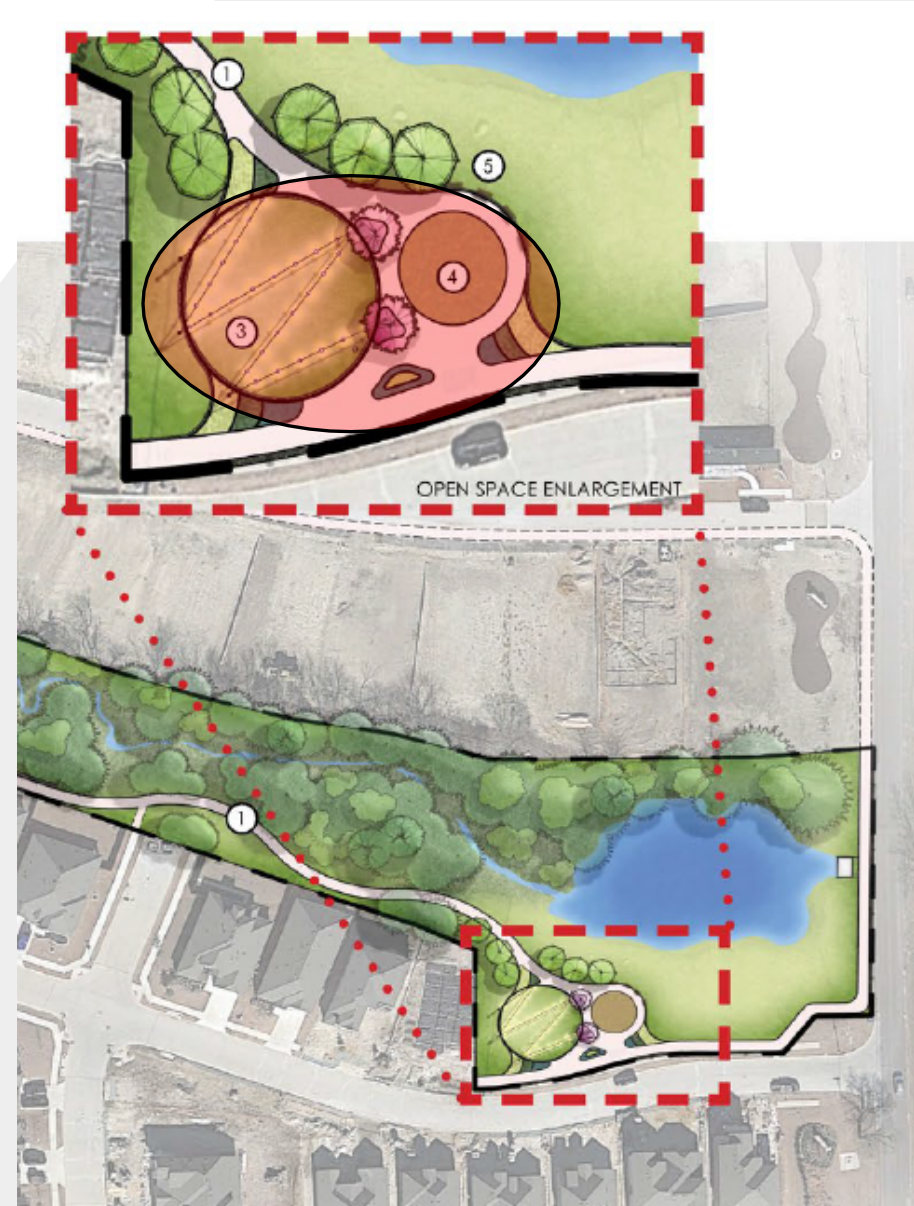
Bluewood
Park Improvements
In Progress

BUFFALO RIDGE HOA

Grant amount: not to exceed \$25,000

Open Space Improvements

- Multi-use open space
- Concrete paving
- Decomposed granite
- Park benches





QUESTIONS?

NEIGHBORHOOD INTEGRITY PROGRAM GRANT AGREEMENT

Grant Recipient: Buffalo Ridge of Celina Homeowner Association (hereinafter called "Homeowner Association")

This Neighborhood Integrity Program Grant Agreement ("Agreement") is made by and among the City of Celina, Texas (the "City") and Homeowner Association (each a "Party" and collectively the "Parties"), acting by and through their respective authorized representatives.

W I T N E S S E T H:

WHEREAS, Homeowner Association is the owner in possession of the real property described in Exhibit "A" (the "Property"), generally located within the Buffalo Ridge of Celina Subdivision, Celina, Texas; and

WHEREAS, the City has adopted the Neighborhood Integrity Program Guidelines (as they may be subsequently amended, the "Guidelines") to provide grants for beautification of publicly visible, dedicated common areas, and the Homeowner Association has submitted a complete application for a grant under the Guidelines; and

WHEREAS, the Homeowner Association has advised the City that a contributing factor that would induce the Homeowner Association to undertake the beautification project is to receive a grant as set forth in this Agreement; and

WHEREAS, Homeowner Association shall complete the beautification improvements set forth and described in Exhibit "B" (the "Improvements"); and

WHEREAS, the City desires to encourage new and expanded business enterprises within the City that will add employment opportunities, property tax base and generate additional sales tax and other revenue for the City by facilitating beautification projects for common area amenities; and

WHEREAS, the City has adopted programs for promoting neighborhood integrity, and this Agreement and the grant incentives set forth herein are given and provided by the City pursuant to and in accordance with those programs; and

WHEREAS, the City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide grants and loans to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, in accordance with Chapter 380 of the Texas Local Government Code, the City has the authority to establish and provide for the administration of one or more programs, including programs for making grants of public money and providing personnel and services of the municipality, to promote state or local economic development and to stimulate business and commercial activity in the municipality; and

WHEREAS, the City has determined that making a grant to the Homeowner Association in accordance with this Agreement, and in reliance on the estimated costs for the Improvements submitted by Homeowner Association as provided in **Exhibit "C"**, is in accordance with the City's Neighborhood Integrity Program and will: (i) further the objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote neighborhood revitalization in the City; and

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I Definitions

For purposes of this Agreement, each of the following words and phrases shall have the meaning set forth herein unless the context clearly indicates otherwise:

"Agreement" is defined in the introductory paragraph.

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"City" shall have the meaning ascribed in the Recitals above.

"City Grant" shall mean a neighborhood revitalization grant to pay for or defray a portion of the final verified costs to design and construct the Improvements not to exceed twenty-five thousand and no/100 dollars (\$25,000.00), to be paid as set forth herein.

"Commencement of Construction" shall mean that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the Improvements, as the case may be; (ii) all necessary permits for the construction of the Improvements, as the case may be, have been issued by the applicable governmental authorities; and (iii) construction and/or installation of the Improvements has commenced.

"Completion of Construction" shall mean that (i) construction and/or installation of the Improvements have been substantially completed, (ii) the City has inspected and approved the Improvements, and (iii) the City has issued a final certificate of occupancy for the Property, if applicable.

"Effective Date" shall mean the date that authorized representatives of all of the Parties have signed this Agreement.

“Expenditure Information” shall mean copies of invoices, records, bills, receipts, and such other information as may be reasonably requested by the City, reflecting final, actual costs incurred and paid by the Homeowner Association to design and construct the Improvements.

“Expiration Date” shall mean the date that all Parties have fully satisfied their respective obligations herein.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns, or work stoppages.

“Guidelines” is defined in the Recitals.

“Homeowner Association” shall have the meaning ascribed at the top of page 1.

“Impositions” shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Homeowner Association or any property owned by the Homeowner Association or any of its affiliates or related entities.

“Improvements” shall have the meaning ascribed in the Recitals above.

“Party” and “Parties” are defined in the introductory paragraph.

“Property” shall have the meaning ascribed in the Recitals above.

“Related Agreement” shall mean any agreement (other than this Agreement) by and between the City and the Homeowner Association.

Article II

Term

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and continue until the Expiration Date, unless sooner terminated as provided herein.

Article III

Projects

3.1

(a) Facility Construction Timeframe. The Homeowner Association shall design and construct, or cause the Improvements to be designed and constructed, in accordance with this Agreement. Homeowner Association shall, subject to events of Force Majeure, cause Commencement of Construction of the Improvements to occur not later than April 1, 2024, and subject to events of Force Majeure, cause Completion of Construction of the Improvements to occur not later than twelve (12) months after the Commencement of Construction.

(b) Construction of the Improvements. The Homeowner Association shall submit and use diligent, good faith efforts to obtain from the City approval of a site plan, elevations and/or landscaping plan as required by the City for the Improvements not later than ninety (90) days after the Effective Date. The Improvements shall be constructed and operated in accordance with any site plan, building/structure elevations, and landscape plan approved by the City. Homeowner Association agrees that materials and finish-out used for the Improvements shall be substantially similar to the description and/or depiction in Exhibit "B". Homeowner Association agrees that construction and/or installation shall be in conformance with the most recently adopted building codes of the City and that permits will be acquired, if required by City ordinance, before Commencement of Construction. The development and use of the Property shall comply with the ordinances, policies, standards, and regulations of the City, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended. Homeowner Association represents that it will spend \$25,000 on the Improvements. The Parties acknowledge that the City has relied on the estimated costs for the Improvements, as set forth in Exhibit "C", attached hereto and incorporated herein for all purposes.

(c) Permit Fees. If Homeowner Association is required to obtain a City permit and then timely applies for a permit for the Improvements that conform to the requirements of paragraph 3.1(b) above, the City will waive the permit fees normally charged by the City.

3.2 Improvements Project.

(a) Cost Participation. The City agrees to contribute to the initial, verified actual costs of the installation and/or construction of the Improvements through the payment of the City Grant. The payment of the City Grant shall be paid within thirty (30) days of the Effective Date.

(b) Verification of Expenditure Information. Within thirty (30) days of Homeowner Association's payment of any costs related to the Improvements, Homeowner Association shall submit Expenditure Information for such costs to the City. Homeowner Association shall submit Expenditure Information to the City in a total amount of at least \$25,000 paid by Homeowner Association in costs on the Improvements. Following receipt of Expenditure Information, but not later than thirty (30) days after receipt of the Expenditure Information, City shall verify the Expenditure Information. If any Expenditure Information is incomplete, or if other information is necessary to approve, City shall notify Homeowner Association, and Homeowner Association shall promptly supply any missing or necessary additional information necessary to verify the Expenditure Information.

3.3 Non-Alteration of Improvements. Homeowner Association shall not alter the

Improvements within one (1) year after the date the City's building and code inspectors have confirmed in writing that the Improvements comply with all plans, approvals, and permits issued in connection with the Improvements.

3.4 Maintenance of Improvements. Maintenance of Improvements shall be the sole responsibility of the Homeowner Association. Homeowner Association shall, at Homeowner Association's sole cost and expense, maintain all Improvements in the same or better condition existing as of the Completion of Construction for a minimum of five (5) years.

3.5 Repair of Partial Damage to Improvements. The Homeowner Association shall commence the repair of any partial damage to any Improvements within sixty (60) days after the damage and complete such repairs within one hundred and twenty (120) days after the damage for a minimum of five (5) years following Completion of Construction.

3.6 Replacement of Improvements. Homeowner Association shall commence the replacement of any Improvements that are totally destroyed within ninety (90) days after the destruction and shall complete such replacement within one hundred and eighty (180) days after the destruction for a minimum of five (5) years following Completion of Construction.

3.7 Insurance. During the five (5) year period following Completion of Construction, Homeowner Association shall maintain casualty insurance covering the full replacement cost of all Improvements and shall provide insurance certificates evidencing such coverage to the City within thirty (30) days after request by the City.

Article IV Termination, Remedies. and Recapture

4.1 Termination. This Agreement terminates on the Expiration Date. However, prior to the Expiration Date, this Agreement may be terminated upon any one or more of the following, and the Homeowner Association shall repay the City Grant within ten (10) days of any of the following:

- (a) by mutual written agreement of all the Parties;
- (b) by the City, if the Homeowner Association defaults or breaches any of the terms or conditions of this Agreement or a Related Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;
- (c) By the City, if any Impositions owed to the City or the State of Texas by the Homeowner Association shall have become delinquent (provided, however, the Homeowner Association retains the right to timely and properly protest and contest any such Impositions);
- (d) by the City, if the Homeowner Association suffers an event of Bankruptcy or Insolvency;

- (e) by any Party if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;
- (f) by the City immediately if the Homeowner Association files any false documentation relating to the Expenditure Information submitted to verify the amount of any costs;
- (g) by the City, if any applicable permits required for the Improvements and issued by the City are revoked or expire, and Homeowner Association fails to make reasonable efforts to obtain new permits, as determined by the City and such default is not cured by Homeowner Association within thirty (30) days after written notice thereof; or
- (h) by the City immediately upon the filing by Homeowners Association of any lawsuit against the City.

4.2 Offsets. If, and only if, Homeowner Association is in default under this Agreement beyond any applicable notice and cure periods, the City may, at their option, but upon prior written notice to Homeowner Association, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City from the Homeowner Association, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether or not the debt due the City has been reduced to judgment by a court. If the City exercises this right of offset, the City shall provide Homeowner Association with a detailed accounting of funds setting forth: (i) the amounts due under this Agreement, (ii) what portion of those amounts due under this Agreement were used to pay other debts due and payable to the City, and (iii) what other debts were paid and in what amounts.

4.3 City Remedy for Homeowner Association's Failure to Submit Expenditure Information. If Homeowner Association fails to submit Expenditure Information for the Improvements in a total amount of at least \$25,000 by February 1, 2025, the Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in the City's sole discretion, within thirty (30) days after written demand by the City. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 4.3, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

4.4 City Remedy for Homeowner Association's Deviation in the Improvements. Any deviation in the Improvements without the prior written consent of the City may, in the City's sole discretion, result in the forfeiture by the Homeowner Association of the City Grant and in such event the City shall have the right to terminate this Agreement by written notice to the Homeowner Association and neither Party hereto shall have any further rights or obligations under this Agreement except for those that expressly survive the termination of this Agreement, including the City's right to repayment in accordance with the following. The Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in

the City's sole discretion, within thirty (30) days after written demand by the City. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 4.4, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

4.5 City Remedy for Homeowner Association's Alteration of the Improvements. If Homeowner Association alters any Improvements within one (1) year after the date the City's building and code inspectors have confirmed in writing that the Improvements comply with all plans, approvals and building permits issued in connection with the Improvements, without the prior written consent of the City, the Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in the City's sole discretion, within thirty (30) days after written demand by the City. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 4.5, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

4.6 City Remedy for Homeowner Association's Failure to Maintain, Repair or Replace Improvements. If Homeowner Association fails to timely comply with the Homeowner Association's covenants to maintain, repair and/or replace improvements completed as part of the Improvements as more fully set forth in Sections 3.4, 3.5 or 3.6 of this Agreement, the Homeowner Association shall repay to the City all or a portion of the City Grant as determined by the City in the City's sole discretion, within thirty (30) days after written demand by the City. In the event the Homeowner Association fails to timely pay the sum demanded by the City pursuant to this Section 4.6, the Homeowner Association shall be in breach of this Agreement and the City shall have the right, without further demand or notice to the Homeowner Association, to exercise any and/or all rights and/or remedies available to the City pursuant to the laws of the State of Texas including, without limitation, institution of a suit in a court of competent jurisdiction, to collect such sum.

4.7 City's Additional Remedies. In addition to the remedies set forth in Sections 4.1, 4.2, 4.3, 4.4, 4.5, and 4.6 above, in the event of a Homeowner Association default, the City shall have the right to terminate this Agreement by written notice to the Homeowner Association in which event neither Party hereto shall have any further rights or obligations hereunder except for those that expressly survive the termination of this Agreement and the City shall further have the right to exercise any and/or all other rights and remedies available to the City under this Agreement and/or pursuant to the laws of the State of Texas, provided, however, the City shall not be entitled to the recovery of consequential, punitive, exemplary or speculative damages.

4.8 Homeowner Association Remedy. Upon the occurrence of a City default, the Homeowner Association shall not have the right to terminate this Agreement. The City and the Homeowner Association acknowledge and agree that this Agreement is not a contract for goods

or services and the City's immunity from suit is not waived pursuant to Subchapter I of Chapter 271, V.T.C.A., Local Government Code, as amended. Alternatively, if and only in the event a court of competent jurisdiction determines the City's immunity from suit is waived under Subchapter I of Chapter 271, V.T.C.A., Local Government Code, the Parties hereby acknowledge and agree that in a suit against the City for breach of this Agreement:

- (i) the total amount of damages, if any, awarded against the City shall be limited to actual damages in an amount not to exceed the amount of the City Grant;
- (ii) the recovery of damages against the City shall not include consequential, punitive, exemplary, or speculative damages;
- (iii) the Homeowner Association shall not recover attorney's fees; and
- (iii) the Homeowner Association shall not be entitled to specific performance or injunctive relief against the City.

4.8 Survival. All terms, provisions, agreements, covenants, conditions, obligations, rights and remedies of each Party pursuant to this Article IV shall expressly survive the expiration or termination of this Agreement.

Article V Miscellaneous

5.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto; provided, however the right of the Homeowner Association to receive the City Grant shall be personal to the Homeowner Association and shall not transfer to the Homeowner Association's successors and assigns unless expressly agreed to in writing signed by both the Parties and such successor/assignee.

5.2 Limitation on Liability. Except for the City's obligations to pay the City Grant as set forth in this Agreement, the City, and its past, present, and future officers, employees, contractors and agents assume no responsibilities or liabilities to Homeowner Association, or any third parties in connection with the Improvements and/or the Property, and Homeowner Association hereby waives any and all claims against the City for any injury to persons or damage to property in connection therewith. Homeowner Association acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees or agents of the City, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Homeowner Association, in satisfying the conditions of this Agreement, has acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions.

5.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

5.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement. The undersigned officers and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

5.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing), or on the day actually received if sent by courier or otherwise hand delivered.

If intended for City, to:

Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

If intended for Homeowner Association, to:

ATTN: Jean Sloan
RTI/Community Management Associates Inc.
1800 Preston Park Blvd., Suite 200
Plano, TX 75093

5.6 Entire Agreement. This Agreement is the entire Agreement among the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement among the Parties that in any manner relates to the subject matter of this Agreement, except a Related Agreement.

5.7 Governing Law. The Agreement shall be governed by the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Collin or Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

5.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

5.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or

unenforceable.

5.10 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

5.11 Successors and Assigns. This Agreement may not be assigned by any Party without the prior written consent of all other Parties.

5.12 Recitals. The recitals to this Agreement are incorporated herein.

5.13 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

5.14 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

5.15 Consents and Approvals. Unless stated otherwise in this Agreement, whenever a Party is required to consent to or approve of the action of another Party pursuant to Agreement, such consent or approval shall not be unreasonably withheld, denied, or delayed.

5.16 Employment of Undocumented Workers. During the term of this Agreement, the Homeowner Association agrees not to knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Homeowner Association shall repay the City Grant herein and any other funds received by the Homeowner Association from the City as of the date of such violation within 120 days after the date the Homeowner Association is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Homeowner Association is not liable for a violation of this Section by a subsidiary, affiliate, or franchisees of the Homeowner Association or by a person or entity with whom the Homeowner Association contracts.

EXECUTED on this _____ day of _____, 2024.

CITY OF CELINA, TEXAS

By: _____
Robert Ranc, City Manager

**BUFFALO RIDGE OF CELINA HOMEOWNER
ASSOCIATION**

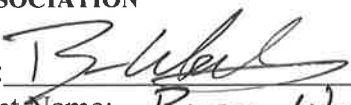
By:  _____
Print Name: Ryan Worthey
Title: HOA President

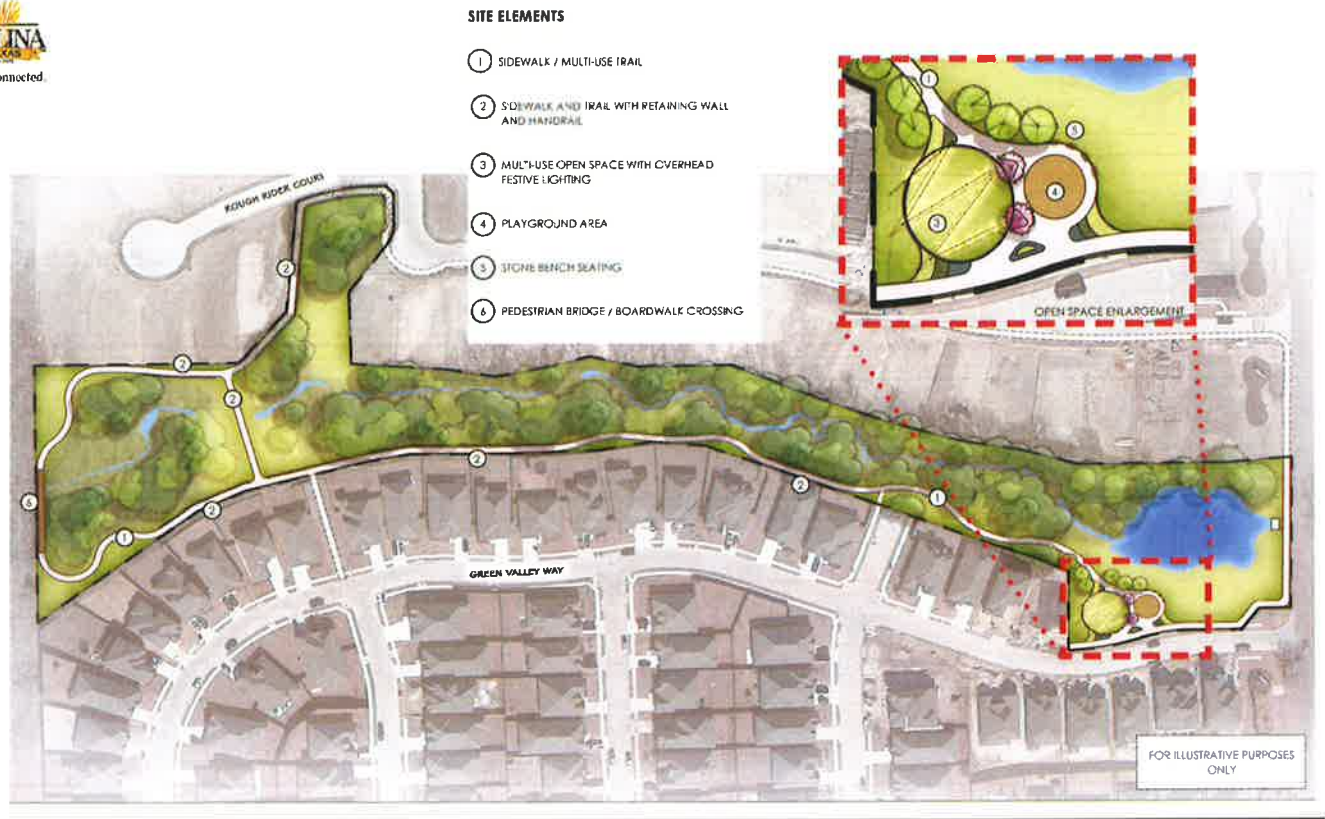
EXHIBIT "A"
Property Description

BEING ALL OF BUFFALO RIDGE PHASE ONE (CCL), BLK A, LOT 2X; (COMMON AREA) IN THE REAL ESTATE PROPERTY RECORDS OF COLLIN COUNTY



EXHIBIT "B"

DETAILED DESCRIPTION AND/OR DEPICTION OF IMPROVEMENTS



Buffalo Ridge Neighborhood Park

JULY 2023

Westwood

Phase 1

1. Site grading/ Drainage
2. Concrete Paving

EXHIBIT "C"

ESTIMATED COSTS



ACCOUNT REP: Ryan Samuelson
ryan@playgroundboss.com
1-800-878-0320 ext. 110

QUOTE #: 110223-14613
DATE CREATED: 11-02-2023
Quote is valid for 30 days

PROJECT CONTACT

PROJECT CONTACT: Sandra Martinez
COMPANY: Buffalo Ridge HOA
ADDRESS: 1725 Green Meadow Way
Celina, TX 75009
EMAIL: smbuffaloridge@yahoo.com
PHONE: 832418718



SHIP TO / SITE CONTACT

SHIPPING / SITE CONTACT: Sandra Martinez
COMPANY: Buffalo Ridge HOA
SHIP TO ADDRESS: 1725 Green Meadow Way
Celina, TX 75009
EMAIL: smbuffaloridge@yahoo.com
PHONE: 832418718

COMMENTS AND SPECIAL INSTRUCTIONS: Price quoted for materials, installation and delivery only. Price excludes sitework, concrete, underground line location, permits, liftgates, & impact fees unless specifically noted below. Customer is responsible for any taxes that may apply. If order is cancelled a 25% restocking fee may be assessed.

QTY	PRODUCT	PRICE	DISCOUNT	TOTAL
2	6' Bench with Back - Expanded Metal - Industry Standard Coating - INGROUND MOUNT SKU: PGBBRT06-C-19-000 6' Bench with Back - Expanded Metal - Industry Standard Coating - INGROUND MOUNT	\$ 664		\$ 1,328
1	CUSTOM SITE AMMENITY SKU: PGBCUSTOMSF Variants: COLOR: TBD Buffalo Ridge HOA -6" reinforced concrete slab -#3 rebar 18" OC -3' sidewalk -Approx 1415 sf -Does not include stamp or stain	\$ 18,899		\$ 18,899
1	Permit SKU: PERMIT Includes Obtaining Permit and permit fees up to \$200 PGB will apply for and obtain a permit from your city / county office. ** PLEASE NOTE CUSTOMER WILL NEED TO SUPPLY A SITE PLAN FROM THE ZONING DEPARTMENT / CITY / COUNTY **			\$ 0
1	Construction Debris Disposal SKU: PGBCONDEDIS Removal and disposal of construction debris packing material, and shipping crates.	\$ 885		\$ 885
	Professional Installation SKU: INSTALL	\$ 4,358		\$ 4,358
	Shipping And Freight Charges SKU: SHIPPING Delivery of products to supplied shipping address	\$ 1,116		\$ 1,116

5900 S. Lake Forest Dr. Suite 375 McKinney, TX 75070 - Phone 1-800-878-0320 - www.PlaygroundBoss.com

I APPROVE THIS PROJECT. Let's do this!

Approval of this proposal may be executed by signing below and emailing back to the contact information listed below. Unless prior arrangements are approved, payment is due upon ordering.

Subtotal **\$ 26,586**

Tax **\$ 0**

\$ 26,586

Account Rep: Ryan Samuelson
ryan@playgroundboss.com
1-800-878-0320 ext 110

Authorized Purchaser: _____

Date: _____

Have questions about this quote?

CALL US
1-800-878-0320



Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andrew Figueroa, Director of Public Works
Date: February 13, 2024
Re: FY 2024 Street Maintenance Design Contract

Action Requested:

Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc. for the 2024 Annual Street Maintenance (ASM) Program at an amount not to exceed \$204,940.00. (Berry)

Background Information:

The 2024 Annual Street Maintenance (ASM) program includes engineering services for the repair and/ or the replacement of various roads within the City and encompasses topographic survey, geotechnical reporting, civil engineering and construction administration.

The ASM provides for on-going maintenance for city owned streets. The city completed a pavement condition index (PCI) study in 2023 and was presented to city council in September 2023. The average PCI segment rating was 82. The ASM program and the capital improvement program work together to address those roadways with a PCI of 55 or less.

Legal Review:

The contract has been previously reviewed and approved.

Supporting Documents:

1. 24 ASM Presentation Overview Council -Final (P)
2. Work Authorization to MSA - 2024 ASM_TRC
3. Exhibit_2024 ASM_FY 24 ASM Preliminary Design and Construction
4. Exhibit_2024 ASM_Preliminary Design For FY 25 ASM Construction

Financial Consideration:

Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

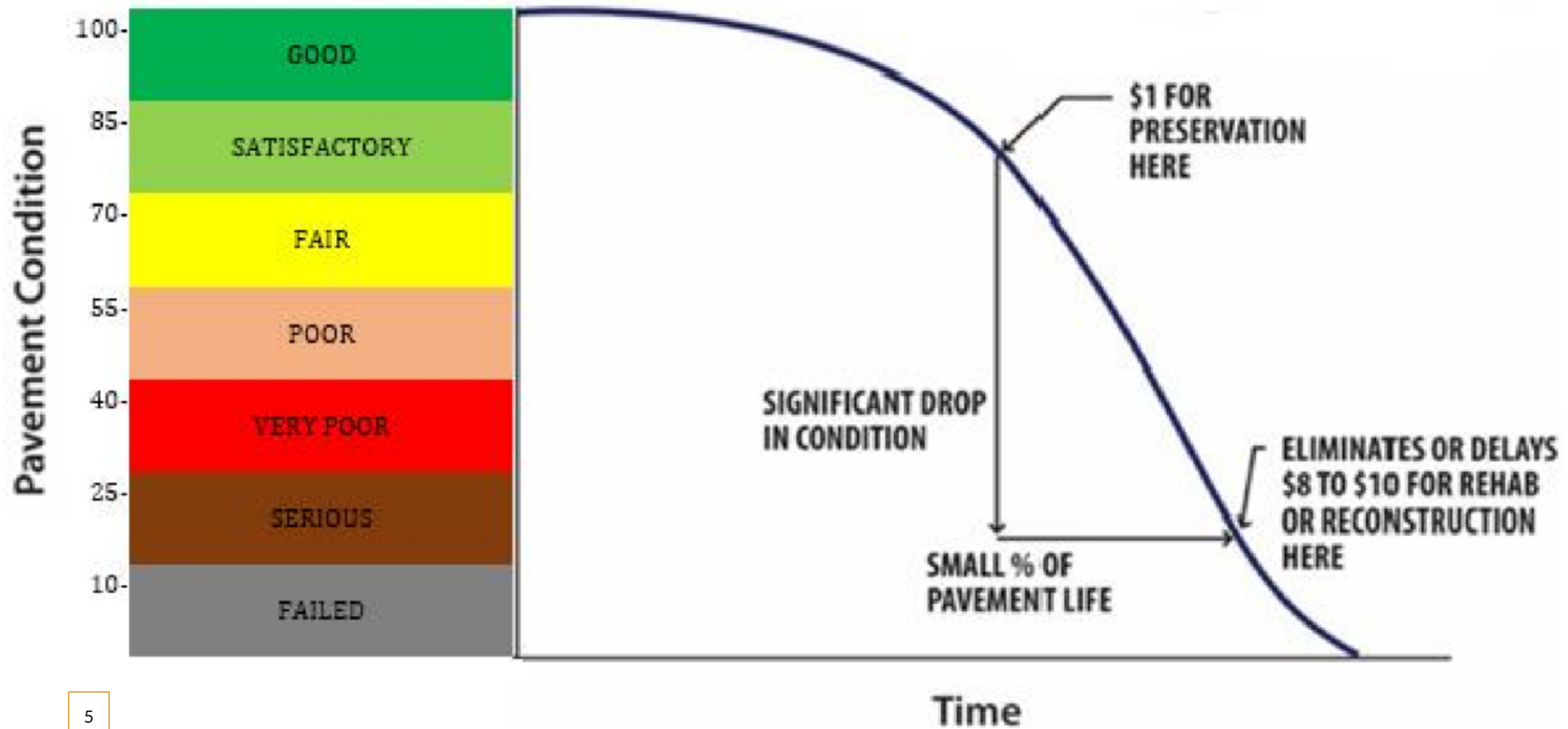
Staff recommends approving the work authorization as presented.

2024 Annual Street Maintenance

Andrew Figueroa
February 13, 2023



Typical Pavement Deterioration Curve



2024 ASM MISCELLANEOUS ITEMS

Concrete Panel
Replacement



Concrete Sealing



Crack Sealing Asphalt



Curb Repair

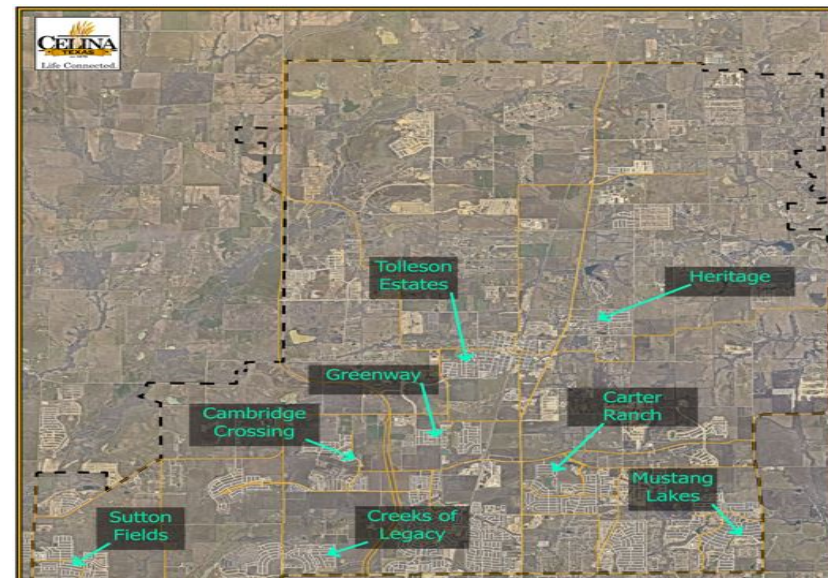




- Roadway Panel Replacements
- Curb Repairs
- Crack Sealing

2024 ASM MISCELLANEOUS ITEMS

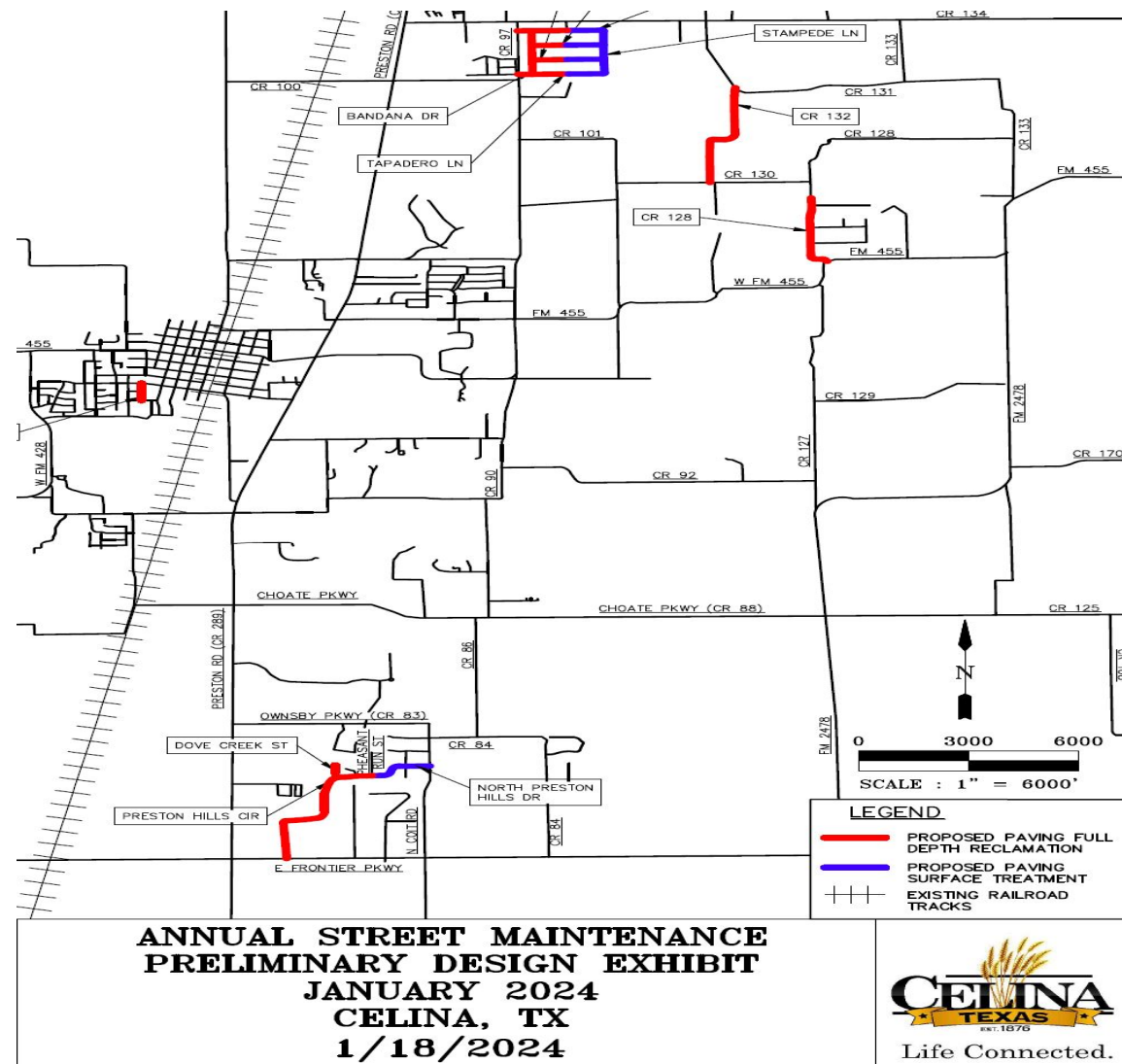
6



PROCESS

- PCI Completed 2023
- Public Works – Engineering
- Design Engineer
- Bid Project (March)
- Award Project (May)
- Start Construction (June)

2



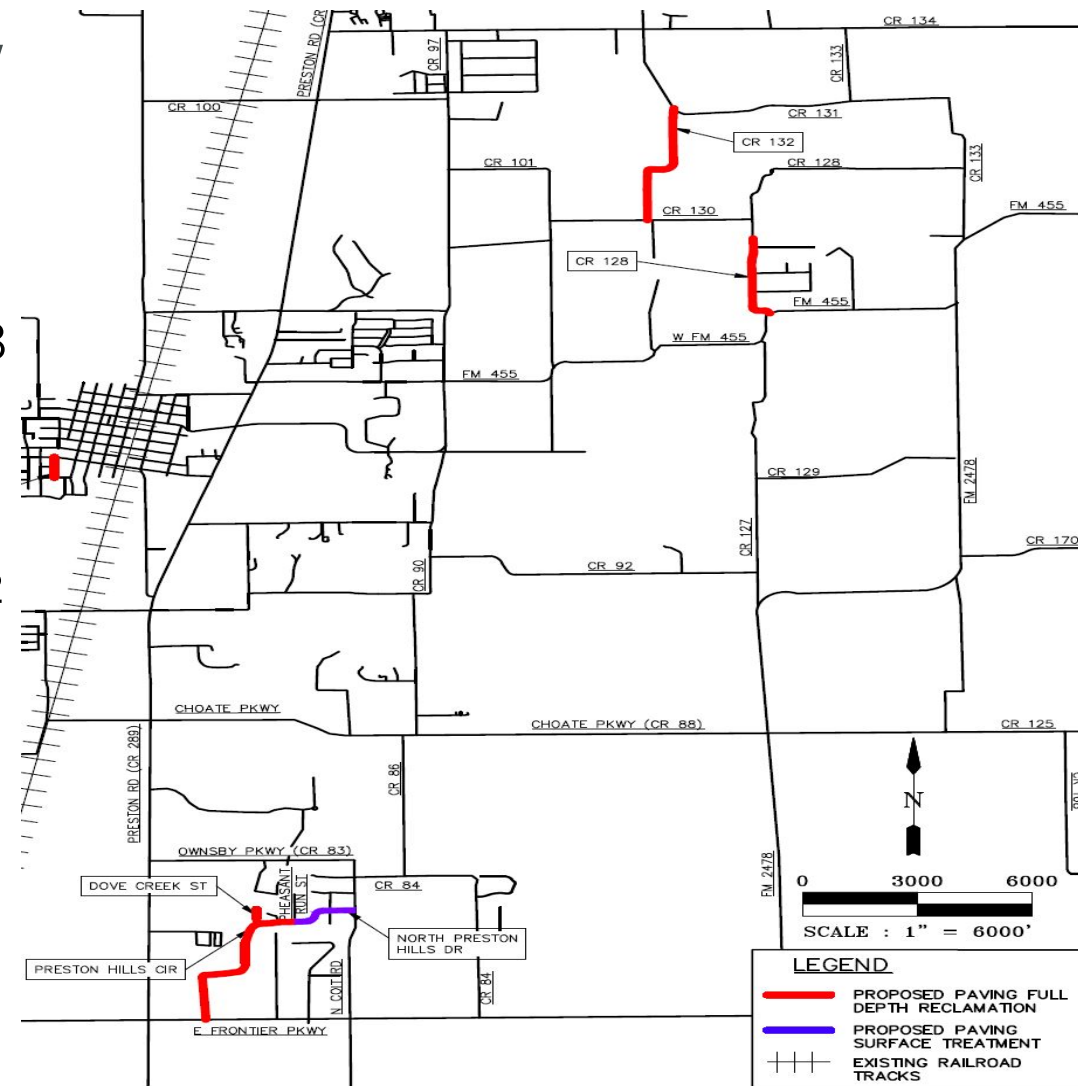
2024 ASM OVERVIEW

Roadway Rehabilitation Areas

Total Projected Cost: \$3,173,407

- South Georgia
 - PCI 28
 - \$219,619
- Dove
 - PCI 68
 - \$111,888
- Preston Circle
 - PCI 56
 - \$1,151,386
- County Road 128
 - PCI 27
 - \$488,254
- County Road 132
 - PCI 51
 - \$725,405

3





QUESTIONS?

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 TRC	MAPS Date:	10/10/2022
--------	---------------	------------	------------

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **TRC Engineers, Inc.** (**Engineer or Consultant**); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	2024 Annual Street Maintenance		
Task Order #	583218	Task Order Date:	
Engineer:	TRC Engineers, Inc.		
Purchase Order#:		Project #:	ASM2024
Engineer Representative	Justin Thomas	Owner Representative:	Andrew Figueroa

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10 th of each month.
Invoice Instructions: Electronic Submission is preferred.	Email to: accountspayable@celina-tx.gov & afigueroa@celina-tx.com Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans** X are are not attached.
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other:** Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

ENGINEER

Justin Thomas

Signature

Justin Thomas, PE, Office Practice Leader

Printed Name & Title

2/2/2024

Date

Digitally signed by Justin Thomas
DN: C=US, E=jthomas@trccompanies.com, O=TRC,
OU=TRC, CN=Justin Thomas
Date: 2024.02.02 11:28:57-06'00'



700 Highlander Blvd.
Suite 210
Arlington, TX 76015

T 817.522.1000
TRCcompanies.com

February 2, 2024

Mr. Andrew Figueroa
Director of Public Works
142 N. Ohio Street
Celina, TX 75009

Re: 2024 Annual Street Maintenance
Engineering Services Proposal

Dear Mr. Figueroa:

The City of Celina (City) has requested that TRC Engineers, Inc. (TRC) provide this engineering proposal for design services related to the above referenced project. The overall project consists of reconstructing various roadways as identified by City staff. A preliminary construction cost estimate is attached for the City's use.

This work would be provided as a task order under the Master Service Agreement (MSA) executed between the City and TRC.

The opportunity to provide this proposal is greatly appreciated. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in black ink that reads "Justin Thomas". The signature is written in a cursive, flowing style.

Justin Thomas, P.E.
Arlington DMS Practice Leader
TRC Engineers, Inc.

Attachments

ATTACHMENT A
TRC SCOPE OF WORK

CITY OF CELINA, TEXAS
2024 ANNUAL STREET MAINTENANCE

PROJECT DESCRIPTION

The project will consist of replacing and/or repairing aging asphalt pavement. The proposed pavement will be asphalt with cement treated full depth repair (FDR) of existing roadway for base. The specific areas as shown on the attached 2024 Maintenance Project exhibit with approximate road lengths include:

FY 24 ASM Preliminary Design & Construction:

1. S. Georgia (750 LF) – FDR and waterline replacement from Ash St to Sycamore St.
2. Dove (320 LF)
3. Preston Hills Circle (5,550 LF) -Frontier Pkwy to Pheasant Run St.
4. N. Preston Hills Circle (1,800 LF) – Pheasant Run St to CR 83. Including drainage improvements for culverts crossing roadway.
5. CR 128 (3,160 LF)
6. CR 132 (4,750 LF)
7. Miscellaneous Spot Repairs (589 SY Concrete Panel Replacement, Crack Sealing)

Preliminary Design for FY25 ASM Construction:

1. DC Ranch Phase 1 (6,760 LF)
 - a. Bandana
 - b. Canyon
 - c. Cattle
 - d. Tapadero
 - e. Lariat
2. DC Ranch Phase 2 (5,535 LF) – Surface Treatment Only, no FDR.

TASK 1 – TOPOGRAPHIC SURVEYING

TRC will provide topographical data as required to complete the engineering design. Survey data will be provided in AutoCAD format and include an existing basemap showing locations of street ROW, property lines, easements, fences, culverts and other pertinent existing features within the project area. Surveyor will contact utility locating service prior to fieldwork for marking of underground utility lines and provide deed research of adjacent property ownership within the proposed project area. The survey will provide control points for use during construction. The survey will encompass the width of the Right-of-Way (ROW) for each street section.

Topographic surveying for this Scope of Work will be limited to the areas immediately adjacent to the three (3) culvert replacements on N. Preston Hills and along S. Georgia for the waterline replacement,

not the remainder of the roadways. TRC will utilize previous surveys for New Mexico and Preston Hills Circle; and GIS mapping and/or aerial imagery will be used for the remainder of the paving plans and miscellaneous spot repairs.

TASK 2 – GEOTECHNICAL

TRC will provide a geotechnical report of the existing soils. This will include borings (up to a total of 41 borings) at strategically spaced locations within each project site to a depth of 10 feet using a truck mounted drilling rig. The report will include a site map of all borings, boring log with soil description, groundwater information, and pavement section recommendations.

TASK 3 – CIVIL ENGINEERING

TRC will prepare detailed plans and specifications for use in reconstructing various asphalt streets. Plan sheets will include horizontal plans of the streets, including standard notes and details.

It is anticipated that TRC will submit a 60%, 90% and 100% set of construction plans for the City to review. TRC will attend design progress meetings and provide updated engineer's opinion of probable construction costs with each submittal.

TASK 4 - CONSTRUCTION ADMINISTRATION

Bidding and Construction Administration - TRC will assist the City in the bid process including preparation of bid advertisement document, attendance at a pre-bid meeting if necessary, respond to contractor questions, preparation of addenda, assist the City in the opening and tabulation of bids, prepare award recommendation letter and prepare construction contract documents. After the bidding is completed, TRC will provide updated construction plans and specifications to include the bid addenda for use during construction.

Throughout construction, TRC will assist the City with contractor correspondence, materials submittal review, respond to contractor requests for information (RFI), contractor pay request reviews, attendance at one preconstruction meeting, attendance at monthly progress meetings (maximum of seven) with the contractor, periodic site visits (maximum of two), final inspection with the contractor and City staff, preparation of punch list and record drawing preparation based on the contractor's as-built plans.

ASSUMPTIONS

The following assumptions apply to the basis of costs for this project:

- Plan and bid documents will be per TRC's and the City's standards.
- City will be responsible for arranging ROW, easement, and/or property access prior to commencement of fieldwork.
- Construction will be bid and awarded to one general contractor.
- Only paving improvements will be needed. Existing culverts and drainage ditches will remain as is except along N Preston Hills. No improvements will be needed for the existing water and sanitary sewer facilities within these project limits except as noted under the Project Description.
- Plan sheets for Preston Circle have already been prepared by TRC under a previous contract with the City and will not be re-surveyed or re-designed. The plan sheets will be included with the overall construction plan set for the 2024 Annual Street Maintenance project with no changes.

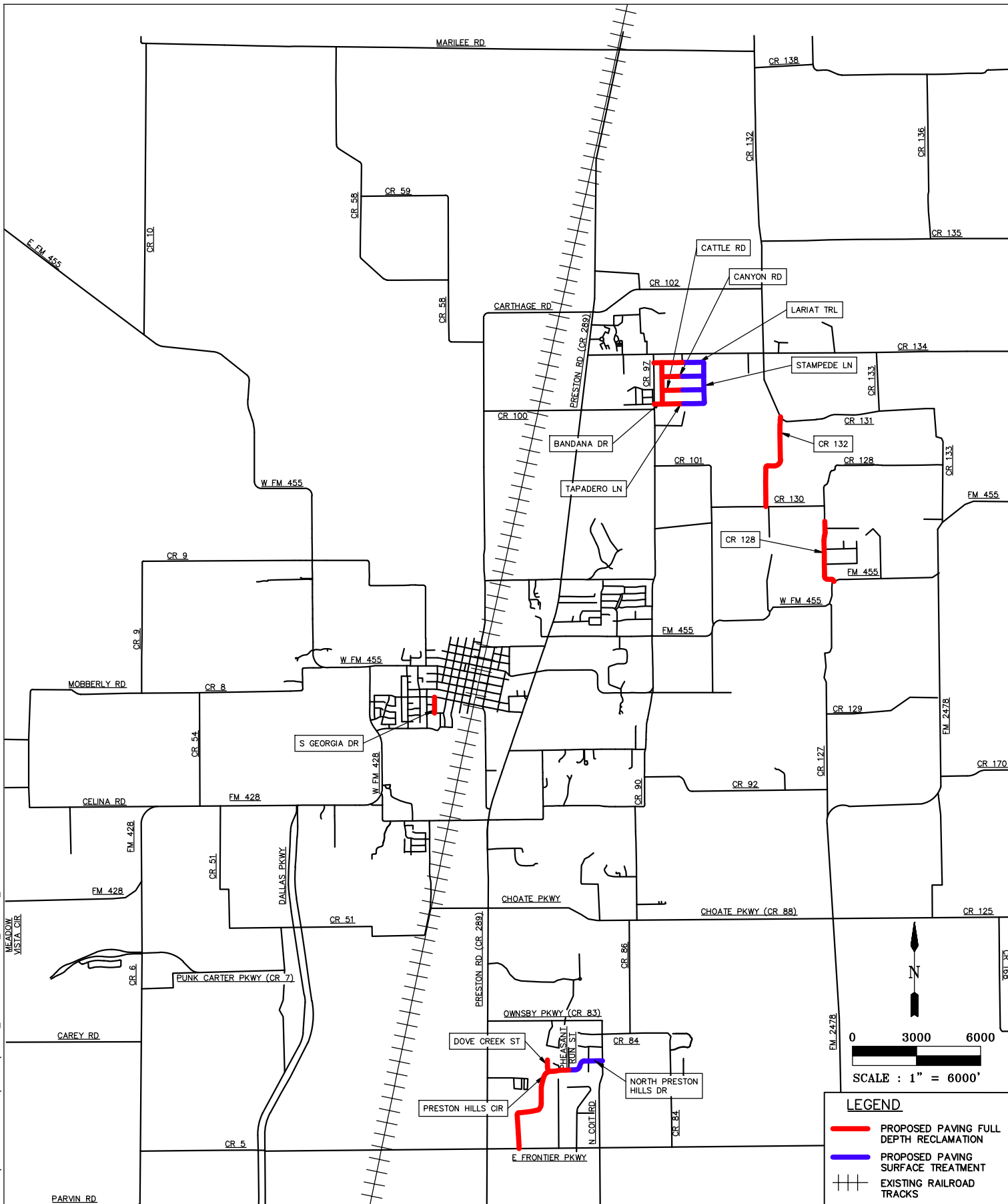
- Paving plan sheets will show horizontal layouts only, no vertical profile sheets of the roads will be provided.
- Topographic survey will not be provided for the entire length of the streets and limited only to the specific drainage areas where culvert replacements are needed. The existing culverts will be replaced in the same location and no new culverts will be added along the streets.
- The plan sheet for the Miscellaneous Spot Repairs will consist of an overall map from the City's GIS mapping information only showing the locations of each repair. Surveying and detailed plan sheets will not be provided at each location.

EXCLUSIONS

The following items are excluded from the Scope of Work:

- Topographic survey except as noted herein.
- Drainage design except as noted herein.
- Water and sanitary sewer design.
- Landscape and irrigation.
- Continuous construction inspection, staking or services other than those listed above.
- Franchise utility coordination.
- Detailed title search or title policy.
- Preparation of final plats, Right-of-Way or easement documents.
- Environmental or permitting services

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TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

ANNUAL STREET MAINTENANCE PRELIMINARY DESIGN EXHIBIT JANUARY 2024 CELINA, TX 1/18/2024



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Page 415 of 701

ATTACHMENT B**COMPENSATION FOR SERVICES**

The cost to provide the design engineering services will be invoiced as a lump sum project. This lump sum fee includes labor and material costs associated with the Scope of Work identified above. A breakdown of the costs for the City's review is shown below.

Tasks:

1. Topographic Survey	\$ 17,980
2. Geotechnical	\$ 70,250
3. Civil Engineering	\$ 98,150
4. <u>Construction Administration</u>	<u>\$ 18,560</u>
TOTAL CONTRACT AMOUNT:	\$ 204,940

TRC's fees above are based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via progress billing (percent complete for each task).

ATTACHMENT C

TIMELINE/SCHEDULE

Assuming the Notice to Proceed from the City is provided to TRC in February 2024, we estimate the milestone timeline as follows:

1. Topographic Survey – March 2024
2. Geotechnical – April 2024
3. Engineering Design – May 2024
4. Bidding – June 2024
5. Construction Completion – September 2024
6. Record Drawings – October 2024

This estimated timeline assumes there are no significant delays by others outside of TRC's control.

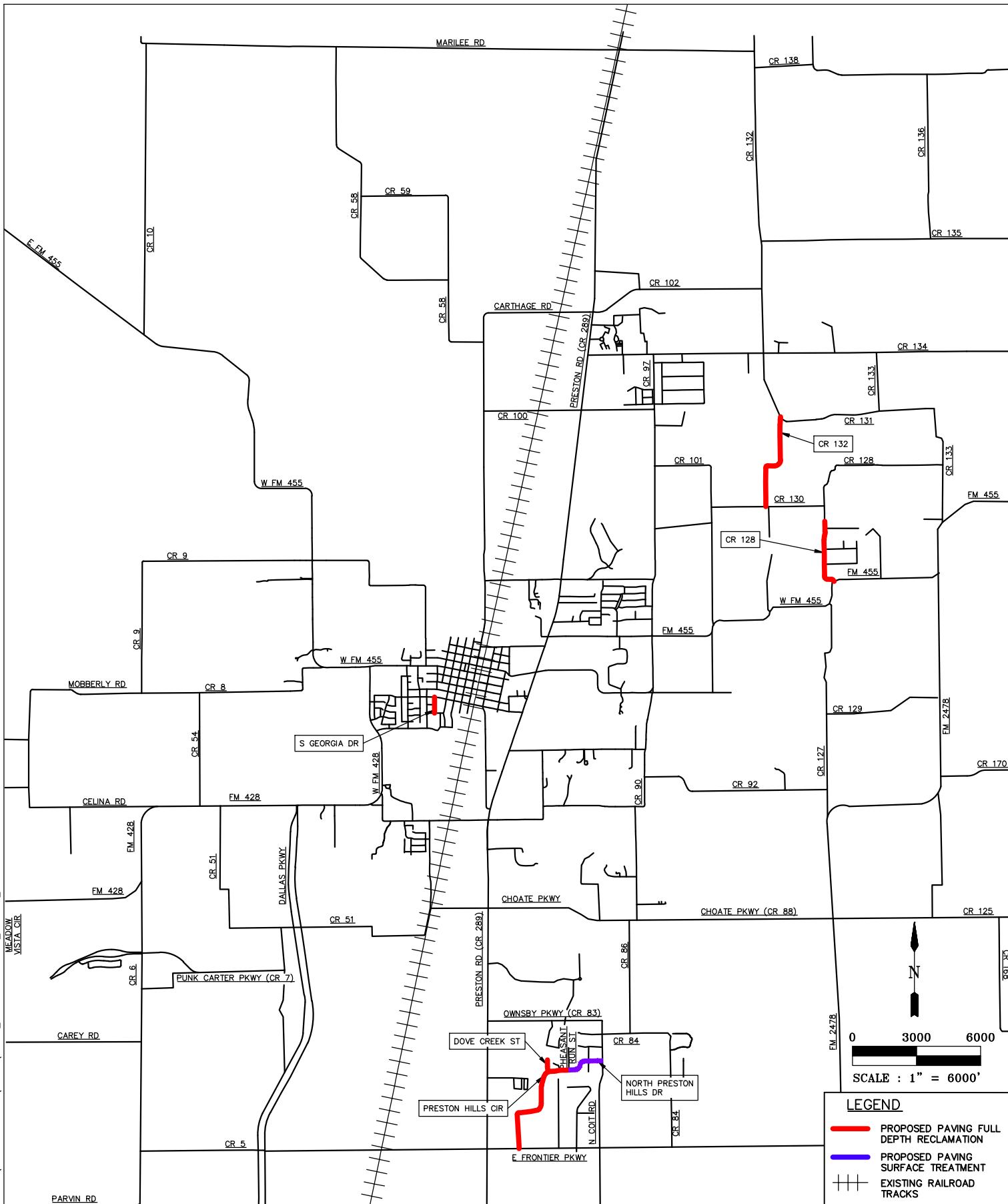
ATTACHMENT D

DELIVERABLES

It is anticipated that TRC will submit a 60%, 90% and 100% set of construction plans for the City to review. TRC will provide each submittal in pdf format, along with updated Opinion of Construction Costs (OPCC) with each submittal. If the City requests hard copies, TRC will provide up to five (5) paper hard copies of each submittal.

Upon completion of construction, TRC will provide the necessary City of Celina Certificate of Completion forms in pdf and Record Drawings in pdf and AutoCAD (dwg) formats. If the City requests hard copies, TRC will provide up to two (2) paper hard copies of the Record Drawings.

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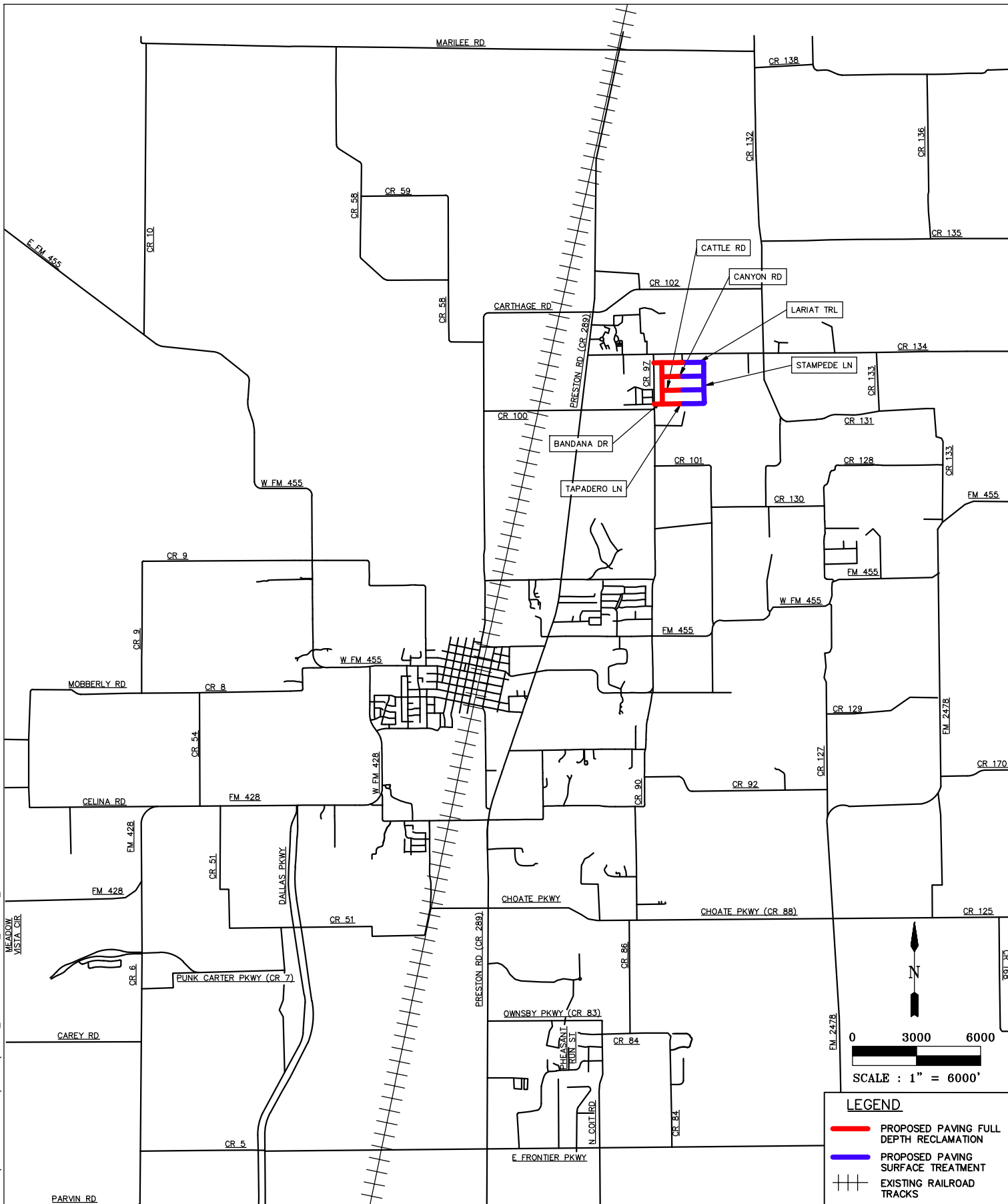
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

FY 24 ASM PRELIMINARY DESIGN AND CONSTRUCTION EXHIBIT CELINA, TX 1/18/2024



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Page 419 of 701

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TRC ENGINEERS, INC.

700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

PRELIMINARY DESIGN FOR
FY 25 ASM
CONSTRUCTION EXHIBIT
CELINA, TX
1/18/2024



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Page 420 of 701



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Karla Stovall, Assistant City Manager
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Presentation and Acceptance of TIRZ Study Results

Action Requested:

Consider and act upon a Resolution accepting the results of the 2023 Tax Increment Reinvestment Zone Impact Study. (Stovall)

Background Information:

In December 2022, Council authorized an agreement by and between the City of Celina and Willdan Financial Services for a Comprehensive TIRZ Impact Study following a request for proposal process. The results of the study were presented to Council at the October 10, 2023, City Council Meeting. Council requested to review the Final Summary before accepting the results of the Study.

Attached to the Council Agenda is the presentation provided to Council at the October 2023 Council Meeting for reference. The agenda also includes the requested Final Summary Report and the individual models for each TIRZ area. Jason Gray with Willdan Financial Services will present the Final Summary Report to provide additional information regarding the models and address questions from Council.

Legal Review:

N/A

Supporting Documents:

1. TIRZ Study Presentation
2. TIRZ Study Resolution w Attachment

Financial Consideration:

N/A

Staff Recommendation:
Staff recommends approval.

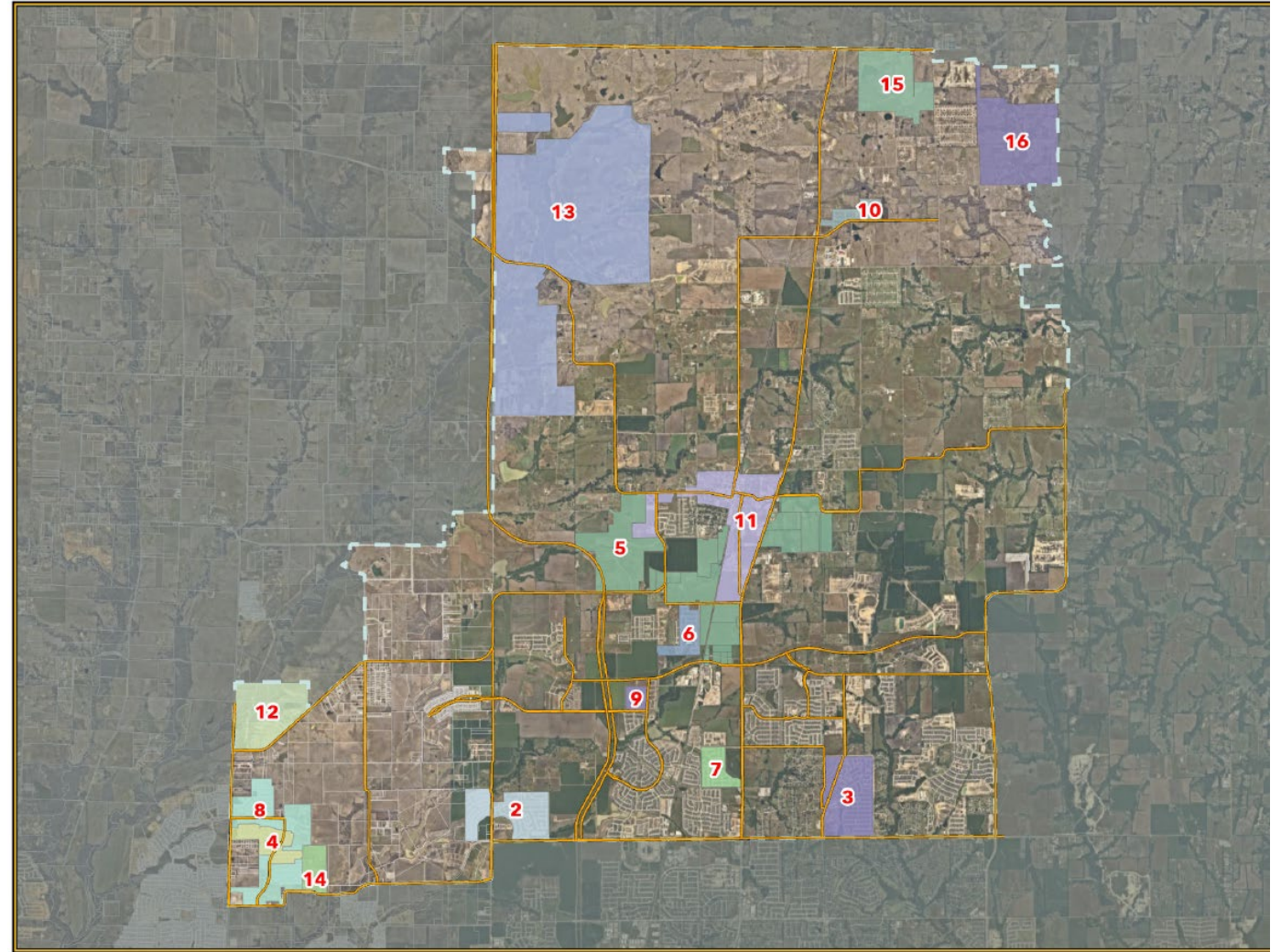
COMPREHENSIVE TAX INCREMENT REINVESTMENT ZONE IMPACT STUDY

February 13, 2024



BACKGROUND

- The City of Celina currently has 14 active Tax Incremental Reinvestment Zones (TIRZ).
- In August of 2022, Staff was directed by City Council to conduct a comprehensive impact study focused on reviewing the financial impacts of these Zones on the City's overall financial health.



TIMELINE

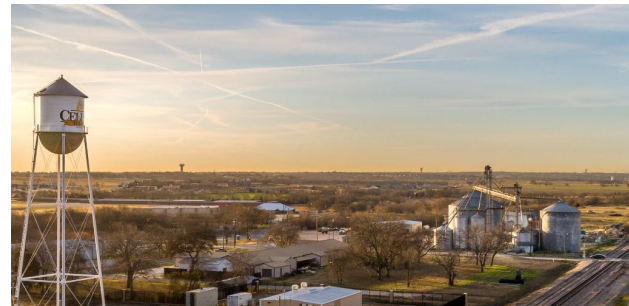
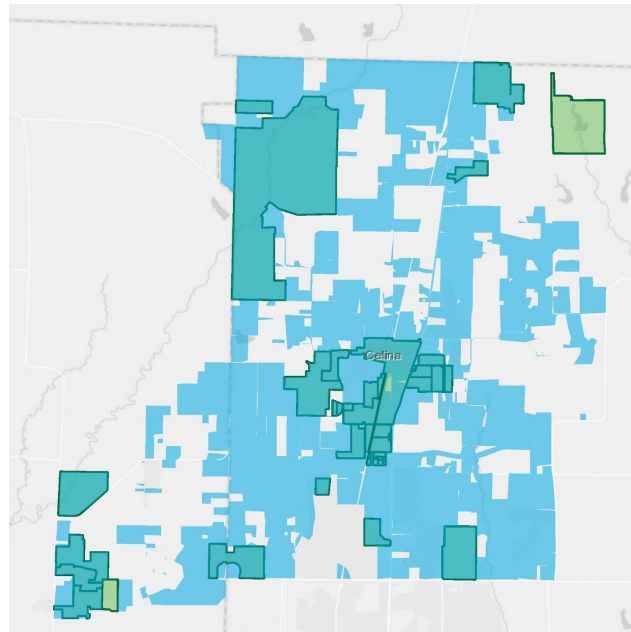
- ~~August 9, 2022 — Staff received direction from Council to conduct a comprehensive study on residential TIRZ.~~
- ~~December 13, 2022 — Council authorizes an agreement with Willdan Financial Services for a TIRZ impact study.~~
- ~~February 2, 2023 — Kick-Off Meeting~~
- ~~October 10, 2023 — Council to consider and act upon acceptance of the Study results.~~
 - ~~Council requested a review of the Final Summary Report before accepting Study results.~~
- February 13, 2024 – Council to consider and act upon acceptance of the Study results.
 - Attached to the Council Agenda is the presentation provided to Council at the October 2023 Council Meeting for reference. The agenda also includes the requested Final Summary Report and the individual models for each TIRZ area.
 - Jason Gray with Willdan Financial Services will present the Final Summary Report to provide additional information regarding the models and address questions from Council.



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2023 TIRZ Analysis | City Council Report

October 10, 2023



OVERVIEW

TIRZ Analysis

■ Primary Questions:

1. How, if at all, has the City's use of TIRZ districts affected the overall development of the City?
2. How do revenues from the developments included in TIRZ's compare to Public Safety costs and overall General Fund Operations?
3. What overall impact will the Tax Increment Reinvestment Zones have on the City in the intermediate and long term?

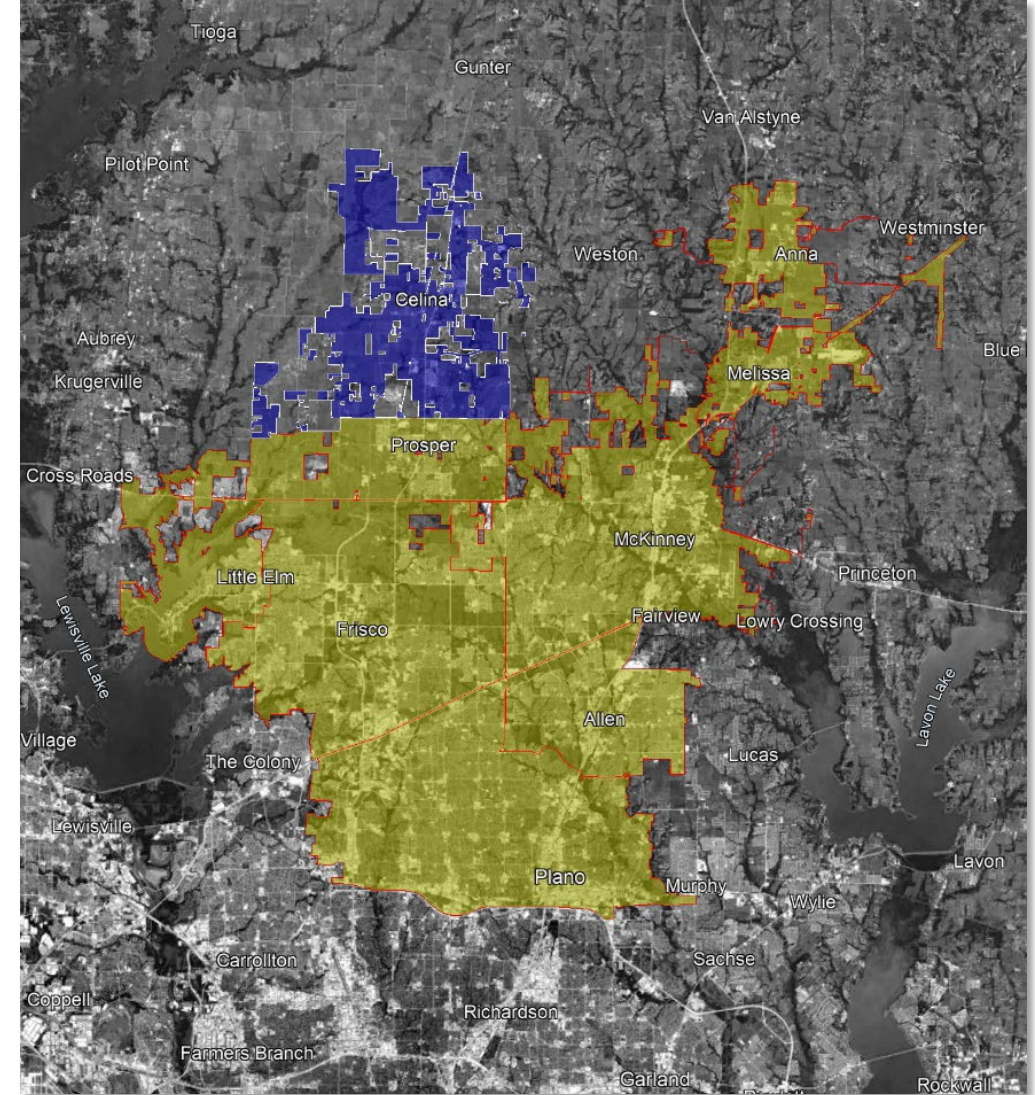


#1

How, if at all, has the City's use of TIRZ districts affected the overall development of the City?

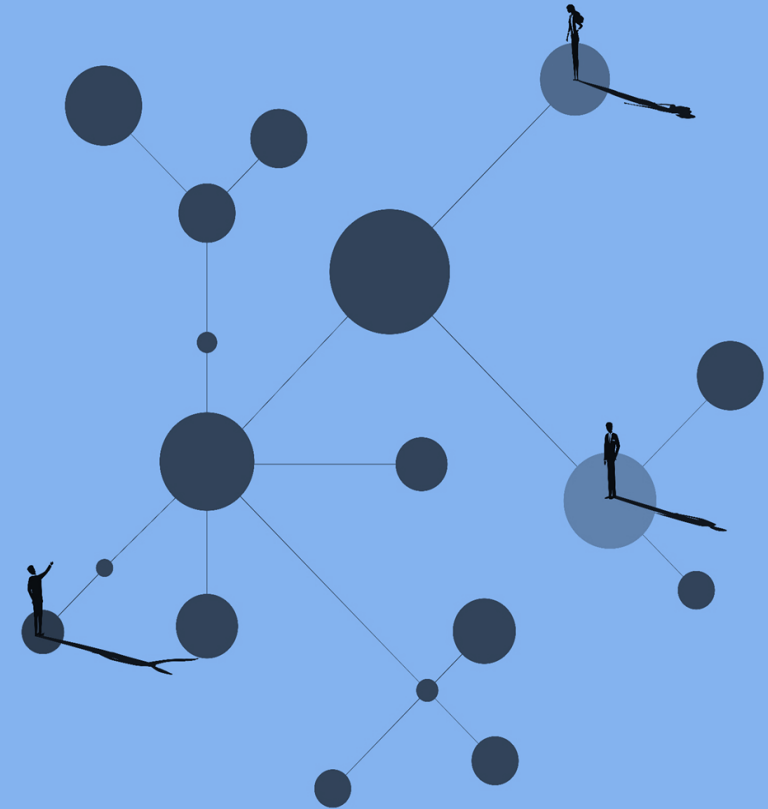
“BUT-FOR TIRZ” ANALYSIS

- Selected 8 comparison communities:
 - Allen
 - Anna
 - Frisco
 - Little Elm
 - McKinney
 - Melissa
 - Plano
 - Prosper

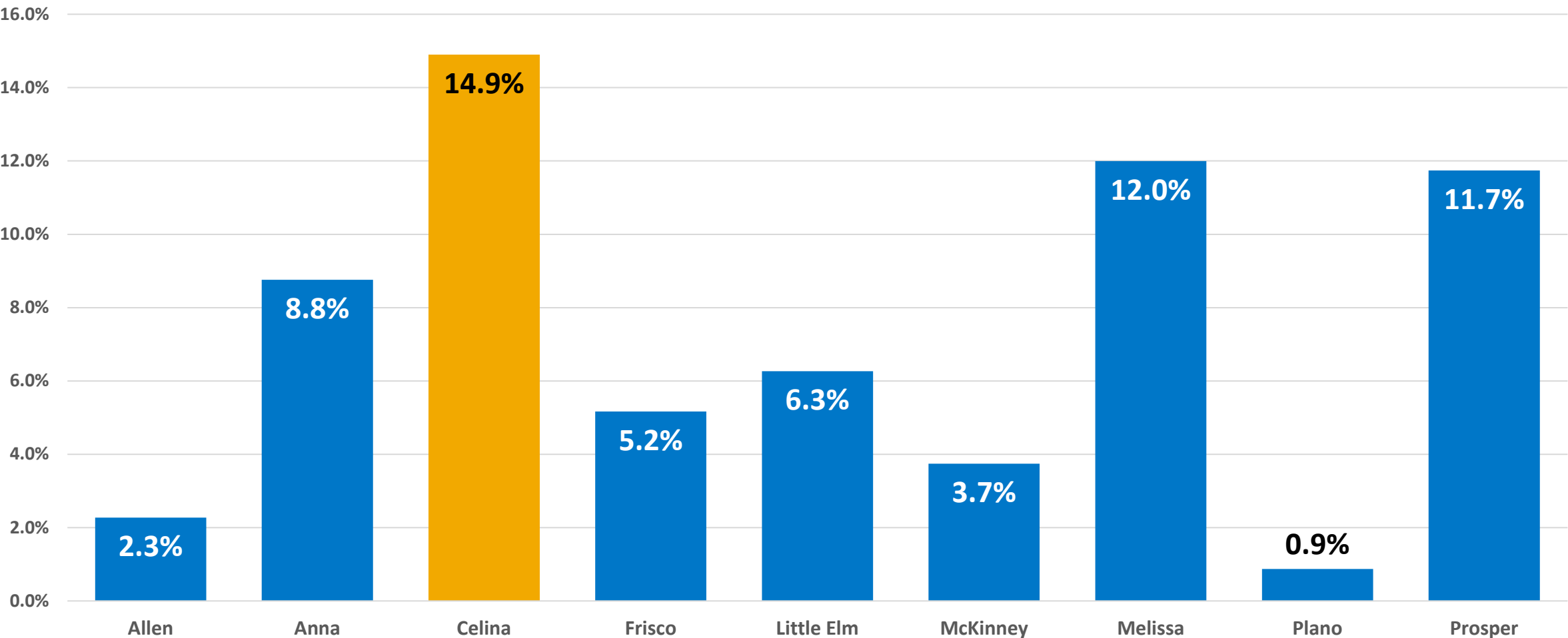


“BUT-FOR TIRZ” ANALYSIS

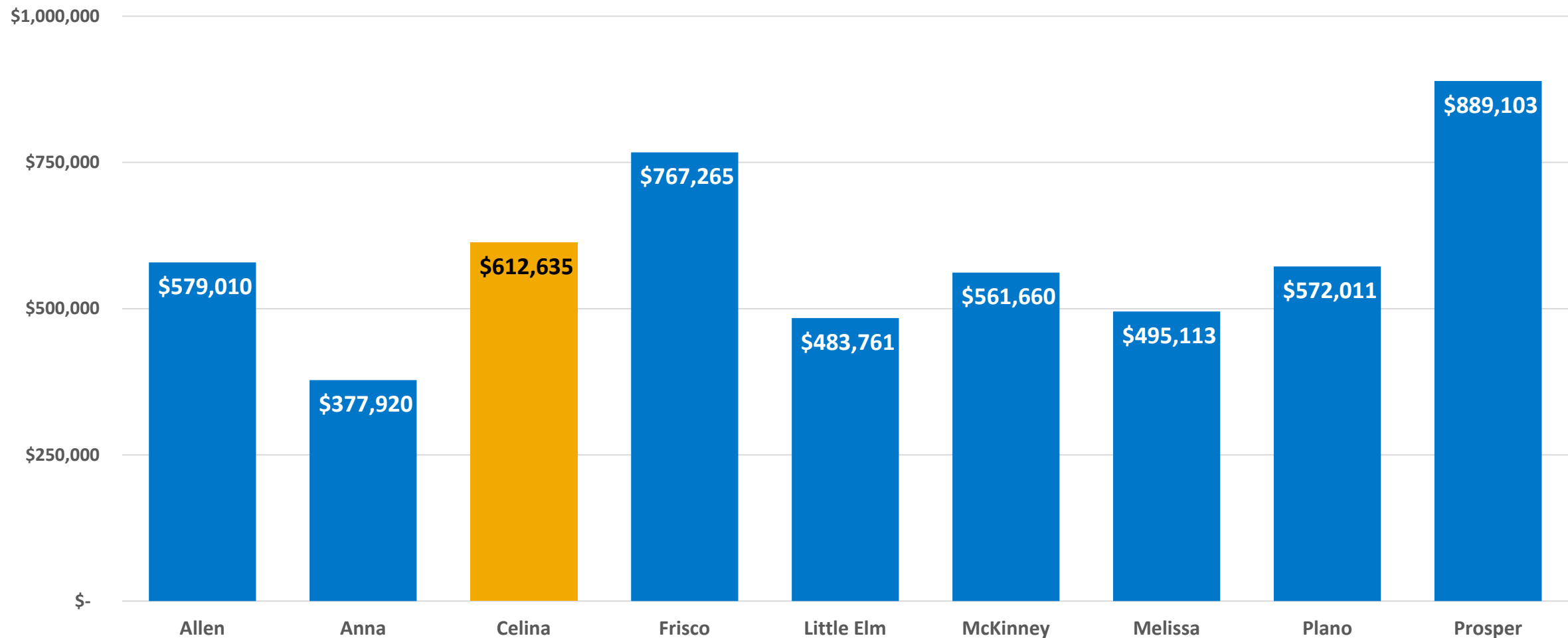
- Reviewing Multiple Metrics:
 - **Peak growth** rate/decade
 - **Average growth** rate/decade
 - **Celina growth** compared to peaks & averages
 - **Taxable Value** metrics (per capita/per HH, etc)
 - **Sales Tax** metrics
 - Weighted **average home value**
 - Relative Instance of **Districts**
 - Development **Corridor-Indexed** metrics



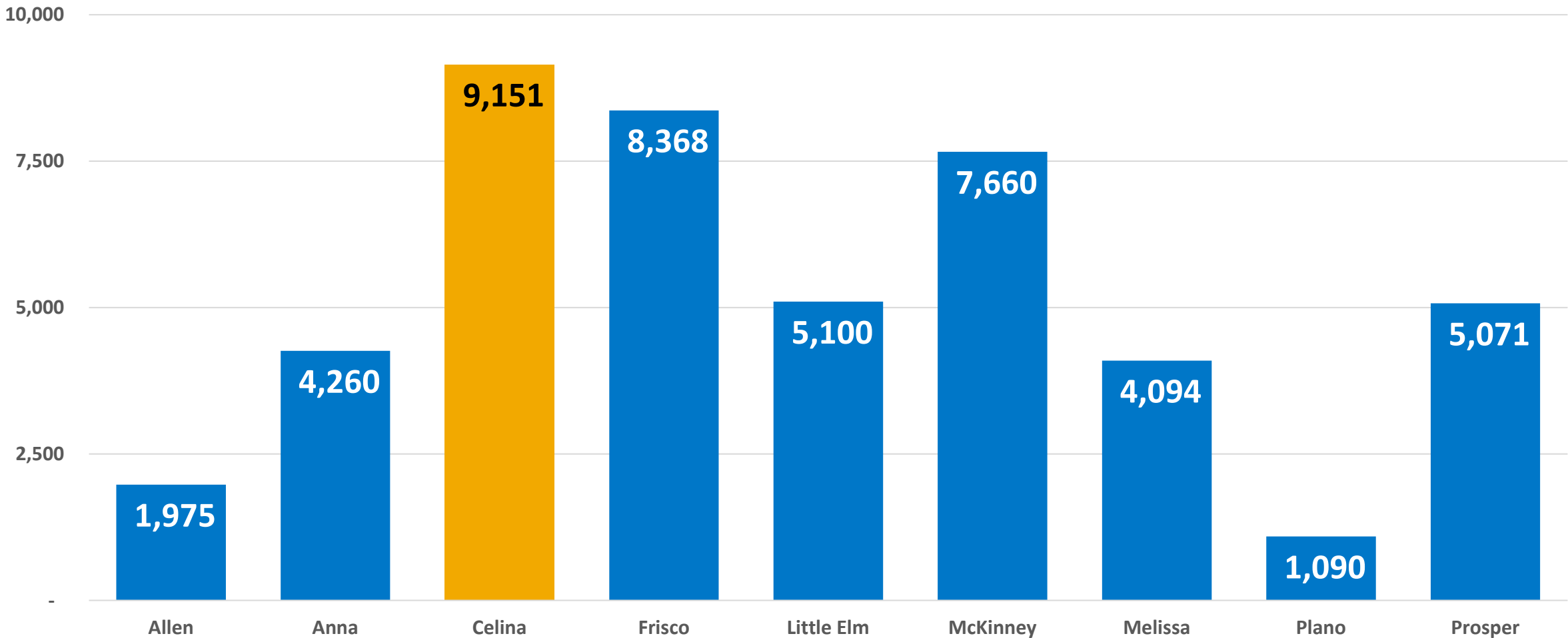
COMPOUND ANNUAL GROWTH RATE | 2010-2022



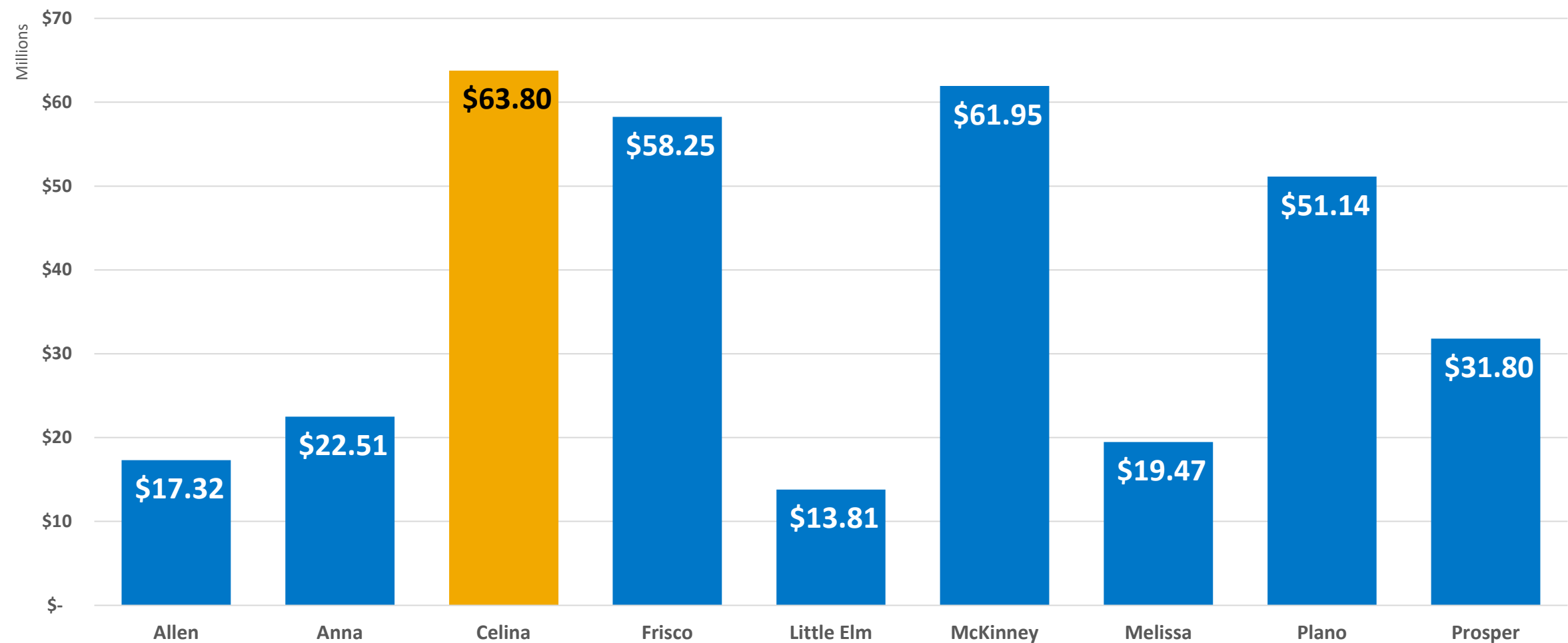
2023 WEIGHTED AVG HOME MARKET VALUE | 7/20/2023



5-YEAR TOTAL SINGLE FAMILY BUILDING PERMITS



5-YEAR TOTAL PERMIT REVENUE



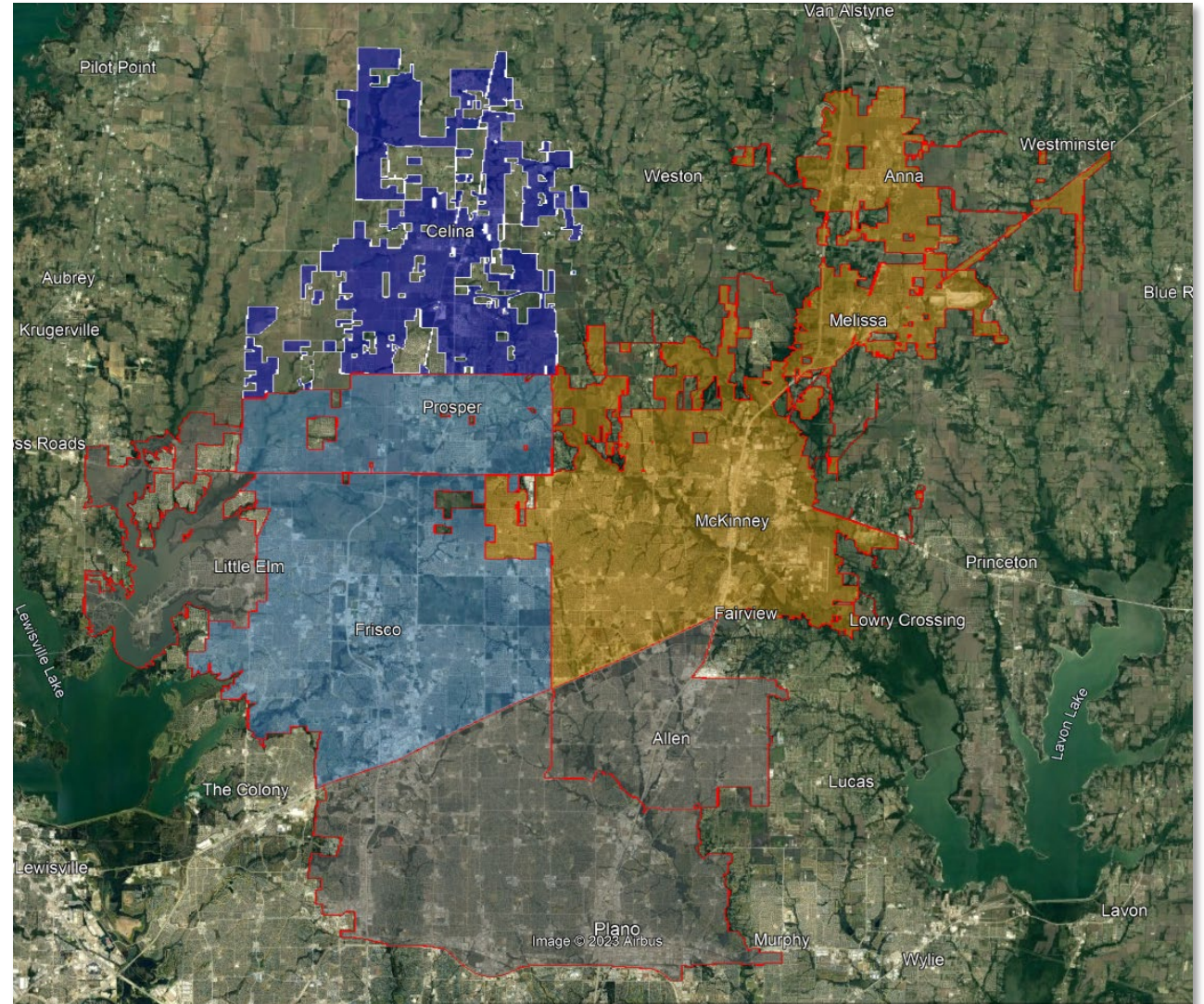
MARKET CORRIDOR ANALYSIS

■ DNT Corridor

- Baseline: **Frisco**
- Comparisons:
 - Prosper
 - Celina

■ US75 Corridor

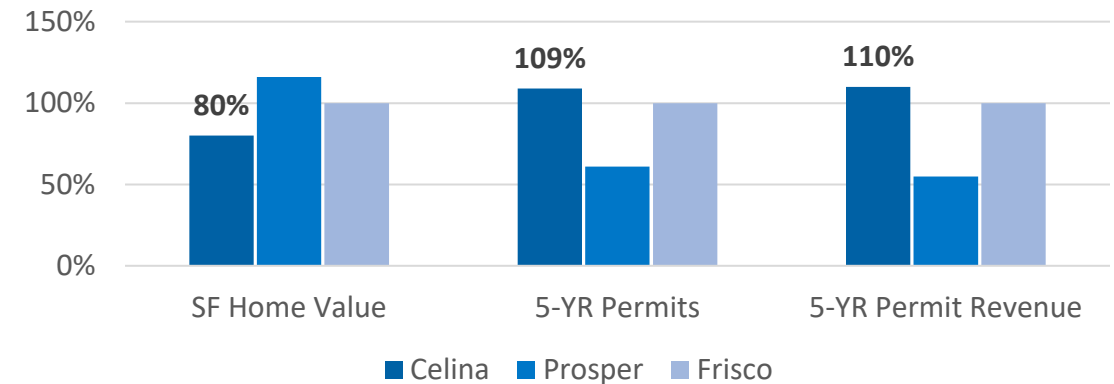
- Baseline: **McKinney**
- Comparisons:
 - Melissa
 - Anna



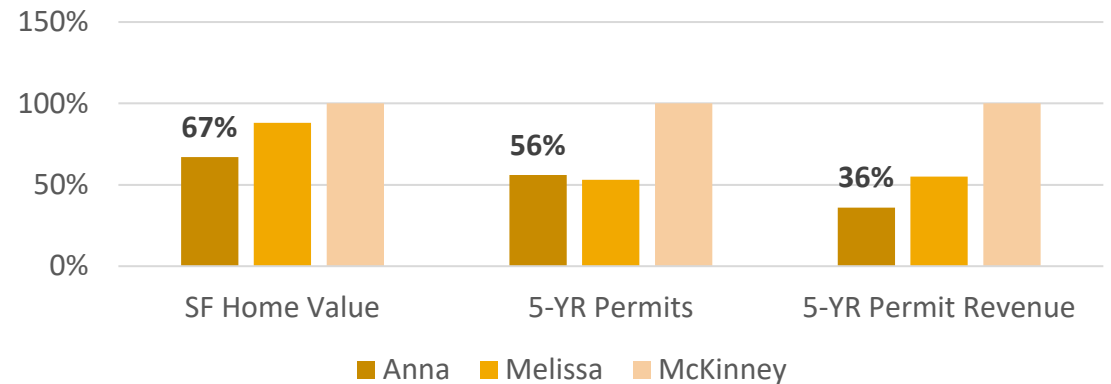
MARKET CORRIDOR ANALYSIS

- Holding **Frisco** as the Baseline, **Celina** has:
 - 20% ▼ lower SF home market value
 - 9% ▲ higher SF permit count
 - 10% ▲ higher permit revenue
- Holding **McKinney** as the Baseline, **Anna** has:
 - 33% ▼ lower SF home market value
 - 44% ▼ lower SF permit count
 - 64% ▼ lower permit revenue

DNT Corridor



US75 Corridor



CONCLUSIONS

- While impossible to discern absolute causality, some clear relationships have been revealed:
 1. Celina has used **TIRZ/PIDs relatively more** than other comparison communities
 2. Celina's **population growth rate has significantly outpaced** all comparison communities since 2010
 3. Celina's **SF building permits are the highest** among the comparison communities
 4. Celina's **permit revenue is the highest** among the comparison communities
 5. Celina's **average SF home value is 3rd** across the region
 6. Celina's **average SF home value is 13% higher than the indexed** US75 corridor comparison



#2

How do revenues from the developments included in TIRZ's compare to Public Safety costs and overall General Fund Operations?

TOTAL REVENUES

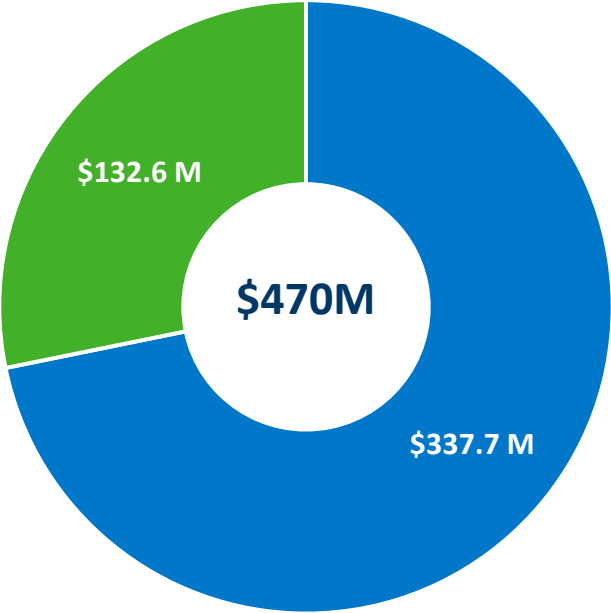
REVENUE ANALYSIS | GENERAL ASSUMPTIONS

- Each TIRZ model includes over **75 assumptions** and over **5,000 calculations**
- Starting taxable values and operational costs are **updated through FY2024 budget**
- Assumes **constant total tax rate**
 - **Variable tax rate stack** (M&O rate decreases for 15 years to \$0.233688, then reverses and increases through 2054)
- Assumes lot absorption and buildout estimates **considering City estimates, developer estimates, and professional experience**
- **Indexes all property values** to current values relative to TIRZ/area & lot type and assumed growth rate
- Revenues **include building permit revenues and conservative sales tax contributions**
- Model **allows for changes** to all assumptions



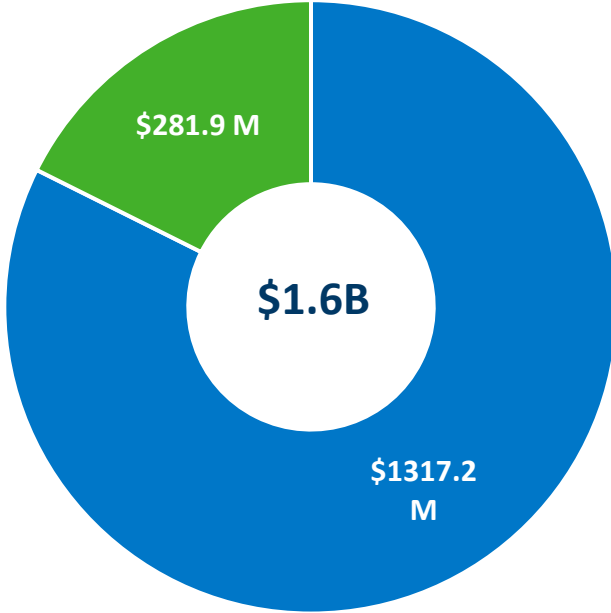
REVENUE ANALYSIS | TOTAL REVENUE

10 Year Cumulative



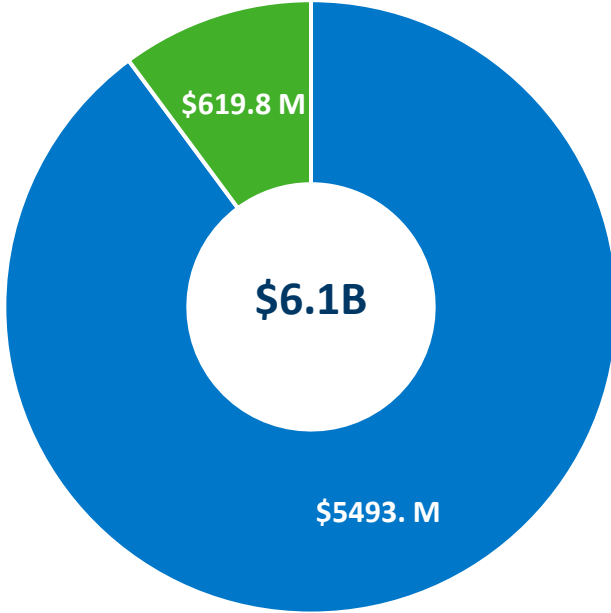
■ Total AV Revenue ■ Other Direct Revenues

20 Year Cumulative



■ Total AV Revenue ■ Other Direct Revenues

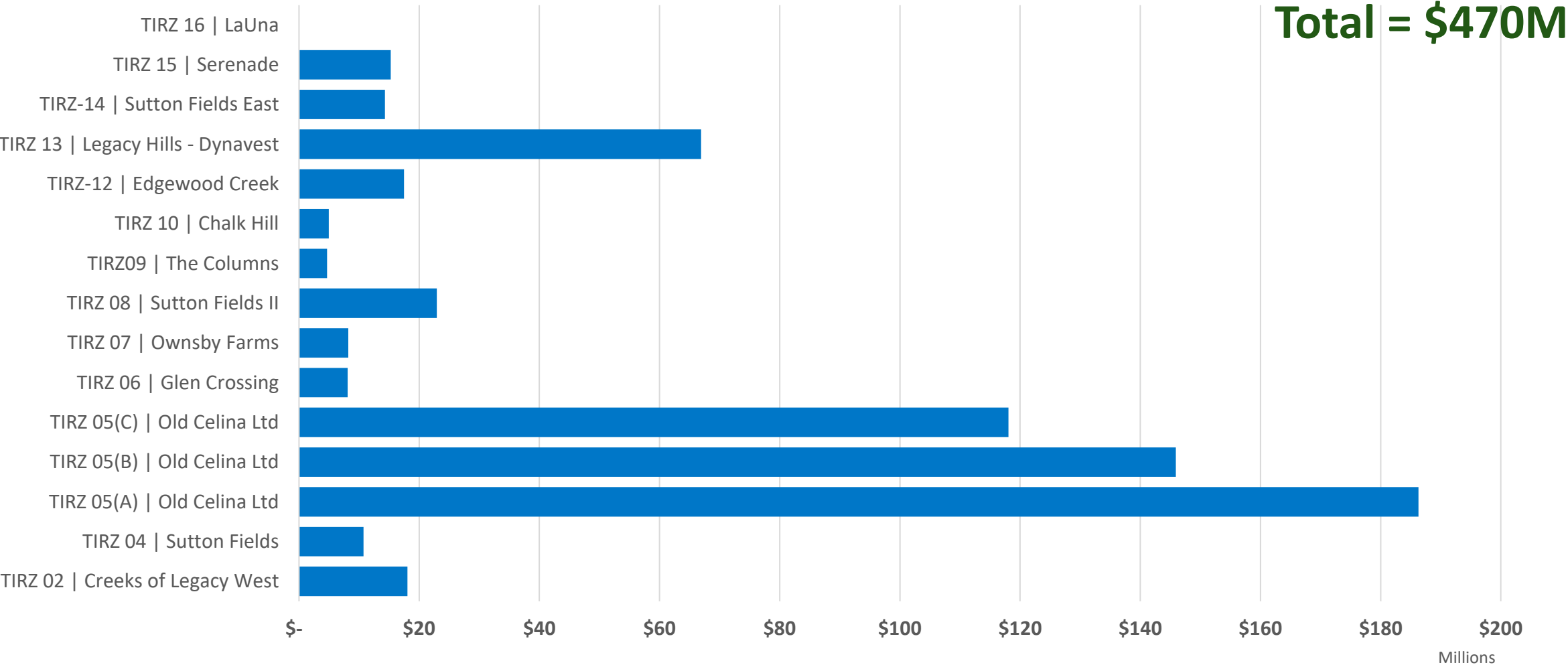
40 Year Cumulative



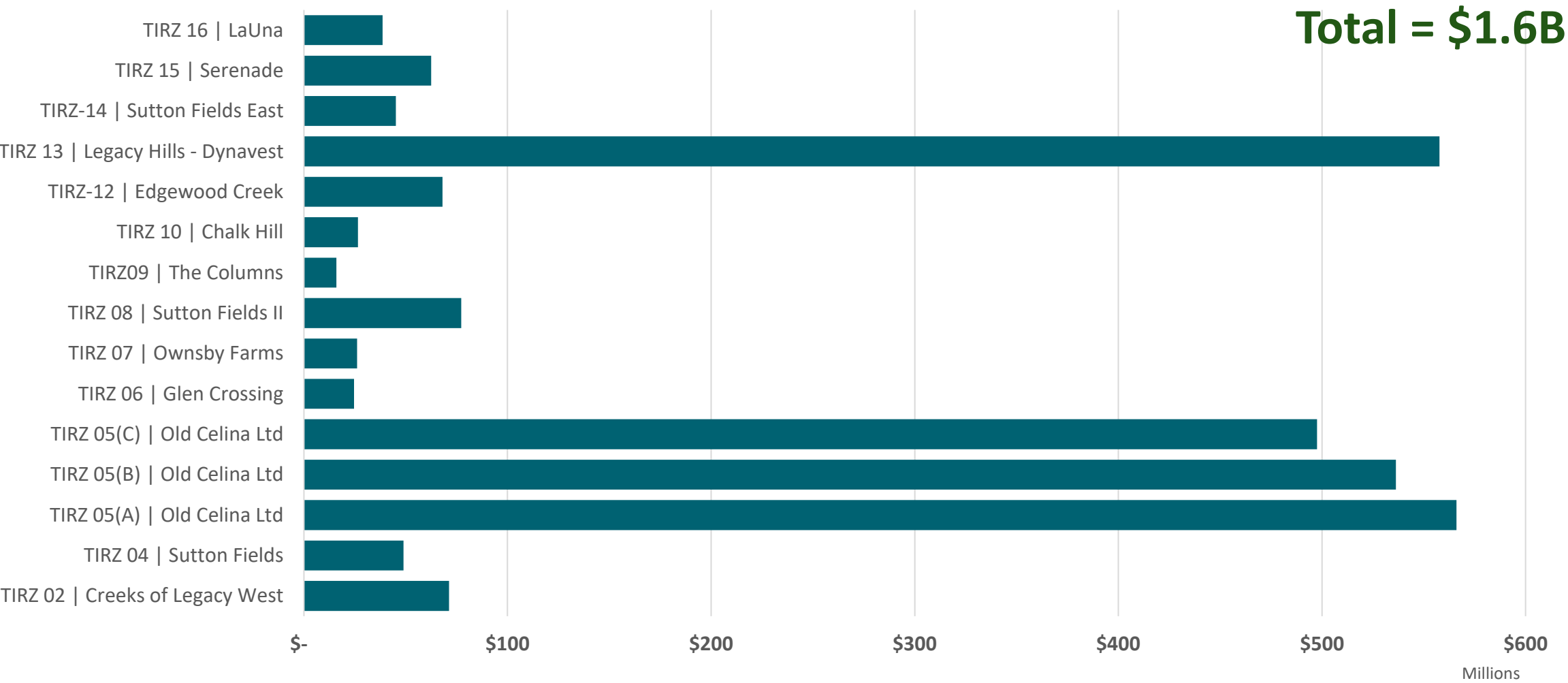
■ Total AV Revenue ■ Other Direct Revenues



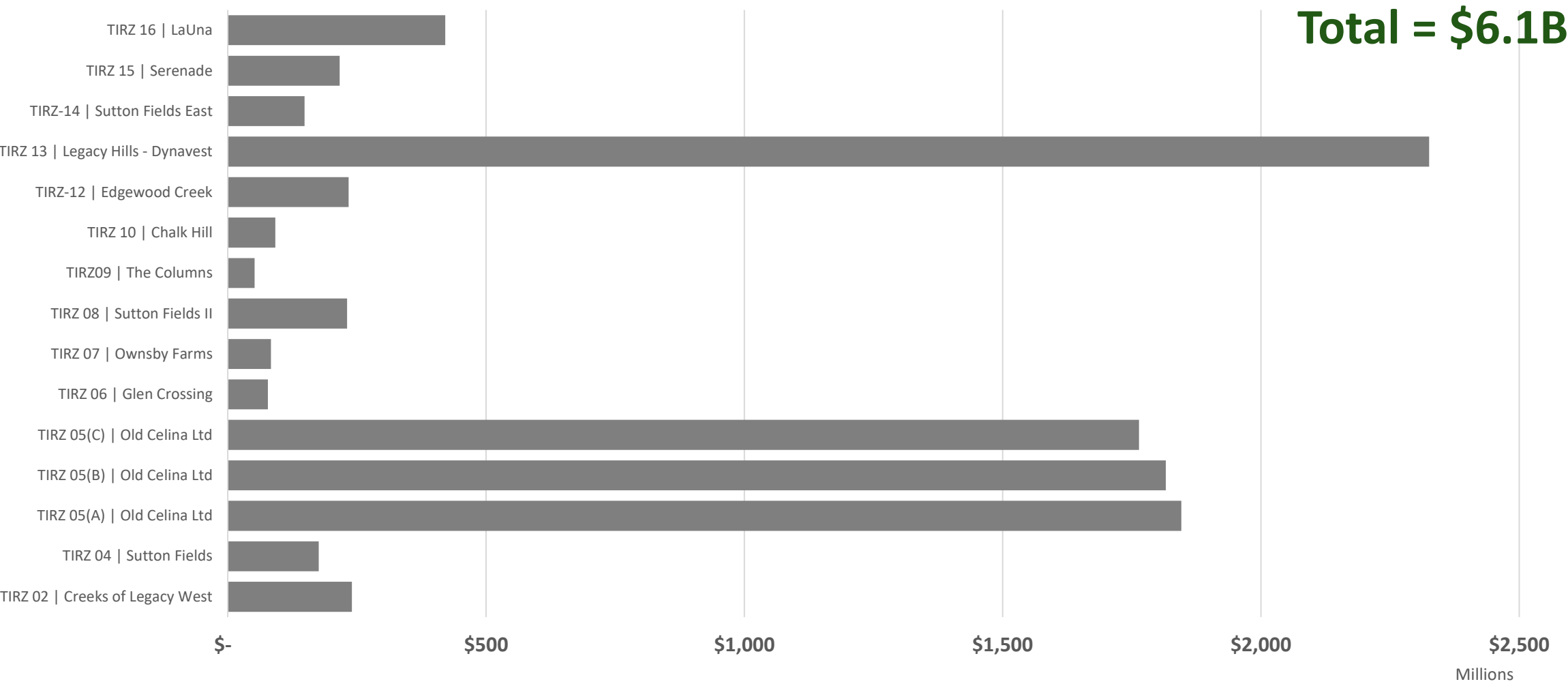
REVENUE ANALYSIS | CUMULATIVE 10 YEAR REVENUE



REVENUE ANALYSIS | CUMULATIVE 20 YEAR REVENUE

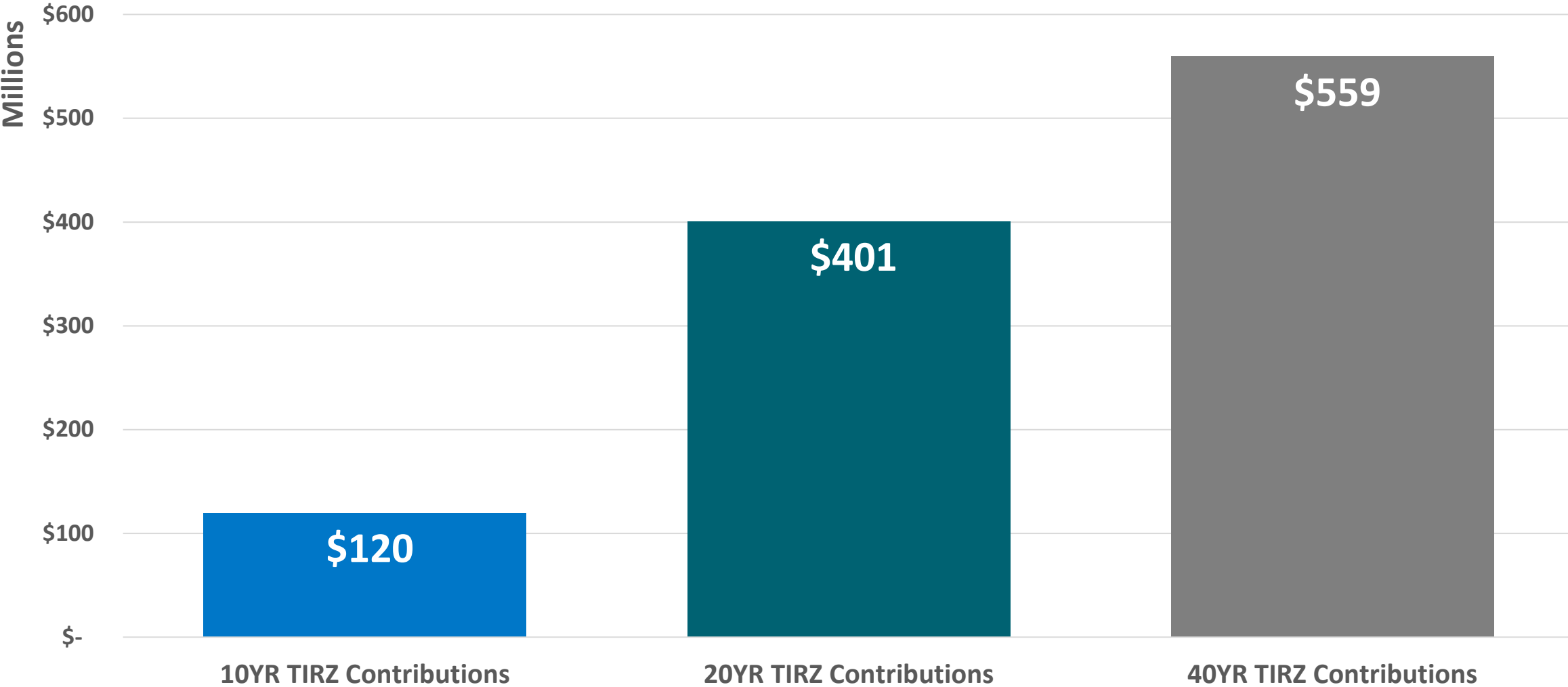


REVENUE ANALYSIS | CUMULATIVE 40 YEAR REVENUE

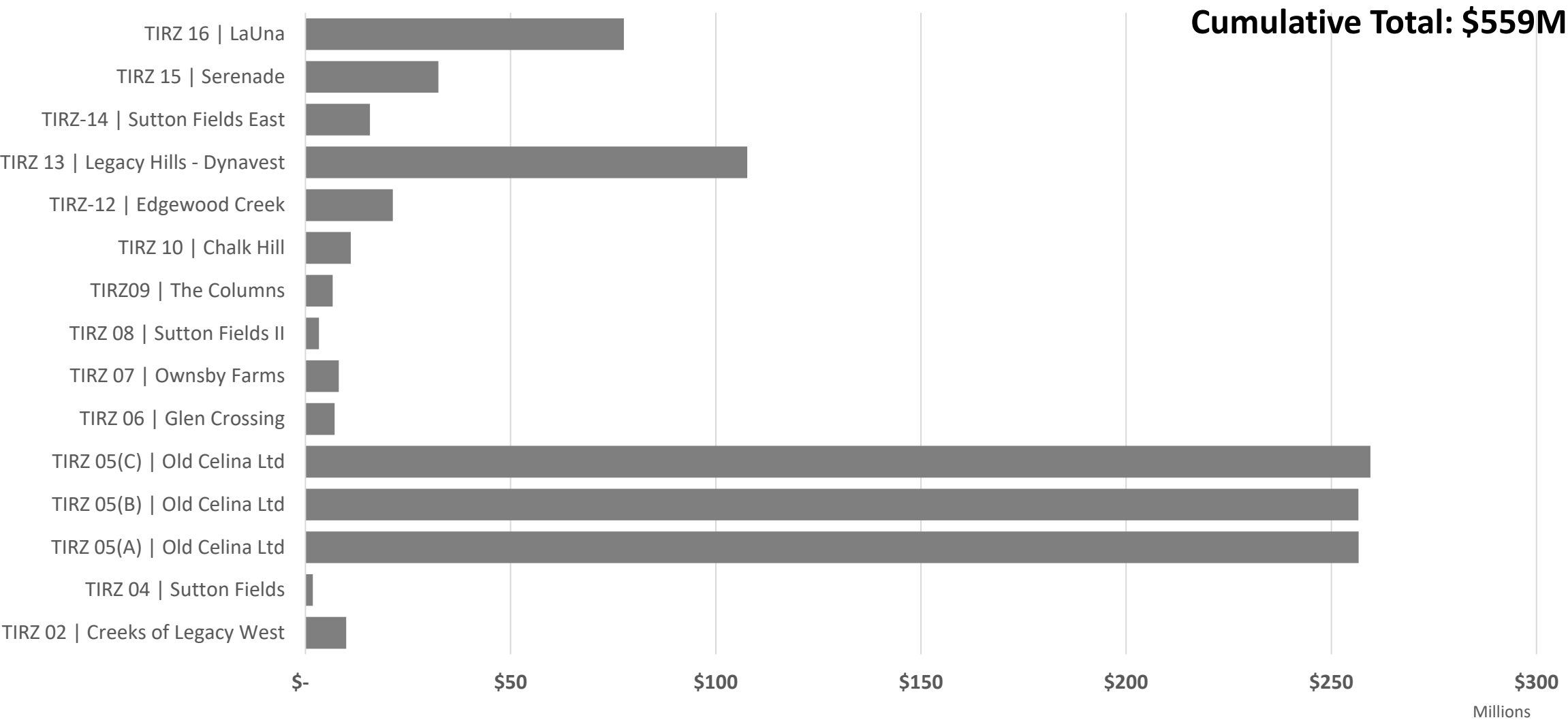


TIRZ CONTRIBUTIONS

REVENUE ANALYSIS | CUMULATIVE TIRZ CONTRIBUTIONS



REVENUE ANALYSIS | CUMULATIVE TIRZ CONTRIBUTIONS | 40YR

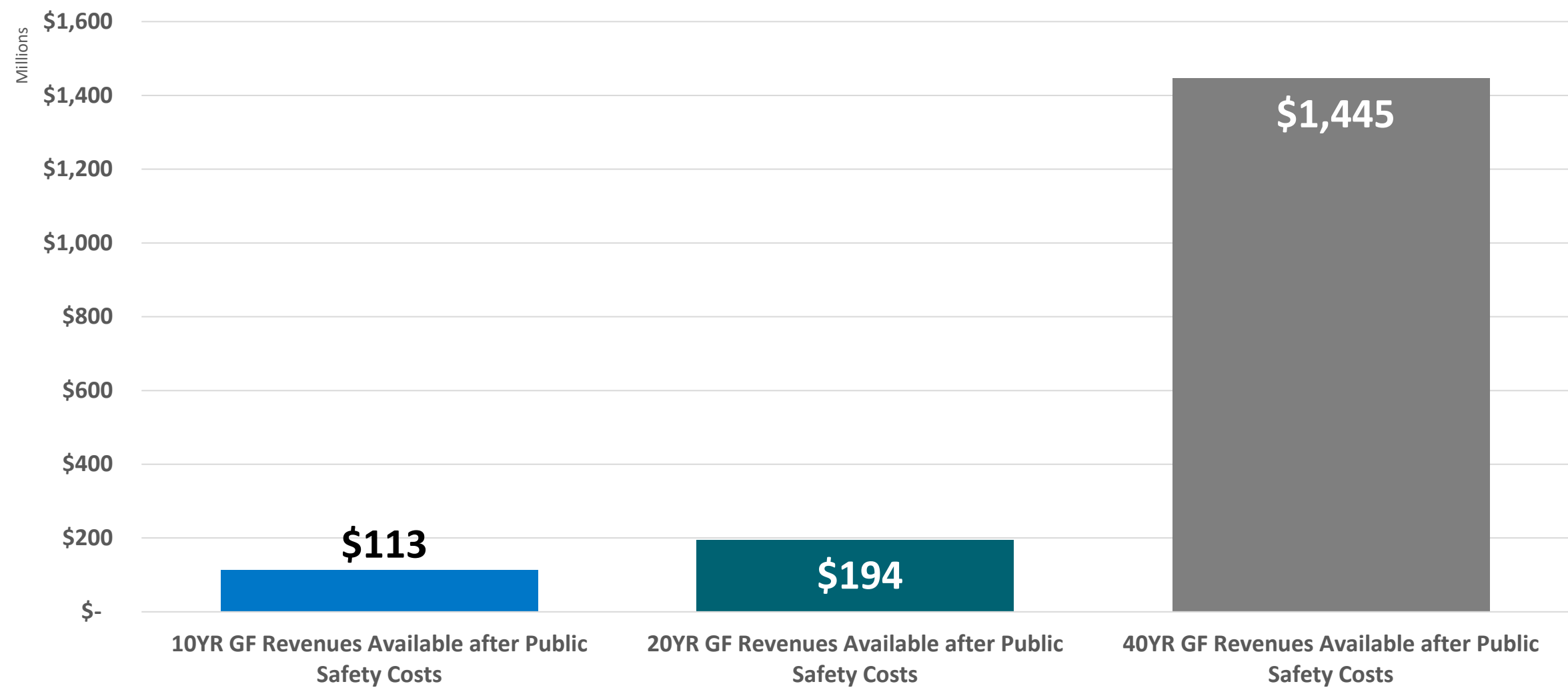


REVENUE SUFFICIENCY | PUBLIC SAFETY

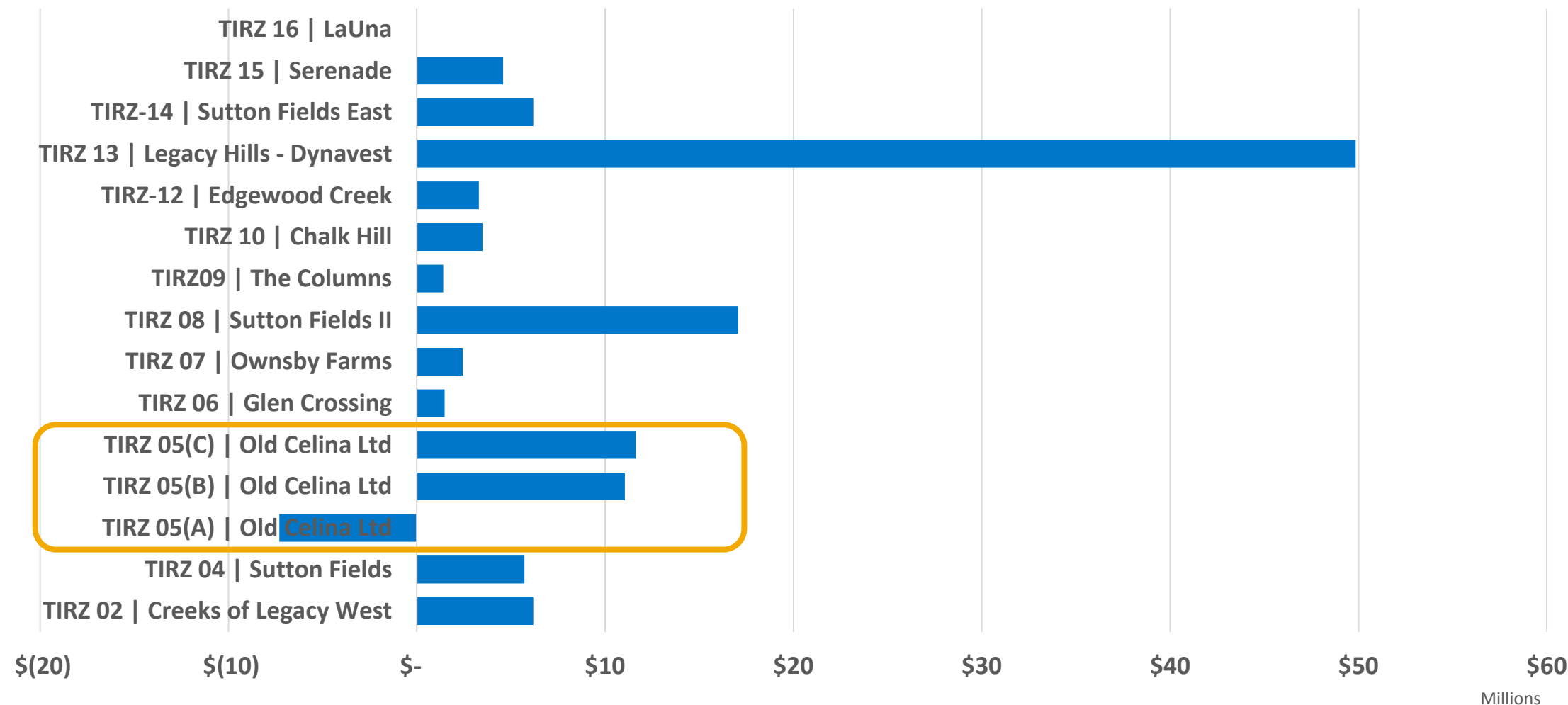
REVENUE ANALYSIS | CUMULATIVE PUBLIC SAFETY COST



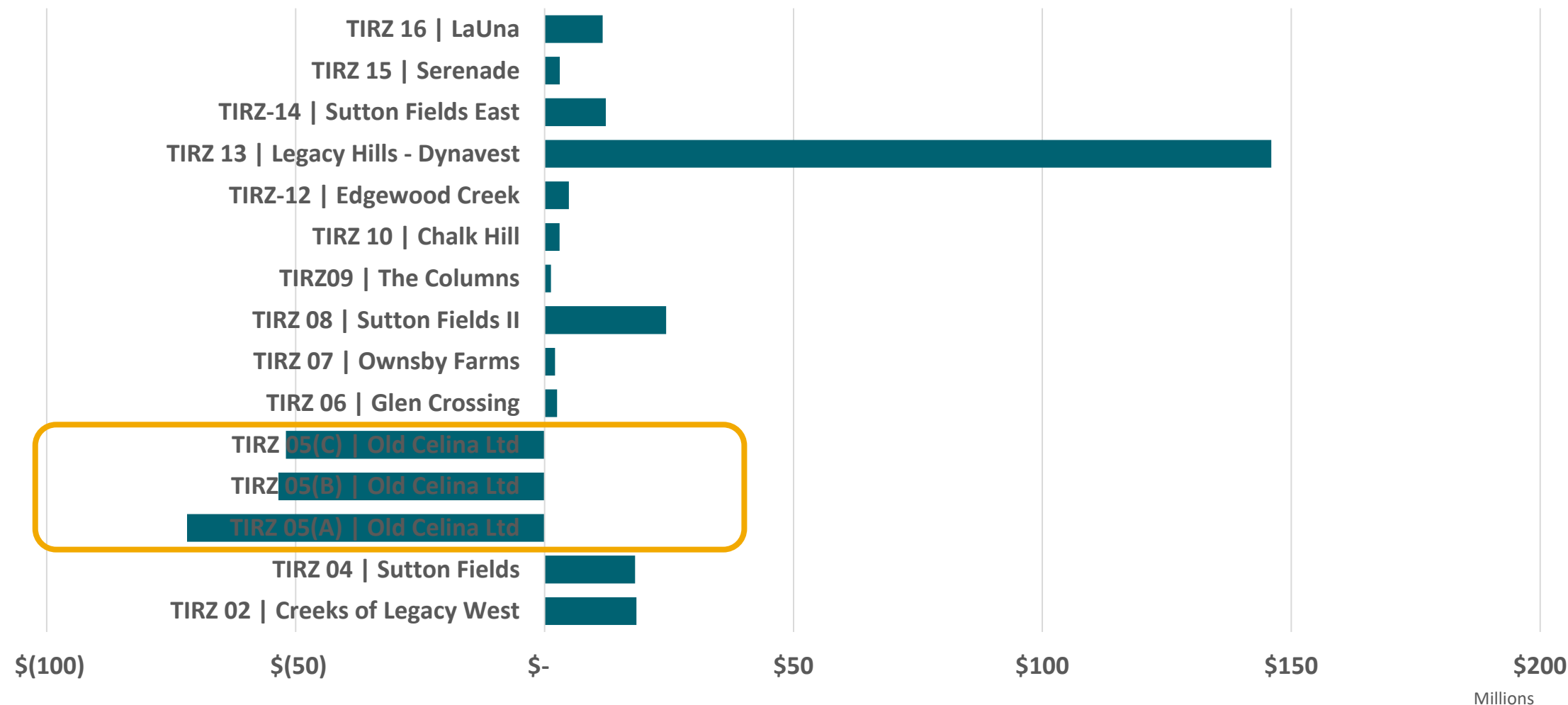
AVAILABLE TO GF AFTER I&S AND PUBLIC SAFETY



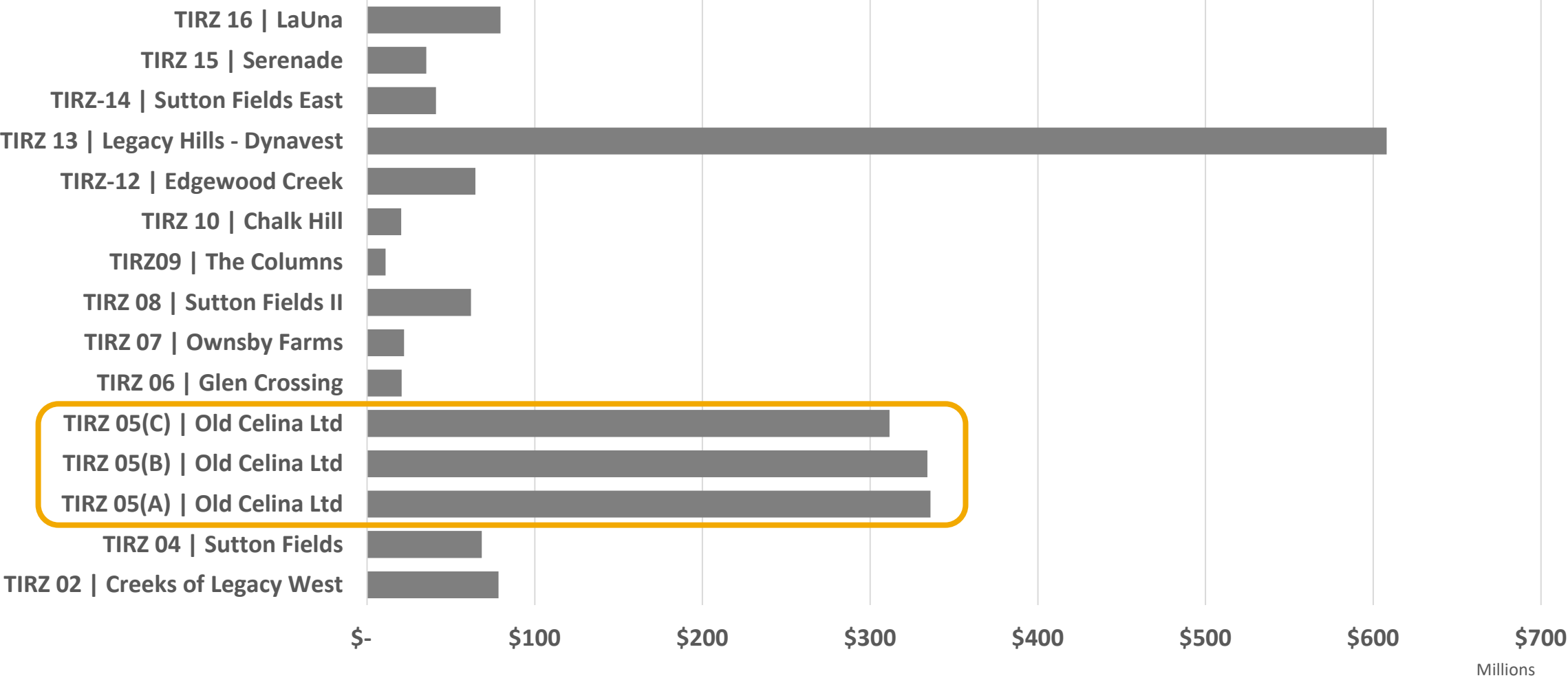
AVAILABLE TO GF AFTER I&S AND PUBLIC SAFETY | 10YR



AVAILABLE TO GF AFTER I&S AND PUBLIC SAFETY | 20YR



AVAILABLE TO GF AFTER I&S AND PUBLIC SAFETY | 40YR



#3

What overall impact will the Tax Increment Reinvestment Zones have on the City in the intermediate and long term?

INTERMEDIATE & LONG-TERM IMPACT

- Development incentives appear to have influenced:
 - Increased the pace of growth
 - Increased the pace of completing off-site improvements
 - Inclusion of the developments to be within the City limits
- These developments appears to be a net financial positive over time, however:
 - Some potential for negative intermediate general fund impact with higher percentage TIRZ contributions

INTERMEDIATE & LONG-TERM IMPACT

INTERMEDIATE TERM

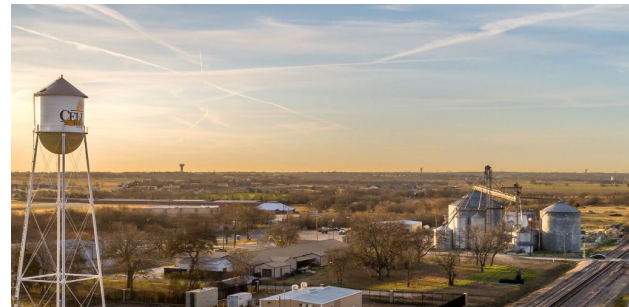
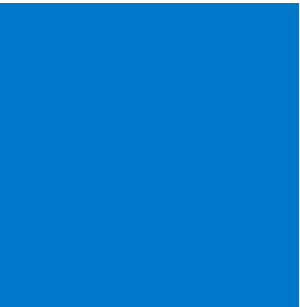
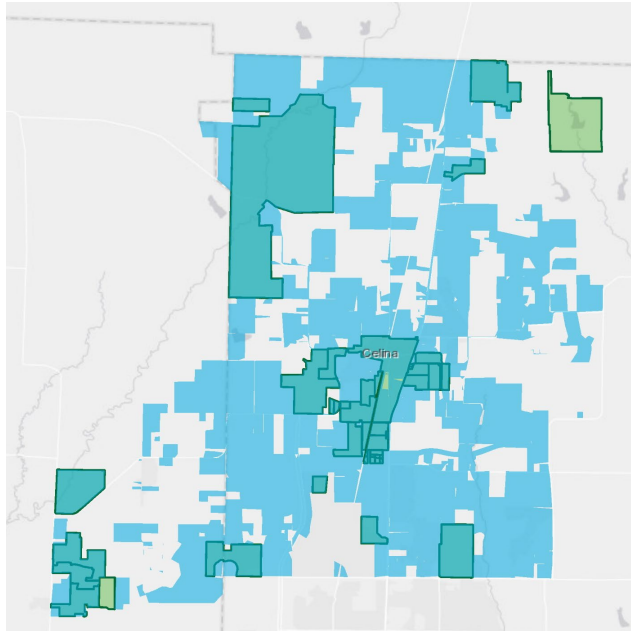
- Differing development scenarios impact City revenues and expenses in significantly different ways in the intermediate term
- Some TIRZ 5 scenarios may have negative GF impacts in the intermediate term
 - Does not account for job creation
 - Does not account for attraction of regional retail
 - Commercial valuation is conservative

LONG TERM

- All TIRZ Districts are a net positive to the General Fund after paying for:
 - TIRZ contributions
 - Pro-rata Debt Service
 - Public Safety
- Residential uses rarely pay entirely for the services needed – and the TIRZ Districts are no different
 - Commercial and regional retail can offset some residential net cost



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RESOLUTION NO. _____

**A RESOLUTION ACCEPTING THE RESULTS OF THE 2023
COMPREHENSIVE TAX INCREMENT REINVESTMENT ZONE
IMPACT STUDY.**

WHEREAS, the City of Celina, Texas is a Home Rule municipality created in accordance with the provisions of the Texas Constitution, the Texas Local Government Code and is operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the City of Celina, Texas has commissioned the preparation of a Comprehensive Tax Increment Reinvestment Zone Impact Study by an independent public finance consultant; and

WHEREAS, the City of Celina, Texas commissioned Willdan Financial Services on December 13, 2022, to serve said purpose; and

WHEREAS, the results of the Study performed by Willdan Financial Services were presented to the City Council of the City of Celina on February 13, 2024, a copy of which is attached hereto as **Exhibit A** and for all purposes incorporated herein.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CELINA, TEXAS:**

SECTION 1: That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2: After due deliberations the City Council has concluded that the acceptance of this Resolution is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3: That this Resolution shall take effect immediately upon its passage and execution.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND APPROVED the 13th day of February 2024, at a regular meeting of the City Council of the City of Celina in which quorum was present.

CITY OF CELINA

BY: _____

Ryan Tubbs, Mayor

ATTEST:

Susie Quinn, Interim City Secretary

EXHIBIT A
Final Summary Report
(Presented on the following pages)

City of Celina, Texas

Tax Increment Reinvestment Zone Financial Analysis

December 2023





CONTENTS

Executive Summary	2
Scope of the Study	2
Summary Conclusions.....	2
Methodology	5
Historical and Market Analysis Methodology.....	5
Corridor market analysis methodology	7
TIRZ Financial Analysis Methodology	8
Analysis and Conclusions	11
Question #1 What, if any, impact has the use of TIRZ districts had on Celina’s development?	11
Question #2 What is the long-term financial outlook for each TIRZ district and the City’s TIRZs as a whole, and what impact do the City’s TIRZ agreements have compared to overall General Fund operations and projected public safety costs over time?	15
Question #3 What anticipated overall financial impact will the City’s use of TIRZ districts have in the intermediate and long term?	19
Attachment A.....	23

EXECUTIVE SUMMARY

The City of Celina, Texas has often employed a real estate development incentive technique known generally as tax increment financing, where, at it's most basic level, the City establishes a geographic area (a "Zone") and sets the then-current taxable value as the "base value", and then directs some or all of the tax revenues generated from increasing taxable value on that same property (the "incremental value") into a designated fund to finance certain public projects which also lie within the Zone. In Texas, Tax Increment Financing is done through the creation and administration of Tax Increment Reinvestment Zones ("TIRZs") and their use is generally governed by Chapter 311 of the Texas Tax Code Chapter.

Only cities or counties may establish TIRZ, and once established, other taxing jurisdictions like college districts, hospital districts, irrigation districts and the like may participate in the TIRZ through participation agreements. In Celina's case, no other taxing entities participate in the fourteen current zones within Celina. This is not uncommon in Collin and Denton counties as both have been reluctant to participate in TIRZ districts over the past twenty years.

SCOPE OF THE STUDY

The scope of this study was, in essence:

1. To identify what, if any, effect Celina's use of TIRZ districts has had on the overall development of the City.
2. To prepare a long-term financial outlook for each TIRZ district and the City's TIRZs to determine what impact the City's TIRZ agreements have compared to overall General Fund operations and, specifically, projected public safety costs over time.
3. To identify the overall financial impact that the City's use of TIRZ districts is anticipated to have in the intermediate and long term.

This has truly been a customized study. We know no other community that has invested the time, energy, effort, and funding to complete such an ambitious, comprehensive review and analysis of the long-term impact of a significant element of its development patterns. Our methodology for developing this study is detailed in the next section of this report, and we will not consume the executive summary with an explanation of what methods we used that led us to the following conclusions. Note that each of the following conclusions was reached after months of developing and testing the methodology and applying our real-world experience to the issues.

SUMMARY CONCLUSIONS

Question #1 | What, if any, impact has the use of TIRZ districts had on Celina's development?

While absolute one-to-one causality is almost never able to be objectively established with systems as complex as how, when, where, and by whom real estate development occurs across a region, this study has led us to the following conclusions in response to our first question:

- A. The City has used TIRZ relatively more than other comparison communities.
- B. There appears to be a direct relationship between the City's use of TIRZ districts and the City's overall pace of development.
- C. The City's overall development pace is directly related to the number of single-family home permits and the permit revenue the City has received.



- D. There may be a direct relationship between the City's use of TIRZ districts and the average home value within the City.
- E. The use of TIRZ districts has likely influenced whether the property owners agreed to be annexed into the City limits. It is impossible to know if the City's offer to use TIRZ districts was the defining element of those decisions.

Question #2 | What is the long-term financial outlook for each TIRZ district and the City's TIRZs as a whole, and what impact do the City's TIRZ agreements have compared to overall General Fund operations and projected public safety costs over time?

The conclusions reached in response to the second study question are more straightforward; however, they are still highly dependent on the dozens of assumptions included in our financial models. We believe the assumptions (detailed in the next section of this report) to be reasonable based on the best information available to us at the time of the study. Based on our analysis, we have concluded:

- A. Over the long term, all individual TIRZ districts are projected to sufficiently cover all TIRZ obligations, property tax-supported debt obligations, and estimated public safety costs associated with the service needs generated by those zones.
- B. In the short and intermediate terms, the projected revenues generated by the TIRZ districts cumulatively are sufficient to cover all TIRZ obligations, property-tax supported debt obligations, and estimated public safety costs associated with the cumulative service needs generated by the collective zones. However, some individual zones do not cover their full costs in some development scenarios.

Question #3 | What anticipated overall financial impact will the City's use of TIRZ districts have in the intermediate and long term?

The overall intermediate and long-term financial impact on the City is also difficult to discern with a high degree of precision. Based on our study, we have been able to conclude the following:

- A. In the intermediate term, and dependent upon the development intensity, pace, and patterns, some TIRZ districts may produce insufficient annual revenues to fully cover the costs of all TIRZ obligations, general fund debt obligations, and estimated public safety costs associated with the service needs generated by those zones. In these rare cases, the needs for these services may need to be funded externally.
- B. Over the long term, the projected revenues generated by the TIRZ districts cumulatively are sufficient to cover all TIRZ obligations, general fund debt obligations, and estimated public safety costs associated with the cumulative service needs generated by the collective zones.
- C. The nature of TIRZ districts is that they act as a development incentive. The City's use of TIRZ districts appears to have provided building permit and sales tax revenues sooner than they would have otherwise been received due to the use of TIRZ districts.
- D. To the extent that certain developments that became TIRZ districts would not have otherwise annexed into the City, the existence of the TIRZ districts will have increased both the revenue and expenses of the City over the revenues and expenses the City would have experienced if the developments remained outside of the City.
 - a. If the development remained outside city limits, the City would have received no property tax, no building permit or development review revenue, and less sales tax than it will with the developments inside the City limits.



- b. If the development remained outside of city limits, the City would have experienced less cost to provide services, but those costs would not be eliminated.

Preparing this study has been an interesting and complex challenge. The project team would like to sincerely thank the Mayor and City Council Members for investing in gaining an understanding of the complex financial systems that will shape the community over the long term. It is rare that a community, in the very midst of its nation-leading growth, pauses to consider the path that it is on realistically. Further, we'd like to thank the City staff members who have provided countless data requests, thought-provoking questions, and overall assistance with this project while requiring that the study be completed without bias and in an honest search for data-driven decision-making. Without the full cooperation of staff, this study would not have been possible.

Mayor and City Council

Mayor Ryan Tubbs
 Mayor Pro-Tem Jay Pierce
 Deputy Mayor Pro-Tem Wendie Wigginton
 Council Member Philip Ferguson
 Council Member Andy Hopkins
 Council Member Mindy Koehne

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 Lauren Vaughns, City Secretary



METHODOLOGY

While many jurisdictions have embarked on analyses of their development incentive programs on an annual basis or a project-by-project basis, we are not aware of any jurisdiction that has delved into the level of aggregate detail provided for in this study. In essence, we were tasked to develop a methodology that provided:

1. An individual financial model for each of the City's active TIRZ districts; and
2. An aggregate financial analysis for all active TIRZ districts combined; and
3. A direct and indirect revenue analysis for each of the City's active TIRZ districts; and
4. A direct and indirect aggregate revenue analysis for all active TIRZ districts combined; and
5. A historical market analysis for the pace and relative taxable value of developments over the past twenty years; and
6. A corridor-specific historical market analysis for the pace and relative taxable value of developments over the past 15 years; and
7. A general fund cost of service forecast per household; and
8. A public safety cost of service forecast per household; and
9. An estimated debt service property tax burden for the next forty years; and
10. An overall assessment of impact of the City's use of TIRZ districts.

In response to this task, we started with the historical assessment and market assessment to draw conclusions around the question of what, if any, impact the City's use of TIRZ districts has had on the development of the community as a whole.

HISTORICAL AND MARKET ANALYSIS METHODOLOGY

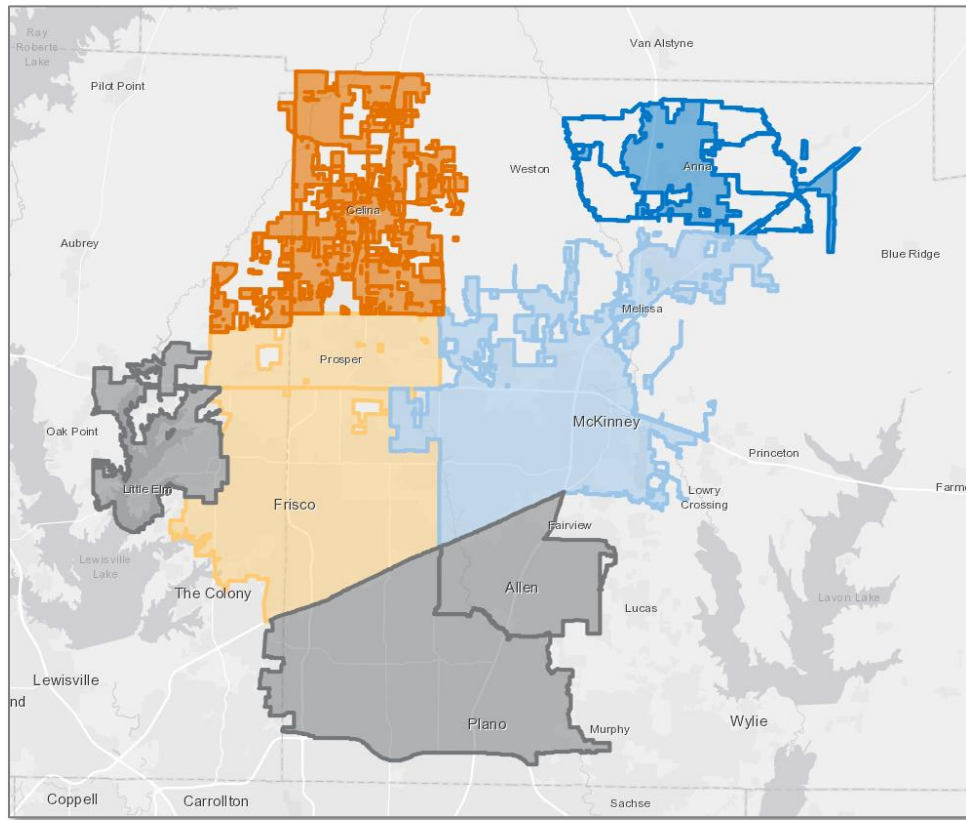
Our historical and market analysis reviewed the pace of development, population growth, building permit count and values, and sales taxes received over the past twenty years. To standardize the data for the variety of comparison communities to the extent possible, we relied upon common datasets wherever possible. We used city-provided data only when a common dataset was unavailable. We recognize that common datasets like the United States Census Bureau (used for population, household count, and single-family building permit data), the Texas Comptroller's Office Biennial TIRZ reports (for number, acreage, and value of TIRZ districts outside of Celina), and the Collin and Denton Central Appraisal Districts (for property values) have varying degrees of authority and accuracy. Regardless of those varying degrees of imperfections in the data, we assume that the data imperfections the City of Celina is subject to are similar in nature to the data imperfections to which the comparison communities are also subject. As this study is a long-term analysis, the standardized data allows for a genuine comparison while moderating for data imperfections.

We selected eight comparison communities within the immediate area for the market analysis. While other high-growth outside-of-market comparison communities may have been instructive generally about TIRZ use, for the purposes of this study, we determined that communities facing as similar of a development dynamic to Celina as possible would be most instructive. To this end, we selected:

Figure 1 | Comparison Communities

Allen	McKinney
Anna	Melissa
Frisco	Plano
Little Elm	Prosper

Figure 2 | Comparison Communities Map



For each comparison community, we gathered the following data:

Figure 3 | Comparative Community Data and Data Sources

Data	Data Source
Total population 2000	US Census Bureau Decennial Census
Total population 2010 and 2020	US Census Bureau Quick Facts
Total population 1970, 1980, and 1990 (Plano only)	US Census Bureau Decennial Census
2017 – 2021 Households	US Census Bureau Quick Facts
Number of TIRZ districts	Texas Comptroller's Office Biennial TIRZ Report
Acres within TIRZ districts	Texas Comptroller's Office Biennial TIRZ Report



Tax Year 2022 TIRZ Captured Value	Texas Comptroller's Office Biennial TIRZ Report
Tax Year 2022 Certified Taxable Value	Collin Central Appraisal District & Denton Central Appraisal District
12-Month Sales Tax Totals	Texas Comptroller's Office Sales Tax Allocation Dataset, July 2023
Single-Family Building Permits Issued January 2014 through July 2023	US Census Bureau Building Permits Survey, South Region
Building Permit Revenue 2019 through 2023	City budget documents Reported actuals for FY 2019 through FY2021, estimated end of year for FY2022, as budgeted for FY2023

We calculated numerous analysis factors from these datasets and controlled for differing community sizes by developing standardized units of measure, such as per capita, per household, and per acre. These standardized units of measure then formed the basis of comparison among the communities.

CORRIDOR MARKET ANALYSIS METHODOLOGY

As we analyzed the overall historical market, our initial impressions proved to bear out in the data. Two distinct corridor submarkets became evident within the far north Dallas market. This is consistent with the project team's professional experience of working with municipalities within Collin and Denton Counties since the 1990s and is supported by standardized data. The two submarkets are the Dallas North Tollway corridor submarket and the US75 corridor submarket.

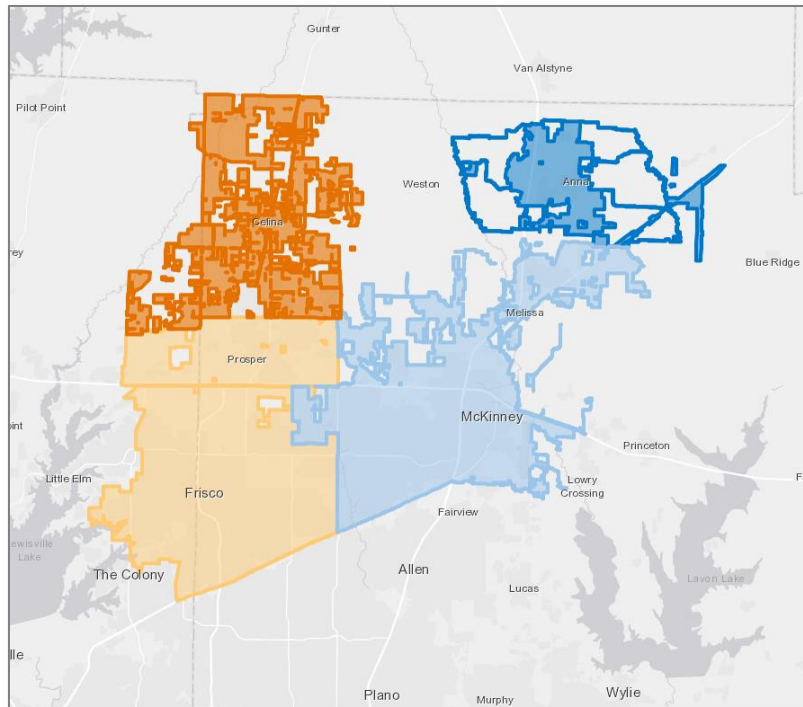
Because of these differentiated markets, the project team decided to explore the differences further and better understand the relationships among the communities within the submarkets. For the purposes of this study, the two corridor submarkets consist of subsets of the overall market comparison communities:

Figure 4 | Corridor Submarkets

Dallas North Tollway Corridor Submarket	US75 Corridor Submarket
Celina	Anna
Prosper	Melissa
Frisco	McKinney

Figure 5 | Corridor Submarkets Map

After identifying the corridor submarkets, we further analyzed the data and indexed the corridors to the most developmentally mature community within each corridor submarket. For the Dallas North Tollway corridor submarket, the index community is Frisco. For the US75 corridor submarket, the index community is McKinney. This indexing allowed us to better control for the varying submarket dynamics while still reviewing the data in context. Our analysis and conclusions within the corridor submarkets is based on the assumption that differences among how the outermost communities (Celina for the Dallas North Tollway submarket corridor and Anna for the US75 submarket corridor) relative to their respective indexed communities may be, at least in part, attributable to those outermost communities' use of development tools like TIRZ districts. The outcomes of this research are detailed within the body of this report below.



TIRZ FINANCIAL ANALYSIS METHODOLOGY

In addition to this study's historical and market analysis, we also developed a forty-year financial analysis of each existing TIRZ district. We aggregated those individual analyses into an aggregate analysis. As with any long-term financial forecast, we have greater confidence in the forecast in the near term and lesser confidence in the forecast as it projects further from the current state. The financial analysis methodology is limited to the best information available today, as informed by historical data, current information, and professional experience.

More than seventy-five assumptions are required for each TIRZ financial analysis. To a greater or lesser degree, the analysis depends upon these forecast assumptions as they are applied to the current state. An exhaustive list of the assumptions made for each TIRZ district is available within the Microsoft Excel models provided to the City with this report, but the following is a list of what we believe to be the most consequential assumptions (in no particular order):

Figure 6 | Selected Study Assumptions

ID	Description	General Assumption	Comments
1	Compound Annual Growth Rate of General Real Estate	4%	Used to accelerate values of existing properties in the future. This accounts only for "inflationary" growth and does not include new improvement values in their first year of assessed value.



2	Projected Population Growth Rate (city-wide), years 1-10	11.46%	Provided by City.
3	General Fund Cost of Service Inflation	4%	Accounts only for inflationary pressure on cost of service and does not include new service demands driven by new population or service areas.
4	General Fund Expenditures (Base)	\$43,322,178	FY2024 budget was used as the baseline for General Fund Operations. This informs our analysis of the overall cost of providing general fund-supported services.
5	Sales Tax Revenues (Base)	\$4,042,500	FY2024 budget was used as the baseline for Sales Tax Revenues. While on a per capita and per household basis we fully expect sales tax to increase more rapidly than population + inflation due to the deceleration of sales tax leakage, our financial projections are limited to this base as accelerated by inflation + population. This allows for a conservative revenue forecast approach.
6	Police Expenditures (Base)	\$9,751,715	FY2024 budget was used as the baseline for cost of service for police.
7	Fire & EMS Expenditures (Base)	\$9,240,382	FY2024 budget was used as the baseline for cost of service for fire and EMS.
8	Total City Property Tax Rate	\$0.612154/\$100 Taxable Value	For the purposes of this study, we assume that the City's overall property tax rate will be held constant for the review period. We have also built an aspect of the model that allows for changes to the overall tax rate to be used by the City annually.
9	Maintenance & Operations Rate /Debt Rate Tax Rate "Stack"	Various	Recognizing that most growing cities have an almost inexhaustible need for infrastructure, we have applied a variable "stacking" of the M&O and I&S portion of the tax rates for each year of the analysis. Currently, the M&O portion of the tax rate comprises 51.60% of the overall tax rate. This analysis assumes that over the next fifteen years, the City's M&O rate component will decrease by 1% per year (year 2 = 50.60% of the total, year 3 = 49.60% of the total, etc.) through FY2038, and then gradually increase by 1% of the whole through the remainder of the forecast period.
10	Base value assumptions by product type	Various	For each TIRZ, we reviewed all available information regarding the likely taxable value of different product types as defined by TIRZ and development agreement documentation. We considered the



			developer's estimates, current values for similarly situated product types, and our professional experience to determine base values by product type for each Zone.
11	Number and type of approved units	Various	We relied upon approved development agreements and/or zoning documents to determine the number and types of approved units within each zone (by phase, where available).
12	Development unit absorption rate	Various	For each TIRZ, we reviewed all available information regarding the projected absorption rates of different product types and phases as defined by TIRZ and development agreement documentation alongside the City's internal estimates of lot absorption. We considered the developer's estimates, current absorption rates for similarly situated product types, and our professional experience to determine absorption rates by product type for each Zone.
13	TIRZ Base Value	Various	As stipulated by the various TIRZ creation ordinances.
14	TIRZ Duration & Payments Caps	Various	The models provide for up to three concurrent TIRZ Duration triggers and are applied as stipulated within the TIRZ creation ordinances on a TIRZ-by-TIRZ basis.

To varying degrees, all the assumptions embedded within the models are fundamental to developing our conclusions. All assumptions are highlighted within the models for easy identification and can be adjusted as needed. Other than where the project team's professional opinion was used in concert with the data, all assumptions have an audit trail back to the baseline data sources.

ANALYSIS AND CONCLUSIONS

This section of the report summarizes the analyses and conclusions to the three primary study questions, presented in sequence of the questions in subsections. Some analyses and conclusions may overlap one question and as such may be addressed under more than one subsection here.

QUESTION #1 | WHAT, IF ANY, IMPACT HAS THE USE OF TIRZ DISTRICTS HAD ON CELINA'S DEVELOPMENT?

In our experience, development decisions can almost never be tied directly to a single factor. Real estate development, by its very nature, is a process of amalgamating many different influences and is rife with the personal and professional judgment of numerous stakeholders and direct participants. Therefore, it is difficult to pinpoint one particular policy that has a definitive impact on the development decisions of various landowners, developers, homebuilders, commercial building owners, and eventually, end-users of the developments within the City. We have, however, been able to identify what appears to be a reasonable set of conclusions that the City's use of TIRZ districts has likely impacted the development within the community in the following ways:

A. The City has used TIRZ districts relatively more than other comparison communities.

Based on the number, amount of acreage, and relative value of TIRZ districts within Celina compared to both the broad comparison communities and the corridor submarket communities. Because the City has elected to use this tool relatively more than the comparison communities, it appears to be at least one distinguishing characteristic of why the myriad of individuals involved in development decisions may have selected Celina as the community within which to direct their finite time, energy, efforts, and money.

Figure 7 | Number of TIRZ Districts as of 1/1/2022

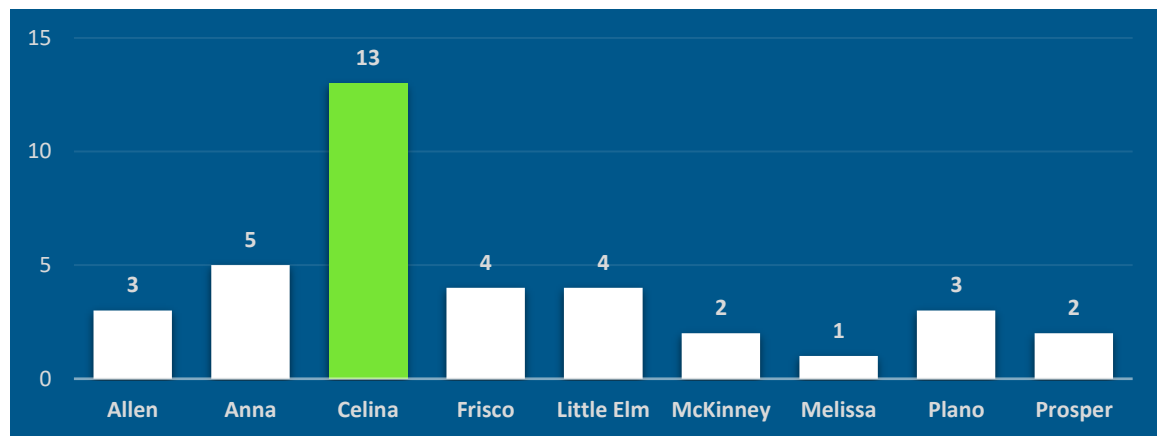


Figure 8 | Total Reported Acreage within TIRZ Districts (as of 1/1/2022)

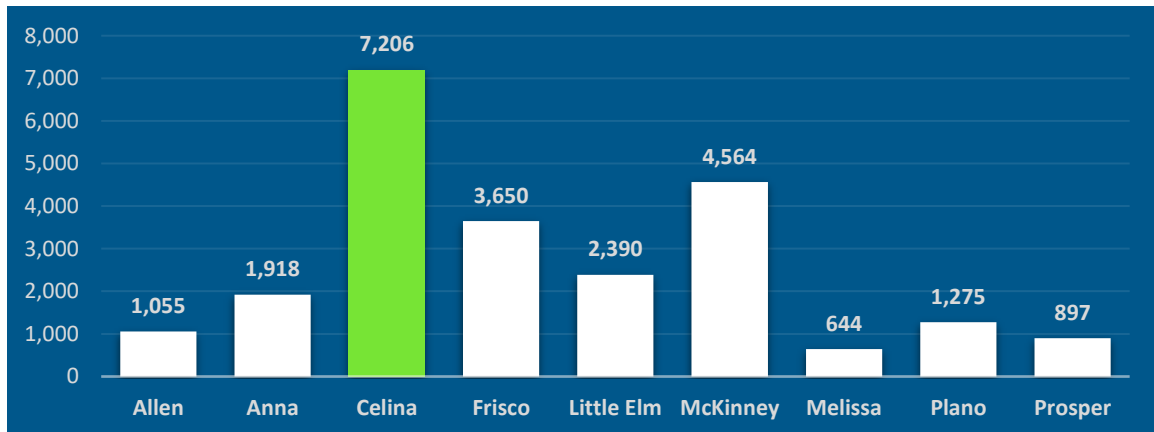
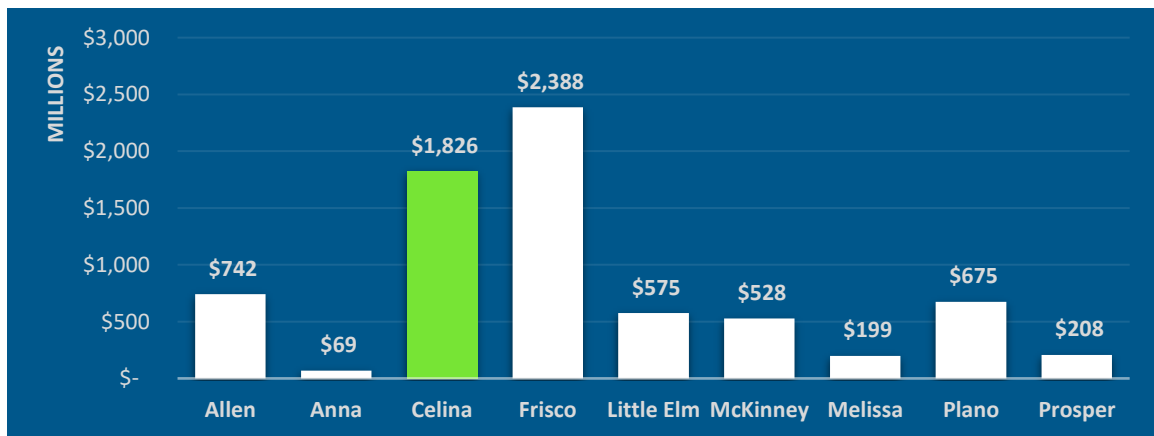


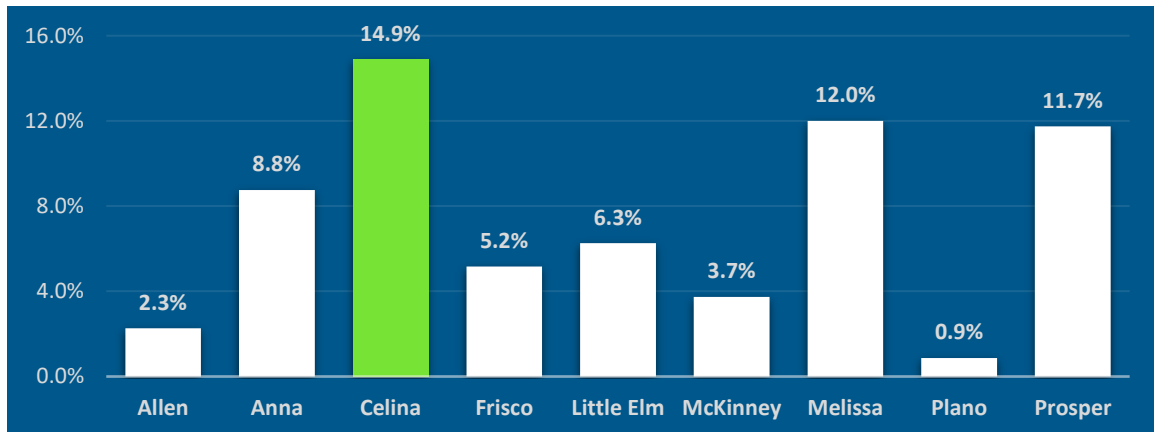
Figure 9 | Current Captured Value within TIRZ Districts (as of 1/1/2022)



B. There appears to be a direct relationship between the City's use of TIRZ districts with the City's overall pace of development.

It is no secret that Celina has been growing incredibly since 2010. Having consistently been named one of the fastest-growing cities in the region and nation over the past decade shows that the growth is significantly higher than average. However, the comparison communities also have been communities of incredibly rapid growth. Our analysis focused on Celina's growth compared to the overall market and submarket, and we reveal that even within this region, Celina's growth has been faster than most. As we established in item A, the City has also used TIRZ districts much more often than the other cities in the region, and we believe that it is reasonable to conclude that there is, in fact, a direct relationship between the City's use of TIRZ districts and the rapidity of development.

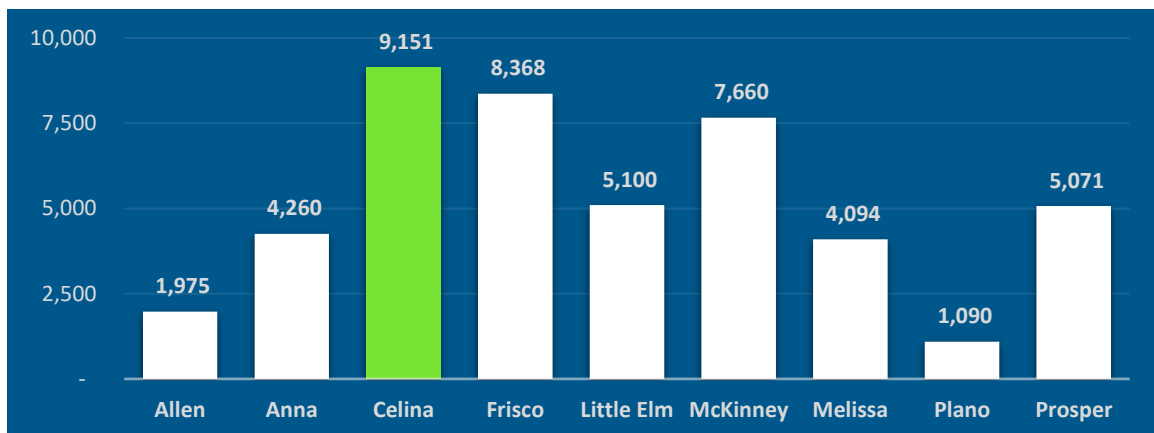
Figure 10 | Population Compound Annual Growth Rate (2010 - 2022)



C. The City's overall pace of development has a direct relationship to the number of single-family home permits and the permit revenue the City has received.

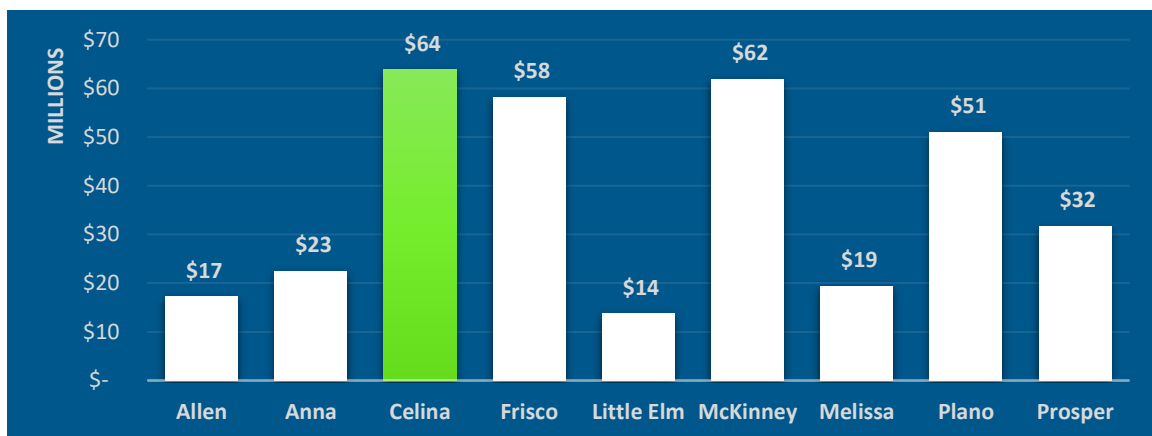
Not surprisingly, the City's population has grown in lockstep with the overall population rate. Most of the City's use of TIRZ districts includes a majority of the development being in the form of single-family homes. How these properties would have developed if outside of the city limits is unknown, but it does appear that along with TIRZ districts directly influencing population growth, their use has also directly influenced the number of single-family permits issued within Celina compared to the other communities.

Figure 11 | Number of Single-Family Home Permits (2017-2023)



Similarly, the City's receipt of overall (not just single-family) building permit revenues has also outpaced the comparison communities.

Figure 12 | Reported Building Permit Revenue (FY2017 - FY2023)

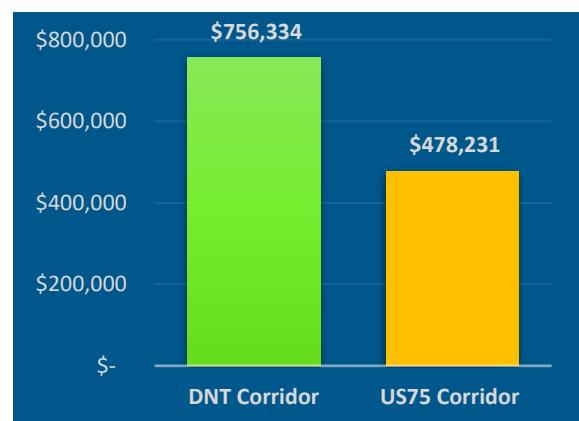


Obviously, processing building permits has a directly associated cost; however, while Celina has about 2.14 times the number of permits as Anna, it has collected 2.84 times the revenue. Likewise, Celina outpaces Prosper in the number of permits by 1.8 times while it has 2.0 times the revenue. The reasons for the revenue multiple outpacing the volume multiple can be due to a number of factors. Still, it suggests strongly that Celina's demand for growth allows the City to more fully recover the cost of providing these services to the development community. Again, while it is impossible to conclude that TIRZ use directly impacts this, it is plausible that as the City has helped generate demand, it also has placed itself in a position to capitalize on that demand financially.

D. There may be a direct relationship between the City's use of TIRZ districts and the average home value within the City.

While less certain than the conclusions in A, B, and C above, when completing the corridor submarket analysis, a trend emerged that we believe may be at least partly attributable to the City's use of TIRZ zones. According to Collin Central Appraisal District data, average home values in the Dallas North Tollway corridor submarket are valued about 1.58 times higher than average home values in the US75 corridor submarket, as shown in Figure 13. This large difference encouraged us to complete the corridor-indexed analysis to attempt to control for this clear corridor influence on average home values.

Figure 13 | Average Home Value (2023)

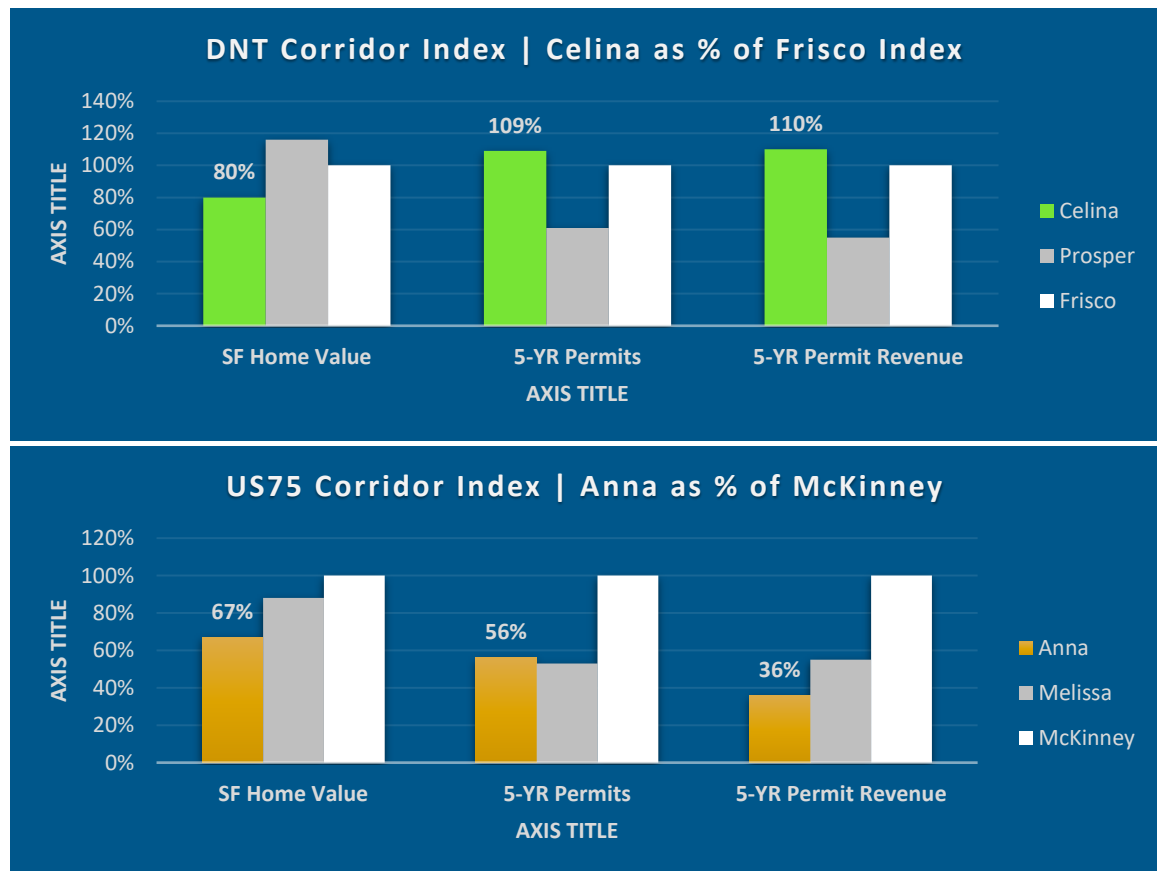


So, it is clear that average home values are likely tied more to the community's corridor than to the use of TIRZ districts. We then explored whether outer-edge home values relative to the most developmentally mature community within each corridor revealed any discernable relationship. We found that holding Frisco and McKinney as the base index community for each corridor, Celina's average home value outpaces its similarly positioned community within the US75 corridor (Anna) significantly. Where Celina's average home values are 80% of Frisco's, Anna's average is just 67% of McKinney's.

It is reasonable to conclude that Celina, compared with Frisco, would otherwise be relatively similar to Anna compared to McKinney if not for other non-corridor factors. One such discernable factor is Celina's

relatively high use of TIRZ districts. As such, we believe that it is reasonable to conclude that Celina’s use of TIRZ districts may directly influence the average home value within the community.

Figure 14 | Corridor Submarket Analysis



- E. **The use of TIRZ districts has likely influenced whether or not the property owners agreed to be annexed into the City limits. It is impossible to know if the City’s offer to use TIRZ districts was the defining element of those decisions.**

The final conclusion in this section is based on the Celina City Council’s stated findings in each TIRZ creation ordinance, Willdan Principal Consultant’s 25 years of development experience within this market, and the quickly eroding ability for cities in Texas to unilaterally determine their boundaries. Simply put, developers and landowners are in a stronger position today to negotiate annexation than ever before. Where Light Farms established Collin County MUD #1 in 2005, there are now 15 MUDs or WCIDs within Collin County alone. As a development incentive, Celina has required annexation for each of its TIRZ districts – annexation that, at the very least, was uncertain in the vast majority of cases prior to the City entering negotiations. While inconclusive, we believe that it is reasonable to conclude that the City’s use of TIRZ districts has likely influenced at least some annexation decisions.

QUESTION #2 | WHAT IS THE LONG-TERM FINANCIAL OUTLOOK FOR EACH TIRZ DISTRICT AND THE CITY’S TIRZS AS A WHOLE, AND WHAT IMPACT DO THE CITY’S TIRZ AGREEMENTS HAVE COMPARED TO OVERALL GENERAL FUND OPERATIONS AND PROJECTED PUBLIC SAFETY COSTS OVER TIME ?

The conclusions reached in response to the second study question are generally more straightforward than the first, as Question #2 does not address a “what might have happened differently” angle. However, this section's conclusions deeply depend on the assumptions detailed above. The assumptions are based on the best available information, and we believe them to be reasonable. Based on our analysis, we have concluded:

A. Over the long term, all individual TIRZ districts are projected to cover all TIRZ obligations sufficiently, property-tax supported debt obligations, and estimated public safety costs associated with the service needs generated by those zones.

For this analysis, on the expense side of the equation, we started by calculating both existing overall general fund operations and public safety operations costs per existing Equivalent Dwelling Unit (EDU). Then, we accelerated those costs with our inflationary assumptions. We then calculated the total annual cost of providing services within each zone based on the number of EDUs expected to be active within each zone over the next forty years. Finally, we did these same calculations for the zones in aggregate.

For the TIRZ obligations, we calculated the total expected TIRZ expense based on the existing TIRZ agreements and documents independently for each zone. This was also calculated annually for each zone and in the aggregate for all zones. Our model allows for up to three TIRZ termination triggers, typically a set number of years since creation or a total amount of TIRZ costs to be paid. Once any termination triggers, the annual TIRZ obligations cease, and all M&O tax revenue is assumed to go to the General Fund, while all I&S tax revenue is assumed to go to the I&S fund.

Based on this analysis, we conclude that over the forty-year period of our analysis, all TIRZ districts will provide revenues sufficient to fund their TIRZ obligations, property tax-supported debt obligations, and estimated public safety cost of service.

Figure 15 | 40-Year Cumulative Revenues Net of TIRZ Obligations, Debt Obligations, and Public Safety Costs

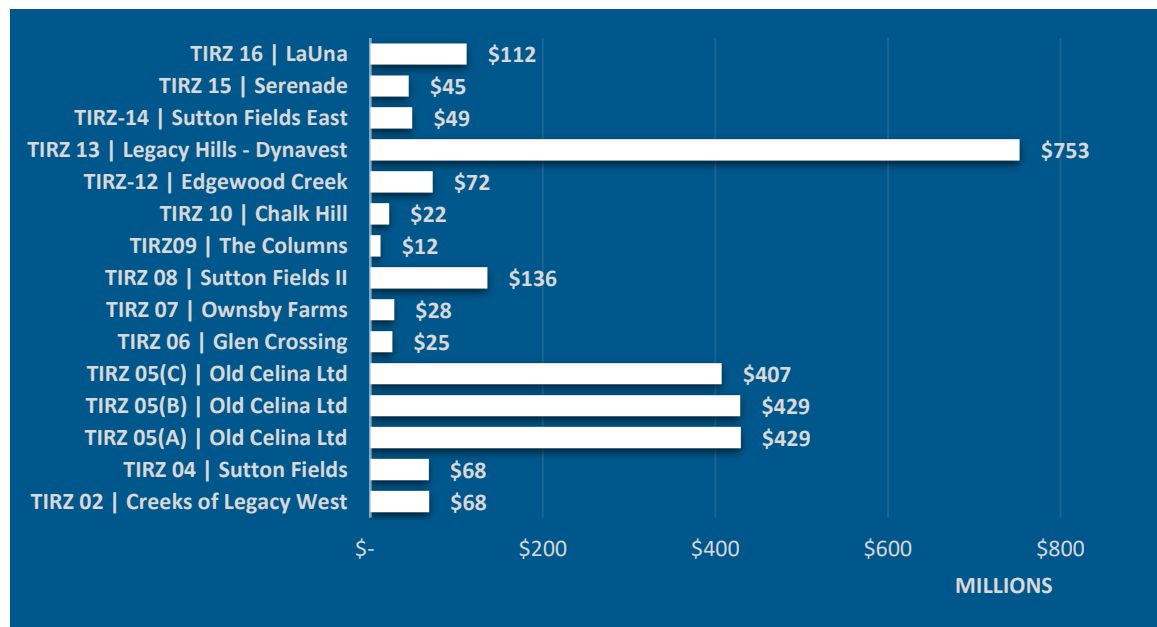


Figure 15 above indicates the cumulative revenue generated by the property taxes, sales taxes, and development fees generated from within each zone after paying all the known TIRZ obligations, property-tax-supported debt service, and public safety costs over the forty-year study period. This net revenue

should be available to fund other non-public safety general fund operations. These net revenue results vary significantly by zone. This variation is due to the differing size of the zones and the level of the City's participation in the TIRZ obligations.

Note that we provide three different development scenarios for TIRZ-05-Old Celina Ltd (as TIRZ-05A, TIRZ-05B, and TIRZ-05C) as the flexibility within its development agreement allows for various development scenarios. Of these scenarios, only one will most closely match reality, and as such, the figures for these three scenarios are not cumulative.

- B. In the short and intermediate terms, the projected revenues generated by the TIRZ districts cumulatively are sufficient to cover all TIRZ obligations, property-tax supported debt obligations, and estimated public safety costs associated with the cumulative service needs generated by the collective zones. However, in some development scenarios, some individual zones do not cover their full costs in certain time periods.**

As shown in the following figures, the analysis results differ over time and whether we aggregate the TIRZ. For instance, Figure 16 shows that, in the aggregate, the TIRZ districts will generate an estimated \$97 million in revenue available to the General Fund net of paying TIRZ obligations, property tax-supported debt obligations, and public safety costs within the first ten years. That net revenue number increases to \$159 million over the first twenty years and \$1.8 billion over the forty-year period of this study. However, when viewed by TIRZ, some development scenarios produce a negative net revenue available to the general fund over the short and intermediate terms (see Figures 17 through 19).

Figure 16 | Cumulative Revenues Generated Net of TIRZ Obligations, Property Tax Supported Debt Obligations and Public Safety Costs

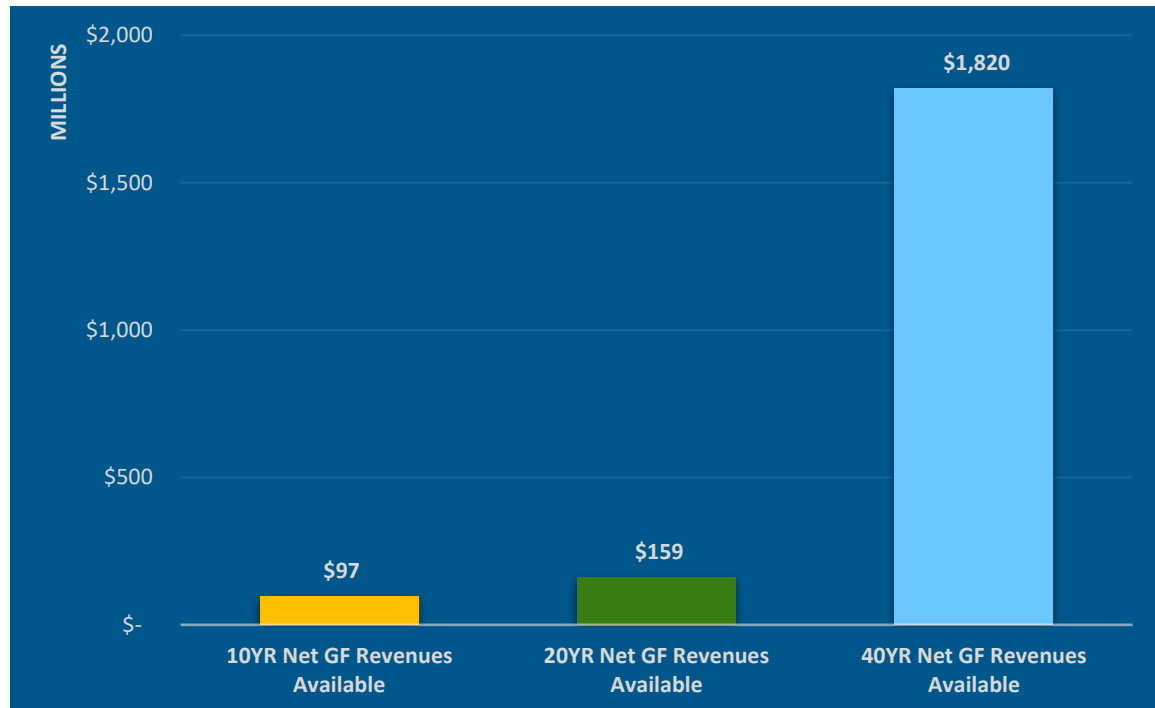


Figure 17 | 10-Year Net Revenues Available to the General Fund by TIRZ

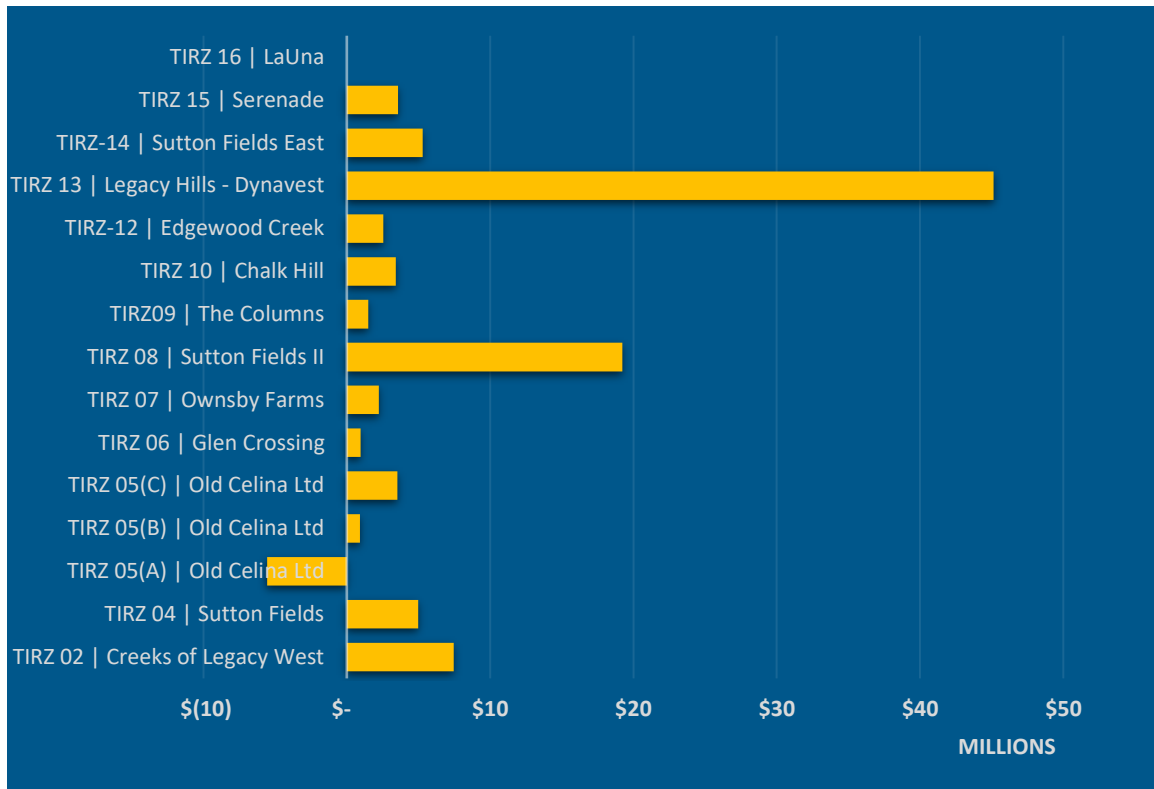


Figure 18 | 20-Year Net Revenues Available to the General Fund by TIRZ

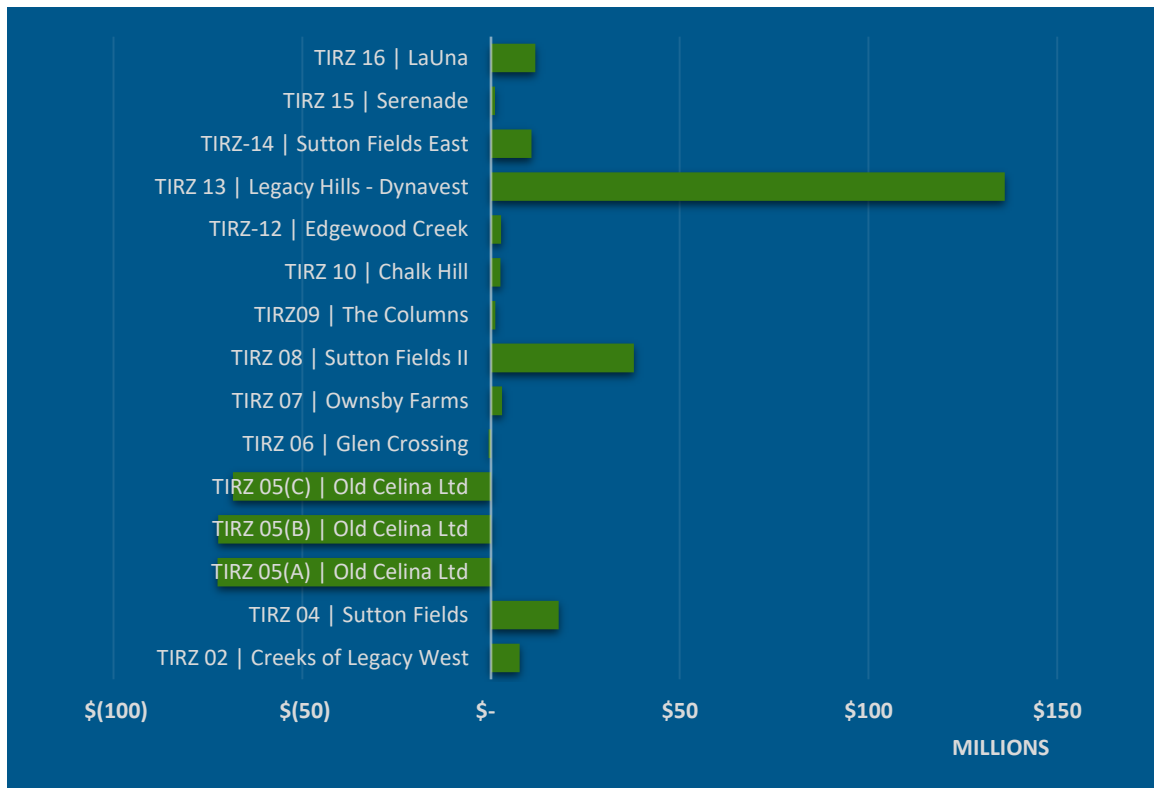
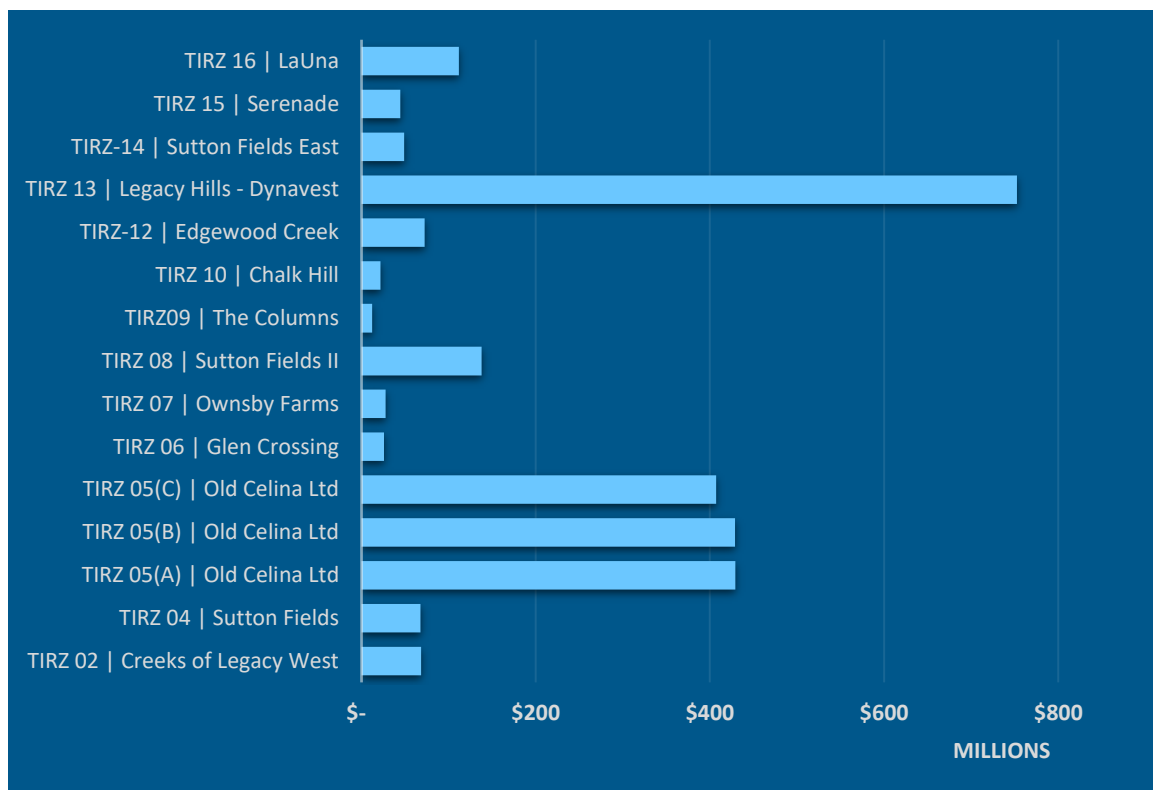


Figure 19 | 40-Year Net Revenues Available to the General Fund by TIRZ



The longer the term, the more net revenues will be generated. In all timeframes, the aggregate net revenues available from all TIRZ is sufficient to cover the estimated public safety costs after paying TIRZ and debt obligations. The only TIRZ that runs the risk of not covering these costs is due to the terms of this TIRZ allowing for 50% of the City's tax rate to be invested back into the Zone public projects. This relatively high participation rate, particularly in years when we expect the City's debt portion of its tax rate to exceed 50% of the total tax rate, is cause for consideration if the City negotiates further TIRZ districts.

QUESTION #3 | WHAT ANTICIPATED OVERALL FINANCIAL IMPACT WILL THE CITY'S USE OF TIRZ DISTRICTS HAVE IN THE INTERMEDIATE AND LONG TERM?

City financial matters are a constantly moving target, so this is a particularly difficult question to answer with precision. However, we applaud the City for its effort to understand the contributing factors to its overall financial outlook. To that end, we have been able to conclude:

- A. In the intermediate term, and dependent upon the development intensity, pace, and patterns, some TIRZ districts may produce insufficient annual revenues to fully cover the costs of all TIRZ obligations, property tax-supported debt obligations, and estimated public safety costs associated with the service needs generated by those zones. In these rare cases, the needs for these services may need to be funded externally.**

As illustrated and discussed above in Figures 17 and 18, some development scenarios may not provide sufficient revenues to cover TIRZ obligations, property tax-funded debt obligations, and public safety costs in the short and intermediate term. The City should clearly monitor these TIRZ zones specifically and



consider this as the development within TIRZ 05 begins to be built. TIRZ 05 provides one of the greatest opportunities for additional financial upside due to its mixed-use development nature and natural opportunities for commercial development. Consider that even in the worst-case scenario (shown as TIRZ-05(A)) if the developer and City are able to secure just one resort-style hotel or significant regional retail within TIRZ-05, this negative outlook would flip to positive. Note that there is less known about the specific development pattern of this TIRZ than the others due to its very nature.

B. Over the long term, the projected revenues generated by the TIRZ districts cumulatively are sufficient to cover all TIRZ obligations, property tax-supported debt obligations, and estimated public safety costs associated with the cumulative service needs generated by the collective zones.

As shown above, in Figure 16, the cumulative revenues generated from all the TIRZ districts consistently provide net revenues available to the general fund after paying all TIRZ obligations, property tax-supported debt obligations, and the costs of providing public safety within the TIRZ districts. While the net revenues are relatively small in the first twenty years as the TIRZ obligations are being met, the cumulative effect over time is a significant source of revenue in the out years. This illustrates the value of having these developments within the city limits, even at the cost of providing some development incentives in the first decades of development. While these developments carry service costs that will need to be funded, many of these same service demands exist whether the property develops within or outside of the City.

For example, whether the homes within the developments are within or outside of city limits, we'd reasonably expect those residents to use, at a not insignificant level, the roads, parks, libraries, and (to an extent) public safety resources of that are being funded by the City's taxpayers. To be clear, we do not see a scenario where these properties do not develop and, therefore, would not generate any service expense. The only real question was whether they would develop within or outside the City.

C. The nature of TIRZ districts is that they act as a development incentive. The City's use of TIRZ districts appears to have provided building permit and sales tax revenues sooner than they would have otherwise been received due to the use of TIRZ districts.

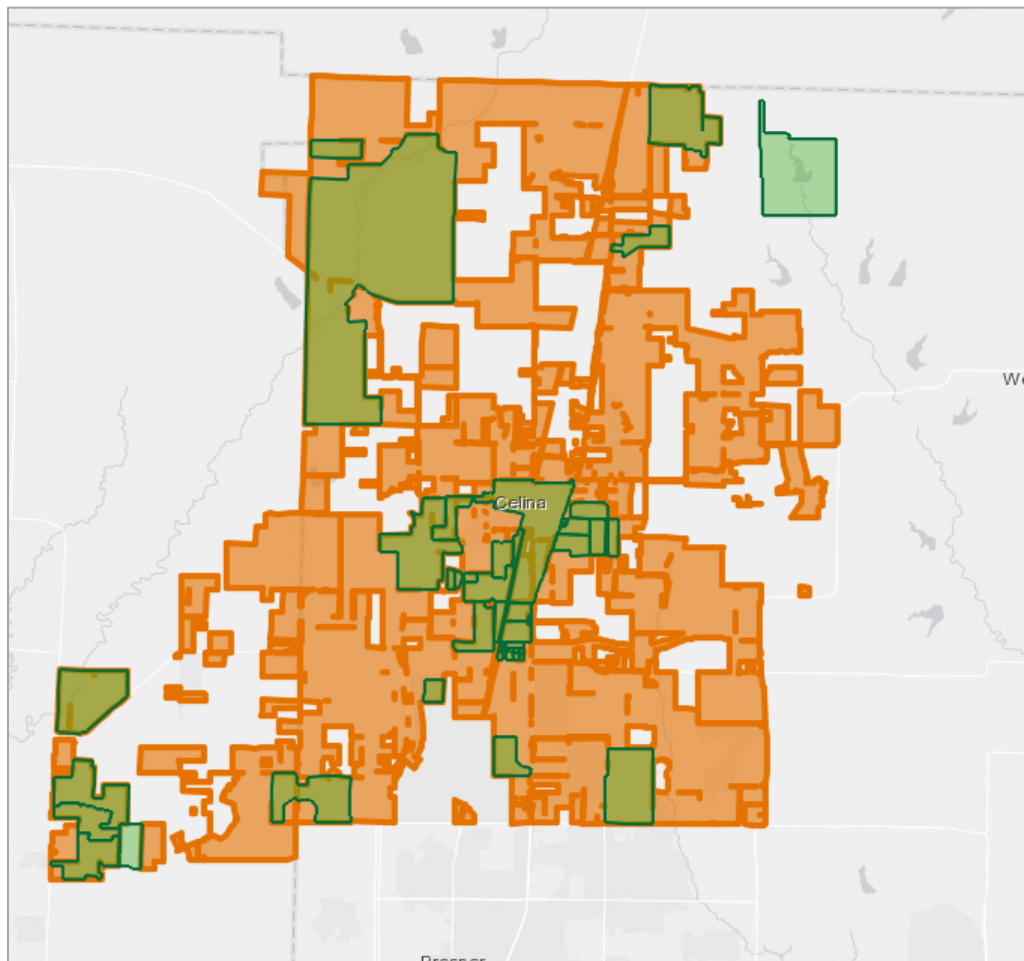
The total amount of TIRZ obligations is approximately \$587.4 million. To be funded with TIRZ dollars, the obligations go to pay for public projects. These public projects range from development aspects that more traditionally would be paid for by individual developers to offsite or upgraded development projects that the City would otherwise fund through another resource stream. In the traditional non-incentive development process, the developer pays for these costs and then attempts to recapture the costs within the sale of their lots. In these cases, the TIRZ incentives allow developers to recover the costs of installing public projects through the TIRZ instead of lot sales. This reduces development risk and allows for the potential of full-market priced lots while benefiting from being within the TIRZ.

In our experience, this level of development incentive is a significant issue to drive development in a manner that it would not have otherwise occurred. Whether the incentive drives timing, annexation, quality, or other development decisions, it very likely drives toward the faster development of the community. Based on this, we believe it is reasonable to conclude that the City's use of TIRZ districts has advanced the timing of development within Celina, driving building permits and sales tax revenues sooner than expected.

- D. To the extent that certain developments that became TIRZ districts would not have otherwise annexed into the City, the existence of the TIRZ districts will have increased both the revenue and expenses of the City over the revenues and expenses the City would have experienced if the developments remained outside of the City.**
- a. If the development remained outside of city limits, the City would have received no property tax, no building permit or development review revenue, and less sales tax than it will with the developments inside the City limits.**
 - b. If the development remained outside of city limits, the City would have experienced less cost to provide services, but those costs would not be eliminated.**

This last conclusion seems fairly self-evident; however, it is difficult to discern the level of city expenses associated with outside-city developments as opposed to inside-city developments. In this case, location certainly matters. Take, for instance, the Sutton Fields TIRZ districts or The Columns, which lie on the southern edge of the city limits, as compared with Legacy Hills (Dynavest), which is situated in the city's northwestern edge. It is reasonable to assume that residents in Sutton Fields may gravitate more towards Prosper for their City services. At the same time, it appears that the residents of Legacy Hills will very likely drive through Celina streets for almost all their services.

Figure 20 | Celina TIRZ Locations





In conclusion, we sincerely hope that this study informs the City in future considerations of TIRZ or other development incentive districts. The terms of these incentives certainly matter, and while we believe that the City's use of TIRZs in the past has increased the pace and perhaps the quality of development within the community, these types of effects tend towards diminishing returns as the community continues to reach a critical mass. TIRZ and other development tools remain an important and often effective tool in negotiating for properties to be within the City limits and to fund offsite public infrastructure.

It has been our pleasure working with the City on this project. At the conclusion of this study, all data and models will be turned over to the City for its own use, and we are always available for further discussion.



ATTACHMENT A

INDIVIDUAL TIRZ SUMMARIES AND FORECASTS

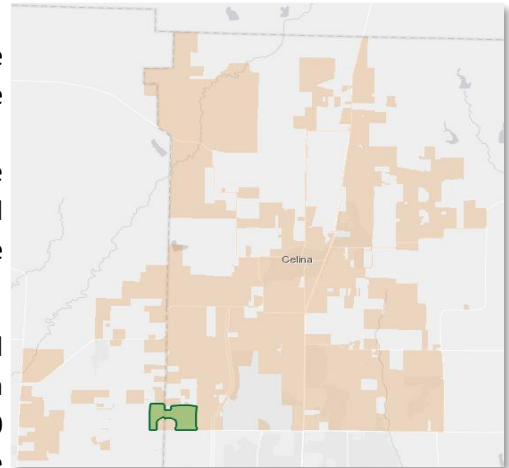


Life Connected.

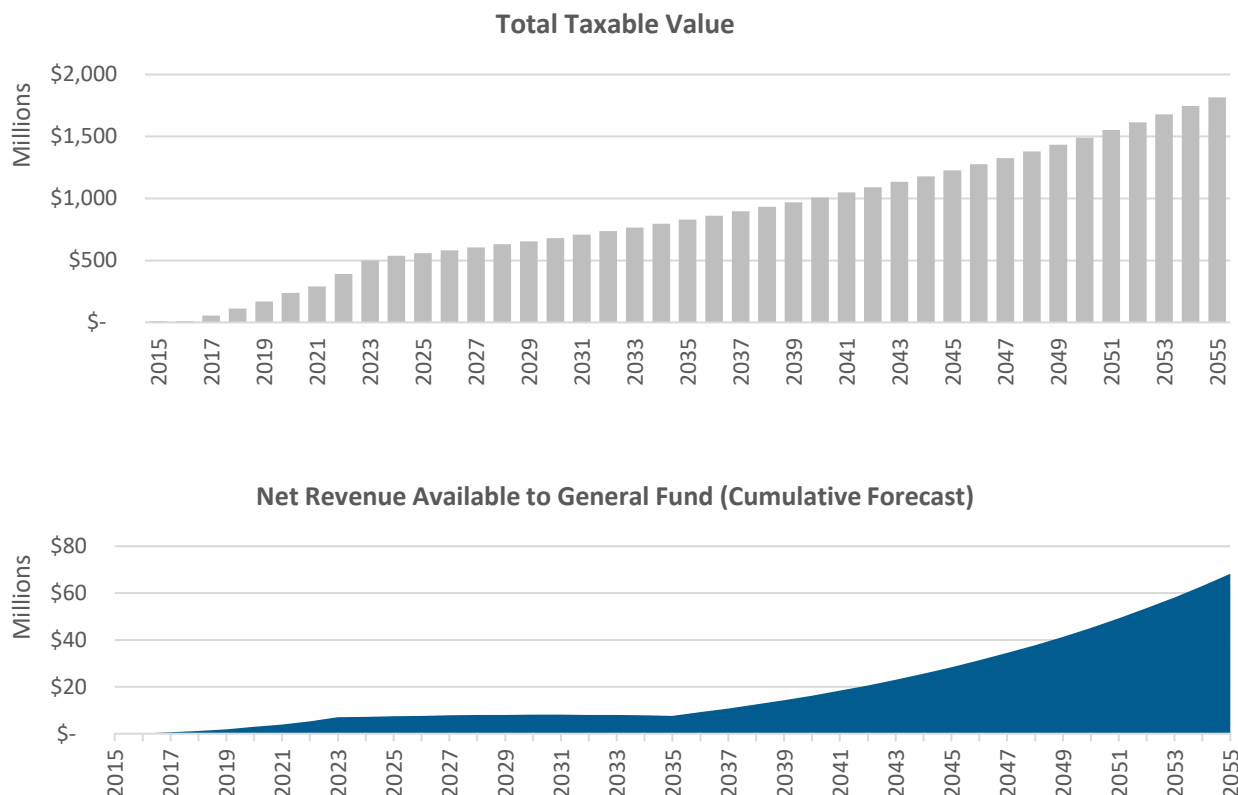
**TIRZ 02 | Creeks of Legacy
Detailed Report and Model Summaries**



TIRZ 02 | Creeks of Legacy is a ±321.7 acre TIRZ located in the south-central portion of the City. The TIRZ is located within the City limits and Prosper ISD. The City's participation rate in TIRZ 02 | Creeks of Legacy is Various and the TIRZ is scheduled to terminate on 12/31/2049 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$21,326,005.



The chart below indicates one element of the long-term financial forecast for TIRZ 02 | Creeks of Legacy. The model forecasts a total build-out taxable value within the TIRZ of ±\$1,814,500,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$68,300,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 02 | Creeks of Legacy is forecast to generate approximately \$446,400,000 for Prosper ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$18,089,374	\$60,851,004	\$124,148,662	\$217,844,659
TIRZ Revenues @ Various% TIRZ Contribution Rate	\$7,456,966	\$22,248,801	\$22,248,801	\$22,248,801
City AV Revenue Net of TIRZ Contributions	\$10,632,409	\$38,602,204	\$101,899,862	\$195,595,858
City Permit Revenue	\$5,749,981	\$5,749,981	\$5,749,981	\$5,749,981
Estimated City Sales Tax Revenue	\$1,531,280	\$4,929,411	\$9,959,474	\$17,405,196
City I&S Costs	\$7,286,805	\$30,900,490	\$67,239,432	\$111,816,423
Net City Revenues Available for M&O	\$10,626,865	\$18,381,105	\$50,369,884	\$106,934,612
Estimated Total Public Safety Cost of Service (M&O Supported)	\$3,177,436	\$10,775,798	\$22,023,229	\$38,672,176
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$7,449,429	\$7,605,307	\$28,346,655	\$68,262,436
Cumulative ISD Tax Revenue	\$36,069,386	\$123,911,251	\$253,938,671	\$446,411,016

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.



Base Assumptions & Calculations

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates				Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU	
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	Current City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Prosper ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Prosper ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
								FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
								FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
								FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
						FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551		
						FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573		
						FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596		
						FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620		
						FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644		
						FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670		
						FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697		
						FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725		
						FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754		
						FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784		
						FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815		
						FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848		

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 02 Creeks of Legacy	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$9,926,268	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$206,408,440	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$537,928,637	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$532,538	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	Various	Fully Developed Commerical SF	-
Phase I Approved Units	615	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	1,041
Type B Label	Phase II	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2014
Phase II Average Value/Unit - 2024	\$532,538	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2049
Phase II Approved Units	426	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$21,326,005
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Prosper ISD	Est. Non-Project Costs	\$28,140,000
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Prosper ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$49,466,005
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Prosper ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$2,467,350
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	11.6%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$18,858,655
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	88.4%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$8,928,417
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	1041	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A	\$624,244				

TIRZ 02 | Creeks of Legacy

WILLDAN					New Construction												
					Phase I			Phase II									
Zone	Fiscal	Base Taxable	Value		Phase I Units	New Phase I		Phase II Units	Phase II Unit	New Phase II	Total New		Annual Permit	Cumulative			
Year	Appraisal Year	Year	Value	Change/Year	Absorbtion	Phase I Unit Value	Construction Value	Absorption	Value	Construction Value	Total New Units	Construction Value	Revenue	Permit Revenue			
Base	2014	2015	\$ 9,926,268	0%							-	\$ -	\$ -	\$ -	\$ -		
1	2015	2016	\$ 9,926,268	10%	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -		
2	2016	2017	\$ 9,926,268	14%	137	\$ 314,300	\$ 43,059,090	-	\$ -	\$ -	137	\$ 43,059,090	\$ 443,914	\$ 443,914	\$ -		
3	2017	2018	\$ 9,926,268	15%	128	\$ 362,894	\$ 46,450,414	1	\$ 362,894	\$ 362,894	129	\$ 46,813,308	\$ 494,080	\$ 937,994	\$ -		
4	2018	2019	\$ 9,926,268	7%	80	\$ 386,573	\$ 30,925,816	49	\$ 386,573	\$ 18,942,062	129	\$ 49,867,878	\$ 584,019	\$ 1,522,013	\$ -		
5	2019	2020	\$ 9,926,268	3%	101	\$ 398,911	\$ 40,290,051	59	\$ 398,911	\$ 23,535,772	160	\$ 63,825,823	\$ 856,223	\$ 2,378,237	\$ -		
6	2020	2021	\$ 9,926,268	1%	61	\$ 401,466	\$ 24,489,421	68	\$ 401,466	\$ 27,299,682	129	\$ 51,789,103	\$ 595,907	\$ 2,974,143	\$ -		
7	2021	2022	\$ 9,926,268	4%	91	\$ 419,157	\$ 38,143,245	116	\$ 419,157	\$ 48,622,158	207	\$ 86,765,402	\$ 1,179,829	\$ 4,153,972	\$ -		
8	2022	2023	\$ 9,926,268	10%	13	\$ 461,072	\$ 5,993,938	136	\$ 461,072	\$ 62,705,817	149	\$ 68,699,756	\$ 1,586,517	\$ 5,740,490	\$ -		
9	2023	2024	\$ 9,926,268	16%	-	\$ 532,538	\$ -	1	\$ 532,538	\$ 532,538	1	\$ 532,538	\$ 9,491	\$ 5,749,981	\$ -		
10	2024	2025	\$ 9,926,268	4%	-	\$ 553,840	\$ -	-	\$ 553,840	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
11	2025	2026	\$ 9,926,268	4%	-	\$ 575,994	\$ -	-	\$ 575,994	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
12	2026	2027	\$ 9,926,268	4%	-	\$ 599,033	\$ -	-	\$ 599,033	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
13	2027	2028	\$ 9,926,268	4%	-	\$ 622,995	\$ -	-	\$ 622,995	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
14	2028	2029	\$ 9,926,268	4%	-	\$ 647,914	\$ -	-	\$ 647,914	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
15	2029	2030	\$ 9,926,268	4%	-	\$ 673,831	\$ -	-	\$ 673,831	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
16	2030	2031	\$ 9,926,268	4%	-	\$ 700,784	\$ -	-	\$ 700,784	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
17	2031	2032	\$ 9,926,268	4%	-	\$ 728,816	\$ -	-	\$ 728,816	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
18	2032	2033	\$ 9,926,268	4%	-	\$ 757,968	\$ -	-	\$ 757,968	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
19	2033	2034	\$ 9,926,268	4%	-	\$ 788,287	\$ -	-	\$ 788,287	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
20	2034	2035	\$ 9,926,268	4%	-	\$ 819,818	\$ -	-	\$ 819,818	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
21	2035	2036	\$ 9,926,268	4%	-	\$ 852,611	\$ -	-	\$ 852,611	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
22	2036	2037	\$ 9,926,268	4%	-	\$ 886,716	\$ -	-	\$ 886,716	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
23	2037	2038	\$ 9,926,268	4%	-	\$ 922,184	\$ -	-	\$ 922,184	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
24	2038	2039	\$ 9,926,268	4%	-	\$ 959,072	\$ -	-	\$ 959,072	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
25	2039	2040	\$ 9,926,268	4%	-	\$ 997,434	\$ -	-	\$ 997,434	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
26	2040	2041	\$ 9,926,268	4%	-	\$ 1,037,332	\$ -	-	\$ 1,037,332	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
27	2041	2042	\$ 9,926,268	4%	-	\$ 1,078,825	\$ -	-	\$ 1,078,825	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
28	2042	2043	\$ 9,926,268	4%	-	\$ 1,121,978	\$ -	-	\$ 1,121,978	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
29	2043	2044	\$ 9,926,268	4%	-	\$ 1,166,857	\$ -	-	\$ 1,166,857	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
30	2044	2045	\$ 9,926,268	4%	-	\$ 1,213,531	\$ -	-	\$ 1,213,531	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
31	2045	2046	\$ 9,926,268	4%	-	\$ 1,262,073	\$ -	-	\$ 1,262,073	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
32	2046	2047	\$ 9,926,268	4%	-	\$ 1,312,556	\$ -	-	\$ 1,312,556	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
33	2047	2048	\$ 9,926,268	4%	-	\$ 1,365,058	\$ -	-	\$ 1,365,058	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
34	2048	2049	\$ 9,926,268	4%	-	\$ 1,419,660	\$ -	-	\$ 1,419,660	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
35	2049	2050	\$ 9,926,268	4%	-	\$ 1,476,447	\$ -	-	\$ 1,476,447	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
36	2050	2051	\$ 9,926,268	4%	-	\$ 1,535,504	\$ -	-	\$ 1,535,504	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
37	2051	2052	\$ 9,926,268	4%	-	\$ 1,596,925	\$ -	-	\$ 1,596,925	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
38	2052	2053	\$ 9,926,268	4%	-	\$ 1,660,802	\$ -	-	\$ 1,660,802	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
39	2053	2054	\$ 9,926,268	4%	-	\$ 1,727,234	\$ -	-	\$ 1,727,234	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		
40	2054	2055	\$ 9,926,268	4%	-	\$ 1,796,323	\$ -	-	\$ 1,796,323	\$ -	-	\$ -	\$ -	\$ 5,749,981	\$ -		

TIRZ 02 | Creeks of Leg

				Taxable Value		City AV Tax Revenue from Base			City		City TIRZ Revenue		
Zone	Appraisal Year	Fiscal Year	Cumulative New Construction Value			AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue
Year		Year		Total Taxable Value	Incremental Value								
Base	2014	2015	\$ -	\$ 9,926,268	\$ -	\$ 0.00645000	\$ 64,024	\$ 64,024	\$ 64,024	\$ 64,024	47.63%	\$ -	\$ -
1	2015	2016	\$ -	\$ 10,910,104	\$ 983,836	\$ 0.00645000	\$ 64,024	\$ 128,049	\$ 70,370	\$ 134,395	47.63%	\$ 3,022	\$ 3,022
2	2016	2017	\$ 43,059,090	\$ 55,526,639	\$ 45,600,371	\$ 0.00645000	\$ 64,024	\$ 192,073	\$ 358,147	\$ 492,541	47.63%	\$ 140,090	\$ 143,113
3	2017	2018	\$ 96,529,767	\$ 110,924,925	\$ 100,998,657	\$ 0.00645000	\$ 64,024	\$ 256,098	\$ 715,466	\$ 1,208,007	47.63%	\$ 310,282	\$ 453,394
4	2018	2019	\$ 152,696,217	\$ 168,030,659	\$ 158,104,391	\$ 0.00645000	\$ 64,024	\$ 320,122	\$ 1,083,798	\$ 2,291,805	47.63%	\$ 485,718	\$ 939,113
5	2019	2020	\$ 221,395,825	\$ 237,219,715	\$ 227,293,447	\$ 0.00645000	\$ 64,024	\$ 384,147	\$ 1,530,067	\$ 3,821,872	47.63%	\$ 698,276	\$ 1,637,389
6	2020	2021	\$ 274,602,684	\$ 290,527,906	\$ 280,601,638	\$ 0.00645000	\$ 64,024	\$ 448,171	\$ 1,873,905	\$ 5,695,777	47.63%	\$ 862,046	\$ 2,499,435
7	2021	2022	\$ 373,468,471	\$ 390,095,438	\$ 380,169,170	\$ 0.00645000	\$ 64,024	\$ 512,195	\$ 2,516,116	\$ 8,211,893	47.63%	\$ 1,167,931	\$ 3,667,366
8	2022	2023	\$ 479,515,074	\$ 497,804,738	\$ 487,878,470	\$ 0.00634759	\$ 63,008	\$ 575,203	\$ 3,159,860	\$ 11,371,753	47.63%	\$ 1,475,031	\$ 5,142,397
9	2023	2024	\$ 554,372,449	\$ 537,928,637	\$ 528,002,369	\$ 0.00612154	\$ 60,764	\$ 635,967	\$ 3,292,952	\$ 14,664,705	35.09%	\$ 1,134,175	\$ 6,276,571
10	2024	2025	\$ 576,547,347	\$ 559,445,782	\$ 549,519,514	\$ 0.00612154	\$ 60,764	\$ 696,731	\$ 3,424,670	\$ 18,089,374	35.09%	\$ 1,180,395	\$ 7,456,966
11	2025	2026	\$ 599,609,241	\$ 581,823,614	\$ 571,897,346	\$ 0.00612154	\$ 60,764	\$ 757,495	\$ 3,561,657	\$ 21,651,031	35.09%	\$ 1,228,463	\$ 8,685,429
12	2026	2027	\$ 623,593,610	\$ 605,096,558	\$ 595,170,290	\$ 0.00612154	\$ 60,764	\$ 818,259	\$ 3,704,123	\$ 25,355,154	35.09%	\$ 1,278,455	\$ 9,963,884
13	2027	2028	\$ 648,537,355	\$ 629,300,421	\$ 619,374,153	\$ 0.00612154	\$ 60,764	\$ 879,024	\$ 3,852,288	\$ 29,207,441	35.09%	\$ 1,330,446	\$ 11,294,329
14	2028	2029	\$ 674,478,849	\$ 654,472,437	\$ 644,546,169	\$ 0.00612154	\$ 60,764	\$ 939,788	\$ 4,006,379	\$ 33,213,821	35.09%	\$ 1,384,516	\$ 12,678,846
15	2029	2030	\$ 701,458,003	\$ 680,651,335	\$ 670,725,067	\$ 0.00612154	\$ 60,764	\$ 1,000,552	\$ 4,166,634	\$ 37,380,455	35.09%	\$ 1,440,750	\$ 14,119,595
16	2030	2031	\$ 729,516,323	\$ 707,877,388	\$ 697,951,120	\$ 0.00612154	\$ 60,764	\$ 1,061,316	\$ 4,333,300	\$ 41,713,755	35.09%	\$ 1,499,233	\$ 15,618,828
17	2031	2032	\$ 758,696,976	\$ 736,192,484	\$ 726,266,216	\$ 0.00612154	\$ 60,764	\$ 1,122,080	\$ 4,506,632	\$ 46,220,387	35.09%	\$ 1,560,055	\$ 17,178,883
18	2032	2033	\$ 789,044,855	\$ 765,640,183	\$ 755,713,915	\$ 0.00612154	\$ 60,764	\$ 1,182,844	\$ 4,686,897	\$ 50,907,284	35.09%	\$ 1,623,310	\$ 18,802,193
19	2033	2034	\$ 820,606,649	\$ 796,265,791	\$ 786,339,523	\$ 0.00612154	\$ 60,764	\$ 1,243,608	\$ 4,874,373	\$ 55,781,656	35.09%	\$ 1,689,095	\$ 20,491,289
20	2034	2035	\$ 853,430,915	\$ 828,116,422	\$ 818,190,154	\$ 0.00612154	\$ 60,764	\$ 1,304,372	\$ 5,069,348	\$ 60,851,004	35.09%	\$ 1,757,512	\$ 22,248,801
21	2035	2036	\$ 887,568,152	\$ 861,241,079	\$ 851,314,811	\$ 0.00612154	\$ 60,764	\$ 1,365,136	\$ 5,272,122	\$ 66,123,126	0.00%	\$ -	\$ 22,248,801
22	2036	2037	\$ 923,070,878	\$ 895,690,722	\$ 885,764,454	\$ 0.00612154	\$ 60,764	\$ 1,425,900	\$ 5,483,007	\$ 71,606,133	0.00%	\$ -	\$ 22,248,801
23	2037	2038	\$ 959,993,713	\$ 931,518,351	\$ 921,592,083	\$ 0.00612154	\$ 60,764	\$ 1,486,664	\$ 5,702,327	\$ 77,308,459	0.00%	\$ -	\$ 22,248,801
24	2038	2039	\$ 998,393,461	\$ 968,779,085	\$ 958,852,817	\$ 0.00612154	\$ 60,764	\$ 1,547,428	\$ 5,930,420	\$ 83,238,879	0.00%	\$ -	\$ 22,248,801
25	2039	2040	\$ 1,038,329,200	\$ 1,007,530,249	\$ 997,603,981	\$ 0.00612154	\$ 60,764	\$ 1,608,192	\$ 6,167,637	\$ 89,406,516	0.00%	\$ -	\$ 22,248,801
26	2040	2041	\$ 1,079,862,368	\$ 1,047,831,459	\$ 1,037,905,191	\$ 0.00612154	\$ 60,764	\$ 1,668,956	\$ 6,414,342	\$ 95,820,858	0.00%	\$ -	\$ 22,248,801
27	2041	2042	\$ 1,123,056,863	\$ 1,089,744,717	\$ 1,079,818,449	\$ 0.00612154	\$ 60,764	\$ 1,729,720	\$ 6,670,916	\$ 102,491,774	0.00%	\$ -	\$ 22,248,801
28	2042	2043	\$ 1,167,979,137	\$ 1,133,334,506	\$ 1,123,408,238	\$ 0.00612154	\$ 60,764	\$ 1,790,484	\$ 6,937,753	\$ 109,429,527	0.00%	\$ -	\$ 22,248,801
29	2043	2044	\$ 1,214,698,303	\$ 1,178,667,886	\$ 1,168,741,618	\$ 0.00612154	\$ 60,764	\$ 1,851,248	\$ 7,215,263	\$ 116,644,789	0.00%	\$ -	\$ 22,248,801
30	2044	2045	\$ 1,263,286,235	\$ 1,225,814,601	\$ 1,215,888,333	\$ 0.00612154	\$ 60,764	\$ 1,912,012	\$ 7,503,873	\$ 124,148,662	0.00%	\$ -	\$ 22,248,801
31	2045	2046	\$ 1,313,817,684	\$ 1,274,847,185	\$ 1,264,920,917	\$ 0.00612154	\$ 60,764	\$ 1,972,776	\$ 7,804,028	\$ 131,952,690	0.00%	\$ -	\$ 22,248,801
32	2046	2047	\$ 1,366,370,391	\$ 1,325,841,073	\$ 1,315,914,805	\$ 0.00612154	\$ 60,764	\$ 2,033,540	\$ 8,116,189	\$ 140,068,880	0.00%	\$ -	\$ 22,248,801
33	2047	2048	\$ 1,421,025,207	\$ 1,378,874,716	\$ 1,368,948,448	\$ 0.00612154	\$ 60,764	\$ 2,094,304	\$ 8,440,837	\$ 148,509,716	0.00%	\$ -	\$ 22,248,801
34	2048	2049	\$ 1,477,866,215	\$ 1,434,029,704	\$ 1,424,103,436	\$ 0.00612154	\$ 60,764	\$ 2,155,069	\$ 8,778,470	\$ 157,288,186	0.00%	\$ -	\$ 22,248,801
35	2049	2050	\$ 1,536,980,864	\$ 1,491,390,892	\$ 1,481,464,624	\$ 0.00612154	\$ 60,764	\$ 2,215,833	\$ 9,129,609	\$ 166,417,795	0.00%	\$ -	\$ 22,248,801
36	2050	2051	\$ 1,598,460,099	\$ 1,551,046,528	\$ 1,541,120,260	\$ 0.00612154	\$ 60,764	\$ 2,276,597	\$ 9,494,793	\$ 175,912,589	0.00%	\$ -	\$ 22,248,801
37	2051	2052	\$ 1,662,398,502	\$ 1,613,088,389	\$ 1,603,162,121	\$ 0.00612154	\$ 60,764	\$ 2,337,361	\$ 9,874,585	\$ 185,787,174	0.00%	\$ -	\$ 22,248,801
38	2052	2053	\$ 1,728,894,443	\$ 1,677,611,925	\$ 1,667,685,657	\$ 0.00612154	\$ 60,764	\$ 2,398,125	\$ 10,269,569	\$ 196,056,742	0.00%	\$ -	\$ 22,248,801
39	2053	2054	\$ 1,798,050,220	\$ 1,744,716,402	\$ 1,734,790,134	\$ 0.00612154	\$ 60,764	\$ 2,458,889	\$ 10,680,351	\$ 206,737,094	0.00%	\$ -	\$ 22,248,801
40	2054	2055	\$ 1,869,972,229	\$ 1,814,505,058	\$ 1,804,578,790	\$ 0.00612154	\$ 60,764	\$ 2,519,653	\$ 11,107,565	\$ 217,844,659	0.00%	\$ -	\$ 22,248,801

TIRZ 02 | Creeks of Leg

			City AV Revenue Net of TIRZ		Total		Total							
Zone		Fiscal	Annual Net	Cumulative Net	Total Annual TIRZ	Cumulative TIRZ	Total Annual AV	Cumulative AV	Cumulative			Cumulative		
Year	Appraisal Year	Year	Revenue	Revenue	Revenue	Revenue	Revenue Net of TIRZ	Revenue Net of TIRZ	Annual Credit	Credit	Actual	Total Annual	Permit	Total Annual Sales
									Payments	Payments	Payments	Permit Revenue	Revenue	Tax Revenue
Base	2014	2015	\$ 64,024	\$ 64,024	\$ -	\$ -	\$ 64,024	\$ 64,024				\$ -	\$ -	-
1	2015	2016	\$ 67,348	\$ 131,372	\$ 3,022	\$ 3,022	\$ 67,348	\$ 131,372				\$ -	\$ -	-
2	2016	2017	\$ 218,056	\$ 349,428	\$ 140,090	\$ 143,113	\$ 218,056	\$ 349,428			\$ 15,841	\$ 443,914	\$ 443,914	34,438
3	2017	2018	\$ 405,184	\$ 754,613	\$ 310,282	\$ 453,394	\$ 405,184	\$ 754,613			\$ 83,044	\$ 494,080	\$ 937,994	66,865
4	2018	2019	\$ 598,080	\$ 1,352,692	\$ 485,718	\$ 939,113	\$ 598,080	\$ 1,352,692			\$ 155,725	\$ 584,019	\$ 1,522,013	99,293
5	2019	2020	\$ 831,791	\$ 2,184,483	\$ 698,276	\$ 1,637,389	\$ 831,791	\$ 2,184,483	\$ 324,221	\$ 324,221	\$ 324,221	\$ 856,223	\$ 2,378,237	139,513
6	2020	2021	\$ 1,011,859	\$ 3,196,342	\$ 862,046	\$ 2,499,435	\$ 1,011,859	\$ 3,196,342	\$ 460,323	\$ 784,544	\$ 460,324	\$ 595,907	\$ 2,974,143	171,940
7	2021	2022	\$ 1,348,185	\$ 4,544,527	\$ 1,167,931	\$ 3,667,366	\$ 1,348,185	\$ 4,544,527	\$ 643,230	\$ 1,427,774	\$ 643,230	\$ 1,179,829	\$ 4,153,972	223,974
8	2022	2023	\$ 1,684,830	\$ 6,229,356	\$ 1,475,031	\$ 5,142,397	\$ 1,684,830	\$ 6,229,356	\$ 784,966	\$ 2,212,740	\$ 784,966	\$ 1,586,517	\$ 5,740,490	261,429
9	2023	2024	\$ 2,158,777	\$ 8,388,133	\$ 1,134,175	\$ 6,276,571	\$ 2,158,777	\$ 8,388,133	\$ 1,475,031	\$ 3,687,771		\$ 9,491	\$ 5,749,981	261,680
10	2024	2025	\$ 2,244,275	\$ 10,632,409	\$ 1,180,395	\$ 7,456,966	\$ 2,244,275	\$ 10,632,409	\$ 1,134,175	\$ 4,821,946		\$ -	\$ 5,749,981	272,148
11	2025	2026	\$ 2,333,193	\$ 12,965,602	\$ 1,228,463	\$ 8,685,429	\$ 2,333,193	\$ 12,965,602	\$ 1,180,395	\$ 6,002,340		\$ -	\$ 5,749,981	283,033
12	2026	2027	\$ 2,425,668	\$ 15,391,270	\$ 1,278,455	\$ 9,963,884	\$ 2,425,668	\$ 15,391,270	\$ 1,228,463	\$ 7,230,804		\$ -	\$ 5,749,981	294,355
13	2027	2028	\$ 2,521,842	\$ 17,913,112	\$ 1,330,446	\$ 11,294,329	\$ 2,521,842	\$ 17,913,112	\$ 1,278,455	\$ 8,509,258		\$ -	\$ 5,749,981	306,129
14	2028	2029	\$ 2,621,863	\$ 20,534,975	\$ 1,384,516	\$ 12,678,846	\$ 2,621,863	\$ 20,534,975	\$ 1,330,446	\$ 9,839,704		\$ -	\$ 5,749,981	318,374
15	2029	2030	\$ 2,725,884	\$ 23,260,860	\$ 1,440,750	\$ 14,119,595	\$ 2,725,884	\$ 23,260,860	\$ 1,384,516	\$ 11,224,220		\$ -	\$ 5,749,981	331,109
16	2030	2031	\$ 2,834,067	\$ 26,094,927	\$ 1,499,233	\$ 15,618,828	\$ 2,834,067	\$ 26,094,927	\$ 1,440,750	\$ 12,664,970		\$ -	\$ 5,749,981	344,354
17	2031	2032	\$ 2,946,577	\$ 29,041,503	\$ 1,560,055	\$ 17,178,883	\$ 2,946,577	\$ 29,041,503	\$ 1,499,233	\$ 14,164,203		\$ -	\$ 5,749,981	358,128
18	2032	2033	\$ 3,063,587	\$ 32,105,090	\$ 1,623,310	\$ 18,802,193	\$ 3,063,587	\$ 32,105,090	\$ 1,560,055	\$ 15,724,258		\$ -	\$ 5,749,981	372,453
19	2033	2034	\$ 3,185,278	\$ 35,290,368	\$ 1,689,095	\$ 20,491,289	\$ 3,185,278	\$ 35,290,368	\$ 1,623,310	\$ 17,347,568		\$ -	\$ 5,749,981	387,351
20	2034	2035	\$ 3,311,836	\$ 38,602,204	\$ 1,757,512	\$ 22,248,801	\$ 3,311,836	\$ 38,602,204	\$ 1,689,095	\$ 19,036,663		\$ -	\$ 5,749,981	402,845
21	2035	2036	\$ 5,272,122	\$ 43,874,325	\$ -	\$ 22,248,801	\$ 5,272,122	\$ 43,874,325	\$ 1,757,512	\$ 20,794,175		\$ -	\$ 5,749,981	418,959
22	2036	2037	\$ 5,483,007	\$ 49,357,332	\$ -	\$ 22,248,801	\$ 5,483,007	\$ 49,357,332	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	435,717
23	2037	2038	\$ 5,702,327	\$ 55,059,659	\$ -	\$ 22,248,801	\$ 5,702,327	\$ 55,059,659	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	453,146
24	2038	2039	\$ 5,930,420	\$ 60,990,079	\$ -	\$ 22,248,801	\$ 5,930,420	\$ 60,990,079	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	471,272
25	2039	2040	\$ 6,167,637	\$ 67,157,715	\$ -	\$ 22,248,801	\$ 6,167,637	\$ 67,157,715	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	490,122
26	2040	2041	\$ 6,414,342	\$ 73,572,058	\$ -	\$ 22,248,801	\$ 6,414,342	\$ 73,572,058	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	509,727
27	2041	2042	\$ 6,670,916	\$ 80,242,973	\$ -	\$ 22,248,801	\$ 6,670,916	\$ 80,242,973	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	530,116
28	2042	2043	\$ 6,937,753	\$ 87,180,726	\$ -	\$ 22,248,801	\$ 6,937,753	\$ 87,180,726	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	551,321
29	2043	2044	\$ 7,215,263	\$ 94,395,989	\$ -	\$ 22,248,801	\$ 7,215,263	\$ 94,395,989	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	573,374
30	2044	2045	\$ 7,503,873	\$ 101,899,862	\$ -	\$ 22,248,801	\$ 7,503,873	\$ 101,899,862	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	596,309
31	2045	2046	\$ 7,804,028	\$ 109,703,890	\$ -	\$ 22,248,801	\$ 7,804,028	\$ 109,703,890	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	620,161
32	2046	2047	\$ 8,116,189	\$ 117,820,079	\$ -	\$ 22,248,801	\$ 8,116,189	\$ 117,820,079	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	644,968
33	2047	2048	\$ 8,440,837	\$ 126,260,916	\$ -	\$ 22,248,801	\$ 8,440,837	\$ 126,260,916	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	670,766
34	2048	2049	\$ 8,778,470	\$ 135,039,386	\$ -	\$ 22,248,801	\$ 8,778,470	\$ 135,039,386	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	697,597
35	2049	2050	\$ 9,129,609	\$ 144,168,995	\$ -	\$ 22,248,801	\$ 9,129,609	\$ 144,168,995	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	725,501
36	2050	2051	\$ 9,494,793	\$ 153,663,788	\$ -	\$ 22,248,801	\$ 9,494,793	\$ 153,663,788	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	754,521
37	2051	2052	\$ 9,874,585	\$ 163,538,373	\$ -	\$ 22,248,801	\$ 9,874,585	\$ 163,538,373	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	784,702
38	2052	2053	\$ 10,269,569	\$ 173,807,942	\$ -	\$ 22,248,801	\$ 10,269,569	\$ 173,807,942	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	816,090
39	2053	2054	\$ 10,680,351	\$ 184,488,293	\$ -	\$ 22,248,801	\$ 10,680,351	\$ 184,488,293	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	848,733
40	2054	2055	\$ 11,107,565	\$ 195,595,858	\$ -	\$ 22,248,801	\$ 11,107,565	\$ 195,595,858	\$ -	\$ 20,794,175		\$ -	\$ 5,749,981	882,683



Zone		Fiscal	Cumulative
Year	Appraisal Year	Year	Sales Tax Revenue
Base	2014	2015	-
1	2015	2016	-
2	2016	2017	34,438
3	2017	2018	101,304
4	2018	2019	200,596
5	2019	2020	340,109
6	2020	2021	512,049
7	2021	2022	736,023
8	2022	2023	997,452
9	2023	2024	1,259,133
10	2024	2025	1,531,280
11	2025	2026	1,814,314
12	2026	2027	2,108,668
13	2027	2028	2,414,798
14	2028	2029	2,733,172
15	2029	2030	3,064,281
16	2030	2031	3,408,634
17	2031	2032	3,766,762
18	2032	2033	4,139,215
19	2033	2034	4,526,566
20	2034	2035	4,929,411
21	2035	2036	5,348,369
22	2036	2037	5,784,086
23	2037	2038	6,237,232
24	2038	2039	6,708,504
25	2039	2040	7,198,626
26	2040	2041	7,708,353
27	2041	2042	8,238,470
28	2042	2043	8,789,791
29	2043	2044	9,363,165
30	2044	2045	9,959,474
31	2045	2046	10,579,635
32	2046	2047	11,224,603
33	2047	2048	11,895,369
34	2048	2049	12,592,966
35	2049	2050	13,318,467
36	2050	2051	14,072,988
37	2051	2052	14,857,690
38	2052	2053	15,673,780
39	2053	2054	16,522,513
40	2054	2055	17,405,196



 WILLDAN			Assessed Value Information					General Fund							
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		GF Total Cost of Service/EDU	Annual GF Total Cost for EDUs
			Inflation	New EDUs											
Base	2014	2015	0.0%	\$ 206,408,440	\$ -	\$ 9,926,268	0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -	\$ -
1	2015	2016	9.9%	\$ 226,866,485	\$ -	\$ 10,910,104	4.0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -	\$ -
2	2016	2017	14.3%	\$ 259,252,254	\$ 43,059,090	\$ 55,526,639	4.0%	137	137	\$ 2,504	342,988	342,988	\$ 1,130	\$ 154,827	\$ 154,827
3	2017	2018	15.5%	\$ 299,335,262	\$ 46,813,308	\$ 110,924,925	4.0%	129	266	\$ 2,608	693,694	1,036,682	\$ 1,177	\$ 313,139	\$ 467,966
4	2018	2019	6.5%	\$ 318,866,899	\$ 49,867,878	\$ 168,030,659	4.0%	129	395	\$ 2,717	1,073,031	2,109,713	\$ 1,226	\$ 484,375	\$ 952,341
5	2019	2020	3.2%	\$ 329,044,549	\$ 63,825,823	\$ 237,219,715	4.0%	160	555	\$ 2,830	1,570,497	3,680,210	\$ 1,277	\$ 708,935	\$ 1,661,276
6	2020	2021	0.6%	\$ 331,151,658	\$ 51,789,103	\$ 290,527,906	4.0%	129	684	\$ 2,948	2,016,178	5,696,389	\$ 1,331	\$ 910,119	\$ 2,571,395
7	2021	2022	4.4%	\$ 345,743,876	\$ 86,765,402	\$ 390,095,438	4.0%	207	891	\$ 3,070	2,735,769	8,432,157	\$ 1,386	\$ 1,234,947	\$ 3,806,342
8	2022	2023	10.0%	\$ 380,318,264	\$ 68,699,756	\$ 497,804,738	4.0%	149	1,040	\$ 3,198	3,326,318	11,758,475	\$ 1,444	\$ 1,501,526	\$ 5,307,868
9	2023	2024	15.5%	\$ 439,267,595	\$ 532,538	\$ 537,928,637	4.0%	1	1,041	\$ 3,332	3,468,246	15,226,721	\$ 1,504	\$ 1,565,594	\$ 6,873,461
10	2024	2025	4.0%	\$ 456,838,299	\$ -	\$ 559,445,782	4.0%	-	1,041	\$ 3,465	3,606,976	18,833,697	\$ 1,564	\$ 1,628,217	\$ 8,501,679
11	2025	2026	4.0%	\$ 475,111,831	\$ -	\$ 581,823,614	4.0%	-	1,041	\$ 3,604	3,751,255	22,584,952	\$ 1,627	\$ 1,693,346	\$ 10,195,025
12	2026	2027	4.0%	\$ 494,116,304	\$ -	\$ 605,096,558	4.0%	-	1,041	\$ 3,748	3,901,305	26,486,258	\$ 1,692	\$ 1,761,080	\$ 11,956,104
13	2027	2028	4.0%	\$ 513,880,956	\$ -	\$ 629,300,421	4.0%	-	1,041	\$ 3,898	4,057,357	30,543,615	\$ 1,759	\$ 1,831,523	\$ 13,787,627
14	2028	2029	4.0%	\$ 534,436,194	\$ -	\$ 654,472,437	4.0%	-	1,041	\$ 4,053	4,219,652	34,763,267	\$ 1,830	\$ 1,904,784	\$ 15,692,411
15	2029	2030	4.0%	\$ 555,813,642	\$ -	\$ 680,651,335	4.0%	-	1,041	\$ 4,216	4,388,438	39,151,704	\$ 1,903	\$ 1,980,975	\$ 17,673,386
16	2030	2031	4.0%	\$ 578,046,188	\$ -	\$ 707,877,388	4.0%	-	1,041	\$ 4,384	4,563,975	43,715,680	\$ 1,979	\$ 2,060,214	\$ 19,733,601
17	2031	2032	4.0%	\$ 601,168,035	\$ -	\$ 736,192,484	4.0%	-	1,041	\$ 4,560	4,746,534	48,462,214	\$ 2,058	\$ 2,142,623	\$ 21,876,224
18	2032	2033	4.0%	\$ 625,214,757	\$ -	\$ 765,640,183	4.0%	-	1,041	\$ 4,742	4,936,396	53,398,610	\$ 2,141	\$ 2,228,328	\$ 24,104,551
19	2033	2034	4.0%	\$ 650,223,347	\$ -	\$ 796,265,791	4.0%	-	1,041	\$ 4,932	5,133,851	58,532,461	\$ 2,226	\$ 2,317,461	\$ 26,422,012
20	2034	2035	4.0%	\$ 676,232,281	\$ -	\$ 828,116,422	4.0%	-	1,041	\$ 5,129	5,339,206	63,871,667	\$ 2,315	\$ 2,410,159	\$ 28,832,171
21	2035	2036	4.0%	\$ 703,281,572	\$ -	\$ 861,241,079	4.0%	-	1,041	\$ 5,334	5,552,774	69,424,440	\$ 2,408	\$ 2,506,566	\$ 31,338,737
22	2036	2037	4.0%	\$ 731,412,835	\$ -	\$ 895,690,722	4.0%	-	1,041	\$ 5,547	5,774,885	75,199,325	\$ 2,504	\$ 2,606,828	\$ 33,945,565
23	2037	2038	4.0%	\$ 760,669,348	\$ -	\$ 931,518,351	4.0%	-	1,041	\$ 5,769	6,005,880	81,205,205	\$ 2,604	\$ 2,711,101	\$ 36,656,667
24	2038	2039	4.0%	\$ 791,096,122	\$ -	\$ 968,779,085	4.0%	-	1,041	\$ 6,000	6,246,115	87,451,320	\$ 2,708	\$ 2,819,545	\$ 39,476,212
25	2039	2040	4.0%	\$ 822,739,967	\$ -	\$ 1,007,530,249	4.0%	-	1,041	\$ 6,240	6,495,960	93,947,280	\$ 2,817	\$ 2,932,327	\$ 42,408,539
26	2040	2041	4.0%	\$ 855,649,566	\$ -	\$ 1,047,831,459	4.0%	-	1,041	\$ 6,490	6,755,798	100,703,079	\$ 2,930	\$ 3,049,620	\$ 45,458,160
27	2041	2042	4.0%	\$ 889,875,548	\$ -	\$ 1,089,744,717	4.0%	-	1,041	\$ 6,749	7,026,030	107,729,109	\$ 3,047	\$ 3,171,605	\$ 48,629,765
28	2042	2043	4.0%	\$ 925,470,570	\$ -	\$ 1,133,334,506	4.0%	-	1,041	\$ 7,019	7,307,071	115,036,180	\$ 3,169	\$ 3,298,469	\$ 51,928,234
29	2043	2044	4.0%	\$ 962,489,393	\$ -	\$ 1,178,667,886	4.0%	-	1,041	\$ 7,300	7,599,354	122,635,535	\$ 3,295	\$ 3,430,408	\$ 55,358,642
30	2044	2045	4.0%	\$ 1,000,988,969	\$ -	\$ 1,225,814,601	4.0%	-	1,041	\$ 7,592	7,903,328	130,538,863	\$ 3,427	\$ 3,567,624	\$ 58,926,267
31	2045	2046	4.0%	\$ 1,041,028,527	\$ -	\$ 1,274,847,185	4.0%	-	1,041	\$ 7,896	8,219,462	138,758,325	\$ 3,564	\$ 3,710,329	\$ 62,636,596
32	2046	2047	4.0%	\$ 1,082,669,669	\$ -	\$ 1,325,841,073	4.0%	-	1,041	\$ 8,212	8,548,240	147,306,565	\$ 3,707	\$ 3,858,743	\$ 66,495,339
33	2047	2048	4.0%	\$ 1,125,976,455	\$ -	\$ 1,378,874,716	4.0%	-	1,041	\$ 8,540	8,890,170	156,196,735	\$ 3,855	\$ 4,013,092	\$ 70,508,431
34	2048	2049	4.0%	\$ 1,171,015,513	\$ -	\$ 1,434,029,704	4.0%	-	1,041	\$ 8,882	9,245,776	165,442,511	\$ 4,009	\$ 4,173,616	\$ 74,682,047
35	2049	2050	4.0%	\$ 1,217,856,134	\$ -	\$ 1,491,390,892	4.0%	-	1,041	\$ 9,237	9,615,608	175,058,119	\$ 4,170	\$ 4,340,561	\$ 79,022,608
36	2050	2051	4.0%	\$ 1,266,570,379	\$ -	\$ 1,551,046,528	4.0%	-	1,041	\$ 9,606	10,000,232	185,058,350	\$ 4,336	\$ 4,514,183	\$ 83,536,791
37	2051	2052	4.0%	\$ 1,317,233,195	\$ -	\$ 1,613,088,389	4.0%	-	1,041	\$ 9,991	10,400,241	195,458,592	\$ 4,510	\$ 4,694,750	\$ 88,231,542
38	2052	2053	4.0%	\$ 1,369,922,522	\$ -	\$ 1,677,611,925	4.0%	-	1,041	\$ 10,390	10,816,251	206,274,842	\$ 4,690	\$ 4,882,540	\$ 93,114,082
39	2053	2054	4.0%	\$ 1,424,719,423	\$ -	\$ 1,744,716,402	4.0%	-	1,041	\$ 10,806	11,248,901	217,523,743	\$ 4,878	\$ 5,077,842	\$ 98,191,924
40	2054	2055	4.0%	\$ 1,481,708,200	\$ -	\$ 1,814,505,058	4.0%	-	1,041	\$ 11,238	11,698,857	229,222,600	\$ 5,073	\$ 5,280,956	\$ 103,472,880



			Cost of Service								AV Tax Information					
			Public Safety													
Zone	Appraisal Year	Fiscal Year	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue
			Cost of Service/EDU (Service Area)	Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service		Equivalent Tax Rate (PSETR)	PSETR as % of Total						
Base	2014	2015	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.432737	0.212263	0.645000	\$ 42,955	\$ 42,955	\$ 21,070
1	2015	2016	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.433512	0.211488	0.645000	\$ 47,297	\$ 90,251	\$ 23,074
2	2016	2017	\$ 887	\$ 121,580	\$ 121,580	\$ 422	\$ 57,865	\$ 57,865	\$ 0.21896	33.9%	0.423269	0.221731	0.645000	\$ 235,027	\$ 325,278	\$ 123,120
3	2017	2018	\$ 924	\$ 245,897	\$ 367,477	\$ 440	\$ 117,033	\$ 174,899	\$ 0.22168	34.4%	0.4278	0.217200	0.645000	\$ 474,537	\$ 799,815	\$ 240,929
4	2018	2019	\$ 963	\$ 380,362	\$ 747,838	\$ 458	\$ 181,031	\$ 355,930	\$ 0.22636	35.1%	0.385416	0.259584	0.645000	\$ 647,617	\$ 1,447,432	\$ 436,181
5	2019	2020	\$ 1,003	\$ 556,700	\$ 1,304,538	\$ 477	\$ 264,959	\$ 620,889	\$ 0.23468	36.4%	0.453683	0.191317	0.645000	\$ 1,076,226	\$ 2,523,658	\$ 453,842
6	2020	2021	\$ 1,045	\$ 714,682	\$ 2,019,221	\$ 497	\$ 340,150	\$ 961,039	\$ 0.24599	38.1%	0.453125	0.191875	0.645000	\$ 1,316,455	\$ 3,840,112	\$ 557,450
7	2021	2022	\$ 1,088	\$ 969,758	\$ 2,988,979	\$ 518	\$ 461,552	\$ 1,422,590	\$ 0.24860	38.5%	0.429385	0.215615	0.645000	\$ 1,675,011	\$ 5,515,124	\$ 841,104
8	2022	2023	\$ 1,134	\$ 1,179,093	\$ 4,168,071	\$ 540	\$ 561,184	\$ 1,983,774	\$ 0.23686	37.3%	0.372702	0.262057	0.634759	\$ 1,855,328	\$ 7,370,452	\$ 1,304,532
9	2023	2024	\$ 1,181	\$ 1,229,402	\$ 5,397,474	\$ 562	\$ 585,128	\$ 2,568,902	\$ 0.22854	37.3%	0.315878	0.296276	0.612154	\$ 1,699,198	\$ 9,069,650	\$ 1,593,753
10	2024	2025	\$ 1,228	\$ 1,278,578	\$ 6,676,052	\$ 585	\$ 608,533	\$ 3,177,436	\$ 0.22854	37.3%	0.309756	0.302398	0.612154	\$ 1,732,919	\$ 10,802,569	\$ 1,691,750
11	2025	2026	\$ 1,277	\$ 1,329,722	\$ 8,005,774	\$ 608	\$ 632,875	\$ 3,810,310	\$ 0.22854	37.3%	0.303635	0.308519	0.612154	\$ 1,766,620	\$ 12,569,189	\$ 1,795,037
12	2026	2027	\$ 1,328	\$ 1,382,910	\$ 9,388,684	\$ 632	\$ 658,190	\$ 4,468,500	\$ 0.22854	37.3%	0.297513	0.314641	0.612154	\$ 1,800,243	\$ 14,369,432	\$ 1,903,880
13	2027	2028	\$ 1,382	\$ 1,438,227	\$ 10,826,911	\$ 658	\$ 684,517	\$ 5,153,017	\$ 0.22854	37.3%	0.291392	0.320762	0.612154	\$ 1,833,730	\$ 16,203,162	\$ 2,018,558
14	2028	2029	\$ 1,437	\$ 1,495,756	\$ 12,322,667	\$ 684	\$ 711,898	\$ 5,864,915	\$ 0.22854	37.3%	0.285270	0.326884	0.612154	\$ 1,867,015	\$ 18,070,178	\$ 2,139,364
15	2029	2030	\$ 1,494	\$ 1,555,586	\$ 13,878,253	\$ 711	\$ 740,374	\$ 6,605,289	\$ 0.22854	37.3%	0.279149	0.333005	0.612154	\$ 1,900,030	\$ 19,970,208	\$ 2,266,605
16	2030	2031	\$ 1,554	\$ 1,617,810	\$ 15,496,063	\$ 740	\$ 769,989	\$ 7,375,278	\$ 0.22854	37.3%	0.273027	0.339127	0.612154	\$ 1,932,698	\$ 21,902,906	\$ 2,400,602
17	2031	2032	\$ 1,616	\$ 1,682,522	\$ 17,178,585	\$ 769	\$ 800,788	\$ 8,176,067	\$ 0.22854	37.3%	0.266906	0.345248	0.612154	\$ 1,964,940	\$ 23,867,845	\$ 2,541,692
18	2032	2033	\$ 1,681	\$ 1,749,823	\$ 18,928,408	\$ 800	\$ 832,820	\$ 9,008,887	\$ 0.22854	37.3%	0.260784	0.351370	0.612154	\$ 1,996,668	\$ 25,864,513	\$ 2,690,229
19	2033	2034	\$ 1,748	\$ 1,819,816	\$ 20,748,224	\$ 832	\$ 866,133	\$ 9,875,019	\$ 0.22854	37.3%	0.254663	0.357491	0.612154	\$ 2,027,791	\$ 27,892,304	\$ 2,846,582
20	2034	2035	\$ 1,818	\$ 1,892,608	\$ 22,640,832	\$ 865	\$ 900,778	\$ 10,775,798	\$ 0.22854	37.3%	0.248541	0.363613	0.612154	\$ 2,058,209	\$ 29,950,514	\$ 3,011,138
21	2035	2036	\$ 1,891	\$ 1,968,313	\$ 24,609,145	\$ 900	\$ 936,809	\$ 11,712,607	\$ 0.22854	37.3%	0.242420	0.369734	0.612154	\$ 2,087,816	\$ 32,038,330	\$ 3,184,305
22	2036	2037	\$ 1,966	\$ 2,047,045	\$ 26,656,190	\$ 936	\$ 974,282	\$ 12,686,888	\$ 0.22854	37.3%	0.236298	0.375856	0.612154	\$ 2,116,499	\$ 34,154,829	\$ 3,366,508
23	2037	2038	\$ 2,045	\$ 2,128,927	\$ 28,785,117	\$ 973	\$ 1,013,253	\$ 13,700,141	\$ 0.22854	37.3%	0.242420	0.369734	0.612154	\$ 2,258,182	\$ 36,413,012	\$ 3,444,145
24	2038	2039	\$ 2,127	\$ 2,214,084	\$ 30,999,202	\$ 1,012	\$ 1,053,783	\$ 14,753,924	\$ 0.22854	37.3%	0.248541	0.363613	0.612154	\$ 2,407,814	\$ 38,820,826	\$ 3,522,606
25	2039	2040	\$ 2,212	\$ 2,302,648	\$ 33,301,849	\$ 1,053	\$ 1,095,934	\$ 15,849,858	\$ 0.22854	37.3%	0.254663	0.357491	0.612154	\$ 2,565,803	\$ 41,386,628	\$ 3,601,834
26	2040	2041	\$ 2,300	\$ 2,394,753	\$ 35,696,603	\$ 1,095	\$ 1,139,772	\$ 16,989,630	\$ 0.22854	37.3%	0.260784	0.351370	0.612154	\$ 2,732,578	\$ 44,119,207	\$ 3,681,764
27	2041	2042	\$ 2,392	\$ 2,490,544	\$ 38,187,146	\$ 1,139	\$ 1,185,363	\$ 18,174,993	\$ 0.22854	37.3%	0.266906	0.345248	0.612154	\$ 2,908,591	\$ 47,027,797	\$ 3,762,325
28	2042	2043	\$ 2,488	\$ 2,590,165	\$ 40,777,312	\$ 1,184	\$ 1,232,777	\$ 19,407,770	\$ 0.22854	37.3%	0.273027	0.339127	0.612154	\$ 3,094,312	\$ 50,122,109	\$ 3,843,441
29	2043	2044	\$ 2,588	\$ 2,693,772	\$ 43,471,084	\$ 1,232	\$ 1,282,088	\$ 20,689,858	\$ 0.22854	37.3%	0.279149	0.333005	0.612154	\$ 3,290,237	\$ 53,412,346	\$ 3,925,026
30	2044	2045	\$ 2,691	\$ 2,801,523	\$ 46,272,607	\$ 1,281	\$ 1,333,372	\$ 22,023,229	\$ 0.22854	37.3%	0.285270	0.326884	0.612154	\$ 3,496,885	\$ 56,909,231	\$ 4,006,988
31	2045	2046	\$ 2,799	\$ 2,913,584	\$ 49,186,190	\$ 1,332	\$ 1,386,706	\$ 23,409,936	\$ 0.22854	37.3%	0.291392	0.320762	0.612154	\$ 3,714,801	\$ 60,624,031	\$ 4,089,227
32	2046	2047	\$ 2,911	\$ 3,030,127	\$ 52,216,317	\$ 1,385	\$ 1,442,175	\$ 24,852,111	\$ 0.22854	37.3%	0.297513	0.314641	0.612154	\$ 3,944,555	\$ 64,568,586	\$ 4,171,635
33	2047	2048	\$ 3,027	\$ 3,151,332	\$ 55,367,650	\$ 1,441	\$ 1,499,862	\$ 26,351,972	\$ 0.22854	37.3%	0.303635	0.308519	0.612154	\$ 4,186,745	\$ 68,755,331	\$ 4,254,092
34	2048	2049	\$ 3,148	\$ 3,277,385	\$ 58,645,035	\$ 1,498	\$ 1,559,856	\$ 27,911,829	\$ 0.22854	37.3%	0.309756	0.302398	0.612154	\$ 4,442,000	\$ 73,197,331	\$ 4,336,471
35	2049	2050	\$ 3,274	\$ 3,408,481	\$ 62,053,516	\$ 1,558	\$ 1,622,250	\$ 29,534,079	\$ 0.22854	37.3%	0.315878	0.296276	0.612154	\$ 4,710,976	\$ 77,908,306	\$ 4,418,633
36	2050	2051	\$ 3,405	\$ 3,544,820	\$ 65,598,336	\$ 1,621	\$ 1,687,140	\$ 31,221,220	\$ 0.22854	37.3%	0.322000	0.290154	0.612154	\$ 4,994,363	\$ 82,902,669	\$ 4,500,431
37	2051	2052	\$ 3,541	\$ 3,686,613	\$ 69,284,949	\$ 1,686	\$ 1,754,626	\$ 32,975,846	\$ 0.22854	37.3%	0.328121	0.284033	0.612154	\$ 5,292,883	\$ 88,195,552	\$ 4,581,702
38	2052	2053	\$ 3,683	\$ 3,834,077	\$ 73,119,027	\$ 1,753	\$ 1,824,811	\$ 34,800,657	\$ 0.22854	37.3%	0.334243	0.277911	0.612154	\$ 5,607,294	\$ 93,802,846	\$ 4,662,274
39	2053	2054	\$ 3,830	\$ 3,987,441	\$ 77,106,467	\$ 1,823	\$ 1,897,804	\$ 36,698,460	\$ 0.22854	37.3%	0.340364	0.271790	0.612154	\$ 5,938,389	\$ 99,741,235	\$ 4,741,962
40	2054	2055	\$ 3,984	\$ 4,146,938	\$ 81,253,405	\$ 1,896	\$ 1,973,716	\$ 38,672,176	\$ 0.22854	37.3%	0.346486	0.265668	0.612154	\$ 6,287,001	\$ 106,028,236	\$ 4,820,565



					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	Cumulative I&S	Total AV	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O	Net Revenue	Net Revenue
Year	Year	Year	Revenue	Revenue	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue	Available to	Available to
					Safety Expense	Safety Expense		Net of TIRZ	General Fund	General Fund
									(Annual)	(Cumulative)
Base	2014	2015	\$ 21,070	\$ 64,024	\$ 42,955	\$ 42,955	\$ -	\$ 42,955	\$ 42,955	\$ 42,955
1	2015	2016	\$ 44,143	\$ 70,370	\$ 47,297	\$ 90,251	\$ 3,022	\$ 44,274	\$ 44,274	\$ 87,229
2	2016	2017	\$ 167,263	\$ 358,147	\$ 113,447	\$ 203,698	\$ 140,090	\$ 94,937	\$ 515,423	\$ 602,652
3	2017	2018	\$ 408,192	\$ 715,466	\$ 228,640	\$ 432,339	\$ 310,282	\$ 164,255	\$ 608,168	\$ 1,210,820
4	2018	2019	\$ 844,373	\$ 1,083,798	\$ 267,256	\$ 699,594	\$ 485,718	\$ 161,899	\$ 664,180	\$ 1,874,999
5	2019	2020	\$ 1,298,214	\$ 1,530,067	\$ 519,526	\$ 1,219,120	\$ 698,276	\$ 377,949	\$ 1,108,726	\$ 2,983,726
6	2020	2021	\$ 1,855,665	\$ 1,873,905	\$ 601,772	\$ 1,820,892	\$ 862,046	\$ 454,408	\$ 882,105	\$ 3,865,831
7	2021	2022	\$ 2,696,769	\$ 2,516,116	\$ 705,253	\$ 2,526,145	\$ 1,167,931	\$ 507,080	\$ 1,449,332	\$ 5,315,163
8	2022	2023	\$ 4,001,301	\$ 3,159,860	\$ 676,236	\$ 3,202,380	\$ 1,475,031	\$ 380,297	\$ 1,667,060	\$ 6,982,223
9	2023	2024	\$ 5,595,055	\$ 3,292,952	\$ 469,796	\$ 3,672,176	\$ 1,134,175	\$ 565,024	\$ 251,067	\$ 7,233,290
10	2024	2025	\$ 7,286,805	\$ 3,424,670	\$ 454,341	\$ 4,126,517	\$ 1,180,395	\$ 552,525	\$ 216,139	\$ 7,449,429
11	2025	2026	\$ 9,081,842	\$ 3,561,657	\$ 436,898	\$ 4,563,415	\$ 1,228,463	\$ 538,156	\$ 188,315	\$ 7,637,744
12	2026	2027	\$ 10,985,721	\$ 3,704,123	\$ 417,333	\$ 4,980,748	\$ 1,278,455	\$ 521,789	\$ 157,954	\$ 7,795,698
13	2027	2028	\$ 13,004,279	\$ 3,852,288	\$ 395,503	\$ 5,376,251	\$ 1,330,446	\$ 503,284	\$ 124,896	\$ 7,920,594
14	2028	2029	\$ 15,143,643	\$ 4,006,379	\$ 371,260	\$ 5,747,511	\$ 1,384,516	\$ 482,499	\$ 88,975	\$ 8,009,569
15	2029	2030	\$ 17,410,247	\$ 4,166,634	\$ 344,444	\$ 6,091,954	\$ 1,440,750	\$ 459,280	\$ 50,015	\$ 8,059,585
16	2030	2031	\$ 19,810,849	\$ 4,333,300	\$ 314,888	\$ 6,406,843	\$ 1,499,233	\$ 433,465	\$ 7,830	\$ 8,067,414
17	2031	2032	\$ 22,352,541	\$ 4,506,632	\$ 282,418	\$ 6,689,260	\$ 1,560,055	\$ 404,885	\$ (37,776)	\$ 8,029,638
18	2032	2033	\$ 25,042,770	\$ 4,686,897	\$ 246,845	\$ 6,936,105	\$ 1,623,310	\$ 373,358	\$ (87,009)	\$ 7,942,629
19	2033	2034	\$ 27,889,352	\$ 4,874,373	\$ 207,975	\$ 7,144,081	\$ 1,689,095	\$ 338,696	\$ (140,086)	\$ 7,802,543
20	2034	2035	\$ 30,900,490	\$ 5,069,348	\$ 165,601	\$ 7,309,682	\$ 1,757,512	\$ 300,697	\$ (197,236)	\$ 7,605,307
21	2035	2036	\$ 34,084,796	\$ 5,272,122	\$ 119,504	\$ 7,429,185	\$ -	\$ 2,087,816	\$ 1,569,966	\$ 9,175,273
22	2036	2037	\$ 37,451,303	\$ 5,483,007	\$ 69,454	\$ 7,498,639	\$ -	\$ 2,116,499	\$ 1,577,935	\$ 10,753,208
23	2037	2038	\$ 40,895,448	\$ 5,702,327	\$ 129,255	\$ 7,627,894	\$ -	\$ 2,258,182	\$ 1,698,075	\$ 12,451,283
24	2038	2039	\$ 44,418,054	\$ 5,930,420	\$ 193,730	\$ 7,821,624	\$ -	\$ 2,407,814	\$ 1,825,302	\$ 14,276,585
25	2039	2040	\$ 48,019,888	\$ 6,167,637	\$ 263,155	\$ 8,084,779	\$ -	\$ 2,565,803	\$ 1,959,991	\$ 16,236,576
26	2040	2041	\$ 51,701,652	\$ 6,414,342	\$ 337,825	\$ 8,422,604	\$ -	\$ 2,732,578	\$ 2,102,534	\$ 18,339,110
27	2041	2042	\$ 55,463,977	\$ 6,670,916	\$ 418,047	\$ 8,840,651	\$ -	\$ 2,908,591	\$ 2,253,344	\$ 20,592,454
28	2042	2043	\$ 59,307,418	\$ 6,937,753	\$ 504,146	\$ 9,344,797	\$ -	\$ 3,094,312	\$ 2,412,856	\$ 23,005,310
29	2043	2044	\$ 63,232,444	\$ 7,215,263	\$ 596,465	\$ 9,941,262	\$ -	\$ 3,290,237	\$ 2,581,523	\$ 25,586,833
30	2044	2045	\$ 67,239,432	\$ 7,503,873	\$ 695,362	\$ 10,636,624	\$ -	\$ 3,496,885	\$ 2,759,822	\$ 28,346,655
31	2045	2046	\$ 71,328,659	\$ 7,804,028	\$ 801,217	\$ 11,437,841	\$ -	\$ 3,714,801	\$ 2,948,255	\$ 31,294,910
32	2046	2047	\$ 75,500,294	\$ 8,116,189	\$ 914,427	\$ 12,352,268	\$ -	\$ 3,944,555	\$ 3,147,348	\$ 34,442,258
33	2047	2048	\$ 79,754,385	\$ 8,440,837	\$ 1,035,413	\$ 13,387,681	\$ -	\$ 4,186,745	\$ 3,357,650	\$ 37,799,908
34	2048	2049	\$ 84,090,856	\$ 8,778,470	\$ 1,164,614	\$ 14,552,295	\$ -	\$ 4,442,000	\$ 3,579,740	\$ 41,379,648
35	2049	2050	\$ 88,509,489	\$ 9,129,609	\$ 1,302,495	\$ 15,854,790	\$ -	\$ 4,710,976	\$ 3,814,226	\$ 45,193,875
36	2050	2051	\$ 93,009,920	\$ 9,494,793	\$ 1,449,543	\$ 17,304,333	\$ -	\$ 4,994,363	\$ 4,061,743	\$ 49,255,618
37	2051	2052	\$ 97,591,622	\$ 9,874,585	\$ 1,606,270	\$ 18,910,603	\$ -	\$ 5,292,883	\$ 4,322,959	\$ 53,578,576
38	2052	2053	\$ 102,253,896	\$ 10,269,569	\$ 1,773,217	\$ 20,683,819	\$ -	\$ 5,607,294	\$ 4,598,573	\$ 58,177,149
39	2053	2054	\$ 106,995,858	\$ 10,680,351	\$ 1,950,949	\$ 22,634,768	\$ -	\$ 5,938,389	\$ 4,889,319	\$ 63,066,468
40	2054	2055	\$ 111,816,423	\$ 11,107,565	\$ 2,140,062	\$ 24,774,831	\$ -	\$ 6,287,001	\$ 5,195,968	\$ 68,262,436

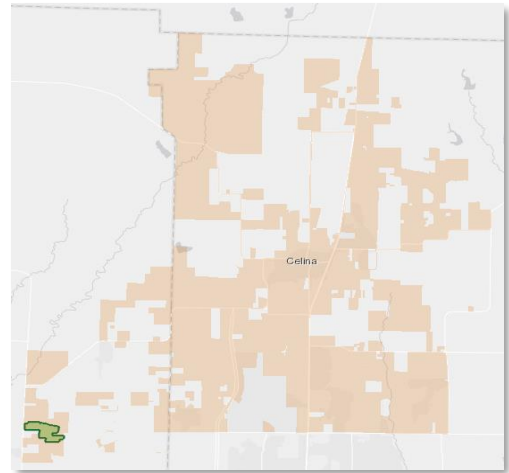


Life Connected.

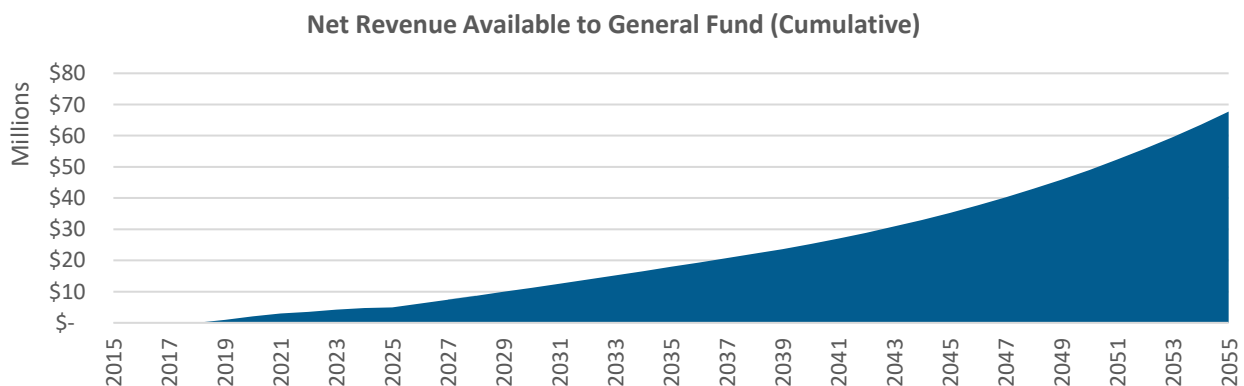
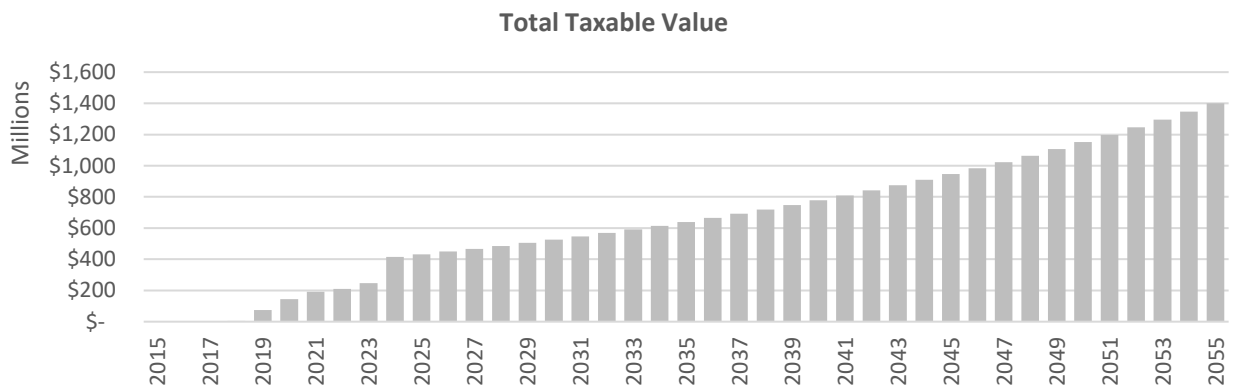
**TIRZ 04 | Sutton Fields
Detailed Report and Model Summaries**



TIRZ 04 | Sutton Fields is a ±129.34 acre TIRZ located in the south-west portion of the City. The TIRZ is located within the City limits and Prosper ISD. The City's participation rate in TIRZ 04 | Sutton Fields is \$0.21 and the TIRZ is scheduled to terminate on 12/31/2044 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$3,425,968.



The charts below indicate two elements of the long-term financial forecast for TIRZ 04 | Sutton Fields. The model forecasts a total build-out taxable value within the TIRZ of ±\$1,400,700,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$67,700,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 04 | Sutton Fields is forecast to generate approximately \$338,400,000 for Prosper ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$10,785,868	\$43,795,479	\$92,657,766	\$164,985,888
TIRZ Revenues @ 0.21% TIRZ Contribution Rate	\$3,609,343	\$3,609,343	\$3,609,343	\$3,609,343
City AV Revenue Net of TIRZ Contributions	\$7,176,525	\$40,186,136	\$89,048,423	\$161,376,545
City Permit Revenue	\$2,770,696	\$2,770,696	\$2,770,696	\$2,770,696
Estimated City Sales Tax Revenue	\$795,428	\$2,535,297	\$5,110,728	\$8,922,995
City I&S Costs	\$4,216,025	\$22,114,387	\$50,488,613	\$85,622,864
Net City Revenues Available for M&O	\$6,526,624	\$23,377,742	\$46,441,234	\$87,447,372
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,661,587	\$5,552,007	\$11,310,778	\$19,835,167
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$4,984,120	\$17,944,818	\$35,249,539	\$67,731,289
Cumulative ISD Tax Revenue	\$21,619,888	\$89,428,945	\$189,802,914	\$338,380,908

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Assumptions & Calculations

Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
TIRZ Participant C	Prosper ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
Prosper ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
				FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
				FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
				FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
				FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
				FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
				FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
				FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
				FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
				FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
				FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
				FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
				FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
				FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
				FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
				FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725

Tax Rate Targets	
Annual Rate Reduction Goal	\$0.000000
Total Tax Rate Target	\$0.575000
Rate Category Shift	1.0%

Base Assumptions & Calculations

Tax Information	Calculated Fields	Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
		FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
		FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
		FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
		FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848
		FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882
		FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917
		FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954
		FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992
		FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032
		FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073
		FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 04 Sutton Fields	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$49,150	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$49,150	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$415,251,125	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$533,365	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	\$ 0.210	Fully Developed Commerical SF	-
Phase I Approved Units	515	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	1,041
Type B Label	Phase II	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2014
Phase II Average Value/Unit - 2024	\$533,365	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2044
Phase II Approved Units	0	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$3,425,968
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Prosper ISD	Est. Non-Project Costs	\$28,800,000
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Prosper ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$32,225,968
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Prosper ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$306,339
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	8.9%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$3,119,629
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	91.1%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$1,764,868
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	515	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				

TIRZ 04 | Sutton Fields

WILLDAN					New Construction											
					Phase I			Phase II								
Zone	Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	Phase I Units		New Phase I Construction Value	Phase II Units		New Phase II Construction Value	Total New Units	Total New Construction Value	Annual Permit Revenue	Cumulative Permit Revenue	
						Absorbption	Phase I Unit Value		Phase II Unit Absorption	Phase II Unit Value						
Base		2014	2015	\$ 49,150	0%							-	\$ -	\$ -	\$ -	
	1	2015	2016	\$ 49,150	10%	-	\$ -	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	
	2	2016	2017	\$ 49,150	14%	-	\$ 314,788	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	
	3	2017	2018	\$ 49,150	15%	15	\$ 363,457	\$ 5,451,857	-	\$ 363,457	\$ -	15	\$ 5,451,857	\$ 57,451	\$ 57,451	
	4	2018	2019	\$ 49,150	7%	175	\$ 387,173	\$ 67,755,232	-	\$ 387,173	\$ -	175	\$ 67,755,232	\$ 792,274	\$ 849,725	
	5	2019	2020	\$ 49,150	3%	169	\$ 399,531	\$ 67,520,672	-	\$ 399,531	\$ -	169	\$ 67,520,672	\$ 904,386	\$ 1,754,111	
	6	2020	2021	\$ 49,150	1%	119	\$ 402,089	\$ 47,848,601	-	\$ 402,089	\$ -	119	\$ 47,848,601	\$ 549,712	\$ 2,303,823	
	7	2021	2022	\$ 49,150	4%	24	\$ 419,807	\$ 10,075,372	-	\$ 419,807	\$ -	24	\$ 10,075,372	\$ 136,792	\$ 2,440,615	
	8	2022	2023	\$ 49,150	10%	31	\$ 461,788	\$ 14,315,424	-	\$ 461,788	\$ -	31	\$ 14,315,424	\$ 330,081	\$ 2,770,696	
	9	2023	2024	\$ 49,150	16%	-	\$ 533,365	\$ -	-	\$ 533,365	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	10	2024	2025	\$ 49,150	4%	-	\$ 554,700	\$ -	-	\$ 554,700	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	11	2025	2026	\$ 49,150	4%	-	\$ 576,888	\$ -	-	\$ 576,888	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	12	2026	2027	\$ 49,150	4%	-	\$ 599,963	\$ -	-	\$ 599,963	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	13	2027	2028	\$ 49,150	4%	-	\$ 623,962	\$ -	-	\$ 623,962	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	14	2028	2029	\$ 49,150	4%	-	\$ 648,920	\$ -	-	\$ 648,920	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	15	2029	2030	\$ 49,150	4%	-	\$ 674,877	\$ -	-	\$ 674,877	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	16	2030	2031	\$ 49,150	4%	-	\$ 701,872	\$ -	-	\$ 701,872	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	17	2031	2032	\$ 49,150	4%	-	\$ 729,947	\$ -	-	\$ 729,947	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	18	2032	2033	\$ 49,150	4%	-	\$ 759,145	\$ -	-	\$ 759,145	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	19	2033	2034	\$ 49,150	4%	-	\$ 789,510	\$ -	-	\$ 789,510	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	20	2034	2035	\$ 49,150	4%	-	\$ 821,091	\$ -	-	\$ 821,091	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	21	2035	2036	\$ 49,150	4%	-	\$ 853,935	\$ -	-	\$ 853,935	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	22	2036	2037	\$ 49,150	4%	-	\$ 888,092	\$ -	-	\$ 888,092	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	23	2037	2038	\$ 49,150	4%	-	\$ 923,616	\$ -	-	\$ 923,616	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	24	2038	2039	\$ 49,150	4%	-	\$ 960,560	\$ -	-	\$ 960,560	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	25	2039	2040	\$ 49,150	4%	-	\$ 998,983	\$ -	-	\$ 998,983	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	26	2040	2041	\$ 49,150	4%	-	\$ 1,038,942	\$ -	-	\$ 1,038,942	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	27	2041	2042	\$ 49,150	4%	-	\$ 1,080,500	\$ -	-	\$ 1,080,500	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	28	2042	2043	\$ 49,150	4%	-	\$ 1,123,720	\$ -	-	\$ 1,123,720	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	29	2043	2044	\$ 49,150	4%	-	\$ 1,168,668	\$ -	-	\$ 1,168,668	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	30	2044	2045	\$ 49,150	4%	-	\$ 1,215,415	\$ -	-	\$ 1,215,415	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	31	2045	2046	\$ 49,150	4%	-	\$ 1,264,032	\$ -	-	\$ 1,264,032	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	32	2046	2047	\$ 49,150	4%	-	\$ 1,314,593	\$ -	-	\$ 1,314,593	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	33	2047	2048	\$ 49,150	4%	-	\$ 1,367,177	\$ -	-	\$ 1,367,177	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	34	2048	2049	\$ 49,150	4%	-	\$ 1,421,864	\$ -	-	\$ 1,421,864	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	35	2049	2050	\$ 49,150	4%	-	\$ 1,478,738	\$ -	-	\$ 1,478,738	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	36	2050	2051	\$ 49,150	4%	-	\$ 1,537,888	\$ -	-	\$ 1,537,888	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	37	2051	2052	\$ 49,150	4%	-	\$ 1,599,403	\$ -	-	\$ 1,599,403	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	38	2052	2053	\$ 49,150	4%	-	\$ 1,663,380	\$ -	-	\$ 1,663,380	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	39	2053	2054	\$ 49,150	4%	-	\$ 1,729,915	\$ -	-	\$ 1,729,915	\$ -	-	\$ -	\$ -	\$ 2,770,696	
	40	2054	2055	\$ 49,150	4%	-	\$ 1,799,111	\$ -	-	\$ 1,799,111	\$ -	-	\$ -	\$ -	\$ 2,770,696	

TIRZ 04 | Sutton Fields

			Fiscal Year	Cumulative New Construction Value	Taxable Value		City AV Tax Revenue from Base			City		City TIRZ Revenue		
		City Total AV Tax Revenue												
Zone	Year	Appraisal Year			Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue
Base		2014	2015	\$ -	\$ 49,150	\$ -	\$ 0.00645000	\$ 317	\$ 317	\$ 317	\$ 317	\$ 0.21	\$ -	\$ -
	1	2015	2016	\$ -	\$ 54,021	\$ 4,871	\$ 0.00645000	\$ 317	\$ 634	\$ 348	\$ 665	\$ 0.21	\$ 10	\$ 10
	2	2016	2017	\$ -	\$ 61,733	\$ 12,583	\$ 0.00645000	\$ 317	\$ 951	\$ 398	\$ 1,064	\$ 0.21	\$ 26	\$ 37
	3	2017	2018	\$ 5,451,857	\$ 5,523,135	\$ 5,473,985	\$ 0.00645000	\$ 317	\$ 1,268	\$ 35,624	\$ 36,688	\$ 0.21	\$ 11,495	\$ 11,532
	4	2018	2019	\$ 73,562,823	\$ 73,638,751	\$ 73,589,601	\$ 0.00645000	\$ 317	\$ 1,585	\$ 474,970	\$ 511,658	\$ 0.21	\$ 154,538	\$ 166,070
	5	2019	2020	\$ 143,431,486	\$ 143,509,838	\$ 143,460,688	\$ 0.00645000	\$ 317	\$ 1,902	\$ 925,638	\$ 1,437,296	\$ 0.21	\$ 301,267	\$ 467,338
	6	2020	2021	\$ 192,198,581	\$ 192,277,435	\$ 192,228,285	\$ 0.00645000	\$ 317	\$ 2,219	\$ 1,240,189	\$ 2,677,486	\$ 0.21	\$ 403,679	\$ 871,017
	7	2021	2022	\$ 210,743,196	\$ 210,825,524	\$ 210,776,374	\$ 0.00645000	\$ 317	\$ 2,536	\$ 1,359,825	\$ 4,037,310	\$ 0.21	\$ 442,630	\$ 1,313,647
	8	2022	2023	\$ 246,132,939	\$ 246,223,501	\$ 246,174,351	\$ 0.00634759	\$ 312	\$ 2,848	\$ 1,562,926	\$ 5,600,236	\$ 0.21	\$ 516,966	\$ 1,830,614
	9	2023	2024	\$ 284,283,545	\$ 415,251,125	\$ 415,201,975	\$ 0.00612154	\$ 301	\$ 3,149	\$ 2,541,976	\$ 8,142,213	\$ 0.21	\$ 871,924	\$ 2,702,538
	10	2024	2025	\$ 295,654,887	\$ 431,861,170	\$ 431,812,020	\$ 0.00612154	\$ 301	\$ 3,450	\$ 2,643,655	\$ 10,785,868	\$ 0.21	\$ 906,805	\$ 3,609,343
	11	2025	2026	\$ 307,481,082	\$ 449,135,617	\$ 449,086,467	\$ 0.00612154	\$ 301	\$ 3,751	\$ 2,749,402	\$ 13,535,270	\$ -	\$ -	\$ 3,609,343
	12	2026	2027	\$ 319,780,326	\$ 467,101,041	\$ 467,051,891	\$ 0.00612154	\$ 301	\$ 4,052	\$ 2,859,378	\$ 16,394,647	\$ -	\$ -	\$ 3,609,343
	13	2027	2028	\$ 332,571,539	\$ 485,785,083	\$ 485,735,933	\$ 0.00612154	\$ 301	\$ 4,352	\$ 2,973,753	\$ 19,368,400	\$ -	\$ -	\$ 3,609,343
	14	2028	2029	\$ 345,874,400	\$ 505,216,486	\$ 505,167,336	\$ 0.00612154	\$ 301	\$ 4,653	\$ 3,092,703	\$ 22,461,103	\$ -	\$ -	\$ 3,609,343
	15	2029	2030	\$ 359,709,376	\$ 525,425,146	\$ 525,375,996	\$ 0.00612154	\$ 301	\$ 4,954	\$ 3,216,411	\$ 25,677,514	\$ -	\$ -	\$ 3,609,343
	16	2030	2031	\$ 374,097,751	\$ 546,442,152	\$ 546,393,002	\$ 0.00612154	\$ 301	\$ 5,255	\$ 3,345,067	\$ 29,022,582	\$ -	\$ -	\$ 3,609,343
	17	2031	2032	\$ 389,061,661	\$ 568,299,838	\$ 568,250,688	\$ 0.00612154	\$ 301	\$ 5,556	\$ 3,478,870	\$ 32,501,452	\$ -	\$ -	\$ 3,609,343
	18	2032	2033	\$ 404,624,128	\$ 591,031,831	\$ 590,982,681	\$ 0.00612154	\$ 301	\$ 5,857	\$ 3,618,025	\$ 36,119,477	\$ -	\$ -	\$ 3,609,343
	19	2033	2034	\$ 420,809,093	\$ 614,673,105	\$ 614,623,955	\$ 0.00612154	\$ 301	\$ 6,158	\$ 3,762,746	\$ 39,882,223	\$ -	\$ -	\$ 3,609,343
	20	2034	2035	\$ 437,641,456	\$ 639,260,029	\$ 639,210,879	\$ 0.00612154	\$ 301	\$ 6,459	\$ 3,913,256	\$ 43,795,479	\$ -	\$ -	\$ 3,609,343
	21	2035	2036	\$ 455,147,115	\$ 664,830,430	\$ 664,781,280	\$ 0.00612154	\$ 301	\$ 6,759	\$ 4,069,786	\$ 47,865,265	\$ -	\$ -	\$ 3,609,343
	22	2036	2037	\$ 473,352,999	\$ 691,423,647	\$ 691,374,497	\$ 0.00612154	\$ 301	\$ 7,060	\$ 4,232,578	\$ 52,097,842	\$ -	\$ -	\$ 3,609,343
	23	2037	2038	\$ 492,287,119	\$ 719,080,593	\$ 719,031,443	\$ 0.00612154	\$ 301	\$ 7,361	\$ 4,401,881	\$ 56,499,723	\$ -	\$ -	\$ 3,609,343
	24	2038	2039	\$ 511,978,604	\$ 747,843,817	\$ 747,794,667	\$ 0.00612154	\$ 301	\$ 7,662	\$ 4,577,956	\$ 61,077,679	\$ -	\$ -	\$ 3,609,343
	25	2039	2040	\$ 532,457,748	\$ 777,757,569	\$ 777,708,419	\$ 0.00612154	\$ 301	\$ 7,963	\$ 4,761,074	\$ 65,838,753	\$ -	\$ -	\$ 3,609,343
	26	2040	2041	\$ 553,756,058	\$ 808,867,872	\$ 808,818,722	\$ 0.00612154	\$ 301	\$ 8,264	\$ 4,951,517	\$ 70,790,270	\$ -	\$ -	\$ 3,609,343
	27	2041	2042	\$ 575,906,301	\$ 841,222,587	\$ 841,173,437	\$ 0.00612154	\$ 301	\$ 8,565	\$ 5,149,578	\$ 75,939,847	\$ -	\$ -	\$ 3,609,343
	28	2042	2043	\$ 598,942,553	\$ 874,871,491	\$ 874,822,341	\$ 0.00612154	\$ 301	\$ 8,866	\$ 5,355,561	\$ 81,295,408	\$ -	\$ -	\$ 3,609,343
	29	2043	2044	\$ 622,900,255	\$ 909,866,350	\$ 909,817,200	\$ 0.00612154	\$ 301	\$ 9,166	\$ 5,569,783	\$ 86,865,192	\$ -	\$ -	\$ 3,609,343
	30	2044	2045	\$ 647,816,265	\$ 946,261,004	\$ 946,211,854	\$ 0.00612154	\$ 301	\$ 9,467	\$ 5,792,575	\$ 92,657,766	\$ -	\$ -	\$ 3,609,343
	31	2045	2046	\$ 673,728,915	\$ 984,111,444	\$ 984,062,294	\$ 0.00612154	\$ 301	\$ 9,768	\$ 6,024,278	\$ 98,682,044	\$ -	\$ -	\$ 3,609,343
	32	2046	2047	\$ 700,678,072	\$ 1,023,475,902	\$ 1,023,426,752	\$ 0.00612154	\$ 301	\$ 10,069	\$ 6,265,249	\$ 104,947,292	\$ -	\$ -	\$ 3,609,343
	33	2047	2048	\$ 728,705,195	\$ 1,064,414,938	\$ 1,064,365,788	\$ 0.00612154	\$ 301	\$ 10,370	\$ 6,515,859	\$ 111,463,151	\$ -	\$ -	\$ 3,609,343
	34	2048	2049	\$ 757,853,403	\$ 1,106,991,536	\$ 1,106,942,386	\$ 0.00612154	\$ 301	\$ 10,671	\$ 6,776,493	\$ 118,239,644	\$ -	\$ -	\$ 3,609,343
	35	2049	2050	\$ 788,167,539	\$ 1,151,271,197	\$ 1,151,222,047	\$ 0.00612154	\$ 301	\$ 10,972	\$ 7,047,553	\$ 125,287,197	\$ -	\$ -	\$ 3,609,343
	36	2050	2051	\$ 819,694,240	\$ 1,197,322,045	\$ 1,197,272,895	\$ 0.00612154	\$ 301	\$ 11,273	\$ 7,329,455	\$ 132,616,651	\$ -	\$ -	\$ 3,609,343
	37	2051	2052	\$ 852,482,010	\$ 1,245,214,927	\$ 1,245,165,777	\$ 0.00612154	\$ 301	\$ 11,573	\$ 7,622,633	\$ 140,239,284	\$ -	\$ -	\$ 3,609,343
	38	2052	2053	\$ 886,581,290	\$ 1,295,023,524	\$ 1,294,974,374	\$ 0.00612154	\$ 301	\$ 11,874	\$ 7,927,538	\$ 148,166,823	\$ -	\$ -	\$ 3,609,343
	39	2053	2054	\$ 922,044,542	\$ 1,346,824,465	\$ 1,346,775,315	\$ 0.00612154	\$ 301	\$ 12,175	\$ 8,244,640	\$ 156,411,463	\$ -	\$ -	\$ 3,609,343
	40	2054	2055	\$ 958,926,324	\$ 1,400,697,443	\$ 1,400,648,293	\$ 0.00612154	\$ 301	\$ 12,476	\$ 8,574,425	\$ 164,985,888	\$ -	\$ -	\$ 3,609,343

TIRZ 04 | Sutton Fields

			City AV Revenue Net of TIRZ		Total		Total									
Zone	Year	Appraisal Year	Fiscal Year	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ	Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue	Cumulative Sales Tax Revenue
Base		2014	2015	\$ 317	\$ 317	\$ -	\$ -	\$ 317	\$ 317	\$ -			\$ -	\$ -	-	-
	1		2015	\$ 338	\$ 655	\$ 10	\$ 10	\$ 338	\$ 655	\$ -			\$ -	\$ -	-	-
	2		2016	\$ 372	\$ 1,027	\$ 26	\$ 37	\$ 372	\$ 1,027	\$ 10		\$ -	\$ -	\$ -	-	-
	3		2017	\$ 24,129	\$ 25,156	\$ 11,495	\$ 11,532	\$ 24,129	\$ 25,156	\$ 26		\$ 331	\$ 57,451	\$ 57,451	3,771	3,771
	4		2018	\$ 320,432	\$ 345,588	\$ 154,538	\$ 166,070	\$ 320,432	\$ 345,588	\$ 11,495		\$ 504	\$ 792,274	\$ 849,725	47,761	51,532
	5		2019	\$ 624,371	\$ 969,959	\$ 301,267	\$ 467,338	\$ 624,371	\$ 969,959	\$ 154,538	\$ 154,538	\$ 22,580	\$ 904,386	\$ 1,754,111	90,243	141,775
	6		2020	\$ 836,510	\$ 1,806,469	\$ 403,679	\$ 871,017	\$ 836,510	\$ 1,806,469	\$ 301,267	\$ 455,806	\$ 57,662	\$ 549,712	\$ 2,303,823	120,157	261,932
	7		2021	\$ 917,194	\$ 2,723,663	\$ 442,630	\$ 1,313,647	\$ 917,194	\$ 2,723,663	\$ 403,679	\$ 859,485	\$ 95,389	\$ 136,792	\$ 2,440,615	126,190	388,122
	8		2022	\$ 1,045,960	\$ 3,769,623	\$ 516,966	\$ 1,830,614	\$ 1,045,960	\$ 3,769,623	\$ 442,630	\$ 1,302,115	\$ 129,873	\$ 330,081	\$ 2,770,696	133,982	522,104
	9	2023	2024	\$ 1,670,052	\$ 5,439,675	\$ 871,924	\$ 2,702,538	\$ 1,670,052	\$ 5,439,675	\$ 516,966	\$ 1,819,082		\$ -	\$ 2,770,696	133,982	656,086
	10		2024	\$ 1,736,850	\$ 7,176,525	\$ 906,805	\$ 3,609,343	\$ 1,736,850	\$ 7,176,525	\$ 871,924	\$ 2,691,006		\$ -	\$ 2,770,696	139,342	795,428
	11		2025	\$ 2,749,402	\$ 9,925,927	\$ -	\$ 3,609,343	\$ 2,749,402	\$ 9,925,927	\$ 906,805	\$ 3,597,811		\$ -	\$ 2,770,696	144,915	940,343
	12		2026	\$ 2,859,378	\$ 12,785,304	\$ -	\$ 3,609,343	\$ 2,859,378	\$ 12,785,304	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	150,712	1,091,055
	13		2027	\$ 2,973,753	\$ 15,759,057	\$ -	\$ 3,609,343	\$ 2,973,753	\$ 15,759,057	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	156,740	1,247,796
	14		2028	\$ 3,092,703	\$ 18,851,760	\$ -	\$ 3,609,343	\$ 3,092,703	\$ 18,851,760	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	163,010	1,410,806
	15		2029	\$ 3,216,411	\$ 22,068,171	\$ -	\$ 3,609,343	\$ 3,216,411	\$ 22,068,171	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	169,530	1,580,336
	16		2030	\$ 3,345,067	\$ 25,413,239	\$ -	\$ 3,609,343	\$ 3,345,067	\$ 25,413,239	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	176,312	1,756,648
	17		2031	\$ 3,478,870	\$ 28,892,109	\$ -	\$ 3,609,343	\$ 3,478,870	\$ 28,892,109	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	183,364	1,940,012
	18		2032	\$ 3,618,025	\$ 32,510,134	\$ -	\$ 3,609,343	\$ 3,618,025	\$ 32,510,134	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	190,699	2,130,710
	19		2033	\$ 3,762,746	\$ 36,272,880	\$ -	\$ 3,609,343	\$ 3,762,746	\$ 36,272,880	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	198,327	2,329,037
	20		2034	\$ 3,913,256	\$ 40,186,136	\$ -	\$ 3,609,343	\$ 3,913,256	\$ 40,186,136	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	206,260	2,535,297
	21		2035	\$ 4,069,786	\$ 44,255,922	\$ -	\$ 3,609,343	\$ 4,069,786	\$ 44,255,922	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	214,510	2,749,807
	22		2036	\$ 4,232,578	\$ 48,488,499	\$ -	\$ 3,609,343	\$ 4,232,578	\$ 48,488,499	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	223,090	2,972,897
	23		2037	\$ 4,401,881	\$ 52,890,380	\$ -	\$ 3,609,343	\$ 4,401,881	\$ 52,890,380	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	232,014	3,204,911
	24		2038	\$ 4,577,956	\$ 57,468,336	\$ -	\$ 3,609,343	\$ 4,577,956	\$ 57,468,336	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	241,295	3,446,206
	25		2039	\$ 4,761,074	\$ 62,229,410	\$ -	\$ 3,609,343	\$ 4,761,074	\$ 62,229,410	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	250,946	3,697,153
	26		2040	\$ 4,951,517	\$ 67,180,927	\$ -	\$ 3,609,343	\$ 4,951,517	\$ 67,180,927	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	260,984	3,958,137
	27		2041	\$ 5,149,578	\$ 72,330,505	\$ -	\$ 3,609,343	\$ 5,149,578	\$ 72,330,505	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	271,424	4,229,561
	28		2042	\$ 5,355,561	\$ 77,686,065	\$ -	\$ 3,609,343	\$ 5,355,561	\$ 77,686,065	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	282,281	4,511,841
	29		2043	\$ 5,569,783	\$ 83,255,849	\$ -	\$ 3,609,343	\$ 5,569,783	\$ 83,255,849	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	293,572	4,805,413
	30		2044	\$ 5,792,575	\$ 89,048,423	\$ -	\$ 3,609,343	\$ 5,792,575	\$ 89,048,423	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	305,315	5,110,728
	31		2045	\$ 6,024,278	\$ 95,072,701	\$ -	\$ 3,609,343	\$ 6,024,278	\$ 95,072,701	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	317,527	5,428,255
	32		2046	\$ 6,265,249	\$ 101,337,949	\$ -	\$ 3,609,343	\$ 6,265,249	\$ 101,337,949	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	330,228	5,758,484
	33		2047	\$ 6,515,859	\$ 107,853,808	\$ -	\$ 3,609,343	\$ 6,515,859	\$ 107,853,808	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	343,438	6,101,921
	34		2048	\$ 6,776,493	\$ 114,630,301	\$ -	\$ 3,609,343	\$ 6,776,493	\$ 114,630,301	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	357,175	6,459,096
	35		2049	\$ 7,047,553	\$ 121,677,854	\$ -	\$ 3,609,343	\$ 7,047,553	\$ 121,677,854	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	371,462	6,830,558
	36		2050	\$ 7,329,455	\$ 129,007,309	\$ -	\$ 3,609,343	\$ 7,329,455	\$ 129,007,309	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	386,321	7,216,879
	37		2051	\$ 7,622,633	\$ 136,629,942	\$ -	\$ 3,609,343	\$ 7,622,633	\$ 136,629,942	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	401,773	7,618,652
	38		2052	\$ 7,927,538	\$ 144,557,480	\$ -	\$ 3,609,343	\$ 7,927,538	\$ 144,557,480	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	417,844	8,036,496
	39		2053	\$ 8,244,640	\$ 152,802,120	\$ -	\$ 3,609,343	\$ 8,244,640	\$ 152,802,120	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	434,558	8,471,054
	40		2054	\$ 8,574,425	\$ 161,376,545	\$ -	\$ 3,609,343	\$ 8,574,425	\$ 161,376,545	\$ -	\$ 3,597,811		\$ -	\$ 2,770,696	451,940	8,922,995

 WILLDAN			Assessed Value Information					General Fund									Co
Zone	Appraisal Year	Fiscal Year	Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of		Cumulative EDUs	GF Total Cost of Service/EDU	Annual GF Total Cost for EDUs	Cumulative GF Total Cost of Service	GF M&O Supported Cost of Service/EDU	GF M&O Supported Annual Cost of Service	GF M&O Supported Cumulative Cost of Service		
							Service Inflation	New EDUs									
Base	2014	2015	0.0%	\$ 49,150	\$ -	\$ 49,150	0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -	\$ -		
1	2015	2016	9.9%	\$ 54,021	\$ -	\$ 54,021	4.0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -	\$ -		
2	2016	2017	14.3%	\$ 61,733	\$ -	\$ 61,733	4.0%	-	-	\$ 2,504	-	-	\$ 1,130	\$ -	\$ -		
3	2017	2018	15.5%	\$ 71,278	\$ 5,451,857	\$ 5,523,135	4.0%	15	15	\$ 2,608	39,118	39,118	\$ 1,177	\$ 17,658	\$ 17,658		
4	2018	2019	6.5%	\$ 75,929	\$ 67,755,232	\$ 73,638,751	4.0%	175	190	\$ 2,717	516,142	555,260	\$ 1,226	\$ 232,990	\$ 250,649		
5	2019	2020	3.2%	\$ 78,352	\$ 67,520,672	\$ 143,509,838	4.0%	169	359	\$ 2,830	1,015,871	1,571,131	\$ 1,277	\$ 458,572	\$ 709,221		
6	2020	2021	0.6%	\$ 78,854	\$ 47,848,601	\$ 192,277,435	4.0%	119	478	\$ 2,948	1,408,967	2,980,098	\$ 1,331	\$ 636,019	\$ 1,345,239		
7	2021	2022	4.4%	\$ 82,329	\$ 10,075,372	\$ 210,825,524	4.0%	24	502	\$ 3,070	1,541,365	4,521,462	\$ 1,386	\$ 695,784	\$ 2,041,023		
8	2022	2023	10.0%	\$ 90,561	\$ 14,315,424	\$ 246,223,501	4.0%	31	533	\$ 3,198	1,704,738	6,226,200	\$ 1,444	\$ 769,532	\$ 2,810,556		
9	2023	2024	15.5%	\$ 104,598	\$ -	\$ 415,251,125	4.0%	-	533	\$ 3,332	1,775,769	8,001,969	\$ 1,504	\$ 801,596	\$ 3,612,151		
10	2024	2025	4.0%	\$ 108,782	\$ -	\$ 431,861,170	4.0%	-	533	\$ 3,465	1,846,799	9,848,768	\$ 1,564	\$ 833,660	\$ 4,445,811		
11	2025	2026	4.0%	\$ 113,134	\$ -	\$ 449,135,617	4.0%	-	533	\$ 3,604	1,920,671	11,769,440	\$ 1,627	\$ 867,006	\$ 5,312,817		
12	2026	2027	4.0%	\$ 117,659	\$ -	\$ 467,101,041	4.0%	-	533	\$ 3,748	1,997,498	13,766,938	\$ 1,692	\$ 901,686	\$ 6,214,504		
13	2027	2028	4.0%	\$ 122,365	\$ -	\$ 485,785,083	4.0%	-	533	\$ 3,898	2,077,398	15,844,336	\$ 1,759	\$ 937,754	\$ 7,152,258		
14	2028	2029	4.0%	\$ 127,260	\$ -	\$ 505,216,486	4.0%	-	533	\$ 4,053	2,160,494	18,004,830	\$ 1,830	\$ 975,264	\$ 8,127,522		
15	2029	2030	4.0%	\$ 132,350	\$ -	\$ 525,425,146	4.0%	-	533	\$ 4,216	2,246,914	20,251,744	\$ 1,903	\$ 1,014,275	\$ 9,141,796		
16	2030	2031	4.0%	\$ 137,644	\$ -	\$ 546,442,152	4.0%	-	533	\$ 4,384	2,336,790	22,588,534	\$ 1,979	\$ 1,054,846	\$ 10,196,642		
17	2031	2032	4.0%	\$ 143,150	\$ -	\$ 568,299,838	4.0%	-	533	\$ 4,560	2,430,262	25,018,796	\$ 2,058	\$ 1,097,039	\$ 11,293,681		
18	2032	2033	4.0%	\$ 148,876	\$ -	\$ 591,031,831	4.0%	-	533	\$ 4,742	2,527,473	27,546,269	\$ 2,141	\$ 1,140,921	\$ 12,434,602		
19	2033	2034	4.0%	\$ 154,831	\$ -	\$ 614,673,105	4.0%	-	533	\$ 4,932	2,628,571	30,174,840	\$ 2,226	\$ 1,186,558	\$ 13,621,160		
20	2034	2035	4.0%	\$ 161,025	\$ -	\$ 639,260,029	4.0%	-	533	\$ 5,129	2,733,714	32,908,555	\$ 2,315	\$ 1,234,020	\$ 14,855,180		
21	2035	2036	4.0%	\$ 167,465	\$ -	\$ 664,830,430	4.0%	-	533	\$ 5,334	2,843,063	35,751,617	\$ 2,408	\$ 1,283,381	\$ 16,138,561		
22	2036	2037	4.0%	\$ 174,164	\$ -	\$ 691,423,647	4.0%	-	533	\$ 5,547	2,956,785	38,708,403	\$ 2,504	\$ 1,334,716	\$ 17,473,277		
23	2037	2038	4.0%	\$ 181,131	\$ -	\$ 719,080,593	4.0%	-	533	\$ 5,769	3,075,057	41,783,459	\$ 2,604	\$ 1,388,105	\$ 18,861,381		
24	2038	2039	4.0%	\$ 188,376	\$ -	\$ 747,843,817	4.0%	-	533	\$ 6,000	3,198,059	44,981,519	\$ 2,708	\$ 1,443,629	\$ 20,305,010		
25	2039	2040	4.0%	\$ 195,911	\$ -	\$ 777,757,569	4.0%	-	533	\$ 6,240	3,325,981	48,307,500	\$ 2,817	\$ 1,501,374	\$ 21,806,384		
26	2040	2041	4.0%	\$ 203,747	\$ -	\$ 808,867,872	4.0%	-	533	\$ 6,490	3,459,021	51,766,521	\$ 2,930	\$ 1,561,429	\$ 23,367,813		
27	2041	2042	4.0%	\$ 211,897	\$ -	\$ 841,222,587	4.0%	-	533	\$ 6,749	3,597,381	55,363,902	\$ 3,047	\$ 1,623,886	\$ 24,991,700		
28	2042	2043	4.0%	\$ 220,373	\$ -	\$ 874,871,491	4.0%	-	533	\$ 7,019	3,741,277	59,105,179	\$ 3,169	\$ 1,688,842	\$ 26,680,541		
29	2043	2044	4.0%	\$ 229,188	\$ -	\$ 909,866,350	4.0%	-	533	\$ 7,300	3,890,928	62,996,107	\$ 3,295	\$ 1,756,395	\$ 28,436,937		
30	2044	2045	4.0%	\$ 238,356	\$ -	\$ 946,261,004	4.0%	-	533	\$ 7,592	4,046,565	67,042,672	\$ 3,427	\$ 1,826,651	\$ 30,263,588		
31	2045	2046	4.0%	\$ 247,890	\$ -	\$ 984,111,444	4.0%	-	533	\$ 7,896	4,208,428	71,251,099	\$ 3,564	\$ 1,899,717	\$ 32,163,305		
32	2046	2047	4.0%	\$ 257,805	\$ -	\$ 1,023,475,902	4.0%	-	533	\$ 8,212	4,376,765	75,627,864	\$ 3,707	\$ 1,975,706	\$ 34,139,011		
33	2047	2048	4.0%	\$ 268,118	\$ -	\$ 1,064,414,938	4.0%	-	533	\$ 8,540	4,551,835	80,179,699	\$ 3,855	\$ 2,054,734	\$ 36,193,745		
34	2048	2049	4.0%	\$ 278,842	\$ -	\$ 1,106,991,536	4.0%	-	533	\$ 8,882	4,733,909	84,913,607	\$ 4,009	\$ 2,136,923	\$ 38,330,669		
35	2049	2050	4.0%	\$ 289,996	\$ -	\$ 1,151,271,197	4.0%	-	533	\$ 9,237	4,923,265	89,836,872	\$ 4,170	\$ 2,222,400	\$ 40,553,069		
36	2050	2051	4.0%	\$ 301,596	\$ -	\$ 1,197,322,045	4.0%	-	533	\$ 9,606	5,120,196	94,957,068	\$ 4,336	\$ 2,311,296	\$ 42,864,365		
37	2051	2052	4.0%	\$ 313,660	\$ -	\$ 1,245,214,927	4.0%	-	533	\$ 9,991	5,325,003	100,282,071	\$ 4,510	\$ 2,403,748	\$ 45,268,114		
38	2052	2053	4.0%	\$ 326,206	\$ -	\$ 1,295,023,524	4.0%	-	533	\$ 10,390	5,538,004	105,820,075	\$ 4,690	\$ 2,499,898	\$ 47,768,012		
39	2053	2054	4.0%	\$ 339,254	\$ -	\$ 1,346,824,465	4.0%	-	533	\$ 10,806	5,759,524	111,579,599	\$ 4,878	\$ 2,599,894	\$ 50,367,906		
40	2054	2055	4.0%	\$ 352,825	\$ -	\$ 1,400,697,443	4.0%	-	533	\$ 11,238	5,989,905	117,569,503	\$ 5,073	\$ 2,703,890	\$ 53,071,796		



			Cost of Service								AV Tax Information				
			Public Safety												
Zone	Appraisal Year	Fiscal Year	Total Public Safety Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)	Cumulative Total Public Safety COS	M&O Supported Public Safety Cost of Service/EDU	Annual M&O Supported Public Safety Cost of Service	Cumulative M&O Supported Public Safety Cost of Service	Public Safety Equivalent Tax Rate (PSETR)	PSETR as % of Total	M&O Tax Rate	Debt Tax Rate	Total Tax Rate	M&O Tax Revenue	Cumulative M&O Revenue
Base	2014	2015	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.461565	0.183435	0.645	\$ 227	\$ 227
1	2015	2016	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.432737	0.212263	0.645	\$ 234	\$ 461
2	2016	2017	\$ 887	\$ -	\$ -	\$ 422	\$ -	\$ -	-	-	0.433512	0.211488	0.645	\$ 268	\$ 728
3	2017	2018	\$ 924	\$ 13,866	\$ 13,866	\$ 440	\$ 6,600	\$ 6,600	\$ 0.25106	38.9%	0.423269	0.221731	0.645	\$ 23,378	\$ 24,106
4	2018	2019	\$ 963	\$ 182,959	\$ 196,825	\$ 458	\$ 87,078	\$ 93,678	\$ 0.24845	38.5%	0.4278	0.2172	0.645	\$ 315,027	\$ 339,133
5	2019	2020	\$ 1,003	\$ 360,100	\$ 556,925	\$ 477	\$ 171,388	\$ 265,066	\$ 0.25092	38.9%	0.385416	0.259584	0.645	\$ 553,110	\$ 892,242
6	2020	2021	\$ 1,045	\$ 499,442	\$ 1,056,367	\$ 497	\$ 237,707	\$ 502,773	\$ 0.25975	40.3%	0.453683	0.191317	0.645	\$ 872,330	\$ 1,764,572
7	2021	2022	\$ 1,088	\$ 546,373	\$ 1,602,740	\$ 518	\$ 260,044	\$ 762,816	\$ 0.25916	40.2%	0.453125	0.191875	0.645	\$ 955,303	\$ 2,719,876
8	2022	2023	\$ 1,134	\$ 604,285	\$ 2,207,025	\$ 540	\$ 287,607	\$ 1,050,423	\$ 0.24542	38.0%	0.429385	0.215615	0.645	\$ 1,057,247	\$ 3,777,122
9	2023	2024	\$ 1,181	\$ 629,463	\$ 2,836,488	\$ 562	\$ 299,590	\$ 1,350,013	\$ 0.15159	23.9%	0.372702	0.262057	0.634759	\$ 1,547,649	\$ 5,324,772
10	2024	2025	\$ 1,228	\$ 654,642	\$ 3,491,130	\$ 585	\$ 311,574	\$ 1,661,587	\$ 0.15159	24.8%	0.315878	0.296276	0.612154	\$ 1,364,154	\$ 6,688,926
11	2025	2026	\$ 1,277	\$ 680,828	\$ 4,171,958	\$ 608	\$ 324,037	\$ 1,985,624	\$ 0.15159	24.8%	0.309756	0.3023975	0.612154	\$ 1,391,227	\$ 8,080,153
12	2026	2027	\$ 1,328	\$ 708,061	\$ 4,880,019	\$ 632	\$ 336,998	\$ 2,322,622	\$ 0.15159	24.8%	0.303635	0.3085191	0.612154	\$ 1,418,282	\$ 9,498,435
13	2027	2028	\$ 1,382	\$ 736,383	\$ 5,616,402	\$ 658	\$ 350,478	\$ 2,673,100	\$ 0.15159	24.8%	0.297513	0.3146406	0.612154	\$ 1,445,276	\$ 10,943,710
14	2028	2029	\$ 1,437	\$ 765,839	\$ 6,382,240	\$ 684	\$ 364,497	\$ 3,037,597	\$ 0.15159	24.8%	0.291392	0.3207622	0.612154	\$ 1,472,160	\$ 12,415,870
15	2029	2030	\$ 1,494	\$ 796,472	\$ 7,178,713	\$ 711	\$ 379,077	\$ 3,416,674	\$ 0.15159	24.8%	0.28527	0.3268837	0.612154	\$ 1,498,882	\$ 13,914,752
16	2030	2031	\$ 1,554	\$ 828,331	\$ 8,007,044	\$ 740	\$ 394,240	\$ 3,810,915	\$ 0.15159	24.8%	0.279149	0.3330052	0.612154	\$ 1,525,386	\$ 15,440,138
17	2031	2032	\$ 1,616	\$ 861,464	\$ 8,868,508	\$ 769	\$ 410,010	\$ 4,220,925	\$ 0.15159	24.8%	0.273027	0.3391268	0.612154	\$ 1,551,613	\$ 16,991,751
18	2032	2033	\$ 1,681	\$ 895,923	\$ 9,764,431	\$ 800	\$ 426,410	\$ 4,647,335	\$ 0.15159	24.8%	0.266906	0.3452483	0.612154	\$ 1,577,498	\$ 18,569,249
19	2033	2034	\$ 1,748	\$ 931,760	\$ 10,696,190	\$ 832	\$ 443,467	\$ 5,090,801	\$ 0.15159	24.8%	0.260784	0.3513699	0.612154	\$ 1,602,970	\$ 20,172,219
20	2034	2035	\$ 1,818	\$ 969,030	\$ 11,665,220	\$ 865	\$ 461,205	\$ 5,552,007	\$ 0.15159	24.8%	0.254663	0.3574914	0.612154	\$ 1,627,956	\$ 21,800,175
21	2035	2036	\$ 1,891	\$ 1,007,791	\$ 12,673,012	\$ 900	\$ 479,654	\$ 6,031,660	\$ 0.15159	24.8%	0.248541	0.3636129	0.612154	\$ 1,652,377	\$ 23,452,552
22	2036	2037	\$ 1,966	\$ 1,048,103	\$ 13,721,114	\$ 936	\$ 498,840	\$ 6,530,500	\$ 0.15159	24.8%	0.24242	0.3697345	0.612154	\$ 1,676,146	\$ 25,128,698
23	2037	2038	\$ 2,045	\$ 1,090,027	\$ 14,811,142	\$ 973	\$ 518,793	\$ 7,049,293	\$ 0.15159	24.8%	0.236298	0.375856	0.612154	\$ 1,699,173	\$ 26,827,871
24	2038	2039	\$ 2,127	\$ 1,133,628	\$ 15,944,770	\$ 1,012	\$ 539,545	\$ 7,588,838	\$ 0.15159	24.8%	0.24242	0.3697345	0.612154	\$ 1,812,919	\$ 28,640,790
25	2039	2040	\$ 2,212	\$ 1,178,973	\$ 17,123,743	\$ 1,053	\$ 561,127	\$ 8,149,965	\$ 0.15159	24.8%	0.248541	0.3636129	0.612154	\$ 1,933,047	\$ 30,573,837
26	2040	2041	\$ 2,300	\$ 1,226,132	\$ 18,349,875	\$ 1,095	\$ 583,572	\$ 8,733,537	\$ 0.15159	24.8%	0.254663	0.3574914	0.612154	\$ 2,059,884	\$ 32,633,721
27	2041	2042	\$ 2,392	\$ 1,275,177	\$ 19,625,053	\$ 1,139	\$ 606,915	\$ 9,340,451	\$ 0.15159	24.8%	0.260784	0.3513699	0.612154	\$ 2,193,775	\$ 34,827,496
28	2042	2043	\$ 2,488	\$ 1,326,185	\$ 20,951,237	\$ 1,184	\$ 631,191	\$ 9,971,643	\$ 0.15159	24.8%	0.266906	0.3452483	0.612154	\$ 2,335,082	\$ 37,162,578
29	2043	2044	\$ 2,588	\$ 1,379,232	\$ 22,330,469	\$ 1,232	\$ 656,439	\$ 10,628,082	\$ 0.15159	24.8%	0.273027	0.3391268	0.612154	\$ 2,484,183	\$ 39,646,760
30	2044	2045	\$ 2,691	\$ 1,434,401	\$ 23,764,870	\$ 1,281	\$ 682,697	\$ 11,310,778	\$ 0.15159	24.8%	0.279149	0.3330052	0.612154	\$ 2,641,476	\$ 42,288,236
31	2045	2046	\$ 2,799	\$ 1,491,777	\$ 25,256,648	\$ 1,332	\$ 710,004	\$ 12,020,783	\$ 0.15159	24.8%	0.28527	0.3268837	0.612154	\$ 2,807,378	\$ 45,095,614
32	2046	2047	\$ 2,911	\$ 1,551,448	\$ 26,808,096	\$ 1,385	\$ 738,405	\$ 12,759,187	\$ 0.15159	24.8%	0.291392	0.3207622	0.612154	\$ 2,982,325	\$ 48,077,939
33	2047	2048	\$ 3,027	\$ 1,613,506	\$ 28,421,602	\$ 1,441	\$ 767,941	\$ 13,527,128	\$ 0.15159	24.8%	0.297513	0.3146406	0.612154	\$ 3,166,777	\$ 51,244,716
34	2048	2049	\$ 3,148	\$ 1,678,047	\$ 30,099,649	\$ 1,498	\$ 798,658	\$ 14,325,786	\$ 0.15159	24.8%	0.303635	0.3085191	0.612154	\$ 3,361,213	\$ 54,605,929
35	2049	2050	\$ 3,274	\$ 1,745,168	\$ 31,844,817	\$ 1,558	\$ 830,605	\$ 15,156,391	\$ 0.15159	24.8%	0.309756	0.3023975	0.612154	\$ 3,566,137	\$ 58,172,066
36	2050	2051	\$ 3,405	\$ 1,814,975	\$ 33,659,792	\$ 1,621	\$ 863,829	\$ 16,020,220	\$ 0.15159	24.8%	0.315878	0.296276	0.612154	\$ 3,782,077	\$ 61,954,143
37	2051	2052	\$ 3,541	\$ 1,887,574	\$ 35,547,367	\$ 1,686	\$ 898,382	\$ 16,918,602	\$ 0.15159	24.8%	0.322	0.2901545	0.612154	\$ 4,009,586	\$ 65,963,729
38	2052	2053	\$ 3,683	\$ 1,963,077	\$ 37,510,444	\$ 1,753	\$ 934,317	\$ 17,852,919	\$ 0.15159	24.8%	0.328121	0.2840329	0.612154	\$ 4,249,245	\$ 70,212,974
39	2053	2054	\$ 3,830	\$ 2,041,600	\$ 39,552,044	\$ 1,823	\$ 971,690	\$ 18,824,609	\$ 0.15159	24.8%	0.334243	0.2779114	0.612154	\$ 4,501,661	\$ 74,714,636
40	2054	2055	\$ 3,984	\$ 2,123,264	\$ 41,675,308	\$ 1,896	\$ 1,010,558	\$ 19,835,167	\$ 0.15159	24.8%	0.340364	0.2717898	0.612154	\$ 4,767,472	\$ 79,482,108

						Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	I&S Tax Revenue	Cumulative I&S Revenue	Total AV Revenue	Annual M&O Revenue Less Public Safety Expense	Cumulative M&O Revenue Less Public Safety Expense	Net Revenue			
								Annual TIRZ Revenue	Annual GF M&O Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Net Revenue Available to General Fund (Cumulative)
Base	2014	2015	\$ 90	\$ 90	\$ 317	\$ 227	\$ 227	\$ -	\$ 227	\$ 227	\$ 227
1	2015	2016	\$ 115	\$ 205	\$ 348	\$ 234	\$ 461	\$ 10	\$ 224	\$ 224	\$ 450
2	2016	2017	\$ 131	\$ 335	\$ 398	\$ 268	\$ 728	\$ 26	\$ 241	\$ 241	\$ 692
3	2017	2018	\$ 12,247	\$ 12,582	\$ 35,624	\$ 9,511	\$ 10,240	\$ 11,495	\$ 11,882	\$ 66,505	\$ 67,196
4	2018	2019	\$ 159,943	\$ 172,525	\$ 474,970	\$ 132,068	\$ 142,307	\$ 154,538	\$ 160,488	\$ 913,445	\$ 980,641
5	2019	2020	\$ 372,529	\$ 545,054	\$ 925,638	\$ 193,010	\$ 335,318	\$ 301,267	\$ 251,842	\$ 1,075,084	\$ 2,055,725
6	2020	2021	\$ 367,859	\$ 912,913	\$ 1,240,189	\$ 372,888	\$ 708,206	\$ 403,679	\$ 468,651	\$ 900,813	\$ 2,956,538
7	2021	2022	\$ 404,521	\$ 1,317,435	\$ 1,359,825	\$ 408,930	\$ 1,117,136	\$ 442,630	\$ 512,673	\$ 515,611	\$ 3,472,148
8	2022	2023	\$ 530,895	\$ 1,848,330	\$ 1,588,142	\$ 452,962	\$ 1,570,098	\$ 516,966	\$ 540,281	\$ 716,737	\$ 4,188,886
9	2023	2024	\$ 1,088,195	\$ 2,936,524	\$ 2,635,844	\$ 918,186	\$ 2,488,283	\$ 871,924	\$ 675,725	\$ 510,117	\$ 4,699,003
10	2024	2025	\$ 1,279,501	\$ 4,216,025	\$ 2,643,655	\$ 709,512	\$ 3,197,796	\$ 906,805	\$ 457,349	\$ 285,117	\$ 4,984,120
11	2025	2026	\$ 1,358,175	\$ 5,574,200	\$ 2,749,402	\$ 710,399	\$ 3,908,195	\$ -	\$ 1,391,227	\$ 1,212,105	\$ 6,196,225
12	2026	2027	\$ 1,441,096	\$ 7,015,296	\$ 2,859,378	\$ 710,221	\$ 4,618,416	\$ -	\$ 1,418,282	\$ 1,231,996	\$ 7,428,221
13	2027	2028	\$ 1,528,477	\$ 8,543,773	\$ 2,973,753	\$ 708,892	\$ 5,327,308	\$ -	\$ 1,445,276	\$ 1,251,538	\$ 8,679,759
14	2028	2029	\$ 1,620,543	\$ 10,164,317	\$ 3,092,703	\$ 706,321	\$ 6,033,629	\$ -	\$ 1,472,160	\$ 1,270,672	\$ 9,950,431
15	2029	2030	\$ 1,717,529	\$ 11,881,846	\$ 3,216,411	\$ 702,410	\$ 6,736,039	\$ -	\$ 1,498,882	\$ 1,289,335	\$ 11,239,766
16	2030	2031	\$ 1,819,681	\$ 13,701,527	\$ 3,345,067	\$ 697,056	\$ 7,433,095	\$ -	\$ 1,525,386	\$ 1,307,458	\$ 12,547,224
17	2031	2032	\$ 1,927,257	\$ 15,628,784	\$ 3,478,870	\$ 690,149	\$ 8,123,244	\$ -	\$ 1,551,613	\$ 1,324,968	\$ 13,872,192
18	2032	2033	\$ 2,040,527	\$ 17,669,311	\$ 3,618,025	\$ 681,575	\$ 8,804,818	\$ -	\$ 1,577,498	\$ 1,341,786	\$ 15,213,978
19	2033	2034	\$ 2,159,776	\$ 19,829,087	\$ 3,762,746	\$ 671,210	\$ 9,476,029	\$ -	\$ 1,602,970	\$ 1,357,830	\$ 16,571,808
20	2034	2035	\$ 2,285,300	\$ 22,114,387	\$ 3,913,256	\$ 658,926	\$ 10,134,955	\$ -	\$ 1,627,956	\$ 1,373,011	\$ 17,944,818
21	2035	2036	\$ 2,417,409	\$ 24,531,796	\$ 4,069,786	\$ 644,585	\$ 10,779,540	\$ -	\$ 1,652,377	\$ 1,387,233	\$ 19,332,051
22	2036	2037	\$ 2,556,432	\$ 27,088,228	\$ 4,232,578	\$ 628,043	\$ 11,407,583	\$ -	\$ 1,676,146	\$ 1,400,397	\$ 20,732,448
23	2037	2038	\$ 2,702,708	\$ 29,790,936	\$ 4,401,881	\$ 609,146	\$ 12,016,729	\$ -	\$ 1,699,173	\$ 1,412,394	\$ 22,144,842
24	2038	2039	\$ 2,765,036	\$ 32,555,972	\$ 4,577,956	\$ 679,291	\$ 12,696,020	\$ -	\$ 1,812,919	\$ 1,514,669	\$ 23,659,511
25	2039	2040	\$ 2,828,027	\$ 35,383,999	\$ 4,761,074	\$ 754,074	\$ 13,450,094	\$ -	\$ 1,933,047	\$ 1,622,867	\$ 25,282,378
26	2040	2041	\$ 2,891,633	\$ 38,275,632	\$ 4,951,517	\$ 833,752	\$ 14,283,846	\$ -	\$ 2,059,884	\$ 1,737,296	\$ 27,019,674
27	2041	2042	\$ 2,955,803	\$ 41,231,435	\$ 5,149,578	\$ 918,598	\$ 15,202,443	\$ -	\$ 2,193,775	\$ 1,858,284	\$ 28,877,958
28	2042	2043	\$ 3,020,479	\$ 44,251,914	\$ 5,355,561	\$ 1,008,897	\$ 16,211,340	\$ -	\$ 2,335,082	\$ 1,986,171	\$ 30,864,129
29	2043	2044	\$ 3,085,600	\$ 47,337,514	\$ 5,569,783	\$ 1,104,951	\$ 17,316,291	\$ -	\$ 2,484,183	\$ 2,121,316	\$ 32,985,445
30	2044	2045	\$ 3,151,099	\$ 50,488,613	\$ 5,792,575	\$ 1,207,075	\$ 18,523,366	\$ -	\$ 2,641,476	\$ 2,264,094	\$ 35,249,539
31	2045	2046	\$ 3,216,900	\$ 53,705,513	\$ 6,024,278	\$ 1,315,600	\$ 19,838,966	\$ -	\$ 2,807,378	\$ 2,414,901	\$ 37,664,439
32	2046	2047	\$ 3,282,923	\$ 56,988,437	\$ 6,265,249	\$ 1,430,877	\$ 21,269,843	\$ -	\$ 2,982,325	\$ 2,574,149	\$ 40,238,589
33	2047	2048	\$ 3,349,082	\$ 60,337,518	\$ 6,515,859	\$ 1,553,271	\$ 22,823,114	\$ -	\$ 3,166,777	\$ 2,742,274	\$ 42,980,862
34	2048	2049	\$ 3,415,280	\$ 63,752,798	\$ 6,776,493	\$ 1,683,166	\$ 24,506,280	\$ -	\$ 3,361,213	\$ 2,919,730	\$ 45,900,592
35	2049	2050	\$ 3,481,416	\$ 67,234,214	\$ 7,047,553	\$ 1,820,968	\$ 26,327,248	\$ -	\$ 3,566,137	\$ 3,106,994	\$ 49,007,586
36	2050	2051	\$ 3,547,378	\$ 70,781,592	\$ 7,329,455	\$ 1,967,102	\$ 28,294,350	\$ -	\$ 3,782,077	\$ 3,304,569	\$ 52,312,155
37	2051	2052	\$ 3,613,047	\$ 74,394,639	\$ 7,622,633	\$ 2,122,012	\$ 30,416,362	\$ -	\$ 4,009,586	\$ 3,512,978	\$ 55,825,132
38	2052	2053	\$ 3,678,293	\$ 78,072,932	\$ 7,927,538	\$ 2,286,168	\$ 32,702,530	\$ -	\$ 4,249,245	\$ 3,732,772	\$ 59,557,904
39	2053	2054	\$ 3,742,978	\$ 81,815,910	\$ 8,244,640	\$ 2,460,061	\$ 35,162,592	\$ -	\$ 4,501,661	\$ 3,964,529	\$ 63,522,434
40	2054	2055	\$ 3,806,953	\$ 85,622,864	\$ 8,574,425	\$ 2,644,208	\$ 37,806,799	\$ -	\$ 4,767,472	\$ 4,208,855	\$ 67,731,289

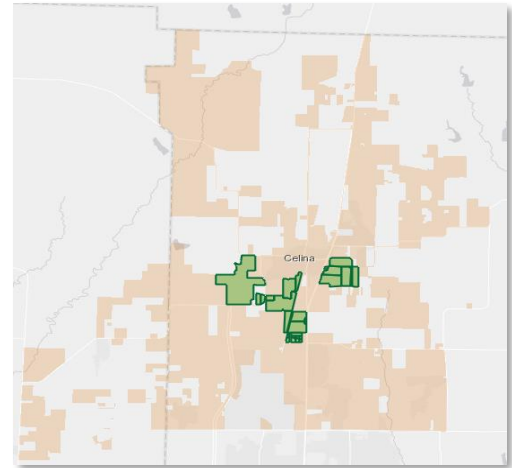


Life Connected.

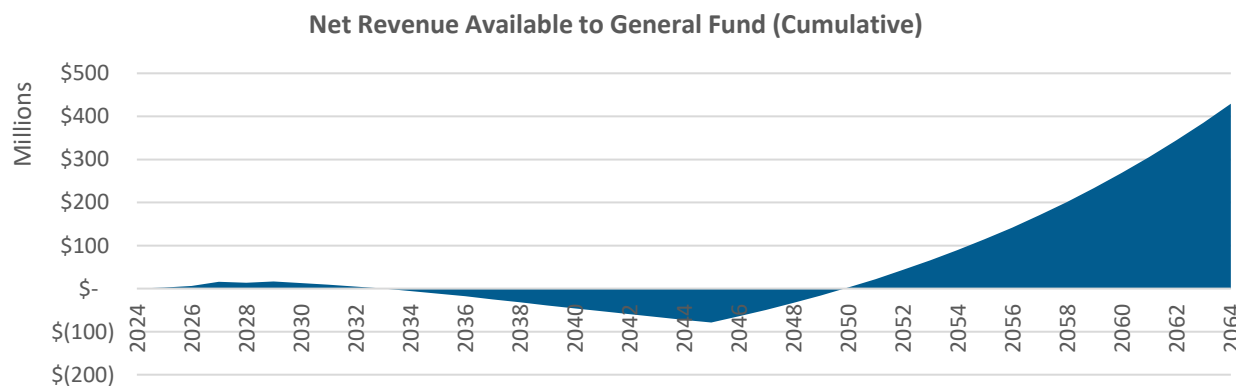
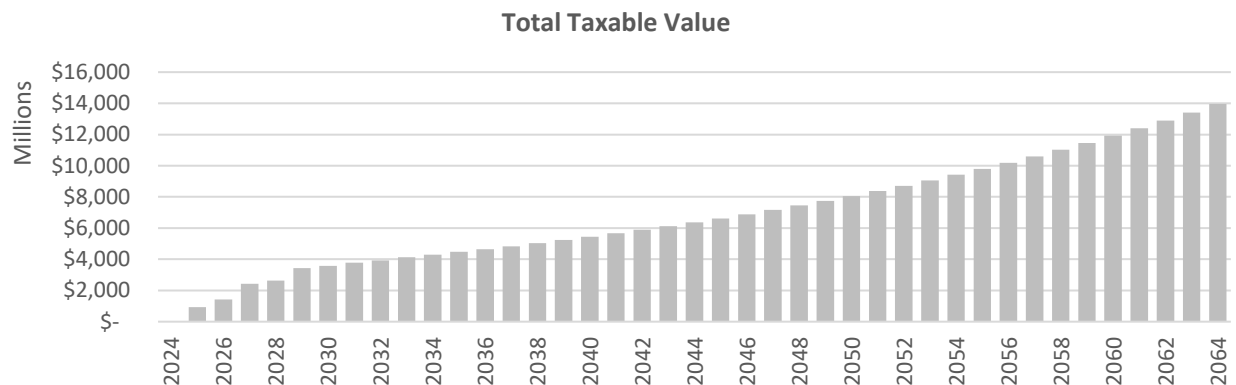
**TIRZ 05(A) | Old Celina Ltd
Detailed Report and Model Summaries**



TIRZ 05(A) | Old Celina Ltd is a ±1049.1 acre TIRZ located in the central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 05(A) | Old Celina Ltd is 50.0% and the TIRZ is scheduled to terminate on 12/31/2056 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$247,173,435.



The charts below indicate two elements of the long-term financial forecast for TIRZ 05(A) | Old Celina Ltd. The model forecasts a total build-out taxable value within the TIRZ of ±\$13,950,600,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$429,400,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 05(A) | Old Celina Ltd is forecast to generate approximately \$3,484,800,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10** **20** **30** **40**

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$187,207,450	\$515,974,586	\$1,002,630,261	\$1,722,999,542
TIRZ Revenues @ 0.5% TIRZ Contribution Rate	\$93,565,133	\$257,913,618	\$257,913,618	\$257,913,618
City AV Revenue Net of TIRZ Contributions	\$93,642,317	\$258,060,968	\$744,716,643	\$1,465,085,924
City Permit Revenue	\$16,798,816	\$16,798,816	\$16,798,816	\$16,798,816
Estimated City Sales Tax Revenue	\$14,366,811	\$35,757,732	\$67,421,520	\$114,291,663
City I&S Costs	\$102,754,287	\$293,668,663	\$530,067,479	\$807,958,546
Net City Revenues Available for M&O	\$22,053,657	\$16,948,853	\$298,869,500	\$788,217,857
Estimated Total Public Safety Cost of Service (M&O Supported)	\$40,781,041	\$108,859,461	\$209,632,154	\$358,800,356
Estimated GF Revenues Available After Covering Public Safety Cost of Service	(\$5,565,833)	(\$72,426,612)	\$89,237,347	\$429,417,501
Cumulative ISD Tax Revenue	\$378,632,736	\$1,043,574,224	\$2,027,850,061	\$3,484,818,744

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Assumptions & Calculations

City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
2024 Police Expenditures	\$9,751,715			2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
2024 Fire & EMS Expenditures	\$9,240,382	Annual Rate Reduction Goal	\$0.000000	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Total Tax Rate Target	\$0.575000	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
2024 Homestead Residences (Cat A Only)	\$5,742	Rate Category Shift	1.0%	2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
2023 Commercial Permit Value/SF	\$0.30					FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
						FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
						FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
						FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
						FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
						FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
						FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
						FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
						FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
						FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
						FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
						FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725
						FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
						FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
						FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
						FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848
						FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882
						FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917
						FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954
						FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992
						FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032
						FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073
						FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116
						FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160

Base Assumptions & Calculations

City Information

Tax Information

Calculated Fields

Tax Rate Estimates	M&O%	M&O	I&S	Total
FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154
FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154
FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154
FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154
FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154
FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154
FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154

Average Permit Revenue/EDU
\$47,389
\$49,285
\$51,256
\$53,307
\$55,439
\$57,656
\$59,963

Average Sales Tax Revenue/EDU
\$1,207
\$1,255
\$1,305
\$1,358
\$1,412
\$1,468
\$1,527

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 05(A) Old Celina Ltd	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$1,146,231	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$1,146,231	Average MF Density	25
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$500,000,000	Total MF Units	2513
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$1,600,000	Commercial Acreage	200.00
Type A Label	Single Family	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.46
Single Family Average Value/Unit - 2024	\$500,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	50.00%	Fully Developed Commerical SF	4,029,300
Single Family Approved Units	1750	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	4,040
Type B Label	Town Home (S)	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
Town Home (S) Average Value/Unit -	\$350,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2056
Town Home (S) Approved Units	2079	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$500,000,000
Type C Label	Town Home (D)	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Town Home (D) Average Value/Unit -	\$425,000	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$247,173,435
Town Home (D) Approved Units	211	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$0
Type D Label	MF Res	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
MF Res Average Value/Unit - 2024	\$175,000	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
MF Res Approved Units	2513	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Retail	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$247,173,435
Retail Average Value/Unit - 2024	\$250	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Retail Approved Units	1,636,366	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Office	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Office Average Value/Unit - 2024	\$200	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$247,173,435
Office Approved Units	2,398,000.00	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	4,040,919	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



WILLDAN					New Construction										
					Single Family			Town Home (S)			Town Home (D)				
					Single Family			Town Home (S)		New Town Home	Town Home (D)		New Town Home		
Zone	Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	Units Absorbption	Single Family Unit Value	New Single Family Construction Value	(S) Units Absorption	Town Home (S) Unit Value	(S) Construction Value	Town Home (D) Units	Town Home (D) Unit Value	(D) Construction Value	MF Res Units
Base		2023	2024	\$ 1,146,231	0%										
1		2024	2025	\$ 1,146,231	4%	697	\$ 500,000	\$ 348,500,000	1,368	\$ 350,000	\$ 478,800,000	-	\$ 425,000	\$ -	400
2		2025	2026	\$ 1,146,231	4%	396	\$ 520,000	\$ 205,920,000	-	\$ 364,000	\$ -	211	\$ 442,000	\$ 93,262,000	386
3		2026	2027	\$ 1,146,231	4%	657	\$ 540,800	\$ 355,305,600	620	\$ 378,560	\$ 234,707,200	-	\$ 459,680	\$ -	1,090
4		2027	2028	\$ 1,146,231	4%	-	\$ 562,432	\$ -	-	\$ 393,702	\$ -	-	\$ 478,067	\$ -	-
5		2028	2029	\$ 1,146,231	4%	-	\$ 584,929	\$ -	91	\$ 409,450	\$ 37,259,995	-	\$ 497,190	\$ -	637
6		2029	2030	\$ 1,146,231	4%	-	\$ 608,326	\$ -	-	\$ 425,829	\$ -	-	\$ 517,077	\$ -	-
7		2030	2031	\$ 1,146,231	4%	-	\$ 632,660	\$ -	-	\$ 442,862	\$ -	-	\$ 537,761	\$ -	-
8		2031	2032	\$ 1,146,231	4%	-	\$ 657,966	\$ -	-	\$ 460,576	\$ -	-	\$ 559,271	\$ -	-
9		2032	2033	\$ 1,146,231	4%	-	\$ 684,285	\$ -	-	\$ 478,999	\$ -	-	\$ 581,642	\$ -	-
10		2033	2034	\$ 1,146,231	4%	-	\$ 711,656	\$ -	-	\$ 498,159	\$ -	-	\$ 604,908	\$ -	-
11		2034	2035	\$ 1,146,231	4%	-	\$ 740,122	\$ -	-	\$ 518,085	\$ -	-	\$ 629,104	\$ -	-
12		2035	2036	\$ 1,146,231	4%	-	\$ 769,727	\$ -	-	\$ 538,809	\$ -	-	\$ 654,268	\$ -	-
13		2036	2037	\$ 1,146,231	4%	-	\$ 800,516	\$ -	-	\$ 560,361	\$ -	-	\$ 680,439	\$ -	-
14		2037	2038	\$ 1,146,231	4%	-	\$ 832,537	\$ -	-	\$ 582,776	\$ -	-	\$ 707,656	\$ -	-
15		2038	2039	\$ 1,146,231	4%	-	\$ 865,838	\$ -	-	\$ 606,087	\$ -	-	\$ 735,962	\$ -	-
16		2039	2040	\$ 1,146,231	4%	-	\$ 900,472	\$ -	-	\$ 630,330	\$ -	-	\$ 765,401	\$ -	-
17		2040	2041	\$ 1,146,231	4%	-	\$ 936,491	\$ -	-	\$ 655,543	\$ -	-	\$ 796,017	\$ -	-
18		2041	2042	\$ 1,146,231	4%	-	\$ 973,950	\$ -	-	\$ 681,765	\$ -	-	\$ 827,858	\$ -	-
19		2042	2043	\$ 1,146,231	4%	-	\$ 1,012,908	\$ -	-	\$ 709,036	\$ -	-	\$ 860,972	\$ -	-
20		2043	2044	\$ 1,146,231	4%	-	\$ 1,053,425	\$ -	-	\$ 737,397	\$ -	-	\$ 895,411	\$ -	-
21		2044	2045	\$ 1,146,231	4%	-	\$ 1,095,562	\$ -	-	\$ 766,893	\$ -	-	\$ 931,227	\$ -	-
22		2045	2046	\$ 1,146,231	4%	-	\$ 1,139,384	\$ -	-	\$ 797,569	\$ -	-	\$ 968,476	\$ -	-
23		2046	2047	\$ 1,146,231	4%	-	\$ 1,184,959	\$ -	-	\$ 829,472	\$ -	-	\$ 1,007,215	\$ -	-
24		2047	2048	\$ 1,146,231	4%	-	\$ 1,232,358	\$ -	-	\$ 862,650	\$ -	-	\$ 1,047,504	\$ -	-
25		2048	2049	\$ 1,146,231	4%	-	\$ 1,281,652	\$ -	-	\$ 897,156	\$ -	-	\$ 1,089,404	\$ -	-
26		2049	2050	\$ 1,146,231	4%	-	\$ 1,332,918	\$ -	-	\$ 933,043	\$ -	-	\$ 1,132,980	\$ -	-
27		2050	2051	\$ 1,146,231	4%	-	\$ 1,386,235	\$ -	-	\$ 970,364	\$ -	-	\$ 1,178,300	\$ -	-
28		2051	2052	\$ 1,146,231	4%	-	\$ 1,441,684	\$ -	-	\$ 1,009,179	\$ -	-	\$ 1,225,432	\$ -	-
29		2052	2053	\$ 1,146,231	4%	-	\$ 1,499,352	\$ -	-	\$ 1,049,546	\$ -	-	\$ 1,274,449	\$ -	-
30		2053	2054	\$ 1,146,231	4%	-	\$ 1,559,326	\$ -	-	\$ 1,091,528	\$ -	-	\$ 1,325,427	\$ -	-
31		2054	2055	\$ 1,146,231	4%	-	\$ 1,621,699	\$ -	-	\$ 1,135,189	\$ -	-	\$ 1,378,444	\$ -	-
32		2055	2056	\$ 1,146,231	4%	-	\$ 1,686,567	\$ -	-	\$ 1,180,597	\$ -	-	\$ 1,433,582	\$ -	-
33		2056	2057	\$ 1,146,231	4%	-	\$ 1,754,029	\$ -	-	\$ 1,227,821	\$ -	-	\$ 1,490,925	\$ -	-
34		2057	2058	\$ 1,146,231	4%	-	\$ 1,824,191	\$ -	-	\$ 1,276,933	\$ -	-	\$ 1,550,562	\$ -	-
35		2058	2059	\$ 1,146,231	4%	-	\$ 1,897,158	\$ -	-	\$ 1,328,011	\$ -	-	\$ 1,612,584	\$ -	-
36		2059	2060	\$ 1,146,231	4%	-	\$ 1,973,044	\$ -	-	\$ 1,381,131	\$ -	-	\$ 1,677,088	\$ -	-
37		2060	2061	\$ 1,146,231	4%	-	\$ 2,051,966	\$ -	-	\$ 1,436,376	\$ -	-	\$ 1,744,171	\$ -	-
38		2061	2062	\$ 1,146,231	4%	-	\$ 2,134,045	\$ -	-	\$ 1,493,831	\$ -	-	\$ 1,813,938	\$ -	-
39		2062	2063	\$ 1,146,231	4%	-	\$ 2,219,407	\$ -	-	\$ 1,553,585	\$ -	-	\$ 1,886,496	\$ -	-
40		2063	2064	\$ 1,146,231	4%	-	\$ 2,308,183	\$ -	-	\$ 1,615,728	\$ -	-	\$ 1,961,956	\$ -	-



Zone	Year	Appraisal Year	Fiscal Year	MF Res		Retail			Office			Total New Units (RES)	Total New Units (COM)	Total New Construction Value	Annual Permit Revenue (RES)
				MF Res Unit Value	New MF Res Construction Value	Retail Units	Retail Unit Value	New Retail Construction Value	Office Units	Office Unit Value	New Office Construction Value				
Base		2023	2024									-	-	\$ -	\$ -
1		2024	2025	\$ 175,000	\$ 70,000,000	-	\$ 250	\$ -	151,000	\$ 200	\$ 30,200,000	2,465	151,000	\$ 927,500,000	\$ 619,637
2		2025	2026	\$ 182,000	\$ 70,252,000	332,780	\$ 260	\$ 86,522,800	-	\$ 208	\$ -	993	332,780	\$ 455,956,800	\$ 3,217,565
3		2026	2027	\$ 189,280	\$ 206,315,200	537,600	\$ 270	\$ 145,367,040	-	\$ 216	\$ -	2,367	537,600	\$ 941,695,040	\$ 9,065,798
4		2027	2028	\$ 196,851	\$ -	432,986	\$ 281	\$ 121,762,591	-	\$ 225	\$ -	-	432,986	\$ 121,762,591	\$ -
5		2028	2029	\$ 204,725	\$ 130,409,983	-	\$ 292	\$ -	2,247,000	\$ 234	\$ 525,734,437	728	2,247,000	\$ 693,404,415	\$ 3,895,816
6		2029	2030	\$ 212,914	\$ -	-	\$ 304	\$ -	-	\$ 243	\$ -	-	-	\$ -	\$ -
7		2030	2031	\$ 221,431	\$ -	209,000	\$ 316	\$ 66,112,919	-	\$ 253	\$ -	-	209,000	\$ 66,112,919	\$ -
8		2031	2032	\$ 230,288	\$ -	-	\$ 329	\$ -	-	\$ 263	\$ -	-	-	\$ -	\$ -
9		2032	2033	\$ 239,500	\$ -	124,000	\$ 342	\$ 42,425,641	-	\$ 274	\$ -	-	124,000	\$ 42,425,641	\$ -
10		2033	2034	\$ 249,080	\$ -	-	\$ 356	\$ -	-	\$ 285	\$ -	-	-	\$ -	\$ -
11		2034	2035	\$ 259,043	\$ -	-	\$ 370	\$ -	-	\$ 296	\$ -	-	-	\$ -	\$ -
12		2035	2036	\$ 269,404	\$ -	-	\$ 385	\$ -	-	\$ 308	\$ -	-	-	\$ -	\$ -
13		2036	2037	\$ 280,181	\$ -	-	\$ 400	\$ -	-	\$ 320	\$ -	-	-	\$ -	\$ -
14		2037	2038	\$ 291,388	\$ -	-	\$ 416	\$ -	-	\$ 333	\$ -	-	-	\$ -	\$ -
15		2038	2039	\$ 303,043	\$ -	-	\$ 433	\$ -	-	\$ 346	\$ -	-	-	\$ -	\$ -
16		2039	2040	\$ 315,165	\$ -	-	\$ 450	\$ -	-	\$ 360	\$ -	-	-	\$ -	\$ -
17		2040	2041	\$ 327,772	\$ -	-	\$ 468	\$ -	-	\$ 375	\$ -	-	-	\$ -	\$ -
18		2041	2042	\$ 340,883	\$ -	-	\$ 487	\$ -	-	\$ 390	\$ -	-	-	\$ -	\$ -
19		2042	2043	\$ 354,518	\$ -	-	\$ 506	\$ -	-	\$ 405	\$ -	-	-	\$ -	\$ -
20		2043	2044	\$ 368,699	\$ -	-	\$ 527	\$ -	-	\$ 421	\$ -	-	-	\$ -	\$ -
21		2044	2045	\$ 383,447	\$ -	-	\$ 548	\$ -	-	\$ 438	\$ -	-	-	\$ -	\$ -
22		2045	2046	\$ 398,784	\$ -	-	\$ 570	\$ -	-	\$ 456	\$ -	-	-	\$ -	\$ -
23		2046	2047	\$ 414,736	\$ -	-	\$ 592	\$ -	-	\$ 474	\$ -	-	-	\$ -	\$ -
24		2047	2048	\$ 431,325	\$ -	-	\$ 616	\$ -	-	\$ 493	\$ -	-	-	\$ -	\$ -
25		2048	2049	\$ 448,578	\$ -	-	\$ 641	\$ -	-	\$ 513	\$ -	-	-	\$ -	\$ -
26		2049	2050	\$ 466,521	\$ -	-	\$ 666	\$ -	-	\$ 533	\$ -	-	-	\$ -	\$ -
27		2050	2051	\$ 485,182	\$ -	-	\$ 693	\$ -	-	\$ 554	\$ -	-	-	\$ -	\$ -
28		2051	2052	\$ 504,590	\$ -	-	\$ 721	\$ -	-	\$ 577	\$ -	-	-	\$ -	\$ -
29		2052	2053	\$ 524,773	\$ -	-	\$ 750	\$ -	-	\$ 600	\$ -	-	-	\$ -	\$ -
30		2053	2054	\$ 545,764	\$ -	-	\$ 780	\$ -	-	\$ 624	\$ -	-	-	\$ -	\$ -
31		2054	2055	\$ 567,595	\$ -	-	\$ 811	\$ -	-	\$ 649	\$ -	-	-	\$ -	\$ -
32		2055	2056	\$ 590,298	\$ -	-	\$ 843	\$ -	-	\$ 675	\$ -	-	-	\$ -	\$ -
33		2056	2057	\$ 613,910	\$ -	-	\$ 877	\$ -	-	\$ 702	\$ -	-	-	\$ -	\$ -
34		2057	2058	\$ 638,467	\$ -	-	\$ 912	\$ -	-	\$ 730	\$ -	-	-	\$ -	\$ -
35		2058	2059	\$ 664,005	\$ -	-	\$ 949	\$ -	-	\$ 759	\$ -	-	-	\$ -	\$ -
36		2059	2060	\$ 690,566	\$ -	-	\$ 987	\$ -	-	\$ 789	\$ -	-	-	\$ -	\$ -
37		2060	2061	\$ 718,188	\$ -	-	\$ 1,026	\$ -	-	\$ 821	\$ -	-	-	\$ -	\$ -
38		2061	2062	\$ 746,916	\$ -	-	\$ 1,067	\$ -	-	\$ 854	\$ -	-	-	\$ -	\$ -
39		2062	2063	\$ 776,792	\$ -	-	\$ 1,110	\$ -	-	\$ 888	\$ -	-	-	\$ -	\$ -
40		2063	2064	\$ 807,864	\$ -	-	\$ 1,154	\$ -	-	\$ 923	\$ -	-	-	\$ -	\$ -



								Taxable Value		City AV Tax Revenue from Base				City Total A
Zone	Year	Appraisal Year	Fiscal Year	Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Cumulative New Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	
Base		2023	2024	\$ -	\$ -	\$ -	\$ -	\$ 1,146,231	\$ -	\$ 0.00612154	\$ 7,017	\$ 7,017	\$ 7,017	
1		2024	2025	\$ 45,300	\$ 664,937	\$ 619,637	\$ 927,500,000	\$ 928,692,080	\$ 927,545,849	\$ 0.00612154	\$ 7,017	\$ 14,033	\$ 5,685,026	
2		2025	2026	\$ 99,834	\$ 3,317,399	\$ 3,837,202	\$ 1,420,556,800	\$ 1,421,796,563	\$ 1,420,650,332	\$ 0.00612154	\$ 7,017	\$ 21,050	\$ 8,703,585	
3		2026	2027	\$ 161,280	\$ 9,227,078	\$ 12,903,000	\$ 2,419,074,112	\$ 2,420,363,466	\$ 2,419,217,235	\$ 0.00612154	\$ 7,017	\$ 28,067	\$ 14,816,352	
4		2027	2028	\$ 129,896	\$ 129,896	\$ 12,903,000	\$ 2,637,599,667	\$ 2,638,940,596	\$ 2,637,794,365	\$ 0.00612154	\$ 7,017	\$ 35,083	\$ 16,154,380	
5		2028	2029	\$ 674,100	\$ 4,569,916	\$ 16,798,816	\$ 3,436,508,069	\$ 3,437,902,634	\$ 3,436,756,403	\$ 0.00612154	\$ 7,017	\$ 42,100	\$ 21,045,258	
6		2029	2030	\$ -	\$ -	\$ 16,798,816	\$ 3,573,968,392	\$ 3,575,418,740	\$ 3,574,272,509	\$ 0.00612154	\$ 7,017	\$ 49,117	\$ 21,887,069	
7		2030	2031	\$ 62,700	\$ 62,700	\$ 16,798,816	\$ 3,783,040,046	\$ 3,784,548,408	\$ 3,783,402,177	\$ 0.00612154	\$ 7,017	\$ 56,134	\$ 23,167,264	
8		2031	2032	\$ -	\$ -	\$ 16,798,816	\$ 3,934,361,648	\$ 3,935,930,344	\$ 3,934,784,113	\$ 0.00612154	\$ 7,017	\$ 63,150	\$ 24,093,955	
9		2032	2033	\$ 37,200	\$ 37,200	\$ 16,798,816	\$ 4,134,161,755	\$ 4,135,793,199	\$ 4,134,646,968	\$ 0.00612154	\$ 7,017	\$ 70,167	\$ 25,317,423	
10		2033	2034	\$ -	\$ -	\$ 16,798,816	\$ 4,299,528,225	\$ 4,301,224,927	\$ 4,300,078,696	\$ 0.00612154	\$ 7,017	\$ 77,184	\$ 26,330,120	
11		2034	2035	\$ -	\$ -	\$ 16,798,816	\$ 4,471,509,354	\$ 4,473,273,924	\$ 4,472,127,693	\$ 0.00612154	\$ 7,017	\$ 84,200	\$ 27,383,325	
12		2035	2036	\$ -	\$ -	\$ 16,798,816	\$ 4,650,369,728	\$ 4,652,204,881	\$ 4,651,058,650	\$ 0.00612154	\$ 7,017	\$ 91,217	\$ 28,478,658	
13		2036	2037	\$ -	\$ -	\$ 16,798,816	\$ 4,836,384,517	\$ 4,838,293,076	\$ 4,837,146,845	\$ 0.00612154	\$ 7,017	\$ 98,234	\$ 29,617,805	
14		2037	2038	\$ -	\$ -	\$ 16,798,816	\$ 5,029,839,898	\$ 5,031,824,799	\$ 5,030,678,568	\$ 0.00612154	\$ 7,017	\$ 105,250	\$ 30,802,517	
15		2038	2039	\$ -	\$ -	\$ 16,798,816	\$ 5,231,033,494	\$ 5,233,097,791	\$ 5,231,951,560	\$ 0.00612154	\$ 7,017	\$ 112,267	\$ 32,034,617	
16		2039	2040	\$ -	\$ -	\$ 16,798,816	\$ 5,440,274,833	\$ 5,442,421,703	\$ 5,441,275,472	\$ 0.00612154	\$ 7,017	\$ 119,284	\$ 33,316,002	
17		2040	2041	\$ -	\$ -	\$ 16,798,816	\$ 5,657,885,827	\$ 5,660,118,571	\$ 5,658,972,340	\$ 0.00612154	\$ 7,017	\$ 126,301	\$ 34,648,642	
18		2041	2042	\$ -	\$ -	\$ 16,798,816	\$ 5,884,201,260	\$ 5,886,523,314	\$ 5,885,377,083	\$ 0.00612154	\$ 7,017	\$ 133,317	\$ 36,034,588	
19		2042	2043	\$ -	\$ -	\$ 16,798,816	\$ 6,119,569,310	\$ 6,121,984,246	\$ 6,120,838,015	\$ 0.00612154	\$ 7,017	\$ 140,334	\$ 37,475,971	
20		2043	2044	\$ -	\$ -	\$ 16,798,816	\$ 6,364,352,083	\$ 6,366,863,616	\$ 6,365,717,385	\$ 0.00612154	\$ 7,017	\$ 147,351	\$ 38,975,010	
21		2044	2045	\$ -	\$ -	\$ 16,798,816	\$ 6,618,926,166	\$ 6,621,538,161	\$ 6,620,391,930	\$ 0.00612154	\$ 7,017	\$ 154,367	\$ 40,534,011	
22		2045	2046	\$ -	\$ -	\$ 16,798,816	\$ 6,883,683,213	\$ 6,886,399,687	\$ 6,885,253,456	\$ 0.00612154	\$ 7,017	\$ 161,384	\$ 42,155,371	
23		2046	2047	\$ -	\$ -	\$ 16,798,816	\$ 7,159,030,541	\$ 7,161,855,674	\$ 7,160,709,443	\$ 0.00612154	\$ 7,017	\$ 168,401	\$ 43,841,586	
24		2047	2048	\$ -	\$ -	\$ 16,798,816	\$ 7,445,391,763	\$ 7,448,329,901	\$ 7,447,183,670	\$ 0.00612154	\$ 7,017	\$ 175,417	\$ 45,595,249	
25		2048	2049	\$ -	\$ -	\$ 16,798,816	\$ 7,743,207,433	\$ 7,746,263,097	\$ 7,745,116,866	\$ 0.00612154	\$ 7,017	\$ 182,434	\$ 47,419,059	
26		2049	2050	\$ -	\$ -	\$ 16,798,816	\$ 8,052,935,731	\$ 8,056,113,621	\$ 8,054,967,390	\$ 0.00612154	\$ 7,017	\$ 189,451	\$ 49,315,822	
27		2050	2051	\$ -	\$ -	\$ 16,798,816	\$ 8,375,053,160	\$ 8,378,358,166	\$ 8,377,211,935	\$ 0.00612154	\$ 7,017	\$ 196,468	\$ 51,288,455	
28		2051	2052	\$ -	\$ -	\$ 16,798,816	\$ 8,710,055,286	\$ 8,713,492,493	\$ 8,712,346,262	\$ 0.00612154	\$ 7,017	\$ 203,484	\$ 53,339,993	
29		2052	2053	\$ -	\$ -	\$ 16,798,816	\$ 9,058,457,498	\$ 9,062,032,193	\$ 9,060,885,962	\$ 0.00612154	\$ 7,017	\$ 210,501	\$ 55,473,593	
30		2053	2054	\$ -	\$ -	\$ 16,798,816	\$ 9,420,795,798	\$ 9,424,513,480	\$ 9,423,367,249	\$ 0.00612154	\$ 7,017	\$ 217,518	\$ 57,692,536	
31		2054	2055	\$ -	\$ -	\$ 16,798,816	\$ 9,797,627,629	\$ 9,801,494,019	\$ 9,800,347,788	\$ 0.00612154	\$ 7,017	\$ 224,534	\$ 60,000,238	
32		2055	2056	\$ -	\$ -	\$ 16,798,816	\$ 10,189,532,735	\$ 10,193,553,780	\$ 10,192,407,549	\$ 0.00612154	\$ 7,017	\$ 231,551	\$ 62,400,247	
33		2056	2057	\$ -	\$ -	\$ 16,798,816	\$ 10,597,114,044	\$ 10,601,295,931	\$ 10,600,149,700	\$ 0.00612154	\$ 7,017	\$ 238,568	\$ 64,896,257	
34		2057	2058	\$ -	\$ -	\$ 16,798,816	\$ 11,020,998,606	\$ 11,025,347,769	\$ 11,024,201,538	\$ 0.00612154	\$ 7,017	\$ 245,584	\$ 67,492,107	
35		2058	2059	\$ -	\$ -	\$ 16,798,816	\$ 11,461,838,550	\$ 11,466,361,679	\$ 11,465,215,448	\$ 0.00612154	\$ 7,017	\$ 252,601	\$ 70,191,792	
36		2059	2060	\$ -	\$ -	\$ 16,798,816	\$ 11,920,312,092	\$ 11,925,016,147	\$ 11,923,869,916	\$ 0.00612154	\$ 7,017	\$ 259,618	\$ 72,999,463	
37		2060	2061	\$ -	\$ -	\$ 16,798,816	\$ 12,397,124,576	\$ 12,402,016,793	\$ 12,400,870,562	\$ 0.00612154	\$ 7,017	\$ 266,635	\$ 75,919,442	
38		2061	2062	\$ -	\$ -	\$ 16,798,816	\$ 12,893,009,559	\$ 12,898,097,464	\$ 12,896,951,233	\$ 0.00612154	\$ 7,017	\$ 273,651	\$ 78,956,220	
39		2062	2063	\$ -	\$ -	\$ 16,798,816	\$ 13,408,729,941	\$ 13,414,021,363	\$ 13,412,875,132	\$ 0.00612154	\$ 7,017	\$ 280,668	\$ 82,114,468	
40		2063	2064	\$ -	\$ -	\$ 16,798,816	\$ 13,945,079,139	\$ 13,950,582,217	\$ 13,949,435,986	\$ 0.00612154	\$ 7,017	\$ 287,685	\$ 85,399,047	

TIRZ 05(A) / Old Celina



TIRZ											Total Annual		Cumulative AV		Annual Credit Payments
Zone Year	Appraisal Year	Fiscal Year	Cumulative AV Revenue	Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	AV Revenue Net of TIRZ	Revenue Net of TIRZ			
Base	2023	2024	\$ 7,017	50.00%	\$ -	\$ -	\$ 7,017	\$ 7,017	\$ -	\$ -	\$ 7,017	\$ 7,017			
1	2024	2025	\$ 5,692,042	50.00%	\$ 2,839,005	\$ 2,839,005	\$ 2,846,021	\$ 2,853,038	\$ 2,839,005	\$ 2,839,005	\$ 2,846,021	\$ 2,853,038	\$ -		
2	2025	2026	\$ 14,395,627	50.00%	\$ 4,348,284	\$ 7,187,288	\$ 4,355,301	\$ 7,208,339	\$ 4,348,284	\$ 7,187,288	\$ 4,355,301	\$ 7,208,339	\$ 2,839,005		
3	2026	2027	\$ 29,211,979	50.00%	\$ 7,404,668	\$ 14,591,956	\$ 7,411,684	\$ 14,620,023	\$ 7,404,668	\$ 14,591,956	\$ 7,411,684	\$ 14,620,023	\$ 4,348,284		
4	2027	2028	\$ 45,366,359	50.00%	\$ 8,073,682	\$ 22,665,638	\$ 8,080,699	\$ 22,700,721	\$ 8,073,682	\$ 22,665,638	\$ 8,080,699	\$ 22,700,721	\$ 7,404,668		
5	2028	2029	\$ 66,411,618	50.00%	\$ 10,519,121	\$ 33,184,759	\$ 10,526,138	\$ 33,226,859	\$ 10,519,121	\$ 33,184,759	\$ 10,526,138	\$ 33,226,859	\$ 8,073,682		
6	2029	2030	\$ 88,298,686	50.00%	\$ 10,940,026	\$ 44,124,785	\$ 10,947,043	\$ 44,173,902	\$ 10,940,026	\$ 44,124,785	\$ 10,947,043	\$ 44,173,902	\$ 10,519,121		
7	2030	2031	\$ 111,465,951	50.00%	\$ 11,580,124	\$ 55,704,909	\$ 11,587,141	\$ 55,761,042	\$ 11,580,124	\$ 55,704,909	\$ 11,587,141	\$ 55,761,042	\$ 10,940,026		
8	2031	2032	\$ 135,559,906	50.00%	\$ 12,043,469	\$ 67,748,378	\$ 12,050,486	\$ 67,811,528	\$ 12,043,469	\$ 67,748,378	\$ 12,050,486	\$ 67,811,528	\$ 11,580,124		
9	2032	2033	\$ 160,877,329	50.00%	\$ 12,655,203	\$ 80,403,581	\$ 12,662,220	\$ 80,473,748	\$ 12,655,203	\$ 80,403,581	\$ 12,662,220	\$ 80,473,748	\$ 12,043,469		
10	2033	2034	\$ 187,207,450	50.00%	\$ 13,161,552	\$ 93,565,133	\$ 13,168,569	\$ 93,642,317	\$ 13,161,552	\$ 93,565,133	\$ 13,168,569	\$ 93,642,317	\$ 12,655,203		
11	2034	2035	\$ 214,590,775	50.00%	\$ 13,688,154	\$ 107,253,287	\$ 13,695,171	\$ 107,337,488	\$ 13,688,154	\$ 107,253,287	\$ 13,695,171	\$ 107,337,488	\$ 13,161,552		
12	2035	2036	\$ 243,069,433	50.00%	\$ 14,235,821	\$ 121,489,108	\$ 14,242,837	\$ 121,580,325	\$ 14,235,821	\$ 121,489,108	\$ 14,242,837	\$ 121,580,325	\$ 13,688,154		
13	2036	2037	\$ 272,687,238	50.00%	\$ 14,805,394	\$ 136,294,502	\$ 14,812,411	\$ 136,392,736	\$ 14,805,394	\$ 136,294,502	\$ 14,812,411	\$ 136,392,736	\$ 14,235,821		
14	2037	2038	\$ 303,489,755	50.00%	\$ 15,397,750	\$ 151,692,252	\$ 15,404,767	\$ 151,797,503	\$ 15,397,750	\$ 151,692,252	\$ 15,404,767	\$ 151,797,503	\$ 14,805,394		
15	2038	2039	\$ 335,524,372	50.00%	\$ 16,013,800	\$ 167,706,053	\$ 16,020,817	\$ 167,818,320	\$ 16,013,800	\$ 167,706,053	\$ 16,020,817	\$ 167,818,320	\$ 15,397,750		
16	2039	2040	\$ 368,840,374	50.00%	\$ 16,654,493	\$ 184,360,545	\$ 16,661,509	\$ 184,479,829	\$ 16,654,493	\$ 184,360,545	\$ 16,661,509	\$ 184,479,829	\$ 16,013,800		
17	2040	2041	\$ 403,489,017	50.00%	\$ 17,320,813	\$ 201,681,358	\$ 17,327,829	\$ 201,807,659	\$ 17,320,813	\$ 201,681,358	\$ 17,327,829	\$ 201,807,659	\$ 16,654,493		
18	2041	2042	\$ 439,523,605	50.00%	\$ 18,013,786	\$ 219,695,144	\$ 18,020,802	\$ 219,828,461	\$ 18,013,786	\$ 219,695,144	\$ 18,020,802	\$ 219,828,461	\$ 17,320,813		
19	2042	2043	\$ 476,999,576	50.00%	\$ 18,734,477	\$ 238,429,621	\$ 18,741,494	\$ 238,569,955	\$ 18,734,477	\$ 238,429,621	\$ 18,741,494	\$ 238,569,955	\$ 18,013,786		
20	2043	2044	\$ 515,974,586	50.00%	\$ 19,483,997	\$ 257,913,618	\$ 19,491,013	\$ 258,060,968	\$ 19,483,997	\$ 257,913,618	\$ 19,491,013	\$ 258,060,968	\$ 18,734,477		
21	2044	2045	\$ 556,508,597	0.00%	\$ -	\$ 257,913,618	\$ 40,534,011	\$ 298,594,979	\$ -	\$ 257,913,618	\$ 40,534,011	\$ 298,594,979	\$ 19,483,997		
22	2045	2046	\$ 598,663,968	0.00%	\$ -	\$ 257,913,618	\$ 42,155,371	\$ 340,750,350	\$ -	\$ 257,913,618	\$ 42,155,371	\$ 340,750,350	\$ -		
23	2046	2047	\$ 642,505,554	0.00%	\$ -	\$ 257,913,618	\$ 43,841,586	\$ 384,591,936	\$ -	\$ 257,913,618	\$ 43,841,586	\$ 384,591,936	\$ -		
24	2047	2048	\$ 688,100,804	0.00%	\$ -	\$ 257,913,618	\$ 45,595,249	\$ 430,187,186	\$ -	\$ 257,913,618	\$ 45,595,249	\$ 430,187,186	\$ -		
25	2048	2049	\$ 735,519,863	0.00%	\$ -	\$ 257,913,618	\$ 47,419,059	\$ 477,606,245	\$ -	\$ 257,913,618	\$ 47,419,059	\$ 477,606,245	\$ -		
26	2049	2050	\$ 784,835,685	0.00%	\$ -	\$ 257,913,618	\$ 49,315,822	\$ 526,922,067	\$ -	\$ 257,913,618	\$ 49,315,822	\$ 526,922,067	\$ -		
27	2050	2051	\$ 836,124,139	0.00%	\$ -	\$ 257,913,618	\$ 51,288,455	\$ 578,210,522	\$ -	\$ 257,913,618	\$ 51,288,455	\$ 578,210,522	\$ -		
28	2051	2052	\$ 889,464,132	0.00%	\$ -	\$ 257,913,618	\$ 53,339,993	\$ 631,550,514	\$ -	\$ 257,913,618	\$ 53,339,993	\$ 631,550,514	\$ -		
29	2052	2053	\$ 944,937,725	0.00%	\$ -	\$ 257,913,618	\$ 55,473,593	\$ 687,024,107	\$ -	\$ 257,913,618	\$ 55,473,593	\$ 687,024,107	\$ -		
30	2053	2054	\$ 1,002,630,261	0.00%	\$ -	\$ 257,913,618	\$ 57,692,536	\$ 744,716,643	\$ -	\$ 257,913,618	\$ 57,692,536	\$ 744,716,643	\$ -		
31	2054	2055	\$ 1,062,630,499	0.00%	\$ -	\$ 257,913,618	\$ 60,000,238	\$ 804,716,881	\$ -	\$ 257,913,618	\$ 60,000,238	\$ 804,716,881	\$ -		
32	2055	2056	\$ 1,125,030,746	0.00%	\$ -	\$ 257,913,618	\$ 62,400,247	\$ 867,117,128	\$ -	\$ 257,913,618	\$ 62,400,247	\$ 867,117,128	\$ -		
33	2056	2057	\$ 1,189,927,003	0.00%	\$ -	\$ 257,913,618	\$ 64,896,257	\$ 932,013,385	\$ -	\$ 257,913,618	\$ 64,896,257	\$ 932,013,385	\$ -		
34	2057	2058	\$ 1,257,419,110	0.00%	\$ -	\$ 257,913,618	\$ 67,492,107	\$ 999,505,493	\$ -	\$ 257,913,618	\$ 67,492,107	\$ 999,505,493	\$ -		
35	2058	2059	\$ 1,327,610,902	0.00%	\$ -	\$ 257,913,618	\$ 70,191,792	\$ 1,069,697,284	\$ -	\$ 257,913,618	\$ 70,191,792	\$ 1,069,697,284	\$ -		
36	2059	2060	\$ 1,400,610,365	0.00%	\$ -	\$ 257,913,618	\$ 72,999,463	\$ 1,142,696,748	\$ -	\$ 257,913,618	\$ 72,999,463	\$ 1,142,696,748	\$ -		
37	2060	2061	\$ 1,476,529,807	0.00%	\$ -	\$ 257,913,618	\$ 75,919,442	\$ 1,218,616,189	\$ -	\$ 257,913,618	\$ 75,919,442	\$ 1,218,616,189	\$ -		
38	2061	2062	\$ 1,555,486,027	0.00%	\$ -	\$ 257,913,618	\$ 78,956,220	\$ 1,297,572,409	\$ -	\$ 257,913,618	\$ 78,956,220	\$ 1,297,572,409	\$ -		
39	2062	2063	\$ 1,637,600,495	0.00%	\$ -	\$ 257,913,618	\$ 82,114,468	\$ 1,379,686,877	\$ -	\$ 257,913,618	\$ 82,114,468	\$ 1,379,686,877	\$ -		
40	2063	2064	\$ 1,722,999,542	0.00%	\$ -	\$ 257,913,618	\$ 85,399,047	\$ 1,465,085,924	\$ -	\$ 257,913,618	\$ 85,399,047	\$ 1,465,085,924	\$ -		



Zone	Year	Appraisal Year	Fiscal Year	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue	Cumulative Sales Tax Revenue
Base		2023	2024			\$ -	\$ -	-	-
	1	2024	2025	\$ -		\$ 619,637	\$ 619,637	619,637	619,637
	2	2025	2026	\$ 2,839,005		\$ 3,217,565	\$ 3,837,202	869,251	1,488,888
	3	2026	2027	\$ 7,187,288		\$ 9,065,798	\$ 12,903,000	1,464,254	2,953,142
	4	2027	2028	\$ 14,591,956		\$ -	\$ 12,903,000	1,464,254	4,417,396
	5	2028	2029	\$ 22,665,638		\$ 3,895,816	\$ 16,798,816	1,647,254	6,064,650
	6	2029	2030	\$ 33,184,759		\$ -	\$ 16,798,816	1,647,254	7,711,904
	7	2030	2031	\$ 44,124,785		\$ -	\$ 16,798,816	1,647,254	9,359,158
	8	2031	2032	\$ 55,704,909		\$ -	\$ 16,798,816	1,647,254	11,006,412
	9	2032	2033	\$ 67,748,378		\$ -	\$ 16,798,816	1,647,254	12,653,666
	10	2033	2034	\$ 80,403,581		\$ -	\$ 16,798,816	1,713,144	14,366,811
	11	2034	2035	\$ 93,565,133		\$ -	\$ 16,798,816	1,781,670	16,148,481
	12	2035	2036	\$ 107,253,287		\$ -	\$ 16,798,816	1,852,937	18,001,417
	13	2036	2037	\$ 121,489,108		\$ -	\$ 16,798,816	1,927,054	19,928,472
	14	2037	2038	\$ 136,294,502		\$ -	\$ 16,798,816	2,004,136	21,932,608
	15	2038	2039	\$ 151,692,252		\$ -	\$ 16,798,816	2,084,302	24,016,910
	16	2039	2040	\$ 167,706,053		\$ -	\$ 16,798,816	2,167,674	26,184,584
	17	2040	2041	\$ 184,360,545		\$ -	\$ 16,798,816	2,254,381	28,438,965
	18	2041	2042	\$ 201,681,358		\$ -	\$ 16,798,816	2,344,556	30,783,521
	19	2042	2043	\$ 219,695,144		\$ -	\$ 16,798,816	2,438,338	33,221,860
	20	2043	2044	\$ 238,429,621		\$ -	\$ 16,798,816	2,535,872	35,757,732
	21	2044	2045	\$ 257,913,618		\$ -	\$ 16,798,816	2,637,307	38,395,039
	22	2045	2046	\$ 257,913,618		\$ -	\$ 16,798,816	2,742,799	41,137,838
	23	2046	2047	\$ 257,913,618		\$ -	\$ 16,798,816	2,852,511	43,990,349
	24	2047	2048	\$ 257,913,618		\$ -	\$ 16,798,816	2,966,612	46,956,960
	25	2048	2049	\$ 257,913,618		\$ -	\$ 16,798,816	3,085,276	50,042,236
	26	2049	2050	\$ 257,913,618		\$ -	\$ 16,798,816	3,208,687	53,250,923
	27	2050	2051	\$ 257,913,618		\$ -	\$ 16,798,816	3,337,035	56,587,958
	28	2051	2052	\$ 257,913,618		\$ -	\$ 16,798,816	3,470,516	60,058,474
	29	2052	2053	\$ 257,913,618		\$ -	\$ 16,798,816	3,609,337	63,667,810
	30	2053	2054	\$ 257,913,618		\$ -	\$ 16,798,816	3,753,710	67,421,520
	31	2054	2055	\$ 257,913,618		\$ -	\$ 16,798,816	3,903,858	71,325,379
	32	2055	2056	\$ 257,913,618		\$ -	\$ 16,798,816	4,060,013	75,385,392
	33	2056	2057	\$ 257,913,618		\$ -	\$ 16,798,816	4,222,413	79,607,805
	34	2057	2058	\$ 257,913,618		\$ -	\$ 16,798,816	4,391,310	83,999,115
	35	2058	2059	\$ 257,913,618		\$ -	\$ 16,798,816	4,566,962	88,566,077
	36	2059	2060	\$ 257,913,618		\$ -	\$ 16,798,816	4,749,641	93,315,717
	37	2060	2061	\$ 257,913,618		\$ -	\$ 16,798,816	4,939,626	98,255,344
	38	2061	2062	\$ 257,913,618		\$ -	\$ 16,798,816	5,137,211	103,392,555
	39	2062	2063	\$ 257,913,618		\$ -	\$ 16,798,816	5,342,700	108,735,255
	40	2063	2064	\$ 257,913,618		\$ -	\$ 16,798,816	5,556,408	114,291,663

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year	Value Change/Year	Total Value of Base Year Improvements	AV of New	Total Taxable Value	GF Cost of Service			GF Total Cost	Annual GF	Cumulative GF	GF M&O	GF M&O
					Construction This Year		Inflation	New EDUs	Cumulative EDUs	of Service/EDU	Total Cost for EDUs	Total Cost of Service	Supported Cost of Service/EDU	Supported Annual Cost of Service
Base	2023	2024	0.0%	\$ 1,146,231	\$ -	\$ 1,146,231	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 1,192,080	\$ 927,500,000	\$ 928,692,080	4.0%	2,465	2,465	\$ 3,465	8,541,014	8,541,014	\$ 1,564	\$ 3,855,481
2	2025	2026	4.0%	\$ 1,239,763	\$ 455,956,800	\$ 1,421,796,563	4.0%	993	3,458	\$ 3,604	12,460,941	21,001,955	\$ 1,627	\$ 5,624,967
3	2026	2027	4.0%	\$ 1,289,354	\$ 941,695,040	\$ 2,420,363,466	4.0%	2,367	5,825	\$ 3,748	21,830,070	42,832,025	\$ 1,692	\$ 9,854,265
4	2027	2028	4.0%	\$ 1,340,928	\$ 121,762,591	\$ 2,638,940,596	4.0%	-	5,825	\$ 3,898	22,703,273	65,535,298	\$ 1,759	\$ 10,248,435
5	2028	2029	4.0%	\$ 1,394,565	\$ 693,404,415	\$ 3,437,902,634	4.0%	728	6,553	\$ 4,053	26,562,322	92,097,620	\$ 1,830	\$ 11,990,441
6	2029	2030	4.0%	\$ 1,450,348	\$ -	\$ 3,575,418,740	4.0%	-	6,553	\$ 4,216	27,624,815	119,722,435	\$ 1,903	\$ 12,470,058
7	2030	2031	4.0%	\$ 1,508,362	\$ 66,112,919	\$ 3,784,548,408	4.0%	-	6,553	\$ 4,384	28,729,808	148,452,243	\$ 1,979	\$ 12,968,861
8	2031	2032	4.0%	\$ 1,568,696	\$ -	\$ 3,935,930,344	4.0%	-	6,553	\$ 4,560	29,879,000	178,331,243	\$ 2,058	\$ 13,487,615
9	2032	2033	4.0%	\$ 1,631,444	\$ 42,425,641	\$ 4,135,793,199	4.0%	-	6,553	\$ 4,742	31,074,160	209,405,404	\$ 2,141	\$ 14,027,120
10	2033	2034	4.0%	\$ 1,696,702	\$ -	\$ 4,301,224,927	4.0%	-	6,553	\$ 4,932	32,317,127	241,722,530	\$ 2,226	\$ 14,588,204
11	2034	2035	4.0%	\$ 1,764,570	\$ -	\$ 4,473,273,924	4.0%	-	6,553	\$ 5,129	33,609,812	275,332,342	\$ 2,315	\$ 15,171,733
12	2035	2036	4.0%	\$ 1,835,153	\$ -	\$ 4,652,204,881	4.0%	-	6,553	\$ 5,334	34,954,204	310,286,546	\$ 2,408	\$ 15,778,602
13	2036	2037	4.0%	\$ 1,908,559	\$ -	\$ 4,838,293,076	4.0%	-	6,553	\$ 5,547	36,352,372	346,638,918	\$ 2,504	\$ 16,409,746
14	2037	2038	4.0%	\$ 1,984,901	\$ -	\$ 5,031,824,799	4.0%	-	6,553	\$ 5,769	37,806,467	384,445,385	\$ 2,604	\$ 17,066,136
15	2038	2039	4.0%	\$ 2,064,297	\$ -	\$ 5,233,097,791	4.0%	-	6,553	\$ 6,000	39,318,726	423,764,111	\$ 2,708	\$ 17,748,781
16	2039	2040	4.0%	\$ 2,146,869	\$ -	\$ 5,442,421,703	4.0%	-	6,553	\$ 6,240	40,891,475	464,655,586	\$ 2,817	\$ 18,458,733
17	2040	2041	4.0%	\$ 2,232,744	\$ -	\$ 5,660,118,571	4.0%	-	6,553	\$ 6,490	42,527,134	507,182,720	\$ 2,930	\$ 19,197,082
18	2041	2042	4.0%	\$ 2,322,054	\$ -	\$ 5,886,523,314	4.0%	-	6,553	\$ 6,749	44,228,219	551,410,939	\$ 3,047	\$ 19,964,965
19	2042	2043	4.0%	\$ 2,414,936	\$ -	\$ 6,121,984,246	4.0%	-	6,553	\$ 7,019	45,997,348	597,408,287	\$ 3,169	\$ 20,763,564
20	2043	2044	4.0%	\$ 2,511,533	\$ -	\$ 6,366,863,616	4.0%	-	6,553	\$ 7,300	47,837,242	645,245,529	\$ 3,295	\$ 21,594,106
21	2044	2045	4.0%	\$ 2,611,995	\$ -	\$ 6,621,538,161	4.0%	-	6,553	\$ 7,592	49,750,732	694,996,260	\$ 3,427	\$ 22,457,871
22	2045	2046	4.0%	\$ 2,716,474	\$ -	\$ 6,886,399,687	4.0%	-	6,553	\$ 7,896	51,740,761	746,737,021	\$ 3,564	\$ 23,356,185
23	2046	2047	4.0%	\$ 2,825,133	\$ -	\$ 7,161,855,674	4.0%	-	6,553	\$ 8,212	53,810,391	800,547,413	\$ 3,707	\$ 24,290,433
24	2047	2048	4.0%	\$ 2,938,139	\$ -	\$ 7,448,329,901	4.0%	-	6,553	\$ 8,540	55,962,807	856,510,219	\$ 3,855	\$ 25,262,050
25	2048	2049	4.0%	\$ 3,055,664	\$ -	\$ 7,746,263,097	4.0%	-	6,553	\$ 8,882	58,201,319	914,711,539	\$ 4,009	\$ 26,272,532
26	2049	2050	4.0%	\$ 3,177,891	\$ -	\$ 8,056,113,621	4.0%	-	6,553	\$ 9,237	60,529,372	975,240,911	\$ 4,170	\$ 27,323,433
27	2050	2051	4.0%	\$ 3,305,006	\$ -	\$ 8,378,358,166	4.0%	-	6,553	\$ 9,606	62,950,547	1,038,191,457	\$ 4,336	\$ 28,416,371
28	2051	2052	4.0%	\$ 3,437,207	\$ -	\$ 8,713,492,493	4.0%	-	6,553	\$ 9,991	65,468,569	1,103,660,026	\$ 4,510	\$ 29,553,026
29	2052	2053	4.0%	\$ 3,574,695	\$ -	\$ 9,062,032,193	4.0%	-	6,553	\$ 10,390	68,087,311	1,171,747,338	\$ 4,690	\$ 30,735,147
30	2053	2054	4.0%	\$ 3,717,683	\$ -	\$ 9,424,513,480	4.0%	-	6,553	\$ 10,806	70,810,804	1,242,558,142	\$ 4,878	\$ 31,964,552
31	2054	2055	4.0%	\$ 3,866,390	\$ -	\$ 9,801,494,019	4.0%	-	6,553	\$ 11,238	73,643,236	1,316,201,378	\$ 5,073	\$ 33,243,134
32	2055	2056	4.0%	\$ 4,021,046	\$ -	\$ 10,193,553,780	4.0%	-	6,553	\$ 11,688	76,588,966	1,392,790,343	\$ 5,276	\$ 34,572,860
33	2056	2057	4.0%	\$ 4,181,888	\$ -	\$ 10,601,295,931	4.0%	-	6,553	\$ 12,155	79,652,524	1,472,442,867	\$ 5,487	\$ 35,955,774
34	2057	2058	4.0%	\$ 4,349,163	\$ -	\$ 11,025,347,769	4.0%	-	6,553	\$ 12,641	82,838,625	1,555,281,492	\$ 5,706	\$ 37,394,005
35	2058	2059	4.0%	\$ 4,523,130	\$ -	\$ 11,466,361,679	4.0%	-	6,553	\$ 13,147	86,152,170	1,641,433,663	\$ 5,935	\$ 38,889,765
36	2059	2060	4.0%	\$ 4,704,055	\$ -	\$ 11,925,016,147	4.0%	-	6,553	\$ 13,673	89,598,257	1,731,031,920	\$ 6,172	\$ 40,445,356
37	2060	2061	4.0%	\$ 4,892,217	\$ -	\$ 12,402,016,793	4.0%	-	6,553	\$ 14,220	93,182,187	1,824,214,107	\$ 6,419	\$ 42,063,170
38	2061	2062	4.0%	\$ 5,087,906	\$ -	\$ 12,898,097,464	4.0%	-	6,553	\$ 14,789	96,909,475	1,921,123,581	\$ 6,676	\$ 43,745,697
39	2062	2063	4.0%	\$ 5,291,422	\$ -	\$ 13,414,021,363	4.0%	-	6,553	\$ 15,380	100,785,854	2,021,909,435	\$ 6,943	\$ 45,495,525
40	2063	2064	4.0%	\$ 5,503,079	\$ -	\$ 13,950,582,217	4.0%	-	6,553	\$ 15,995	104,817,288	2,126,726,723	\$ 7,220	\$ 47,315,346



			Cost of Service												
				Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported Cumulative Cost of Service	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
				Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service		Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)				PSETR as % of Total
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154	
1	2024	2025	\$ 3,855,481	\$ 1,228	\$ 3,027,566	\$ 3,027,566	\$ 585	\$ 1,440,956	\$ 1,440,956	\$ 0.32600	53.3%	0.309756	0.3023975	0.612154	
2	2025	2026	\$ 9,480,447	\$ 1,277	\$ 4,417,077	\$ 7,444,643	\$ 608	\$ 2,102,287	\$ 3,543,243	\$ 0.31067	50.8%	0.303635	0.3085191	0.612154	
3	2026	2027	\$ 19,334,712	\$ 1,328	\$ 7,738,188	\$ 15,182,831	\$ 632	\$ 3,682,954	\$ 7,226,197	\$ 0.31971	52.2%	0.297513	0.3146406	0.612154	
4	2027	2028	\$ 29,583,148	\$ 1,382	\$ 8,047,715	\$ 23,230,546	\$ 658	\$ 3,830,272	\$ 11,056,469	\$ 0.30496	49.8%	0.291392	0.3207622	0.612154	
5	2028	2029	\$ 41,573,588	\$ 1,437	\$ 9,415,647	\$ 32,646,193	\$ 684	\$ 4,481,333	\$ 15,537,802	\$ 0.27388	44.7%	0.28527	0.3268837	0.612154	
6	2029	2030	\$ 54,043,647	\$ 1,494	\$ 9,792,273	\$ 42,438,466	\$ 711	\$ 4,660,586	\$ 20,198,388	\$ 0.27388	44.7%	0.279149	0.3330052	0.612154	
7	2030	2031	\$ 67,012,507	\$ 1,554	\$ 10,183,964	\$ 52,622,430	\$ 740	\$ 4,847,010	\$ 25,045,398	\$ 0.26909	44.0%	0.273027	0.3391268	0.612154	
8	2031	2032	\$ 80,500,122	\$ 1,616	\$ 10,591,323	\$ 63,213,753	\$ 769	\$ 5,040,890	\$ 30,086,288	\$ 0.26909	44.0%	0.266906	0.3452483	0.612154	
9	2032	2033	\$ 94,527,242	\$ 1,681	\$ 11,014,976	\$ 74,228,729	\$ 800	\$ 5,242,526	\$ 35,328,814	\$ 0.26633	43.5%	0.260784	0.3513699	0.612154	
10	2033	2034	\$ 109,115,446	\$ 1,748	\$ 11,455,575	\$ 85,684,303	\$ 832	\$ 5,452,227	\$ 40,781,041	\$ 0.26633	43.5%	0.254663	0.3574914	0.612154	
11	2034	2035	\$ 124,287,179	\$ 1,818	\$ 11,913,798	\$ 97,598,101	\$ 865	\$ 5,670,316	\$ 46,451,357	\$ 0.26633	43.5%	0.248541	0.3636129	0.612154	
12	2035	2036	\$ 140,065,781	\$ 1,891	\$ 12,390,349	\$ 109,988,450	\$ 900	\$ 5,897,129	\$ 52,348,485	\$ 0.26633	43.5%	0.24242	0.3697345	0.612154	
13	2036	2037	\$ 156,475,527	\$ 1,966	\$ 12,885,963	\$ 122,874,414	\$ 936	\$ 6,133,014	\$ 58,481,499	\$ 0.26633	43.5%	0.236298	0.375856	0.612154	
14	2037	2038	\$ 173,541,663	\$ 2,045	\$ 13,401,402	\$ 136,275,816	\$ 973	\$ 6,378,334	\$ 64,859,833	\$ 0.26633	43.5%	0.24242	0.3697345	0.612154	
15	2038	2039	\$ 191,290,444	\$ 2,127	\$ 13,937,458	\$ 150,213,274	\$ 1,012	\$ 6,633,468	\$ 71,493,301	\$ 0.26633	43.5%	0.248541	0.3636129	0.612154	
16	2039	2040	\$ 209,749,177	\$ 2,212	\$ 14,494,956	\$ 164,708,230	\$ 1,053	\$ 6,898,806	\$ 78,392,107	\$ 0.26633	43.5%	0.254663	0.3574914	0.612154	
17	2040	2041	\$ 228,946,258	\$ 2,300	\$ 15,074,755	\$ 179,782,985	\$ 1,095	\$ 7,174,759	\$ 85,566,866	\$ 0.26633	43.5%	0.260784	0.3513699	0.612154	
18	2041	2042	\$ 248,911,224	\$ 2,392	\$ 15,677,745	\$ 195,460,729	\$ 1,139	\$ 7,461,749	\$ 93,028,615	\$ 0.26633	43.5%	0.266906	0.3452483	0.612154	
19	2042	2043	\$ 269,674,787	\$ 2,488	\$ 16,304,855	\$ 211,765,584	\$ 1,184	\$ 7,760,219	\$ 100,788,834	\$ 0.26633	43.5%	0.273027	0.3391268	0.612154	
20	2043	2044	\$ 291,268,894	\$ 2,588	\$ 16,957,049	\$ 228,722,633	\$ 1,232	\$ 8,070,628	\$ 108,859,461	\$ 0.26633	43.5%	0.279149	0.3330052	0.612154	
21	2044	2045	\$ 313,726,764	\$ 2,691	\$ 17,635,331	\$ 246,357,963	\$ 1,281	\$ 8,393,453	\$ 117,252,914	\$ 0.26633	43.5%	0.28527	0.3268837	0.612154	
22	2045	2046	\$ 337,082,949	\$ 2,799	\$ 18,340,744	\$ 264,698,707	\$ 1,332	\$ 8,729,191	\$ 125,982,105	\$ 0.26633	43.5%	0.291392	0.3207622	0.612154	
23	2046	2047	\$ 361,373,382	\$ 2,911	\$ 19,074,374	\$ 283,773,081	\$ 1,385	\$ 9,078,358	\$ 135,060,463	\$ 0.26633	43.5%	0.297513	0.3146406	0.612154	
24	2047	2048	\$ 386,635,432	\$ 3,027	\$ 19,837,349	\$ 303,610,430	\$ 1,441	\$ 9,441,493	\$ 144,501,956	\$ 0.26633	43.5%	0.303635	0.3085191	0.612154	
25	2048	2049	\$ 412,907,964	\$ 3,148	\$ 20,630,843	\$ 324,241,272	\$ 1,498	\$ 9,819,153	\$ 154,321,108	\$ 0.26633	43.5%	0.309756	0.3023975	0.612154	
26	2049	2050	\$ 440,231,398	\$ 3,274	\$ 21,456,076	\$ 345,697,349	\$ 1,558	\$ 10,211,919	\$ 164,533,027	\$ 0.26633	43.5%	0.315878	0.296276	0.612154	
27	2050	2051	\$ 468,647,768	\$ 3,405	\$ 22,314,319	\$ 368,011,668	\$ 1,621	\$ 10,620,395	\$ 175,153,422	\$ 0.26633	43.5%	0.322	0.2901545	0.612154	
28	2051	2052	\$ 498,200,794	\$ 3,541	\$ 23,206,892	\$ 391,218,560	\$ 1,686	\$ 11,045,211	\$ 186,198,634	\$ 0.26633	43.5%	0.328121	0.2840329	0.612154	
29	2052	2053	\$ 528,935,940	\$ 3,683	\$ 24,135,168	\$ 415,353,728	\$ 1,753	\$ 11,487,020	\$ 197,685,653	\$ 0.26633	43.5%	0.334243	0.2779114	0.612154	
30	2053	2054	\$ 560,900,493	\$ 3,830	\$ 25,100,575	\$ 440,454,303	\$ 1,823	\$ 11,946,500	\$ 209,632,154	\$ 0.26633	43.5%	0.340364	0.2717898	0.612154	
31	2054	2055	\$ 594,143,627	\$ 3,984	\$ 26,104,598	\$ 466,558,900	\$ 1,896	\$ 12,424,360	\$ 222,056,514	\$ 0.26633	43.5%	0.346486	0.2656683	0.612154	
32	2055	2056	\$ 628,716,487	\$ 4,143	\$ 27,148,781	\$ 493,707,682	\$ 1,972	\$ 12,921,335	\$ 234,977,849	\$ 0.26633	43.5%	0.352607	0.2595468	0.612154	
33	2056	2057	\$ 664,672,261	\$ 4,309	\$ 28,234,733	\$ 521,942,414	\$ 2,051	\$ 13,438,188	\$ 248,416,037	\$ 0.26633	43.5%	0.358729	0.2534252	0.612154	
34	2057	2058	\$ 702,066,266	\$ 4,481	\$ 29,364,122	\$ 551,306,536	\$ 2,133	\$ 13,975,716	\$ 262,391,753	\$ 0.26633	43.5%	0.36485	0.2473037	0.612154	
35	2058	2059	\$ 740,956,032	\$ 4,660	\$ 30,538,687	\$ 581,845,223	\$ 2,218	\$ 14,534,744	\$ 276,926,497	\$ 0.26633	43.5%	0.370972	0.2411821	0.612154	
36	2059	2060	\$ 781,401,388	\$ 4,847	\$ 31,760,234	\$ 613,605,458	\$ 2,307	\$ 15,116,134	\$ 292,042,631	\$ 0.26633	43.5%	0.377093	0.2350606	0.612154	
37	2060	2061	\$ 823,464,558	\$ 5,041	\$ 33,030,644	\$ 646,636,101	\$ 2,399	\$ 15,720,780	\$ 307,763,411	\$ 0.26633	43.5%	0.383215	0.2289391	0.612154	
38	2061	2062	\$ 867,210,255	\$ 5,242	\$ 34,351,869	\$ 680,987,971	\$ 2,495	\$ 16,349,611	\$ 324,113,022	\$ 0.26633	43.5%	0.389336	0.2228175	0.612154	
39	2062	2063	\$ 912,705,780	\$ 5,452	\$ 35,725,944	\$ 716,713,915	\$ 2,595	\$ 17,003,595	\$ 341,116,617	\$ 0.26633	43.5%	0.395458	0.216696	0.612154	
40	2063	2064	\$ 960,021,126	\$ 5,670	\$ 37,154,982	\$ 753,868,897	\$ 2,699	\$ 17,683,739	\$ 358,800,356	\$ 0.26633	43.5%	0.40158	0.2105744	0.612154	

 WILLDAN			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	M&O Tax		I&S Tax		Total AV	Annual M&O Revenue Less Public Safety Expense	Cumulative M&O Revenue Less Public Safety Expense	Annual TIRZ Revenue	Annual GF M&O Tax Revenue Net of TIRZ	Net Revenue Available to General Fund (Annual)	Net Revenue Available to General Fund (Cumulative)
			Revenue	Cumulative M&O Revenue	Revenue	Cumulative I&S Revenue							
Base	2023	2024	\$ 3,621	\$ 3,621	\$ 3,396	\$ 3,396	\$ 7,017	\$ 3,621	\$ 3,621	\$ -	\$ 3,621	\$ 3,621	\$ 3,621
1	2024	2025	\$ 2,876,684	\$ 2,880,304	\$ 2,808,342	\$ 2,811,738	\$ 5,685,026	\$ (150,882)	\$ (147,261)	\$ 2,839,005	\$ 37,679	\$ 2,675,002	\$ 2,678,623
2	2025	2026	\$ 4,317,071	\$ 7,197,375	\$ 4,386,514	\$ 7,198,252	\$ 8,703,585	\$ (100,006)	\$ (247,268)	\$ 4,348,284	\$ (31,213)	\$ 3,462,596	\$ 6,141,219
3	2026	2027	\$ 7,200,905	\$ 14,398,280	\$ 7,615,447	\$ 14,813,698	\$ 14,816,352	\$ (537,283)	\$ (784,550)	\$ 7,404,668	\$ (203,762)	\$ 9,699,719	\$ 15,840,937
4	2027	2028	\$ 7,689,658	\$ 22,087,938	\$ 8,464,723	\$ 23,278,421	\$ 16,154,380	\$ (358,058)	\$ (1,142,608)	\$ 8,073,682	\$ (384,024)	\$ (2,081,028)	\$ 13,759,909
5	2028	2029	\$ 9,807,315	\$ 31,895,253	\$ 11,237,943	\$ 34,516,364	\$ 21,045,258	\$ 391,668	\$ (750,940)	\$ 10,519,121	\$ (711,806)	\$ 2,795,370	\$ 16,555,279
6	2029	2030	\$ 9,980,737	\$ 41,875,990	\$ 11,906,332	\$ 46,422,696	\$ 21,887,069	\$ 188,464	\$ (562,476)	\$ 10,940,026	\$ (959,289)	\$ (3,551,716)	\$ 13,003,563
7	2030	2031	\$ 10,332,847	\$ 52,208,838	\$ 12,834,417	\$ 59,257,113	\$ 23,167,264	\$ 148,883	\$ (413,593)	\$ 11,580,124	\$ (1,247,277)	\$ (3,806,934)	\$ 9,196,629
8	2031	2032	\$ 10,505,222	\$ 62,714,059	\$ 13,588,733	\$ 72,845,847	\$ 24,093,955	\$ (86,101)	\$ (499,694)	\$ 12,043,469	\$ (1,538,248)	\$ (4,468,538)	\$ 4,728,090
9	2032	2033	\$ 10,785,493	\$ 73,499,552	\$ 14,531,931	\$ 87,377,778	\$ 25,317,423	\$ (229,483)	\$ (729,177)	\$ 12,655,203	\$ (1,869,711)	\$ (4,853,248)	\$ (125,158)
10	2033	2034	\$ 10,953,611	\$ 84,453,163	\$ 15,376,509	\$ 102,754,287	\$ 26,330,120	\$ (501,963)	\$ (1,231,140)	\$ 13,161,552	\$ (2,207,941)	\$ (5,440,675)	\$ (5,565,833)
11	2034	2035	\$ 11,117,922	\$ 95,571,086	\$ 16,265,403	\$ 119,019,690	\$ 27,383,325	\$ (795,875)	\$ (2,027,015)	\$ 13,688,154	\$ (2,570,232)	\$ (5,932,275)	\$ (11,498,108)
12	2035	2036	\$ 11,277,853	\$ 106,848,938	\$ 17,200,806	\$ 136,220,495	\$ 28,478,658	\$ (1,112,497)	\$ (3,139,512)	\$ 14,235,821	\$ (2,957,968)	\$ (6,454,493)	\$ (17,952,601)
13	2036	2037	\$ 11,432,789	\$ 118,281,727	\$ 18,185,016	\$ 154,405,511	\$ 29,617,805	\$ (1,453,175)	\$ (4,592,686)	\$ 14,805,394	\$ (3,372,605)	\$ (7,008,991)	\$ (24,961,593)
14	2037	2038	\$ 12,198,126	\$ 130,479,853	\$ 18,604,391	\$ 173,009,902	\$ 30,802,517	\$ (1,203,276)	\$ (5,795,963)	\$ 15,397,750	\$ (3,199,625)	\$ (6,981,466)	\$ (31,943,059)
15	2038	2039	\$ 13,006,397	\$ 143,486,249	\$ 19,028,221	\$ 192,038,123	\$ 32,034,617	\$ (931,061)	\$ (6,727,024)	\$ 16,013,800	\$ (3,007,404)	\$ (6,940,519)	\$ (38,883,578)
16	2039	2040	\$ 13,859,813	\$ 157,346,062	\$ 19,456,190	\$ 211,494,312	\$ 33,316,002	\$ (635,144)	\$ (7,362,168)	\$ 16,654,493	\$ (2,794,680)	\$ (6,885,120)	\$ (45,768,698)
17	2040	2041	\$ 14,760,692	\$ 172,106,753	\$ 19,887,951	\$ 231,382,263	\$ 34,648,642	\$ (314,063)	\$ (7,676,231)	\$ 17,320,813	\$ (2,560,121)	\$ (6,814,179)	\$ (52,582,877)
18	2041	2042	\$ 15,711,465	\$ 187,818,219	\$ 20,323,123	\$ 251,705,386	\$ 36,034,588	\$ 33,720	\$ (7,642,511)	\$ 18,013,786	\$ (2,302,321)	\$ (6,726,540)	\$ (59,309,417)
19	2042	2043	\$ 16,714,683	\$ 204,532,902	\$ 20,761,288	\$ 272,466,674	\$ 37,475,971	\$ 409,829	\$ (7,232,682)	\$ 18,734,477	\$ (2,019,794)	\$ (6,620,983)	\$ (65,930,400)
20	2043	2044	\$ 17,773,021	\$ 222,305,923	\$ 21,201,989	\$ 293,668,663	\$ 38,975,010	\$ 815,972	\$ (6,416,710)	\$ 19,483,997	\$ (1,710,976)	\$ (6,496,212)	\$ (72,426,612)
21	2044	2045	\$ 18,889,282	\$ 241,195,205	\$ 21,644,729	\$ 315,313,392	\$ 40,534,011	\$ 1,253,951	\$ (5,162,759)	\$ -	\$ 18,889,282	\$ (6,350,861)	\$ (78,777,473)
22	2045	2046	\$ 20,066,407	\$ 261,261,611	\$ 22,088,964	\$ 337,402,357	\$ 42,155,371	\$ 1,725,663	\$ (3,437,096)	\$ -	\$ 20,066,407	\$ 14,080,015	\$ (64,697,458)
23	2046	2047	\$ 21,307,479	\$ 282,569,090	\$ 22,534,107	\$ 359,936,464	\$ 43,841,586	\$ 2,233,105	\$ (1,203,991)	\$ -	\$ 21,307,479	\$ 15,081,632	\$ (49,615,826)
24	2047	2048	\$ 22,615,731	\$ 305,184,821	\$ 22,979,519	\$ 382,915,983	\$ 45,595,249	\$ 2,778,382	\$ 1,574,391	\$ -	\$ 22,615,731	\$ 16,140,849	\$ (33,474,977)
25	2048	2049	\$ 23,994,550	\$ 329,179,371	\$ 23,424,509	\$ 406,340,492	\$ 47,419,059	\$ 3,363,708	\$ 4,938,099	\$ -	\$ 23,994,550	\$ 17,260,674	\$ (16,214,303)
26	2049	2050	\$ 25,447,491	\$ 354,626,862	\$ 23,868,331	\$ 430,208,823	\$ 49,315,822	\$ 3,991,414	\$ 8,929,513	\$ -	\$ 25,447,491	\$ 18,444,259	\$ 2,229,956
27	2050	2051	\$ 26,978,275	\$ 381,605,136	\$ 24,310,180	\$ 454,519,003	\$ 51,288,455	\$ 4,663,955	\$ 13,593,468	\$ -	\$ 26,978,275	\$ 19,694,914	\$ 21,924,870
28	2051	2052	\$ 28,590,806	\$ 410,195,942	\$ 24,749,187	\$ 479,268,190	\$ 53,339,993	\$ 5,383,914	\$ 18,977,382	\$ -	\$ 28,590,806	\$ 21,016,110	\$ 42,940,980
29	2052	2053	\$ 30,289,174	\$ 440,485,116	\$ 25,184,419	\$ 504,452,609	\$ 55,473,593	\$ 6,154,006	\$ 25,131,388	\$ -	\$ 30,289,174	\$ 22,411,491	\$ 65,352,471
30	2053	2054	\$ 32,077,666	\$ 472,562,782	\$ 25,614,870	\$ 530,067,479	\$ 57,692,536	\$ 6,977,092	\$ 32,108,479	\$ -	\$ 32,077,666	\$ 23,884,876	\$ 89,237,347
31	2054	2055	\$ 33,960,775	\$ 506,523,557	\$ 26,039,463	\$ 556,106,941	\$ 60,000,238	\$ 7,856,178	\$ 39,964,657	\$ -	\$ 33,960,775	\$ 25,440,273	\$ 114,677,620
32	2055	2056	\$ 35,943,209	\$ 542,466,766	\$ 26,457,039	\$ 582,563,980	\$ 62,400,247	\$ 8,794,427	\$ 48,759,084	\$ -	\$ 35,943,209	\$ 27,081,887	\$ 141,759,507
33	2056	2057	\$ 38,029,900	\$ 580,496,665	\$ 26,866,358	\$ 609,430,338	\$ 64,896,257	\$ 9,795,167	\$ 58,554,251	\$ -	\$ 38,029,900	\$ 28,814,125	\$ 170,573,631
34	2057	2058	\$ 40,226,017	\$ 620,722,682	\$ 27,266,091	\$ 636,696,428	\$ 67,492,107	\$ 10,861,895	\$ 69,416,146	\$ -	\$ 40,226,017	\$ 30,641,611	\$ 201,215,242
35	2058	2059	\$ 42,536,975	\$ 663,259,657	\$ 27,654,816	\$ 664,351,245	\$ 70,191,792	\$ 11,998,288	\$ 81,414,434	\$ -	\$ 42,536,975	\$ 32,569,193	\$ 233,784,435
36	2059	2060	\$ 44,968,449	\$ 708,228,106	\$ 28,031,015	\$ 692,382,259	\$ 72,999,463	\$ 13,208,214	\$ 94,622,649	\$ -	\$ 44,968,449	\$ 34,601,955	\$ 268,386,390
37	2060	2061	\$ 47,526,381	\$ 755,754,487	\$ 28,393,061	\$ 720,775,320	\$ 75,919,442	\$ 14,495,737	\$ 109,118,386	\$ -	\$ 47,526,381	\$ 36,745,228	\$ 305,131,618
38	2061	2062	\$ 50,216,999	\$ 805,971,486	\$ 28,739,221	\$ 749,514,541	\$ 78,956,220	\$ 15,865,129	\$ 124,983,515	\$ -	\$ 50,216,999	\$ 39,004,599	\$ 344,136,217
39	2062	2063	\$ 53,046,823	\$ 859,018,309	\$ 29,067,645	\$ 778,582,186	\$ 82,114,468	\$ 17,320,879	\$ 142,304,394	\$ -	\$ 53,046,823	\$ 41,385,928	\$ 385,522,145
40	2063	2064	\$ 56,022,687	\$ 915,040,996	\$ 29,376,360	\$ 807,958,546	\$ 85,399,047	\$ 18,867,705	\$ 161,172,099	\$ -	\$ 56,022,687	\$ 43,895,356	\$ 429,417,501

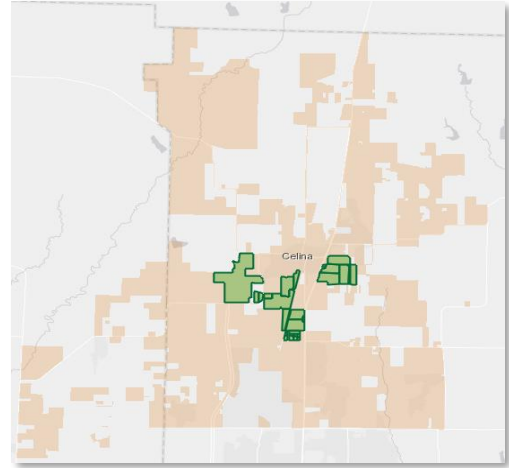


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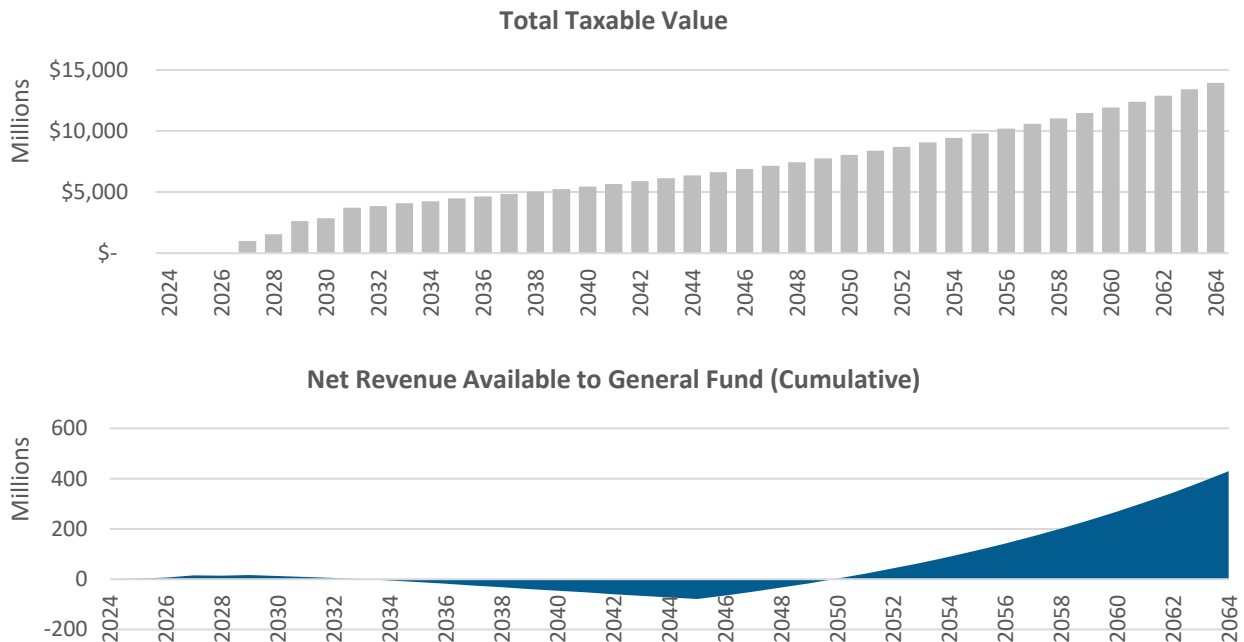
**TIRZ 05(B) | Old Celina Ltd
Detailed Report and Model Summaries**



TIRZ 05(B) | Old Celina Ltd is a ±1049.1 acre TIRZ located in the central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 05(B) | Old Celina Ltd is 50.0% and the TIRZ is scheduled to terminate on 12/31/2056 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$247,173,435.



The charts below indicate two elements of the long-term financial forecast for TIRZ 05(B) | Old Celina Ltd. The model forecasts a total build-out taxabale value within the TIRZ of ±\$13,950,600,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$428,800,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 05(B) | Old Celina Ltd is forecast to generate approximately \$3,402,800,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$146,635,908	\$475,403,045	\$962,058,719	\$1,682,428,001
TIRZ Revenues @ 0.5% TIRZ Contribution Rate	\$73,279,362	\$237,627,847	\$257,891,344	\$257,891,344
City AV Revenue Net of TIRZ Contributions	\$73,356,546	\$237,775,198	\$704,167,375	\$1,424,536,657
City Permit Revenue	\$30,752,839	\$30,752,839	\$30,752,839	\$30,752,839
Estimated City Sales Tax Revenue	\$11,072,302	\$32,463,224	\$64,127,012	\$110,997,154
City I&S Costs	\$81,729,501	\$272,643,877	\$509,042,693	\$786,933,760
Net City Revenues Available for M&O	\$33,452,187	\$28,347,383	\$290,004,534	\$779,352,890
Estimated Total Public Safety Cost of Service (M&O Supported)	\$32,541,330	\$100,619,750	\$201,392,442	\$350,560,644
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$910,857	(\$72,272,367)	\$88,612,092	\$428,792,246
Cumulative ISD Tax Revenue	\$296,575,565	\$961,517,052	\$1,945,792,890	\$3,402,761,573

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
		2023 Commercial Permit Value/SF	\$0.30					FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509	
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530	
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551	
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573	
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596	
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620	
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644	
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670	
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697	
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725	
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754	
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784	
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815	
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848	
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882	
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917	
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954	
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992	
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032	
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073	
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116	
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160	
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207	
							FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255	
							FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305	
							FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358	
							FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412	
							FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468	
							FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527	

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 05(B) Old Celina Ltd	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$1,146,231	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$1,146,231	Average MF Density	25
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$500,000,000	Total MF Units	2513
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$1,600,000	Commercial Acreage	200.00
Type A Label	Single Family	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.46
Single Family Average Value/Unit - 2024	\$500,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	50.00%	Fully Developed Commerical SF	4,029,300
Single Family Approved Units	1750	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	4,040
Type B Label	Town Home (S)	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
Town Home (S) Average Value/Unit -	\$350,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2056
Town Home (S) Approved Units	2079	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$500,000,000
Type C Label	Town Home (D)	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Town Home (D) Average Value/Unit -	\$425,000	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$247,173,435
Town Home (D) Approved Units	211	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$0
Type D Label	MF Res	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
MF Res Average Value/Unit - 2024	\$175,000	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
MF Res Approved Units	2513	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Retail	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$247,173,435
Retail Average Value/Unit - 2024	\$250	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Retail Approved Units	1,636,366	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Office	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Office Average Value/Unit - 2024	\$200	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$247,173,435
Office Approved Units	2,398,000.00	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	4,040,919	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					Single Family			Town Home (S)			Town Home (D)			
					Single Family			Town Home		New Town Home			New Town Home	
Zone Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	Units Absorbption	Single Family Unit Value	New Single Family Construction Value	(S) Units Absorption	Town Home (S) Unit Value	(S) Construction Value	Town Home (D) Units	Town Home (D) Unit Value	(D) Construction Value	MF Res Units
Base	2023	2024	\$ 1,146,231	0%										
1	2024	2025	\$ 1,146,231	4%	-	\$ 500,000	\$ -	-	\$ 350,000	\$ -	-	\$ 425,000	\$ -	-
2	2025	2026	\$ 1,146,231	4%	-	\$ 520,000	\$ -	-	\$ 364,000	\$ -	-	\$ 442,000	\$ -	-
3	2026	2027	\$ 1,146,231	4%	697	\$ 540,800	\$ 376,937,600	1,368	\$ 378,560	\$ 517,870,080	-	\$ 459,680	\$ -	400
4	2027	2028	\$ 1,146,231	4%	396	\$ 562,432	\$ 222,723,072	-	\$ 393,702	\$ -	211	\$ 478,067	\$ 100,872,179	386
5	2028	2029	\$ 1,146,231	4%	657	\$ 584,929	\$ 384,298,537	620	\$ 409,450	\$ 253,859,308	-	\$ 497,190	\$ -	1,090
6	2029	2030	\$ 1,146,231	4%	-	\$ 608,326	\$ -	-	\$ 425,829	\$ -	-	\$ 517,077	\$ -	-
7	2030	2031	\$ 1,146,231	4%	-	\$ 632,660	\$ -	91	\$ 442,862	\$ 40,300,411	-	\$ 537,761	\$ -	637
8	2031	2032	\$ 1,146,231	4%	-	\$ 657,966	\$ -	-	\$ 460,576	\$ -	-	\$ 559,271	\$ -	-
9	2032	2033	\$ 1,146,231	4%	-	\$ 684,285	\$ -	-	\$ 478,999	\$ -	-	\$ 581,642	\$ -	-
10	2033	2034	\$ 1,146,231	4%	-	\$ 711,656	\$ -	-	\$ 498,159	\$ -	-	\$ 604,908	\$ -	-
11	2034	2035	\$ 1,146,231	4%	-	\$ 740,122	\$ -	-	\$ 518,085	\$ -	-	\$ 629,104	\$ -	-
12	2035	2036	\$ 1,146,231	4%	-	\$ 769,727	\$ -	-	\$ 538,809	\$ -	-	\$ 654,268	\$ -	-
13	2036	2037	\$ 1,146,231	4%	-	\$ 800,516	\$ -	-	\$ 560,361	\$ -	-	\$ 680,439	\$ -	-
14	2037	2038	\$ 1,146,231	4%	-	\$ 832,537	\$ -	-	\$ 582,776	\$ -	-	\$ 707,656	\$ -	-
15	2038	2039	\$ 1,146,231	4%	-	\$ 865,838	\$ -	-	\$ 606,087	\$ -	-	\$ 735,962	\$ -	-
16	2039	2040	\$ 1,146,231	4%	-	\$ 900,472	\$ -	-	\$ 630,330	\$ -	-	\$ 765,401	\$ -	-
17	2040	2041	\$ 1,146,231	4%	-	\$ 936,491	\$ -	-	\$ 655,543	\$ -	-	\$ 796,017	\$ -	-
18	2041	2042	\$ 1,146,231	4%	-	\$ 973,950	\$ -	-	\$ 681,765	\$ -	-	\$ 827,858	\$ -	-
19	2042	2043	\$ 1,146,231	4%	-	\$ 1,012,908	\$ -	-	\$ 709,036	\$ -	-	\$ 860,972	\$ -	-
20	2043	2044	\$ 1,146,231	4%	-	\$ 1,053,425	\$ -	-	\$ 737,397	\$ -	-	\$ 895,411	\$ -	-
21	2044	2045	\$ 1,146,231	4%	-	\$ 1,095,562	\$ -	-	\$ 766,893	\$ -	-	\$ 931,227	\$ -	-
22	2045	2046	\$ 1,146,231	4%	-	\$ 1,139,384	\$ -	-	\$ 797,569	\$ -	-	\$ 968,476	\$ -	-
23	2046	2047	\$ 1,146,231	4%	-	\$ 1,184,959	\$ -	-	\$ 829,472	\$ -	-	\$ 1,007,215	\$ -	-
24	2047	2048	\$ 1,146,231	4%	-	\$ 1,232,358	\$ -	-	\$ 862,650	\$ -	-	\$ 1,047,504	\$ -	-
25	2048	2049	\$ 1,146,231	4%	-	\$ 1,281,652	\$ -	-	\$ 897,156	\$ -	-	\$ 1,089,404	\$ -	-
26	2049	2050	\$ 1,146,231	4%	-	\$ 1,332,918	\$ -	-	\$ 933,043	\$ -	-	\$ 1,132,980	\$ -	-
27	2050	2051	\$ 1,146,231	4%	-	\$ 1,386,235	\$ -	-	\$ 970,364	\$ -	-	\$ 1,178,300	\$ -	-
28	2051	2052	\$ 1,146,231	4%	-	\$ 1,441,684	\$ -	-	\$ 1,009,179	\$ -	-	\$ 1,225,432	\$ -	-
29	2052	2053	\$ 1,146,231	4%	-	\$ 1,499,352	\$ -	-	\$ 1,049,546	\$ -	-	\$ 1,274,449	\$ -	-
30	2053	2054	\$ 1,146,231	4%	-	\$ 1,559,326	\$ -	-	\$ 1,091,528	\$ -	-	\$ 1,325,427	\$ -	-
31	2054	2055	\$ 1,146,231	4%	-	\$ 1,621,699	\$ -	-	\$ 1,135,189	\$ -	-	\$ 1,378,444	\$ -	-
32	2055	2056	\$ 1,146,231	4%	-	\$ 1,686,567	\$ -	-	\$ 1,180,597	\$ -	-	\$ 1,433,582	\$ -	-
33	2056	2057	\$ 1,146,231	4%	-	\$ 1,754,029	\$ -	-	\$ 1,227,821	\$ -	-	\$ 1,490,925	\$ -	-
34	2057	2058	\$ 1,146,231	4%	-	\$ 1,824,191	\$ -	-	\$ 1,276,933	\$ -	-	\$ 1,550,562	\$ -	-
35	2058	2059	\$ 1,146,231	4%	-	\$ 1,897,158	\$ -	-	\$ 1,328,011	\$ -	-	\$ 1,612,584	\$ -	-
36	2059	2060	\$ 1,146,231	4%	-	\$ 1,973,044	\$ -	-	\$ 1,381,131	\$ -	-	\$ 1,677,088	\$ -	-
37	2060	2061	\$ 1,146,231	4%	-	\$ 2,051,966	\$ -	-	\$ 1,436,376	\$ -	-	\$ 1,744,171	\$ -	-
38	2061	2062	\$ 1,146,231	4%	-	\$ 2,134,045	\$ -	-	\$ 1,493,831	\$ -	-	\$ 1,813,938	\$ -	-
39	2062	2063	\$ 1,146,231	4%	-	\$ 2,219,407	\$ -	-	\$ 1,553,585	\$ -	-	\$ 1,886,496	\$ -	-
40	2063	2064	\$ 1,146,231	4%	-	\$ 2,308,183	\$ -	-	\$ 1,615,728	\$ -	-	\$ 1,961,956	\$ -	-

WILLDAN			MF Res		Retail			Office						
Zone	Year	Fiscal Year	MF Res Unit Value	New MF Res Construction Value	Retail Units	Retail Unit Value	New Retail Construction Value	Office Units	Office Unit Value	New Office Construction Value	Total New Units (RES)	Total New Units (COM)	Total New Construction Value	Annual Permit Revenue (RES)
Base	2023	2024									-	-	\$ -	\$ -
1	2024	2025	\$ 175,000	\$ -	-	\$ 250	\$ -	-	\$ 200	\$ -	-	-	\$ -	\$ -
2	2025	2026	\$ 182,000	\$ -	-	\$ 260	\$ -	-	\$ 208	\$ -	-	-	\$ -	\$ -
3	2026	2027	\$ 189,280	\$ 75,712,000	-	\$ 270	\$ -	151,000	\$ 216	\$ 32,664,320	2,465	151,000	\$ 1,003,184,000	\$ 9,441,145
4	2027	2028	\$ 196,851	\$ 75,984,563	332,780	\$ 281	\$ 93,583,060	-	\$ 225	\$ -	993	332,780	\$ 493,162,875	\$ 4,495,590
5	2028	2029	\$ 204,725	\$ 223,150,520	537,600	\$ 292	\$ 157,228,990	-	\$ 234	\$ -	2,367	537,600	\$ 1,018,537,355	\$ 12,666,753
6	2029	2030	\$ 212,914	\$ -	432,986	\$ 304	\$ 131,698,418	-	\$ 243	\$ -	-	432,986	\$ 131,698,418	\$ -
7	2030	2031	\$ 221,431	\$ 141,051,438	-	\$ 316	\$ -	2,247,000	\$ 253	\$ 568,634,367	728	2,247,000	\$ 749,986,215	\$ 4,149,351
8	2031	2032	\$ 230,288	\$ -	-	\$ 329	\$ -	-	\$ 263	\$ -	-	-	\$ -	\$ -
9	2032	2033	\$ 239,500	\$ -	209,000	\$ 342	\$ 71,507,733	-	\$ 274	\$ -	-	209,000	\$ 71,507,733	\$ -
10	2033	2034	\$ 249,080	\$ -	-	\$ 356	\$ -	-	\$ 285	\$ -	-	-	\$ -	\$ -
11	2034	2035	\$ 259,043	\$ -	124,000	\$ 370	\$ 45,887,573	-	\$ 296	\$ -	-	124,000	\$ 45,887,573	\$ -
12	2035	2036	\$ 269,404	\$ -	-	\$ 385	\$ -	-	\$ 308	\$ -	-	-	\$ -	\$ -
13	2036	2037	\$ 280,181	\$ -	-	\$ 400	\$ -	-	\$ 320	\$ -	-	-	\$ -	\$ -
14	2037	2038	\$ 291,388	\$ -	-	\$ 416	\$ -	-	\$ 333	\$ -	-	-	\$ -	\$ -
15	2038	2039	\$ 303,043	\$ -	-	\$ 433	\$ -	-	\$ 346	\$ -	-	-	\$ -	\$ -
16	2039	2040	\$ 315,165	\$ -	-	\$ 450	\$ -	-	\$ 360	\$ -	-	-	\$ -	\$ -
17	2040	2041	\$ 327,772	\$ -	-	\$ 468	\$ -	-	\$ 375	\$ -	-	-	\$ -	\$ -
18	2041	2042	\$ 340,883	\$ -	-	\$ 487	\$ -	-	\$ 390	\$ -	-	-	\$ -	\$ -
19	2042	2043	\$ 354,518	\$ -	-	\$ 506	\$ -	-	\$ 405	\$ -	-	-	\$ -	\$ -
20	2043	2044	\$ 368,699	\$ -	-	\$ 527	\$ -	-	\$ 421	\$ -	-	-	\$ -	\$ -
21	2044	2045	\$ 383,447	\$ -	-	\$ 548	\$ -	-	\$ 438	\$ -	-	-	\$ -	\$ -
22	2045	2046	\$ 398,784	\$ -	-	\$ 570	\$ -	-	\$ 456	\$ -	-	-	\$ -	\$ -
23	2046	2047	\$ 414,736	\$ -	-	\$ 592	\$ -	-	\$ 474	\$ -	-	-	\$ -	\$ -
24	2047	2048	\$ 431,325	\$ -	-	\$ 616	\$ -	-	\$ 493	\$ -	-	-	\$ -	\$ -
25	2048	2049	\$ 448,578	\$ -	-	\$ 641	\$ -	-	\$ 513	\$ -	-	-	\$ -	\$ -
26	2049	2050	\$ 466,521	\$ -	-	\$ 666	\$ -	-	\$ 533	\$ -	-	-	\$ -	\$ -
27	2050	2051	\$ 485,182	\$ -	-	\$ 693	\$ -	-	\$ 554	\$ -	-	-	\$ -	\$ -
28	2051	2052	\$ 504,590	\$ -	-	\$ 721	\$ -	-	\$ 577	\$ -	-	-	\$ -	\$ -
29	2052	2053	\$ 524,773	\$ -	-	\$ 750	\$ -	-	\$ 600	\$ -	-	-	\$ -	\$ -
30	2053	2054	\$ 545,764	\$ -	-	\$ 780	\$ -	-	\$ 624	\$ -	-	-	\$ -	\$ -
31	2054	2055	\$ 567,595	\$ -	-	\$ 811	\$ -	-	\$ 649	\$ -	-	-	\$ -	\$ -
32	2055	2056	\$ 590,298	\$ -	-	\$ 843	\$ -	-	\$ 675	\$ -	-	-	\$ -	\$ -
33	2056	2057	\$ 613,910	\$ -	-	\$ 877	\$ -	-	\$ 702	\$ -	-	-	\$ -	\$ -
34	2057	2058	\$ 638,467	\$ -	-	\$ 912	\$ -	-	\$ 730	\$ -	-	-	\$ -	\$ -
35	2058	2059	\$ 664,005	\$ -	-	\$ 949	\$ -	-	\$ 759	\$ -	-	-	\$ -	\$ -
36	2059	2060	\$ 690,566	\$ -	-	\$ 987	\$ -	-	\$ 789	\$ -	-	-	\$ -	\$ -
37	2060	2061	\$ 718,188	\$ -	-	\$ 1,026	\$ -	-	\$ 821	\$ -	-	-	\$ -	\$ -
38	2061	2062	\$ 746,916	\$ -	-	\$ 1,067	\$ -	-	\$ 854	\$ -	-	-	\$ -	\$ -
39	2062	2063	\$ 776,792	\$ -	-	\$ 1,110	\$ -	-	\$ 888	\$ -	-	-	\$ -	\$ -
40	2063	2064	\$ 807,864	\$ -	-	\$ 1,154	\$ -	-	\$ 923	\$ -	-	-	\$ -	\$ -



		Fiscal Year					Cumulative New						
Zone	Year		Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	
Base	2023	2024	\$ -	\$ -	\$ -	\$ -	\$ 1,146,231	\$ -	\$ 0.00612154	\$ 7,017	\$ 7,017	\$ 7,017	
1	2024	2025	\$ -	\$ -	\$ -	\$ -	\$ 1,192,080	\$ 45,849	\$ 0.00612154	\$ 7,017	\$ 14,033	\$ 7,297	
2	2025	2026	\$ -	\$ -	\$ -	\$ -	\$ 1,239,763	\$ 93,532	\$ 0.00612154	\$ 7,017	\$ 21,050	\$ 7,589	
3	2026	2027	\$ 45,300	\$ 9,486,445	\$ 9,441,145	\$ 1,003,184,000	\$ 1,004,473,354	\$ 1,003,327,123	\$ 0.00612154	\$ 7,017	\$ 28,067	\$ 6,148,924	
4	2027	2028	\$ 99,834	\$ 4,595,424	\$ 13,936,735	\$ 1,536,474,235	\$ 1,537,815,163	\$ 1,536,668,932	\$ 0.00612154	\$ 7,017	\$ 35,083	\$ 9,413,797	
5	2028	2029	\$ 161,280	\$ 12,828,033	\$ 26,603,488	\$ 2,616,470,560	\$ 2,617,865,125	\$ 2,616,718,894	\$ 0.00612154	\$ 7,017	\$ 42,100	\$ 16,025,366	
6	2029	2030	\$ 129,896	\$ 129,896	\$ 26,603,488	\$ 2,852,827,800	\$ 2,854,278,148	\$ 2,853,131,917	\$ 0.00612154	\$ 7,017	\$ 49,117	\$ 17,472,578	
7	2030	2031	\$ 674,100	\$ 4,823,451	\$ 30,752,839	\$ 3,716,927,128	\$ 3,718,435,489	\$ 3,717,289,258	\$ 0.00612154	\$ 7,017	\$ 56,134	\$ 22,762,552	
8	2031	2032	\$ -	\$ -	\$ 30,752,839	\$ 3,865,604,213	\$ 3,867,172,909	\$ 3,866,026,678	\$ 0.00612154	\$ 7,017	\$ 63,150	\$ 23,673,054	
9	2032	2033	\$ 62,700	\$ 62,700	\$ 30,752,839	\$ 4,091,736,114	\$ 4,093,367,558	\$ 4,092,221,327	\$ 0.00612154	\$ 7,017	\$ 70,167	\$ 25,057,713	
10	2033	2034	\$ -	\$ -	\$ 30,752,839	\$ 4,255,405,559	\$ 4,257,102,261	\$ 4,255,956,030	\$ 0.00612154	\$ 7,017	\$ 77,184	\$ 26,060,022	
11	2034	2035	\$ 37,200	\$ 37,200	\$ 30,752,839	\$ 4,471,509,354	\$ 4,473,273,924	\$ 4,472,127,693	\$ 0.00612154	\$ 7,017	\$ 84,200	\$ 27,383,325	
12	2035	2036	\$ -	\$ -	\$ 30,752,839	\$ 4,650,369,728	\$ 4,652,204,881	\$ 4,651,058,650	\$ 0.00612154	\$ 7,017	\$ 91,217	\$ 28,478,658	
13	2036	2037	\$ -	\$ -	\$ 30,752,839	\$ 4,836,384,517	\$ 4,838,293,076	\$ 4,837,146,845	\$ 0.00612154	\$ 7,017	\$ 98,234	\$ 29,617,805	
14	2037	2038	\$ -	\$ -	\$ 30,752,839	\$ 5,029,839,898	\$ 5,031,824,799	\$ 5,030,678,568	\$ 0.00612154	\$ 7,017	\$ 105,250	\$ 30,802,517	
15	2038	2039	\$ -	\$ -	\$ 30,752,839	\$ 5,231,033,494	\$ 5,233,097,791	\$ 5,231,951,560	\$ 0.00612154	\$ 7,017	\$ 112,267	\$ 32,034,617	
16	2039	2040	\$ -	\$ -	\$ 30,752,839	\$ 5,440,274,833	\$ 5,442,421,703	\$ 5,441,275,472	\$ 0.00612154	\$ 7,017	\$ 119,284	\$ 33,316,002	
17	2040	2041	\$ -	\$ -	\$ 30,752,839	\$ 5,657,885,827	\$ 5,660,118,571	\$ 5,658,972,340	\$ 0.00612154	\$ 7,017	\$ 126,301	\$ 34,648,642	
18	2041	2042	\$ -	\$ -	\$ 30,752,839	\$ 5,884,201,260	\$ 5,886,523,314	\$ 5,885,377,083	\$ 0.00612154	\$ 7,017	\$ 133,317	\$ 36,034,588	
19	2042	2043	\$ -	\$ -	\$ 30,752,839	\$ 6,119,569,310	\$ 6,121,984,246	\$ 6,120,838,015	\$ 0.00612154	\$ 7,017	\$ 140,334	\$ 37,475,971	
20	2043	2044	\$ -	\$ -	\$ 30,752,839	\$ 6,364,352,083	\$ 6,366,863,616	\$ 6,365,717,385	\$ 0.00612154	\$ 7,017	\$ 147,351	\$ 38,975,010	
21	2044	2045	\$ -	\$ -	\$ 30,752,839	\$ 6,618,926,166	\$ 6,621,538,161	\$ 6,620,391,930	\$ 0.00612154	\$ 7,017	\$ 154,367	\$ 40,534,011	
22	2045	2046	\$ -	\$ -	\$ 30,752,839	\$ 6,883,683,213	\$ 6,886,399,687	\$ 6,885,253,456	\$ 0.00612154	\$ 7,017	\$ 161,384	\$ 42,155,371	
23	2046	2047	\$ -	\$ -	\$ 30,752,839	\$ 7,159,030,541	\$ 7,161,855,674	\$ 7,160,709,443	\$ 0.00612154	\$ 7,017	\$ 168,401	\$ 43,841,586	
24	2047	2048	\$ -	\$ -	\$ 30,752,839	\$ 7,445,391,763	\$ 7,448,329,901	\$ 7,447,183,670	\$ 0.00612154	\$ 7,017	\$ 175,417	\$ 45,595,249	
25	2048	2049	\$ -	\$ -	\$ 30,752,839	\$ 7,743,207,433	\$ 7,746,263,097	\$ 7,745,116,866	\$ 0.00612154	\$ 7,017	\$ 182,434	\$ 47,419,059	
26	2049	2050	\$ -	\$ -	\$ 30,752,839	\$ 8,052,935,731	\$ 8,056,113,621	\$ 8,054,967,390	\$ 0.00612154	\$ 7,017	\$ 189,451	\$ 49,315,822	
27	2050	2051	\$ -	\$ -	\$ 30,752,839	\$ 8,375,053,160	\$ 8,378,358,166	\$ 8,377,211,935	\$ 0.00612154	\$ 7,017	\$ 196,468	\$ 51,288,455	
28	2051	2052	\$ -	\$ -	\$ 30,752,839	\$ 8,710,055,286	\$ 8,713,492,493	\$ 8,712,346,262	\$ 0.00612154	\$ 7,017	\$ 203,484	\$ 53,339,993	
29	2052	2053	\$ -	\$ -	\$ 30,752,839	\$ 9,058,457,498	\$ 9,062,032,193	\$ 9,060,885,962	\$ 0.00612154	\$ 7,017	\$ 210,501	\$ 55,473,593	
30	2053	2054	\$ -	\$ -	\$ 30,752,839	\$ 9,420,795,798	\$ 9,424,513,480	\$ 9,423,367,249	\$ 0.00612154	\$ 7,017	\$ 217,518	\$ 57,692,536	
31	2054	2055	\$ -	\$ -	\$ 30,752,839	\$ 9,797,627,629	\$ 9,801,494,019	\$ 9,800,347,788	\$ 0.00612154	\$ 7,017	\$ 224,534	\$ 60,000,238	
32	2055	2056	\$ -	\$ -	\$ 30,752,839	\$ 10,189,532,735	\$ 10,193,553,780	\$ 10,192,407,549	\$ 0.00612154	\$ 7,017	\$ 231,551	\$ 62,400,247	
33	2056	2057	\$ -	\$ -	\$ 30,752,839	\$ 10,597,114,044	\$ 10,601,295,931	\$ 10,600,149,700	\$ 0.00612154	\$ 7,017	\$ 238,568	\$ 64,896,257	
34	2057	2058	\$ -	\$ -	\$ 30,752,839	\$ 11,020,998,606	\$ 11,025,347,769	\$ 11,024,201,538	\$ 0.00612154	\$ 7,017	\$ 245,584	\$ 67,492,107	
35	2058	2059	\$ -	\$ -	\$ 30,752,839	\$ 11,461,838,550	\$ 11,466,361,679	\$ 11,465,215,448	\$ 0.00612154	\$ 7,017	\$ 252,601	\$ 70,191,792	
36	2059	2060	\$ -	\$ -	\$ 30,752,839	\$ 11,920,312,092	\$ 11,925,016,147	\$ 11,923,869,916	\$ 0.00612154	\$ 7,017	\$ 259,618	\$ 72,999,463	
37	2060	2061	\$ -	\$ -	\$ 30,752,839	\$ 12,397,124,576	\$ 12,402,016,793	\$ 12,400,870,562	\$ 0.00612154	\$ 7,017	\$ 266,635	\$ 75,919,442	
38	2061	2062	\$ -	\$ -	\$ 30,752,839	\$ 12,893,009,559	\$ 12,898,097,464	\$ 12,896,951,233	\$ 0.00612154	\$ 7,017	\$ 273,651	\$ 78,956,220	
39	2062	2063	\$ -	\$ -	\$ 30,752,839	\$ 13,408,729,941	\$ 13,414,021,363	\$ 13,412,875,132	\$ 0.00612154	\$ 7,017	\$ 280,668	\$ 82,114,468	
40	2063	2064	\$ -	\$ -	\$ 30,752,839	\$ 13,945,079,139	\$ 13,950,582,217	\$ 13,949,435,986	\$ 0.00612154	\$ 7,017	\$ 287,685	\$ 85,399,047	

TIRZ 05(B) / Old Celina

WILLDAN City Tax Revenue City TIRZ Revenue City AV Revenue Net of TIRZ Total Total														
		TIRZ												
Zone	Year	Appraisal Year	Fiscal Year	Cumulative AV Revenue	Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ	Annual Credit Payments
Base		2023	2024	\$ 7,017	50.00%	\$ -	\$ -	\$ 7,017	\$ 7,017	\$ -	\$ -	\$ 7,017	\$ 7,017	
1		2024	2025	\$ 14,314	50.00%	\$ 140	\$ 140	\$ 7,157	\$ 14,174	\$ 140	\$ 140	\$ 7,157	\$ 14,174	\$ -
2		2025	2026	\$ 21,903	50.00%	\$ 286	\$ 427	\$ 7,303	\$ 21,477	\$ 286	\$ 427	\$ 7,303	\$ 21,477	\$ 140
3		2026	2027	\$ 6,170,827	50.00%	\$ 3,070,954	\$ 3,071,380	\$ 3,077,970	\$ 3,099,447	\$ 3,070,954	\$ 3,071,380	\$ 3,077,970	\$ 3,099,447	\$ 286
4		2027	2028	\$ 15,584,624	50.00%	\$ 4,703,390	\$ 7,774,770	\$ 4,710,407	\$ 7,809,854	\$ 4,703,390	\$ 7,774,770	\$ 4,710,407	\$ 7,809,854	\$ 3,070,954
5		2028	2029	\$ 31,609,990	50.00%	\$ 8,009,175	\$ 15,783,945	\$ 8,016,191	\$ 15,826,045	\$ 8,009,175	\$ 15,783,945	\$ 8,016,191	\$ 15,826,045	\$ 4,703,390
6		2029	2030	\$ 49,082,568	50.00%	\$ 8,732,781	\$ 24,516,726	\$ 8,739,797	\$ 24,565,842	\$ 8,732,781	\$ 24,516,726	\$ 8,739,797	\$ 24,565,842	\$ 8,009,175
7		2030	2031	\$ 71,845,120	50.00%	\$ 11,377,767	\$ 35,894,493	\$ 11,384,784	\$ 35,950,627	\$ 11,377,767	\$ 35,894,493	\$ 11,384,784	\$ 35,950,627	\$ 8,732,781
8		2031	2032	\$ 95,518,173	50.00%	\$ 11,833,018	\$ 47,727,512	\$ 11,840,035	\$ 47,790,662	\$ 11,833,018	\$ 47,727,512	\$ 11,840,035	\$ 47,790,662	\$ 11,377,767
9		2032	2033	\$ 120,575,887	50.00%	\$ 12,525,348	\$ 60,252,860	\$ 12,532,365	\$ 60,323,027	\$ 12,525,348	\$ 60,252,860	\$ 12,532,365	\$ 60,323,027	\$ 11,833,018
10		2033	2034	\$ 146,635,908	50.00%	\$ 13,026,503	\$ 73,279,362	\$ 13,033,519	\$ 73,356,546	\$ 13,026,503	\$ 73,279,362	\$ 13,033,519	\$ 73,356,546	\$ 12,525,348
11		2034	2035	\$ 174,019,234	50.00%	\$ 13,688,154	\$ 86,967,517	\$ 13,695,171	\$ 87,051,717	\$ 13,688,154	\$ 86,967,517	\$ 13,695,171	\$ 87,051,717	\$ 13,026,503
12		2035	2036	\$ 202,497,892	50.00%	\$ 14,235,821	\$ 101,203,337	\$ 14,242,837	\$ 101,294,554	\$ 14,235,821	\$ 101,203,337	\$ 14,242,837	\$ 101,294,554	\$ 13,688,154
13		2036	2037	\$ 232,115,696	50.00%	\$ 14,805,394	\$ 116,008,731	\$ 14,812,411	\$ 116,106,965	\$ 14,805,394	\$ 116,008,731	\$ 14,812,411	\$ 116,106,965	\$ 14,235,821
14		2037	2038	\$ 262,918,213	50.00%	\$ 15,397,750	\$ 131,406,481	\$ 15,404,767	\$ 131,511,732	\$ 15,397,750	\$ 131,406,481	\$ 15,404,767	\$ 131,511,732	\$ 14,805,394
15		2038	2039	\$ 294,952,831	50.00%	\$ 16,013,800	\$ 147,420,282	\$ 16,020,817	\$ 147,532,549	\$ 16,013,800	\$ 147,420,282	\$ 16,020,817	\$ 147,532,549	\$ 15,397,750
16		2039	2040	\$ 328,268,833	50.00%	\$ 16,654,493	\$ 164,074,774	\$ 16,661,509	\$ 164,194,058	\$ 16,654,493	\$ 164,074,774	\$ 16,661,509	\$ 164,194,058	\$ 16,013,800
17		2040	2041	\$ 362,917,475	50.00%	\$ 17,320,813	\$ 181,395,587	\$ 17,327,829	\$ 181,521,888	\$ 17,320,813	\$ 181,395,587	\$ 17,327,829	\$ 181,521,888	\$ 16,654,493
18		2041	2042	\$ 398,952,063	50.00%	\$ 18,013,786	\$ 199,409,373	\$ 18,020,802	\$ 199,542,690	\$ 18,013,786	\$ 199,409,373	\$ 18,020,802	\$ 199,542,690	\$ 17,320,813
19		2042	2043	\$ 436,428,034	50.00%	\$ 18,734,477	\$ 218,143,850	\$ 18,741,494	\$ 218,284,184	\$ 18,734,477	\$ 218,143,850	\$ 18,741,494	\$ 218,284,184	\$ 18,013,786
20		2043	2044	\$ 475,403,045	50.00%	\$ 19,483,997	\$ 237,627,847	\$ 19,491,013	\$ 237,775,198	\$ 19,483,997	\$ 237,627,847	\$ 19,491,013	\$ 237,775,198	\$ 18,734,477
21		2044	2045	\$ 515,937,055	50.00%	\$ 20,263,497	\$ 257,891,344	\$ 20,270,514	\$ 258,045,711	\$ 20,263,497	\$ 257,891,344	\$ 20,270,514	\$ 258,045,711	\$ 19,483,997
22		2045	2046	\$ 558,092,427	0.00%	\$ -	\$ 257,891,344	\$ 42,155,371	\$ 300,201,083	\$ -	\$ 257,891,344	\$ 42,155,371	\$ 300,201,083	\$ 20,263,497
23		2046	2047	\$ 601,934,013	0.00%	\$ -	\$ 257,891,344	\$ 43,841,586	\$ 344,042,669	\$ -	\$ 257,891,344	\$ 43,841,586	\$ 344,042,669	\$ -
24		2047	2048	\$ 647,529,262	0.00%	\$ -	\$ 257,891,344	\$ 45,595,249	\$ 389,637,918	\$ -	\$ 257,891,344	\$ 45,595,249	\$ 389,637,918	\$ -
25		2048	2049	\$ 694,948,321	0.00%	\$ -	\$ 257,891,344	\$ 47,419,059	\$ 437,056,977	\$ -	\$ 257,891,344	\$ 47,419,059	\$ 437,056,977	\$ -
26		2049	2050	\$ 744,264,143	0.00%	\$ -	\$ 257,891,344	\$ 49,315,822	\$ 486,372,799	\$ -	\$ 257,891,344	\$ 49,315,822	\$ 486,372,799	\$ -
27		2050	2051	\$ 795,552,598	0.00%	\$ -	\$ 257,891,344	\$ 51,288,455	\$ 537,661,254	\$ -	\$ 257,891,344	\$ 51,288,455	\$ 537,661,254	\$ -
28		2051	2052	\$ 848,892,591	0.00%	\$ -	\$ 257,891,344	\$ 53,339,993	\$ 591,001,247	\$ -	\$ 257,891,344	\$ 53,339,993	\$ 591,001,247	\$ -
29		2052	2053	\$ 904,366,183	0.00%	\$ -	\$ 257,891,344	\$ 55,473,593	\$ 646,474,839	\$ -	\$ 257,891,344	\$ 55,473,593	\$ 646,474,839	\$ -
30		2053	2054	\$ 962,058,719	0.00%	\$ -	\$ 257,891,344	\$ 57,692,536	\$ 704,167,375	\$ -	\$ 257,891,344	\$ 57,692,536	\$ 704,167,375	\$ -
31		2054	2055	\$ 1,022,058,957	0.00%	\$ -	\$ 257,891,344	\$ 60,000,238	\$ 764,167,613	\$ -	\$ 257,891,344	\$ 60,000,238	\$ 764,167,613	\$ -
32		2055	2056	\$ 1,084,459,204	0.00%	\$ -	\$ 257,891,344	\$ 62,400,247	\$ 826,567,860	\$ -	\$ 257,891,344	\$ 62,400,247	\$ 826,567,860	\$ -
33		2056	2057	\$ 1,149,355,461	0.00%	\$ -	\$ 257,891,344	\$ 64,896,257	\$ 891,464,117	\$ -	\$ 257,891,344	\$ 64,896,257	\$ 891,464,117	\$ -
34		2057	2058	\$ 1,216,847,569	0.00%	\$ -	\$ 257,891,344	\$ 67,492,107	\$ 958,956,225	\$ -	\$ 257,891,344	\$ 67,492,107	\$ 958,956,225	\$ -
35		2058	2059	\$ 1,287,039,361	0.00%	\$ -	\$ 257,891,344	\$ 70,191,792	\$ 1,029,148,016	\$ -	\$ 257,891,344	\$ 70,191,792	\$ 1,029,148,016	\$ -
36		2059	2060	\$ 1,360,038,824	0.00%	\$ -	\$ 257,891,344	\$ 72,999,463	\$ 1,102,147,480	\$ -	\$ 257,891,344	\$ 72,999,463	\$ 1,102,147,480	\$ -
37		2060	2061	\$ 1,435,958,266	0.00%	\$ -	\$ 257,891,344	\$ 75,919,442	\$ 1,178,066,922	\$ -	\$ 257,891,344	\$ 75,919,442	\$ 1,178,066,922	\$ -
38		2061	2062	\$ 1,514,914,485	0.00%	\$ -	\$ 257,891,344	\$ 78,956,220	\$ 1,257,023,141	\$ -	\$ 257,891,344	\$ 78,956,220	\$ 1,257,023,141	\$ -
39		2062	2063	\$ 1,597,028,954	0.00%	\$ -	\$ 257,891,344	\$ 82,114,468	\$ 1,339,137,610	\$ -	\$ 257,891,344	\$ 82,114,468	\$ 1,339,137,610	\$ -
40		2063	2064	\$ 1,682,428,001	0.00%	\$ -	\$ 257,891,344	\$ 85,399,047	\$ 1,424,536,657	\$ -	\$ 257,891,344	\$ 85,399,047	\$ 1,424,536,657	\$ -



Zone	Year	Appraisal Year	Fiscal Year	Cumulative	Actual Payments	Total Annual	Cumulative	Total Annual	Cumulative
				Credit Payments		Permit Revenue	Permit Revenue	Sales Tax Revenue	Sales Tax Revenue
Base		2023	2024			\$ -	\$ -	-	-
	1	2024	2025	\$ -		\$ -	\$ -	-	-
	2	2025	2026	\$ 140		\$ -	\$ -	-	-
	3	2026	2027	\$ 427		\$ 9,441,145	\$ 9,441,145	619,637	619,637
	4	2027	2028	\$ 3,071,380		\$ 4,495,590	\$ 13,936,735	869,251	1,488,888
	5	2028	2029	\$ 7,774,770		\$ 12,666,753	\$ 26,603,488	1,464,254	2,953,142
	6	2029	2030	\$ 15,783,945		\$ -	\$ 26,603,488	1,464,254	4,417,396
	7	2030	2031	\$ 24,516,726		\$ 4,149,351	\$ 30,752,839	1,647,254	6,064,650
	8	2031	2032	\$ 35,894,493		\$ -	\$ 30,752,839	1,647,254	7,711,904
	9	2032	2033	\$ 47,727,512		\$ -	\$ 30,752,839	1,647,254	9,359,158
	10	2033	2034	\$ 60,252,860		\$ -	\$ 30,752,839	1,713,144	11,072,302
	11	2034	2035	\$ 73,279,362		\$ -	\$ 30,752,839	1,781,670	12,853,973
	12	2035	2036	\$ 86,967,517		\$ -	\$ 30,752,839	1,852,937	14,706,909
	13	2036	2037	\$ 101,203,337		\$ -	\$ 30,752,839	1,927,054	16,633,964
	14	2037	2038	\$ 116,008,731		\$ -	\$ 30,752,839	2,004,136	18,638,100
	15	2038	2039	\$ 131,406,481		\$ -	\$ 30,752,839	2,084,302	20,722,402
	16	2039	2040	\$ 147,420,282		\$ -	\$ 30,752,839	2,167,674	22,890,076
	17	2040	2041	\$ 164,074,774		\$ -	\$ 30,752,839	2,254,381	25,144,457
	18	2041	2042	\$ 181,395,587		\$ -	\$ 30,752,839	2,344,556	27,489,013
	19	2042	2043	\$ 199,409,373		\$ -	\$ 30,752,839	2,438,338	29,927,352
	20	2043	2044	\$ 218,143,850		\$ -	\$ 30,752,839	2,535,872	32,463,224
	21	2044	2045	\$ 237,627,847		\$ -	\$ 30,752,839	2,637,307	35,100,530
	22	2045	2046	\$ 257,891,344		\$ -	\$ 30,752,839	2,742,799	37,843,330
	23	2046	2047	\$ 257,891,344		\$ -	\$ 30,752,839	2,852,511	40,695,841
	24	2047	2048	\$ 257,891,344		\$ -	\$ 30,752,839	2,966,612	43,662,452
	25	2048	2049	\$ 257,891,344		\$ -	\$ 30,752,839	3,085,276	46,747,728
	26	2049	2050	\$ 257,891,344		\$ -	\$ 30,752,839	3,208,687	49,956,415
	27	2050	2051	\$ 257,891,344		\$ -	\$ 30,752,839	3,337,035	53,293,450
	28	2051	2052	\$ 257,891,344		\$ -	\$ 30,752,839	3,470,516	56,763,966
	29	2052	2053	\$ 257,891,344		\$ -	\$ 30,752,839	3,609,337	60,373,302
	30	2053	2054	\$ 257,891,344		\$ -	\$ 30,752,839	3,753,710	64,127,012
	31	2054	2055	\$ 257,891,344		\$ -	\$ 30,752,839	3,903,858	68,030,871
	32	2055	2056	\$ 257,891,344		\$ -	\$ 30,752,839	4,060,013	72,090,883
	33	2056	2057	\$ 257,891,344		\$ -	\$ 30,752,839	4,222,413	76,313,297
	34	2057	2058	\$ 257,891,344		\$ -	\$ 30,752,839	4,391,310	80,704,606
	35	2058	2059	\$ 257,891,344		\$ -	\$ 30,752,839	4,566,962	85,271,569
	36	2059	2060	\$ 257,891,344		\$ -	\$ 30,752,839	4,749,641	90,021,209
	37	2060	2061	\$ 257,891,344		\$ -	\$ 30,752,839	4,939,626	94,960,835
	38	2061	2062	\$ 257,891,344		\$ -	\$ 30,752,839	5,137,211	100,098,047
	39	2062	2063	\$ 257,891,344		\$ -	\$ 30,752,839	5,342,700	105,440,747
	40	2063	2064	\$ 257,891,344		\$ -	\$ 30,752,839	5,556,408	110,997,154

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year	Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs	GF Total Cost of Service/EDU	Annual GF Total Cost for EDUs	Cumulative GF Total Cost of Service	GF M&O Supported Cost of Service/EDU	GF M&O Supported Annual Cost of Service
							Inflation	New EDUs						
Base	2023	2024	0.0%	\$ 1,146,231	\$ -	\$ 1,146,231	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 1,192,080	\$ -	\$ 1,192,080	4.0%	-	-	\$ 3,465	-	-	\$ 1,564	\$ -
2	2025	2026	4.0%	\$ 1,239,763	\$ -	\$ 1,239,763	4.0%	-	-	\$ 3,604	-	-	\$ 1,627	\$ -
3	2026	2027	4.0%	\$ 1,289,354	\$ 1,003,184,000	\$ 1,004,473,354	4.0%	2,465	2,465	\$ 3,748	9,237,961	9,237,961	\$ 1,692	\$ 4,170,088
4	2027	2028	4.0%	\$ 1,340,928	\$ 493,162,875	\$ 1,537,815,163	4.0%	993	3,458	\$ 3,898	13,477,754	22,715,715	\$ 1,759	\$ 6,083,964
5	2028	2029	4.0%	\$ 1,394,565	\$ 1,018,537,355	\$ 2,617,865,125	4.0%	2,367	5,825	\$ 4,053	23,611,404	46,327,118	\$ 1,830	\$ 10,658,373
6	2029	2030	4.0%	\$ 1,450,348	\$ 131,698,418	\$ 2,854,278,148	4.0%	-	5,825	\$ 4,216	24,555,860	70,882,978	\$ 1,903	\$ 11,084,708
7	2030	2031	4.0%	\$ 1,508,362	\$ 749,986,215	\$ 3,718,435,489	4.0%	728	6,553	\$ 4,384	28,729,808	99,612,786	\$ 1,979	\$ 12,968,861
8	2031	2032	4.0%	\$ 1,568,696	\$ -	\$ 3,867,172,909	4.0%	-	6,553	\$ 4,560	29,879,000	129,491,786	\$ 2,058	\$ 13,487,615
9	2032	2033	4.0%	\$ 1,631,444	\$ 71,507,733	\$ 4,093,367,558	4.0%	-	6,553	\$ 4,742	31,074,160	160,565,946	\$ 2,141	\$ 14,027,120
10	2033	2034	4.0%	\$ 1,696,702	\$ -	\$ 4,257,102,261	4.0%	-	6,553	\$ 4,932	32,317,127	192,883,073	\$ 2,226	\$ 14,588,204
11	2034	2035	4.0%	\$ 1,764,570	\$ 45,887,573	\$ 4,473,273,924	4.0%	-	6,553	\$ 5,129	33,609,812	226,492,884	\$ 2,315	\$ 15,171,733
12	2035	2036	4.0%	\$ 1,835,153	\$ -	\$ 4,652,204,881	4.0%	-	6,553	\$ 5,334	34,954,204	261,447,089	\$ 2,408	\$ 15,778,602
13	2036	2037	4.0%	\$ 1,908,559	\$ -	\$ 4,838,293,076	4.0%	-	6,553	\$ 5,547	36,352,372	297,799,461	\$ 2,504	\$ 16,409,746
14	2037	2038	4.0%	\$ 1,984,901	\$ -	\$ 5,031,824,799	4.0%	-	6,553	\$ 5,769	37,806,467	335,605,928	\$ 2,604	\$ 17,066,136
15	2038	2039	4.0%	\$ 2,064,297	\$ -	\$ 5,233,097,791	4.0%	-	6,553	\$ 6,000	39,318,726	374,924,654	\$ 2,708	\$ 17,748,781
16	2039	2040	4.0%	\$ 2,146,869	\$ -	\$ 5,442,421,703	4.0%	-	6,553	\$ 6,240	40,891,475	415,816,129	\$ 2,817	\$ 18,458,733
17	2040	2041	4.0%	\$ 2,232,744	\$ -	\$ 5,660,118,571	4.0%	-	6,553	\$ 6,490	42,527,134	458,343,263	\$ 2,930	\$ 19,197,082
18	2041	2042	4.0%	\$ 2,322,054	\$ -	\$ 5,886,523,314	4.0%	-	6,553	\$ 6,749	44,228,219	502,571,482	\$ 3,047	\$ 19,964,965
19	2042	2043	4.0%	\$ 2,414,936	\$ -	\$ 6,121,984,246	4.0%	-	6,553	\$ 7,019	45,997,348	548,568,830	\$ 3,169	\$ 20,763,564
20	2043	2044	4.0%	\$ 2,511,533	\$ -	\$ 6,366,863,616	4.0%	-	6,553	\$ 7,300	47,837,242	596,406,072	\$ 3,295	\$ 21,594,106
21	2044	2045	4.0%	\$ 2,611,995	\$ -	\$ 6,621,538,161	4.0%	-	6,553	\$ 7,592	49,750,732	646,156,803	\$ 3,427	\$ 22,457,871
22	2045	2046	4.0%	\$ 2,716,474	\$ -	\$ 6,886,399,687	4.0%	-	6,553	\$ 7,896	51,740,761	697,897,564	\$ 3,564	\$ 23,356,185
23	2046	2047	4.0%	\$ 2,825,133	\$ -	\$ 7,161,855,674	4.0%	-	6,553	\$ 8,212	53,810,391	751,707,955	\$ 3,707	\$ 24,290,433
24	2047	2048	4.0%	\$ 2,938,139	\$ -	\$ 7,448,329,901	4.0%	-	6,553	\$ 8,540	55,962,807	807,670,762	\$ 3,855	\$ 25,262,050
25	2048	2049	4.0%	\$ 3,055,664	\$ -	\$ 7,746,263,097	4.0%	-	6,553	\$ 8,882	58,201,319	865,872,081	\$ 4,009	\$ 26,272,532
26	2049	2050	4.0%	\$ 3,177,891	\$ -	\$ 8,056,113,621	4.0%	-	6,553	\$ 9,237	60,529,372	926,401,453	\$ 4,170	\$ 27,323,433
27	2050	2051	4.0%	\$ 3,305,006	\$ -	\$ 8,378,358,166	4.0%	-	6,553	\$ 9,606	62,950,547	989,352,000	\$ 4,336	\$ 28,416,371
28	2051	2052	4.0%	\$ 3,437,207	\$ -	\$ 8,713,492,493	4.0%	-	6,553	\$ 9,991	65,468,569	1,054,820,569	\$ 4,510	\$ 29,553,026
29	2052	2053	4.0%	\$ 3,574,695	\$ -	\$ 9,062,032,193	4.0%	-	6,553	\$ 10,390	68,087,311	1,122,907,880	\$ 4,690	\$ 30,735,147
30	2053	2054	4.0%	\$ 3,717,683	\$ -	\$ 9,424,513,480	4.0%	-	6,553	\$ 10,806	70,810,804	1,193,718,684	\$ 4,878	\$ 31,964,552
31	2054	2055	4.0%	\$ 3,866,390	\$ -	\$ 9,801,494,019	4.0%	-	6,553	\$ 11,238	73,643,236	1,267,361,920	\$ 5,073	\$ 33,243,134
32	2055	2056	4.0%	\$ 4,021,046	\$ -	\$ 10,193,553,780	4.0%	-	6,553	\$ 11,688	76,588,966	1,343,950,886	\$ 5,276	\$ 34,572,860
33	2056	2057	4.0%	\$ 4,181,888	\$ -	\$ 10,601,295,931	4.0%	-	6,553	\$ 12,155	79,652,524	1,423,603,410	\$ 5,487	\$ 35,955,774
34	2057	2058	4.0%	\$ 4,349,163	\$ -	\$ 11,025,347,769	4.0%	-	6,553	\$ 12,641	82,838,625	1,506,442,035	\$ 5,706	\$ 37,394,005
35	2058	2059	4.0%	\$ 4,523,130	\$ -	\$ 11,466,361,679	4.0%	-	6,553	\$ 13,147	86,152,170	1,592,594,205	\$ 5,935	\$ 38,889,765
36	2059	2060	4.0%	\$ 4,704,055	\$ -	\$ 11,925,016,147	4.0%	-	6,553	\$ 13,673	89,598,257	1,682,192,462	\$ 6,172	\$ 40,445,356
37	2060	2061	4.0%	\$ 4,892,217	\$ -	\$ 12,402,016,793	4.0%	-	6,553	\$ 14,220	93,182,187	1,775,374,649	\$ 6,419	\$ 42,063,170
38	2061	2062	4.0%	\$ 5,087,906	\$ -	\$ 12,898,097,464	4.0%	-	6,553	\$ 14,789	96,909,475	1,872,284,124	\$ 6,676	\$ 43,745,697
39	2062	2063	4.0%	\$ 5,291,422	\$ -	\$ 13,414,021,363	4.0%	-	6,553	\$ 15,380	100,785,854	1,973,069,978	\$ 6,943	\$ 45,495,525
40	2063	2064	4.0%	\$ 5,503,079	\$ -	\$ 13,950,582,217	4.0%	-	6,553	\$ 15,995	104,817,288	2,077,887,266	\$ 7,220	\$ 47,315,346

			Cost of Service											
				Public Safety										
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service	Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)	PSETR as % of Total			
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154
1	2024	2025	\$ -	\$ 1,228	\$ -	\$ -	\$ 585	\$ -	\$ -	-	-	0.309756	0.3023975	0.612154
2	2025	2026	\$ -	\$ 1,277	\$ -	\$ -	\$ 608	\$ -	\$ -	-	-	0.303635	0.3085191	0.612154
3	2026	2027	\$ 4,170,088	\$ 1,328	\$ 3,274,615	\$ 3,274,615	\$ 632	\$ 1,558,538	\$ 1,558,538	\$ 0.32600	53.3%	0.297513	0.3146406	0.612154
4	2027	2028	\$ 10,254,052	\$ 1,382	\$ 4,777,511	\$ 8,052,126	\$ 658	\$ 2,273,834	\$ 3,832,371	\$ 0.31067	50.8%	0.291392	0.3207622	0.612154
5	2028	2029	\$ 20,912,425	\$ 1,437	\$ 8,369,624	\$ 16,421,750	\$ 684	\$ 3,983,483	\$ 7,815,854	\$ 0.31971	52.2%	0.28527	0.3268837	0.612154
6	2029	2030	\$ 31,997,132	\$ 1,494	\$ 8,704,409	\$ 25,126,158	\$ 711	\$ 4,142,822	\$ 11,958,677	\$ 0.30496	49.8%	0.279149	0.3330052	0.612154
7	2030	2031	\$ 44,965,993	\$ 1,554	\$ 10,183,964	\$ 35,310,122	\$ 740	\$ 4,847,010	\$ 16,805,687	\$ 0.27388	44.7%	0.273027	0.3391268	0.612154
8	2031	2032	\$ 58,453,608	\$ 1,616	\$ 10,591,323	\$ 45,901,445	\$ 769	\$ 5,040,890	\$ 21,846,577	\$ 0.27388	44.7%	0.266906	0.3452483	0.612154
9	2032	2033	\$ 72,480,728	\$ 1,681	\$ 11,014,976	\$ 56,916,421	\$ 800	\$ 5,242,526	\$ 27,089,103	\$ 0.26909	44.0%	0.260784	0.3513699	0.612154
10	2033	2034	\$ 87,068,932	\$ 1,748	\$ 11,455,575	\$ 68,371,995	\$ 832	\$ 5,452,227	\$ 32,541,330	\$ 0.26909	44.0%	0.254663	0.3574914	0.612154
11	2034	2035	\$ 102,240,665	\$ 1,818	\$ 11,913,798	\$ 80,285,793	\$ 865	\$ 5,670,316	\$ 38,211,645	\$ 0.26633	43.5%	0.248541	0.3636129	0.612154
12	2035	2036	\$ 118,019,267	\$ 1,891	\$ 12,390,349	\$ 92,676,142	\$ 900	\$ 5,897,129	\$ 44,108,774	\$ 0.26633	43.5%	0.24242	0.3697345	0.612154
13	2036	2037	\$ 134,429,013	\$ 1,966	\$ 12,885,963	\$ 105,562,106	\$ 936	\$ 6,133,014	\$ 50,241,788	\$ 0.26633	43.5%	0.236298	0.375856	0.612154
14	2037	2038	\$ 151,495,149	\$ 2,045	\$ 13,401,402	\$ 118,963,508	\$ 973	\$ 6,378,334	\$ 56,620,122	\$ 0.26633	43.5%	0.24242	0.3697345	0.612154
15	2038	2039	\$ 169,243,930	\$ 2,127	\$ 13,937,458	\$ 132,900,966	\$ 1,012	\$ 6,633,468	\$ 63,253,589	\$ 0.26633	43.5%	0.248541	0.3636129	0.612154
16	2039	2040	\$ 187,702,662	\$ 2,212	\$ 14,494,956	\$ 147,395,922	\$ 1,053	\$ 6,898,806	\$ 70,152,396	\$ 0.26633	43.5%	0.254663	0.3574914	0.612154
17	2040	2041	\$ 206,899,744	\$ 2,300	\$ 15,074,755	\$ 162,470,677	\$ 1,095	\$ 7,174,759	\$ 77,327,154	\$ 0.26633	43.5%	0.260784	0.3513699	0.612154
18	2041	2042	\$ 226,864,709	\$ 2,392	\$ 15,677,745	\$ 178,148,421	\$ 1,139	\$ 7,461,749	\$ 84,788,903	\$ 0.26633	43.5%	0.266906	0.3452483	0.612154
19	2042	2043	\$ 247,628,273	\$ 2,488	\$ 16,304,855	\$ 194,453,276	\$ 1,184	\$ 7,760,219	\$ 92,549,122	\$ 0.26633	43.5%	0.273027	0.3391268	0.612154
20	2043	2044	\$ 269,222,379	\$ 2,588	\$ 16,957,049	\$ 211,410,325	\$ 1,232	\$ 8,070,628	\$ 100,619,750	\$ 0.26633	43.5%	0.279149	0.3330052	0.612154
21	2044	2045	\$ 291,680,250	\$ 2,691	\$ 17,635,331	\$ 229,045,656	\$ 1,281	\$ 8,393,453	\$ 109,013,202	\$ 0.26633	43.5%	0.28527	0.3268837	0.612154
22	2045	2046	\$ 315,036,435	\$ 2,799	\$ 18,340,744	\$ 247,386,400	\$ 1,332	\$ 8,729,191	\$ 117,742,393	\$ 0.26633	43.5%	0.291392	0.3207622	0.612154
23	2046	2047	\$ 339,326,868	\$ 2,911	\$ 19,074,374	\$ 266,460,773	\$ 1,385	\$ 9,078,358	\$ 126,820,752	\$ 0.26633	43.5%	0.297513	0.3146406	0.612154
24	2047	2048	\$ 364,588,918	\$ 3,027	\$ 19,837,349	\$ 286,298,122	\$ 1,441	\$ 9,441,493	\$ 136,262,244	\$ 0.26633	43.5%	0.303635	0.3085191	0.612154
25	2048	2049	\$ 390,861,450	\$ 3,148	\$ 20,630,843	\$ 306,928,965	\$ 1,498	\$ 9,819,153	\$ 146,081,397	\$ 0.26633	43.5%	0.309756	0.3023975	0.612154
26	2049	2050	\$ 418,184,883	\$ 3,274	\$ 21,456,076	\$ 328,385,041	\$ 1,558	\$ 10,211,919	\$ 156,293,316	\$ 0.26633	43.5%	0.315878	0.296276	0.612154
27	2050	2051	\$ 446,601,254	\$ 3,405	\$ 22,314,319	\$ 350,699,360	\$ 1,621	\$ 10,620,395	\$ 166,913,711	\$ 0.26633	43.5%	0.322	0.2901545	0.612154
28	2051	2052	\$ 476,154,280	\$ 3,541	\$ 23,206,892	\$ 373,906,252	\$ 1,686	\$ 11,045,211	\$ 177,958,922	\$ 0.26633	43.5%	0.328121	0.2840329	0.612154
29	2052	2053	\$ 506,889,426	\$ 3,683	\$ 24,135,168	\$ 398,041,420	\$ 1,753	\$ 11,487,020	\$ 189,445,942	\$ 0.26633	43.5%	0.334243	0.2779114	0.612154
30	2053	2054	\$ 538,853,979	\$ 3,830	\$ 25,100,575	\$ 423,141,995	\$ 1,823	\$ 11,946,500	\$ 201,392,442	\$ 0.26633	43.5%	0.340364	0.2717898	0.612154
31	2054	2055	\$ 572,097,113	\$ 3,984	\$ 26,104,598	\$ 449,246,592	\$ 1,896	\$ 12,424,360	\$ 213,816,802	\$ 0.26633	43.5%	0.346486	0.2656683	0.612154
32	2055	2056	\$ 606,669,973	\$ 4,143	\$ 27,148,781	\$ 476,395,374	\$ 1,972	\$ 12,921,335	\$ 226,738,137	\$ 0.26633	43.5%	0.352607	0.2595468	0.612154
33	2056	2057	\$ 642,625,747	\$ 4,309	\$ 28,234,733	\$ 504,630,106	\$ 2,051	\$ 13,438,188	\$ 240,176,326	\$ 0.26633	43.5%	0.358729	0.2534252	0.612154
34	2057	2058	\$ 680,019,752	\$ 4,481	\$ 29,364,122	\$ 533,994,228	\$ 2,133	\$ 13,975,716	\$ 254,152,041	\$ 0.26633	43.5%	0.36485	0.2473037	0.612154
35	2058	2059	\$ 718,909,518	\$ 4,660	\$ 30,538,687	\$ 564,532,915	\$ 2,218	\$ 14,534,744	\$ 268,686,786	\$ 0.26633	43.5%	0.370972	0.2411821	0.612154
36	2059	2060	\$ 759,354,874	\$ 4,847	\$ 31,760,234	\$ 596,293,150	\$ 2,307	\$ 15,116,134	\$ 283,802,920	\$ 0.26633	43.5%	0.377093	0.2350606	0.612154
37	2060	2061	\$ 801,418,044	\$ 5,041	\$ 33,030,644	\$ 629,323,793	\$ 2,399	\$ 15,720,780	\$ 299,523,699	\$ 0.26633	43.5%	0.383215	0.2289391	0.612154
38	2061	2062	\$ 845,163,741	\$ 5,242	\$ 34,351,869	\$ 663,675,663	\$ 2,495	\$ 16,349,611	\$ 315,873,310	\$ 0.26633	43.5%	0.389336	0.2228175	0.612154
39	2062	2063	\$ 890,659,266	\$ 5,452	\$ 35,725,944	\$ 699,401,607	\$ 2,595	\$ 17,003,595	\$ 332,876,905	\$ 0.26633	43.5%	0.395458	0.216696	0.612154
40	2063	2064	\$ 937,974,612	\$ 5,670	\$ 37,154,982	\$ 736,556,589	\$ 2,699	\$ 17,683,739	\$ 350,560,644	\$ 0.26633	43.5%	0.40158	0.2105744	0.612154

 WILLDAN			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year					Total AV Revenue					Net Revenue Available to General Fund (Annual)	Net Revenue Available to General Fund (Cumulative)
			M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue		Annual M&O Revenue Less Public Safety Expense	Cumulative M&O Revenue Less Public Safety Expense	Annual TIRZ Revenue	Annual GF M&O Tax Revenue Net of TIRZ		
Base	2023	2024	\$ 3,621	\$ 3,621	\$ 3,396	\$ 3,396	\$ 7,017	\$ 3,621	\$ 3,621	\$ -	\$ 3,621	\$ 3,621	\$ 3,621
1	2024	2025	\$ 3,693	\$ 7,313	\$ 3,605	\$ 7,001	\$ 7,297	\$ 3,693	\$ 7,313	\$ 140	\$ 3,552	\$ 3,552	\$ 7,173
2	2025	2026	\$ 3,764	\$ 11,078	\$ 3,825	\$ 10,826	\$ 7,589	\$ 3,764	\$ 11,078	\$ 286	\$ 3,478	\$ 3,478	\$ 10,651
3	2026	2027	\$ 2,988,443	\$ 2,999,520	\$ 3,160,481	\$ 3,171,307	\$ 6,148,924	\$ (286,172)	\$ (275,095)	\$ 3,070,954	\$ (82,511)	\$ 8,419,734	\$ 8,430,385
4	2027	2028	\$ 4,481,068	\$ 7,480,588	\$ 4,932,729	\$ 8,104,036	\$ 9,413,797	\$ (296,443)	\$ (571,538)	\$ 4,703,390	\$ (222,322)	\$ 2,868,685	\$ 11,299,070
5	2028	2029	\$ 7,467,992	\$ 14,948,580	\$ 8,557,374	\$ 16,661,410	\$ 16,025,366	\$ (901,632)	\$ (1,473,170)	\$ 8,009,175	\$ (541,183)	\$ 9,606,341	\$ 20,905,410
6	2029	2030	\$ 7,967,682	\$ 22,916,262	\$ 9,504,896	\$ 26,166,306	\$ 17,472,578	\$ (736,727)	\$ (2,209,897)	\$ 8,732,781	\$ (765,099)	\$ (3,443,667)	\$ 17,461,743
7	2030	2031	\$ 10,152,341	\$ 33,068,603	\$ 12,610,211	\$ 38,776,517	\$ 22,762,552	\$ (31,623)	\$ (2,241,520)	\$ 11,377,767	\$ (1,225,426)	\$ (275,831)	\$ 17,185,912
8	2031	2032	\$ 10,321,704	\$ 43,390,307	\$ 13,351,349	\$ 52,127,866	\$ 23,673,054	\$ (269,618)	\$ (2,511,138)	\$ 11,833,018	\$ (1,511,314)	\$ (4,904,950)	\$ 12,280,962
9	2032	2033	\$ 10,674,853	\$ 54,065,160	\$ 14,382,860	\$ 66,510,726	\$ 25,057,713	\$ (340,122)	\$ (2,851,260)	\$ 12,525,348	\$ (1,850,495)	\$ (5,445,767)	\$ 6,835,195
10	2033	2034	\$ 10,841,247	\$ 64,906,408	\$ 15,218,774	\$ 81,729,501	\$ 26,060,022	\$ (614,327)	\$ (3,465,587)	\$ 13,026,503	\$ (2,185,255)	\$ (5,924,338)	\$ 910,857
11	2034	2035	\$ 11,117,922	\$ 76,024,330	\$ 16,265,403	\$ 97,994,903	\$ 27,383,325	\$ (795,875)	\$ (4,261,463)	\$ 13,688,154	\$ (2,570,232)	\$ (6,458,878)	\$ (5,548,021)
12	2035	2036	\$ 11,277,853	\$ 87,302,183	\$ 17,200,806	\$ 115,195,709	\$ 28,478,658	\$ (1,112,497)	\$ (5,373,959)	\$ 14,235,821	\$ (2,957,968)	\$ (7,002,160)	\$ (12,550,180)
13	2036	2037	\$ 11,432,789	\$ 98,734,972	\$ 18,185,016	\$ 133,380,725	\$ 29,617,805	\$ (1,453,175)	\$ (6,827,134)	\$ 14,805,394	\$ (3,372,605)	\$ (7,578,565)	\$ (20,128,745)
14	2037	2038	\$ 12,198,126	\$ 110,933,097	\$ 18,604,391	\$ 151,985,116	\$ 30,802,517	\$ (1,203,276)	\$ (8,030,410)	\$ 15,397,750	\$ (3,199,625)	\$ (7,573,822)	\$ (27,702,567)
15	2038	2039	\$ 13,006,397	\$ 123,939,494	\$ 19,028,221	\$ 171,013,337	\$ 32,034,617	\$ (931,061)	\$ (8,961,472)	\$ 16,013,800	\$ (3,007,404)	\$ (7,556,569)	\$ (35,259,136)
16	2039	2040	\$ 13,859,813	\$ 137,799,307	\$ 19,456,190	\$ 190,469,526	\$ 33,316,002	\$ (635,144)	\$ (9,596,615)	\$ 16,654,493	\$ (2,794,680)	\$ (7,525,812)	\$ (42,784,949)
17	2040	2041	\$ 14,760,692	\$ 152,559,998	\$ 19,887,951	\$ 210,357,477	\$ 34,648,642	\$ (314,063)	\$ (9,910,679)	\$ 17,320,813	\$ (2,560,121)	\$ (7,480,499)	\$ (50,265,448)
18	2041	2042	\$ 15,711,465	\$ 168,271,463	\$ 20,323,123	\$ 230,680,600	\$ 36,034,588	\$ 33,720	\$ (9,876,958)	\$ 18,013,786	\$ (2,302,321)	\$ (7,419,513)	\$ (57,684,961)
19	2042	2043	\$ 16,714,683	\$ 184,986,147	\$ 20,761,288	\$ 251,441,888	\$ 37,475,971	\$ 409,829	\$ (9,467,129)	\$ 18,734,477	\$ (2,019,794)	\$ (7,341,674)	\$ (65,026,635)
20	2043	2044	\$ 17,773,021	\$ 202,759,167	\$ 21,201,989	\$ 272,643,877	\$ 38,975,010	\$ 815,972	\$ (8,651,157)	\$ 19,483,997	\$ (1,710,976)	\$ (7,245,732)	\$ (72,272,367)
21	2044	2045	\$ 18,889,282	\$ 221,648,449	\$ 21,644,729	\$ 294,288,606	\$ 40,534,011	\$ 1,253,951	\$ (7,397,206)	\$ 20,263,497	\$ (1,374,215)	\$ (7,130,361)	\$ (79,402,728)
22	2045	2046	\$ 20,066,407	\$ 241,714,856	\$ 22,088,964	\$ 316,377,571	\$ 42,155,371	\$ 1,725,663	\$ (5,671,544)	\$ -	\$ 20,066,407	\$ 14,080,015	\$ (65,322,713)
23	2046	2047	\$ 21,307,479	\$ 263,022,335	\$ 22,534,107	\$ 338,911,678	\$ 43,841,586	\$ 2,233,105	\$ (3,438,438)	\$ -	\$ 21,307,479	\$ 15,081,632	\$ (50,241,081)
24	2047	2048	\$ 22,615,731	\$ 285,638,065	\$ 22,979,519	\$ 361,891,197	\$ 45,595,249	\$ 2,778,382	\$ (660,057)	\$ -	\$ 22,615,731	\$ 16,140,849	\$ (34,100,232)
25	2048	2049	\$ 23,994,550	\$ 309,632,616	\$ 23,424,509	\$ 385,315,706	\$ 47,419,059	\$ 3,363,708	\$ 2,703,651	\$ -	\$ 23,994,550	\$ 17,260,674	\$ (16,839,558)
26	2049	2050	\$ 25,447,491	\$ 335,080,106	\$ 23,868,331	\$ 409,184,037	\$ 49,315,822	\$ 3,991,414	\$ 6,695,065	\$ -	\$ 25,447,491	\$ 18,444,259	\$ 1,604,701
27	2050	2051	\$ 26,978,275	\$ 362,058,381	\$ 24,310,180	\$ 433,494,217	\$ 51,288,455	\$ 4,663,955	\$ 11,359,021	\$ -	\$ 26,978,275	\$ 19,694,914	\$ 21,299,615
28	2051	2052	\$ 28,590,806	\$ 390,649,187	\$ 24,749,187	\$ 458,243,404	\$ 53,339,993	\$ 5,383,914	\$ 16,742,934	\$ -	\$ 28,590,806	\$ 21,016,110	\$ 42,315,725
29	2052	2053	\$ 30,289,174	\$ 420,938,361	\$ 25,184,419	\$ 483,427,823	\$ 55,473,593	\$ 6,154,006	\$ 22,896,940	\$ -	\$ 30,289,174	\$ 22,411,491	\$ 64,727,216
30	2053	2054	\$ 32,077,666	\$ 453,016,027	\$ 25,614,870	\$ 509,042,693	\$ 57,692,536	\$ 6,977,092	\$ 29,874,032	\$ -	\$ 32,077,666	\$ 23,884,876	\$ 88,612,092
31	2054	2055	\$ 33,960,775	\$ 486,976,802	\$ 26,039,463	\$ 535,082,155	\$ 60,000,238	\$ 7,856,178	\$ 37,730,210	\$ -	\$ 33,960,775	\$ 25,440,273	\$ 114,052,365
32	2055	2056	\$ 35,943,209	\$ 522,920,011	\$ 26,457,039	\$ 561,539,194	\$ 62,400,247	\$ 8,794,427	\$ 46,524,637	\$ -	\$ 35,943,209	\$ 27,081,887	\$ 141,134,251
33	2056	2057	\$ 38,029,900	\$ 560,949,910	\$ 26,866,358	\$ 588,405,551	\$ 64,896,257	\$ 9,795,167	\$ 56,319,804	\$ -	\$ 38,029,900	\$ 28,814,125	\$ 169,948,376
34	2057	2058	\$ 40,226,017	\$ 601,175,927	\$ 27,266,091	\$ 615,671,642	\$ 67,492,107	\$ 10,861,895	\$ 67,181,698	\$ -	\$ 40,226,017	\$ 30,641,611	\$ 200,589,987
35	2058	2059	\$ 42,536,975	\$ 643,712,902	\$ 27,654,816	\$ 643,326,459	\$ 70,191,792	\$ 11,998,288	\$ 79,179,987	\$ -	\$ 42,536,975	\$ 32,569,193	\$ 233,159,180
36	2059	2060	\$ 44,968,449	\$ 688,681,351	\$ 28,031,015	\$ 671,357,473	\$ 72,999,463	\$ 13,208,214	\$ 92,388,201	\$ -	\$ 44,968,449	\$ 34,601,955	\$ 267,761,135
37	2060	2061	\$ 47,526,381	\$ 736,207,732	\$ 28,393,061	\$ 699,750,534	\$ 75,919,442	\$ 14,495,737	\$ 106,883,939	\$ -	\$ 47,526,381	\$ 36,745,228	\$ 304,506,363
38	2061	2062	\$ 50,216,999	\$ 786,424,731	\$ 28,739,221	\$ 728,489,755	\$ 78,956,220	\$ 15,865,129	\$ 122,749,068	\$ -	\$ 50,216,999	\$ 39,004,599	\$ 343,510,962
39	2062	2063	\$ 53,046,823	\$ 839,471,554	\$ 29,067,645	\$ 757,557,400	\$ 82,114,468	\$ 17,320,879	\$ 140,069,947	\$ -	\$ 53,046,823	\$ 41,385,928	\$ 384,896,890
40	2063	2064	\$ 56,022,687	\$ 895,494,241	\$ 29,376,360	\$ 786,933,760	\$ 85,399,047	\$ 18,867,705	\$ 158,937,651	\$ -	\$ 56,022,687	\$ 43,895,356	\$ 428,792,246

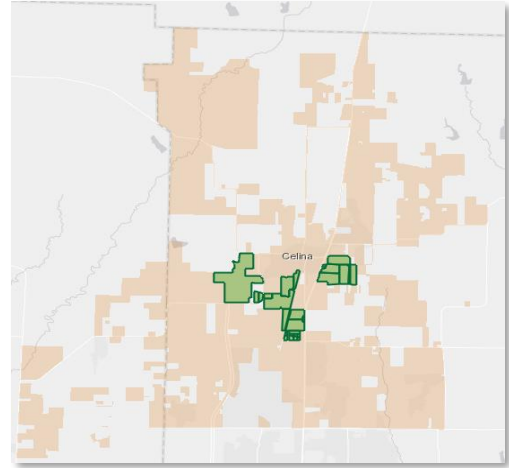


Life Connected.

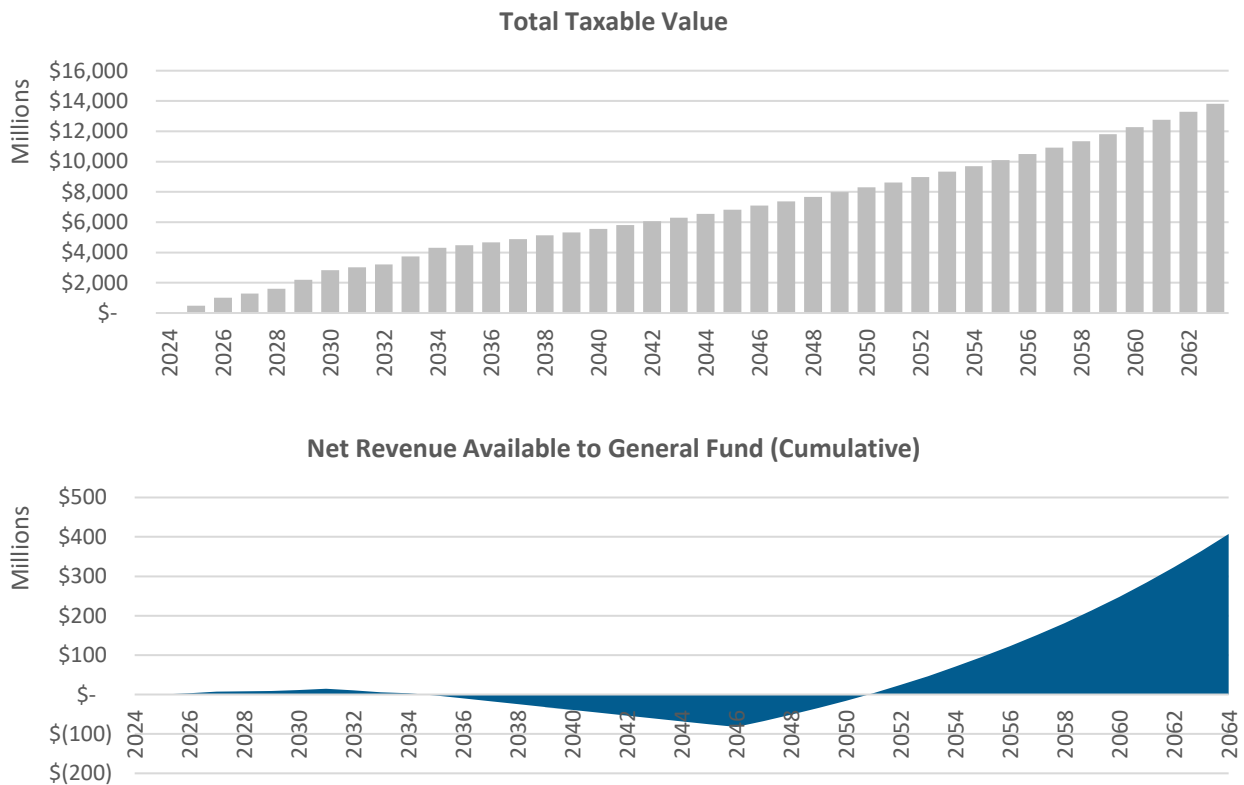
**TIRZ 05(C) | Old Celina Ltd
Detailed Report and Model Summaries**



TIRZ 05(C) | Old Celina Ltd is a ±1049.1 acre TIRZ located in the central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 05(C) | Old Celina Ltd is 50.0% and the TIRZ is scheduled to terminate on 12/31/2056 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$247,173,435.



The charts below indicate two elements of the long-term financial forecast for TIRZ 05(C) | Old Celina Ltd. The model forecasts a total build-out taxable value within the TIRZ of ±\$13,809,000,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$407,300,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 05(C) | Old Celina Ltd is forecast to generate approximately \$3,306,200,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10** **20** **30** **40**

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$118,628,251	\$439,910,492	\$921,626,311	\$1,634,683,399
TIRZ Revenues @ 0.5% TIRZ Contribution Rate	\$59,275,533	\$219,881,570	\$260,799,570	\$260,799,570
City AV Revenue Net of TIRZ Contributions	\$59,352,717	\$220,028,921	\$660,826,740	\$1,373,883,828
City Permit Revenue	\$28,988,611	\$28,988,611	\$28,988,611	\$28,988,611
Estimated City Sales Tax Revenue	\$9,712,299	\$30,815,962	\$62,054,538	\$108,295,263
City I&S Costs	\$66,020,989	\$252,519,859	\$486,519,080	\$761,589,382
Net City Revenues Available for M&O	\$32,032,637	\$27,313,635	\$265,350,809	\$749,578,321
Estimated Total Public Safety Cost of Service (M&O Supported)	\$28,492,488	\$95,656,686	\$195,076,105	\$342,241,133
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$3,540,149	(\$68,343,051)	\$70,274,704	\$407,337,188
Cumulative ISD Tax Revenue	\$239,929,229	\$889,732,289	\$1,864,017,118	\$3,306,196,669

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Annual Rate Reduction Goal	\$0.000000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Rate Category Shift	1.0%	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
		2023 Commercial Permit Value/SF	\$0.30					FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
						FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490		
						FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509		
						FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530		
						FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551		
						FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573		
						FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596		
						FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620		
						FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644		
						FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670		
						FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697		
						FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725		
						FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754		
						FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784		
						FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815		
						FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848		
						FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882		
						FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917		
						FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954		
						FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992		
						FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032		
						FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073		
						FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116		
						FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160		
						FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207		
						FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255		
						FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305		
						FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358		
						FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412		
						FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468		
						FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527		

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 05(C) Old Celina Ltd	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$1,146,231	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$1,146,231	Average MF Density	25
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$500,000,000	Total MF Units	2513
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$1,600,000	Commercial Acreage	200.00
Type A Label	Single Family	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.46
Single Family Average Value/Unit - 2024	\$500,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	50.00%	Fully Developed Commerical SF	4,029,300
Single Family Approved Units	1750	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	4,040
Type B Label	Town Home (S)	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
Town Home (S) Average Value/Unit -	\$350,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2056
Town Home (S) Approved Units	2079	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$500,000,000
Type C Label	Town Home (D)	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Town Home (D) Average Value/Unit -	\$425,000	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$247,173,435
Town Home (D) Approved Units	211	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$0
Type D Label	MF Res	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
MF Res Average Value/Unit - 2024	\$175,000	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
MF Res Approved Units	2513	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Retail	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$247,173,435
Retail Average Value/Unit - 2024	\$250	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Retail Approved Units	1,636,366	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Office	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Office Average Value/Unit - 2024	\$200	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$247,173,435
Office Approved Units	2,398,000.00	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	4,040,919	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					Single Family			Town Home (S)			Town Home (D)			
					Single Family			Town Home	New Town Home		Town Home	New Town Home		
Zone	Year	Fiscal	Base Taxable	Value	Units	Single Family Unit	New Single Family	(S) Units	Town Home	(S) Construction	Town Home	Town Home	(D) Construction	MF Res Units
	Appraisal Year	Year	Value	Change/Year	Absorbption	Value	Construction Value	Absorption	(S) Unit Value	Value	(D) Units	(D) Unit Value	Value	
Base	2023	2024	\$ 1,146,231	0%	-	\$ 500,000	\$ -	-	\$ 350,000	\$ -	-	\$ 425,000	\$ -	-
1	2024	2025	\$ 1,146,231	4%	349	\$ 520,000	\$ 181,480,000	684	\$ 364,000	\$ 248,976,000	-	\$ 442,000	\$ -	200
2	2025	2026	\$ 1,146,231	4%	349	\$ 540,800	\$ 188,739,200	684	\$ 378,560	\$ 258,935,040	-	\$ 459,680	\$ -	200
3	2026	2027	\$ 1,146,231	4%	198	\$ 562,432	\$ 111,361,536	-	\$ 393,702	\$ -	106	\$ 478,067	\$ 50,675,123	193
4	2027	2028	\$ 1,146,231	4%	198	\$ 584,929	\$ 115,815,997	-	\$ 409,450	\$ -	105	\$ 497,190	\$ 52,204,938	193
5	2028	2029	\$ 1,146,231	4%	329	\$ 608,326	\$ 200,139,402	310	\$ 425,829	\$ 132,006,840	-	\$ 517,077	\$ -	545
6	2029	2030	\$ 1,146,231	4%	329	\$ 632,660	\$ 208,144,979	310	\$ 442,862	\$ 137,287,114	-	\$ 537,761	\$ -	545
7	2030	2031	\$ 1,146,231	4%	-	\$ 657,966	\$ -	-	\$ 460,576	\$ -	-	\$ 559,271	\$ -	-
8	2031	2032	\$ 1,146,231	4%	-	\$ 684,285	\$ -	-	\$ 478,999	\$ -	-	\$ 581,642	\$ -	-
9	2032	2033	\$ 1,146,231	4%	-	\$ 711,656	\$ -	-	\$ 498,159	\$ -	-	\$ 604,908	\$ -	319
10	2033	2034	\$ 1,146,231	4%	-	\$ 740,122	\$ -	-	\$ 518,085	\$ -	-	\$ 629,104	\$ -	319
11	2034	2035	\$ 1,146,231	4%	-	\$ 769,727	\$ -	-	\$ 538,809	\$ -	-	\$ 654,268	\$ -	-
12	2035	2036	\$ 1,146,231	4%	-	\$ 800,516	\$ -	-	\$ 560,361	\$ -	-	\$ 680,439	\$ -	-
13	2036	2037	\$ 1,146,231	4%	-	\$ 832,537	\$ -	-	\$ 582,776	\$ -	-	\$ 707,656	\$ -	-
14	2037	2038	\$ 1,146,231	4%	-	\$ 865,838	\$ -	-	\$ 606,087	\$ -	-	\$ 735,962	\$ -	-
15	2038	2039	\$ 1,146,231	4%	-	\$ 900,472	\$ -	-	\$ 630,330	\$ -	-	\$ 765,401	\$ -	-
16	2039	2040	\$ 1,146,231	4%	-	\$ 936,491	\$ -	-	\$ 655,543	\$ -	-	\$ 796,017	\$ -	-
17	2040	2041	\$ 1,146,231	4%	-	\$ 973,950	\$ -	-	\$ 681,765	\$ -	-	\$ 827,858	\$ -	-
18	2041	2042	\$ 1,146,231	4%	-	\$ 1,012,908	\$ -	-	\$ 709,036	\$ -	-	\$ 860,972	\$ -	-
19	2042	2043	\$ 1,146,231	4%	-	\$ 1,053,425	\$ -	-	\$ 737,397	\$ -	-	\$ 895,411	\$ -	-
20	2043	2044	\$ 1,146,231	4%	-	\$ 1,095,562	\$ -	-	\$ 766,893	\$ -	-	\$ 931,227	\$ -	-
21	2044	2045	\$ 1,146,231	4%	-	\$ 1,139,384	\$ -	-	\$ 797,569	\$ -	-	\$ 968,476	\$ -	-
22	2045	2046	\$ 1,146,231	4%	-	\$ 1,184,959	\$ -	-	\$ 829,472	\$ -	-	\$ 1,007,215	\$ -	-
23	2046	2047	\$ 1,146,231	4%	-	\$ 1,232,358	\$ -	-	\$ 862,650	\$ -	-	\$ 1,047,504	\$ -	-
24	2047	2048	\$ 1,146,231	4%	-	\$ 1,281,652	\$ -	-	\$ 897,156	\$ -	-	\$ 1,089,404	\$ -	-
25	2048	2049	\$ 1,146,231	4%	-	\$ 1,332,918	\$ -	-	\$ 933,043	\$ -	-	\$ 1,132,980	\$ -	-
26	2049	2050	\$ 1,146,231	4%	-	\$ 1,386,235	\$ -	-	\$ 970,364	\$ -	-	\$ 1,178,300	\$ -	-
27	2050	2051	\$ 1,146,231	4%	-	\$ 1,441,684	\$ -	-	\$ 1,009,179	\$ -	-	\$ 1,225,432	\$ -	-
28	2051	2052	\$ 1,146,231	4%	-	\$ 1,499,352	\$ -	-	\$ 1,049,546	\$ -	-	\$ 1,274,449	\$ -	-
29	2052	2053	\$ 1,146,231	4%	-	\$ 1,559,326	\$ -	-	\$ 1,091,528	\$ -	-	\$ 1,325,427	\$ -	-
30	2053	2054	\$ 1,146,231	4%	-	\$ 1,621,699	\$ -	-	\$ 1,135,189	\$ -	-	\$ 1,378,444	\$ -	-
31	2054	2055	\$ 1,146,231	4%	-	\$ 1,686,567	\$ -	-	\$ 1,180,597	\$ -	-	\$ 1,433,582	\$ -	-
32	2055	2056	\$ 1,146,231	4%	-	\$ 1,754,029	\$ -	-	\$ 1,227,821	\$ -	-	\$ 1,490,925	\$ -	-
33	2056	2057	\$ 1,146,231	4%	-	\$ 1,824,191	\$ -	-	\$ 1,276,933	\$ -	-	\$ 1,550,562	\$ -	-
34	2057	2058	\$ 1,146,231	4%	-	\$ 1,897,158	\$ -	-	\$ 1,328,011	\$ -	-	\$ 1,612,584	\$ -	-
35	2058	2059	\$ 1,146,231	4%	-	\$ 1,973,044	\$ -	-	\$ 1,381,131	\$ -	-	\$ 1,677,088	\$ -	-
36	2059	2060	\$ 1,146,231	4%	-	\$ 2,051,966	\$ -	-	\$ 1,436,376	\$ -	-	\$ 1,744,171	\$ -	-
37	2060	2061	\$ 1,146,231	4%	-	\$ 2,134,045	\$ -	-	\$ 1,493,831	\$ -	-	\$ 1,813,938	\$ -	-
38	2061	2062	\$ 1,146,231	4%	-	\$ 2,219,407	\$ -	-	\$ 1,553,585	\$ -	-	\$ 1,886,496	\$ -	-
39	2062	2063	\$ 1,146,231	4%	-	\$ 2,308,183	\$ -	-	\$ 1,615,728	\$ -	-	\$ 1,961,956	\$ -	-
40	2063	2064	\$ 1,146,231	4%	-			-			-			-



Zone	Year	Appraisal Year	Fiscal Year	MF Res		Retail			Office			Total New Units (RES)	Total New Units (COM)	Total New Construction Value	Annual Permit Revenue (RES)
				MF Res Unit Value	New MF Res Construction Value	Retail Units	Retail Unit Value	New Retail Construction Value	Office Units	Office Unit Value	New Office Construction Value				
Base		2023	2024									-	-	\$ -	\$ -
1		2024	2025	\$ 175,000	\$ -	-	\$ 250	\$ -	-	\$ 200	\$ -	-	-	\$ -	\$ -
2		2025	2026	\$ 182,000	\$ 36,400,000	-	\$ 260	\$ -	75,500	\$ 208	\$ 15,704,000	1,233	75,500	\$ 482,560,000	\$ 3,995,225
3		2026	2027	\$ 189,280	\$ 37,856,000	-	\$ 270	\$ -	75,500	\$ 216	\$ 16,332,160	1,233	75,500	\$ 501,862,400	\$ 4,722,488
4		2027	2028	\$ 196,851	\$ 37,992,282	166,390	\$ 281	\$ 46,791,530	-	\$ 225	\$ -	497	166,390	\$ 246,820,471	\$ 2,250,058
5		2028	2029	\$ 204,725	\$ 39,511,973	166,390	\$ 292	\$ 48,663,191	-	\$ 234	\$ -	496	166,390	\$ 256,196,100	\$ 2,654,292
6		2029	2030	\$ 212,914	\$ 116,038,271	268,800	\$ 304	\$ 81,759,075	-	\$ 243	\$ -	1,184	268,800	\$ 529,943,588	\$ 5,469,407
7		2030	2031	\$ 221,431	\$ 120,679,801	268,800	\$ 316	\$ 85,029,438	-	\$ 253	\$ -	1,184	268,800	\$ 551,141,331	\$ 6,748,395
8		2031	2032	\$ 230,288	\$ -	216,493	\$ 329	\$ 71,222,505	-	\$ 263	\$ -	-	216,493	\$ 71,222,505	\$ -
9		2032	2033	\$ 239,500	\$ -	216,493	\$ 342	\$ 74,071,405	-	\$ 274	\$ -	-	216,493	\$ 74,071,405	\$ -
10		2033	2034	\$ 249,080	\$ 79,456,382	-	\$ 356	\$ -	1,123,500	\$ 285	\$ 319,818,164	319	1,123,500	\$ 399,274,546	\$ 3,148,746
11		2034	2035	\$ 259,043	\$ 82,634,637	-	\$ 370	\$ -	1,123,500	\$ 296	\$ 332,610,891	319	1,123,500	\$ 415,245,528	\$ -
12		2035	2036	\$ 269,404	\$ -	-	\$ 385	\$ -	-	\$ 308	\$ -	-	-	\$ -	\$ -
13		2036	2037	\$ 280,181	\$ -	-	\$ 400	\$ -	-	\$ 320	\$ -	-	-	\$ -	\$ -
14		2037	2038	\$ 291,388	\$ -	104,500	\$ 416	\$ 43,500,045	-	\$ 333	\$ -	-	104,500	\$ 43,500,045	\$ -
15		2038	2039	\$ 303,043	\$ -	104,500	\$ 433	\$ 45,240,047	-	\$ 346	\$ -	-	104,500	\$ 45,240,047	\$ -
16		2039	2040	\$ 315,165	\$ -	-	\$ 450	\$ -	-	\$ 360	\$ -	-	-	\$ -	\$ -
17		2040	2041	\$ 327,772	\$ -	-	\$ 468	\$ -	-	\$ 375	\$ -	-	-	\$ -	\$ -
18		2041	2042	\$ 340,883	\$ -	62,000	\$ 487	\$ 30,192,458	-	\$ 390	\$ -	-	62,000	\$ 30,192,458	\$ -
19		2042	2043	\$ 354,518	\$ -	62,000	\$ 506	\$ 31,400,156	-	\$ 405	\$ -	-	62,000	\$ 31,400,156	\$ -
20		2043	2044	\$ 368,699	\$ -	-	\$ 527	\$ -	-	\$ 421	\$ -	-	-	\$ -	\$ -
21		2044	2045	\$ 383,447	\$ -	-	\$ 548	\$ -	-	\$ 438	\$ -	-	-	\$ -	\$ -
22		2045	2046	\$ 398,784	\$ -	-	\$ 570	\$ -	-	\$ 456	\$ -	-	-	\$ -	\$ -
23		2046	2047	\$ 414,736	\$ -	-	\$ 592	\$ -	-	\$ 474	\$ -	-	-	\$ -	\$ -
24		2047	2048	\$ 431,325	\$ -	-	\$ 616	\$ -	-	\$ 493	\$ -	-	-	\$ -	\$ -
25		2048	2049	\$ 448,578	\$ -	-	\$ 641	\$ -	-	\$ 513	\$ -	-	-	\$ -	\$ -
26		2049	2050	\$ 466,521	\$ -	-	\$ 666	\$ -	-	\$ 533	\$ -	-	-	\$ -	\$ -
27		2050	2051	\$ 485,182	\$ -	-	\$ 693	\$ -	-	\$ 554	\$ -	-	-	\$ -	\$ -
28		2051	2052	\$ 504,590	\$ -	-	\$ 721	\$ -	-	\$ 577	\$ -	-	-	\$ -	\$ -
29		2052	2053	\$ 524,773	\$ -	-	\$ 750	\$ -	-	\$ 600	\$ -	-	-	\$ -	\$ -
30		2053	2054	\$ 545,764	\$ -	-	\$ 780	\$ -	-	\$ 624	\$ -	-	-	\$ -	\$ -
31		2054	2055	\$ 567,595	\$ -	-	\$ 811	\$ -	-	\$ 649	\$ -	-	-	\$ -	\$ -
32		2055	2056	\$ 590,298	\$ -	-	\$ 843	\$ -	-	\$ 675	\$ -	-	-	\$ -	\$ -
33		2056	2057	\$ 613,910	\$ -	-	\$ 877	\$ -	-	\$ 702	\$ -	-	-	\$ -	\$ -
34		2057	2058	\$ 638,467	\$ -	-	\$ 912	\$ -	-	\$ 730	\$ -	-	-	\$ -	\$ -
35		2058	2059	\$ 664,005	\$ -	-	\$ 949	\$ -	-	\$ 759	\$ -	-	-	\$ -	\$ -
36		2059	2060	\$ 690,566	\$ -	-	\$ 987	\$ -	-	\$ 789	\$ -	-	-	\$ -	\$ -
37		2060	2061	\$ 718,188	\$ -	-	\$ 1,026	\$ -	-	\$ 821	\$ -	-	-	\$ -	\$ -
38		2061	2062	\$ 746,916	\$ -	-	\$ 1,067	\$ -	-	\$ 854	\$ -	-	-	\$ -	\$ -
39		2062	2063	\$ 776,792	\$ -	-	\$ 1,110	\$ -	-	\$ 888	\$ -	-	-	\$ -	\$ -
40		2063	2064	\$ 807,864	\$ -	-	\$ 1,154	\$ -	-	\$ 923	\$ -	-	-	\$ -	\$ -



		Fiscal Year					Cumulative New						
Zone	Year		Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	
Base	2023	2024	\$ -	\$ -	\$ -	\$ -	\$ 1,146,231	\$ -	\$ 0.00612154	\$ 7,017	\$ 7,017	\$ 7,017	
1	2024	2025	\$ -	\$ -	\$ -	\$ -	\$ 1,192,080	\$ 45,849	\$ 0.00612154	\$ 7,017	\$ 14,033	\$ 7,297	
2	2025	2026	\$ 22,650	\$ 4,017,875	\$ 3,995,225	\$ 482,560,000	\$ 483,799,763	\$ 482,653,532	\$ 0.00612154	\$ 7,017	\$ 21,050	\$ 2,961,600	
3	2026	2027	\$ 22,650	\$ 4,745,138	\$ 8,717,712	\$ 1,003,724,800	\$ 1,005,014,154	\$ 1,003,867,923	\$ 0.00612154	\$ 7,017	\$ 28,067	\$ 6,152,234	
4	2027	2028	\$ 49,917	\$ 2,299,975	\$ 10,967,771	\$ 1,290,694,263	\$ 1,292,035,191	\$ 1,290,888,960	\$ 0.00612154	\$ 7,017	\$ 35,083	\$ 7,909,245	
5	2028	2029	\$ 49,917	\$ 2,704,209	\$ 13,622,063	\$ 1,598,518,134	\$ 1,599,912,699	\$ 1,598,766,468	\$ 0.00612154	\$ 7,017	\$ 42,100	\$ 9,793,930	
6	2029	2030	\$ 80,640	\$ 5,550,047	\$ 19,091,470	\$ 2,192,402,447	\$ 2,193,852,795	\$ 2,192,706,564	\$ 0.00612154	\$ 7,017	\$ 49,117	\$ 13,429,758	
7	2030	2031	\$ 80,640	\$ 6,829,035	\$ 25,839,865	\$ 2,831,239,876	\$ 2,832,748,238	\$ 2,831,602,007	\$ 0.00612154	\$ 7,017	\$ 56,134	\$ 17,340,782	
8	2031	2032	\$ 64,948	\$ 64,948	\$ 25,839,865	\$ 3,015,711,976	\$ 3,017,280,672	\$ 3,016,134,441	\$ 0.00612154	\$ 7,017	\$ 63,150	\$ 18,470,404	
9	2032	2033	\$ 64,948	\$ 64,948	\$ 25,839,865	\$ 3,210,411,860	\$ 3,212,043,304	\$ 3,210,897,073	\$ 0.00612154	\$ 7,017	\$ 70,167	\$ 19,662,652	
10	2033	2034	\$ 337,050	\$ 3,485,796	\$ 28,988,611	\$ 3,738,102,880	\$ 3,739,799,582	\$ 3,738,653,351	\$ 0.00612154	\$ 7,017	\$ 77,184	\$ 22,893,333	
11	2034	2035	\$ 337,050	\$ 337,050	\$ 28,988,611	\$ 4,302,872,524	\$ 4,304,637,094	\$ 4,303,490,863	\$ 0.00612154	\$ 7,017	\$ 84,200	\$ 26,351,008	
12	2035	2036	\$ -	\$ -	\$ 28,988,611	\$ 4,474,987,425	\$ 4,476,822,577	\$ 4,475,676,346	\$ 0.00612154	\$ 7,017	\$ 91,217	\$ 27,405,048	
13	2036	2037	\$ -	\$ -	\$ 28,988,611	\$ 4,653,986,922	\$ 4,655,895,480	\$ 4,654,749,249	\$ 0.00612154	\$ 7,017	\$ 98,234	\$ 28,501,250	
14	2037	2038	\$ 31,350	\$ 31,350	\$ 28,988,611	\$ 4,883,646,444	\$ 4,885,631,345	\$ 4,884,485,114	\$ 0.00612154	\$ 7,017	\$ 105,250	\$ 29,907,588	
15	2038	2039	\$ 31,350	\$ 31,350	\$ 28,988,611	\$ 5,124,232,349	\$ 5,126,296,646	\$ 5,125,150,415	\$ 0.00612154	\$ 7,017	\$ 112,267	\$ 31,380,830	
16	2039	2040	\$ -	\$ -	\$ 28,988,611	\$ 5,329,201,643	\$ 5,331,348,512	\$ 5,330,202,281	\$ 0.00612154	\$ 7,017	\$ 119,284	\$ 32,636,063	
17	2040	2041	\$ -	\$ -	\$ 28,988,611	\$ 5,542,369,708	\$ 5,544,602,452	\$ 5,543,456,221	\$ 0.00612154	\$ 7,017	\$ 126,301	\$ 33,941,506	
18	2041	2042	\$ 18,600	\$ 18,600	\$ 28,988,611	\$ 5,794,256,954	\$ 5,796,579,008	\$ 5,795,432,777	\$ 0.00612154	\$ 7,017	\$ 133,317	\$ 35,483,990	
19	2042	2043	\$ 18,600	\$ 18,600	\$ 28,988,611	\$ 6,057,427,389	\$ 6,059,842,324	\$ 6,058,696,093	\$ 0.00612154	\$ 7,017	\$ 140,334	\$ 37,095,567	
20	2043	2044	\$ -	\$ -	\$ 28,988,611	\$ 6,299,724,484	\$ 6,302,236,017	\$ 6,301,089,786	\$ 0.00612154	\$ 7,017	\$ 147,351	\$ 38,579,390	
21	2044	2045	\$ -	\$ -	\$ 28,988,611	\$ 6,551,713,464	\$ 6,554,325,458	\$ 6,553,179,227	\$ 0.00612154	\$ 7,017	\$ 154,367	\$ 40,122,565	
22	2045	2046	\$ -	\$ -	\$ 28,988,611	\$ 6,813,782,002	\$ 6,816,498,476	\$ 6,815,352,245	\$ 0.00612154	\$ 7,017	\$ 161,384	\$ 41,727,468	
23	2046	2047	\$ -	\$ -	\$ 28,988,611	\$ 7,086,333,282	\$ 7,089,158,416	\$ 7,088,012,185	\$ 0.00612154	\$ 7,017	\$ 168,401	\$ 43,396,567	
24	2047	2048	\$ -	\$ -	\$ 28,988,611	\$ 7,369,786,613	\$ 7,372,724,752	\$ 7,371,578,521	\$ 0.00612154	\$ 7,017	\$ 175,417	\$ 45,132,429	
25	2048	2049	\$ -	\$ -	\$ 28,988,611	\$ 7,664,578,078	\$ 7,667,633,742	\$ 7,666,487,511	\$ 0.00612154	\$ 7,017	\$ 182,434	\$ 46,937,727	
26	2049	2050	\$ -	\$ -	\$ 28,988,611	\$ 7,971,161,201	\$ 7,974,339,092	\$ 7,973,192,861	\$ 0.00612154	\$ 7,017	\$ 189,451	\$ 48,815,236	
27	2050	2051	\$ -	\$ -	\$ 28,988,611	\$ 8,290,007,649	\$ 8,293,312,656	\$ 8,292,166,425	\$ 0.00612154	\$ 7,017	\$ 196,468	\$ 50,767,845	
28	2051	2052	\$ -	\$ -	\$ 28,988,611	\$ 8,621,607,955	\$ 8,625,045,162	\$ 8,623,898,931	\$ 0.00612154	\$ 7,017	\$ 203,484	\$ 52,798,559	
29	2052	2053	\$ -	\$ -	\$ 28,988,611	\$ 8,966,472,273	\$ 8,970,046,968	\$ 8,968,900,737	\$ 0.00612154	\$ 7,017	\$ 210,501	\$ 54,910,501	
30	2053	2054	\$ -	\$ -	\$ 28,988,611	\$ 9,325,131,164	\$ 9,328,848,847	\$ 9,327,702,616	\$ 0.00612154	\$ 7,017	\$ 217,518	\$ 57,106,921	
31	2054	2055	\$ -	\$ -	\$ 28,988,611	\$ 9,698,136,411	\$ 9,702,002,801	\$ 9,700,856,570	\$ 0.00612154	\$ 7,017	\$ 224,534	\$ 59,391,198	
32	2055	2056	\$ -	\$ -	\$ 28,988,611	\$ 10,086,061,867	\$ 10,090,082,913	\$ 10,088,936,682	\$ 0.00612154	\$ 7,017	\$ 231,551	\$ 61,766,846	
33	2056	2057	\$ -	\$ -	\$ 28,988,611	\$ 10,489,504,342	\$ 10,493,686,229	\$ 10,492,539,998	\$ 0.00612154	\$ 7,017	\$ 238,568	\$ 64,237,520	
34	2057	2058	\$ -	\$ -	\$ 28,988,611	\$ 10,909,084,516	\$ 10,913,433,679	\$ 10,912,287,448	\$ 0.00612154	\$ 7,017	\$ 245,584	\$ 66,807,021	
35	2058	2059	\$ -	\$ -	\$ 28,988,611	\$ 11,345,447,896	\$ 11,349,971,026	\$ 11,348,824,795	\$ 0.00612154	\$ 7,017	\$ 252,601	\$ 69,479,302	
36	2059	2060	\$ -	\$ -	\$ 28,988,611	\$ 11,799,265,812	\$ 11,803,969,867	\$ 11,802,823,636	\$ 0.00612154	\$ 7,017	\$ 259,618	\$ 72,258,474	
37	2060	2061	\$ -	\$ -	\$ 28,988,611	\$ 12,271,236,445	\$ 12,276,128,661	\$ 12,274,982,430	\$ 0.00612154	\$ 7,017	\$ 266,635	\$ 75,148,813	
38	2061	2062	\$ -	\$ -	\$ 28,988,611	\$ 12,762,085,902	\$ 12,767,173,808	\$ 12,766,027,577	\$ 0.00612154	\$ 7,017	\$ 273,651	\$ 78,154,765	
39	2062	2063	\$ -	\$ -	\$ 28,988,611	\$ 13,272,569,338	\$ 13,277,860,760	\$ 13,276,714,529	\$ 0.00612154	\$ 7,017	\$ 280,668	\$ 81,280,956	
40	2063	2064	\$ -	\$ -	\$ 28,988,611	\$ 13,803,472,112	\$ 13,808,975,191	\$ 13,807,828,960	\$ 0.00612154	\$ 7,017	\$ 287,685	\$ 84,532,194	



TIRZ											Total Annual	Cumulative AV	
Zone	Year	Fiscal	Cumulative AV	Participation	Annual TIRZ	Cumulative TIRZ	Annual Net	Cumulative Net	Total Annual	Cumulative TIRZ	AV Revenue	Revenue Net of	Annual Credit
	Appraisal	Year	Revenue	Rate	Revenue	Revenue	Revenue	Revenue	TIRZ Revenue	Revenue	Net of TIRZ	TIRZ	Payments
Base	2023	2024	\$ 7,017	50.00%	\$ -	\$ -	\$ 7,017	\$ 7,017	\$ -	\$ -	\$ 7,017	\$ 7,017	
1	2024	2025	\$ 14,314	50.00%	\$ 140	\$ 140	\$ 7,157	\$ 14,174	\$ 140	\$ 140	\$ 7,157	\$ 14,174	\$ -
2	2025	2026	\$ 2,975,914	50.00%	\$ 1,477,291	\$ 1,477,432	\$ 1,484,308	\$ 1,498,482	\$ 1,477,291	\$ 1,477,432	\$ 1,484,308	\$ 1,498,482	\$ 140
3	2026	2027	\$ 9,128,148	50.00%	\$ 3,072,609	\$ 4,550,041	\$ 3,079,626	\$ 4,578,107	\$ 3,072,609	\$ 4,550,041	\$ 3,079,626	\$ 4,578,107	\$ 1,477,291
4	2027	2028	\$ 17,037,393	50.00%	\$ 3,951,114	\$ 8,501,155	\$ 3,958,131	\$ 8,536,238	\$ 3,951,114	\$ 8,501,155	\$ 3,958,131	\$ 8,536,238	\$ 3,072,609
5	2028	2029	\$ 26,831,323	50.00%	\$ 4,893,456	\$ 13,394,611	\$ 4,900,473	\$ 13,436,711	\$ 4,893,456	\$ 13,394,611	\$ 4,900,473	\$ 13,436,711	\$ 3,951,114
6	2029	2030	\$ 40,261,080	50.00%	\$ 6,711,370	\$ 20,105,982	\$ 6,718,387	\$ 20,155,099	\$ 6,711,370	\$ 20,105,982	\$ 6,718,387	\$ 20,155,099	\$ 4,893,456
7	2030	2031	\$ 57,601,862	50.00%	\$ 8,666,882	\$ 28,772,864	\$ 8,673,899	\$ 28,828,998	\$ 8,666,882	\$ 28,772,864	\$ 8,673,899	\$ 28,828,998	\$ 6,711,370
8	2031	2032	\$ 76,072,266	50.00%	\$ 9,231,694	\$ 38,004,558	\$ 9,238,711	\$ 38,067,708	\$ 9,231,694	\$ 38,004,558	\$ 9,238,711	\$ 38,067,708	\$ 8,666,882
9	2032	2033	\$ 95,734,918	50.00%	\$ 9,827,817	\$ 47,832,375	\$ 9,834,834	\$ 47,902,542	\$ 9,827,817	\$ 47,832,375	\$ 9,834,834	\$ 47,902,542	\$ 9,231,694
10	2033	2034	\$ 118,628,251	50.00%	\$ 11,443,158	\$ 59,275,533	\$ 11,450,175	\$ 59,352,717	\$ 11,443,158	\$ 59,275,533	\$ 11,450,175	\$ 59,352,717	\$ 9,827,817
11	2034	2035	\$ 144,979,259	50.00%	\$ 13,171,996	\$ 72,447,529	\$ 13,179,012	\$ 72,531,730	\$ 13,171,996	\$ 72,447,529	\$ 13,179,012	\$ 72,531,730	\$ 11,443,158
12	2035	2036	\$ 172,384,307	50.00%	\$ 13,699,016	\$ 86,146,545	\$ 13,706,033	\$ 86,237,762	\$ 13,699,016	\$ 86,146,545	\$ 13,706,033	\$ 86,237,762	\$ 13,171,996
13	2036	2037	\$ 200,885,558	50.00%	\$ 14,247,117	\$ 100,393,662	\$ 14,254,134	\$ 100,491,896	\$ 14,247,117	\$ 100,393,662	\$ 14,254,134	\$ 100,491,896	\$ 13,699,016
14	2037	2038	\$ 230,793,145	50.00%	\$ 14,950,286	\$ 115,343,947	\$ 14,957,302	\$ 115,449,198	\$ 14,950,286	\$ 115,343,947	\$ 14,957,302	\$ 115,449,198	\$ 14,247,117
15	2038	2039	\$ 262,173,975	50.00%	\$ 15,686,907	\$ 131,030,854	\$ 15,693,923	\$ 131,143,121	\$ 15,686,907	\$ 131,030,854	\$ 15,693,923	\$ 131,143,121	\$ 14,950,286
16	2039	2040	\$ 294,810,039	50.00%	\$ 16,314,523	\$ 147,345,377	\$ 16,321,540	\$ 147,464,661	\$ 16,314,523	\$ 147,345,377	\$ 16,321,540	\$ 147,464,661	\$ 15,686,907
17	2040	2041	\$ 328,751,544	50.00%	\$ 16,967,244	\$ 164,312,622	\$ 16,974,261	\$ 164,438,922	\$ 16,967,244	\$ 164,312,622	\$ 16,974,261	\$ 164,438,922	\$ 16,314,523
18	2041	2042	\$ 364,235,534	50.00%	\$ 17,738,487	\$ 182,051,109	\$ 17,745,503	\$ 182,184,426	\$ 17,738,487	\$ 182,051,109	\$ 17,745,503	\$ 182,184,426	\$ 16,967,244
19	2042	2043	\$ 401,331,102	50.00%	\$ 18,544,275	\$ 200,595,384	\$ 18,551,292	\$ 200,735,718	\$ 18,544,275	\$ 200,595,384	\$ 18,551,292	\$ 200,735,718	\$ 17,738,487
20	2043	2044	\$ 439,910,492	50.00%	\$ 19,286,187	\$ 219,881,570	\$ 19,293,203	\$ 220,028,921	\$ 19,286,187	\$ 219,881,570	\$ 19,293,203	\$ 220,028,921	\$ 18,544,275
21	2044	2045	\$ 480,033,057	50.00%	\$ 20,057,774	\$ 239,939,345	\$ 20,064,791	\$ 240,093,712	\$ 20,057,774	\$ 239,939,345	\$ 20,064,791	\$ 240,093,712	\$ 19,286,187
22	2045	2046	\$ 521,760,525	50.00%	\$ 20,860,226	\$ 260,799,570	\$ 20,867,242	\$ 260,960,955	\$ 20,860,226	\$ 260,799,570	\$ 20,867,242	\$ 260,960,955	\$ 20,057,774
23	2046	2047	\$ 565,157,092	0.00%	\$ -	\$ 260,799,570	\$ 43,396,567	\$ 304,357,521	\$ -	\$ 260,799,570	\$ 43,396,567	\$ 304,357,521	\$ 20,860,226
24	2047	2048	\$ 610,289,521	0.00%	\$ -	\$ 260,799,570	\$ 45,132,429	\$ 349,489,951	\$ -	\$ 260,799,570	\$ 45,132,429	\$ 349,489,951	\$ -
25	2048	2049	\$ 657,227,248	0.00%	\$ -	\$ 260,799,570	\$ 46,937,727	\$ 396,427,678	\$ -	\$ 260,799,570	\$ 46,937,727	\$ 396,427,678	\$ -
26	2049	2050	\$ 706,042,484	0.00%	\$ -	\$ 260,799,570	\$ 48,815,236	\$ 445,242,913	\$ -	\$ 260,799,570	\$ 48,815,236	\$ 445,242,913	\$ -
27	2050	2051	\$ 756,810,329	0.00%	\$ -	\$ 260,799,570	\$ 50,767,845	\$ 496,010,758	\$ -	\$ 260,799,570	\$ 50,767,845	\$ 496,010,758	\$ -
28	2051	2052	\$ 809,608,888	0.00%	\$ -	\$ 260,799,570	\$ 52,798,559	\$ 548,809,317	\$ -	\$ 260,799,570	\$ 52,798,559	\$ 548,809,317	\$ -
29	2052	2053	\$ 864,519,389	0.00%	\$ -	\$ 260,799,570	\$ 54,910,501	\$ 603,719,819	\$ -	\$ 260,799,570	\$ 54,910,501	\$ 603,719,819	\$ -
30	2053	2054	\$ 921,626,311	0.00%	\$ -	\$ 260,799,570	\$ 57,106,921	\$ 660,826,740	\$ -	\$ 260,799,570	\$ 57,106,921	\$ 660,826,740	\$ -
31	2054	2055	\$ 981,017,509	0.00%	\$ -	\$ 260,799,570	\$ 59,391,198	\$ 720,217,938	\$ -	\$ 260,799,570	\$ 59,391,198	\$ 720,217,938	\$ -
32	2055	2056	\$ 1,042,784,355	0.00%	\$ -	\$ 260,799,570	\$ 61,766,846	\$ 781,984,784	\$ -	\$ 260,799,570	\$ 61,766,846	\$ 781,984,784	\$ -
33	2056	2057	\$ 1,107,021,875	0.00%	\$ -	\$ 260,799,570	\$ 64,237,520	\$ 846,222,304	\$ -	\$ 260,799,570	\$ 64,237,520	\$ 846,222,304	\$ -
34	2057	2058	\$ 1,173,828,896	0.00%	\$ -	\$ 260,799,570	\$ 66,807,021	\$ 913,029,325	\$ -	\$ 260,799,570	\$ 66,807,021	\$ 913,029,325	\$ -
35	2058	2059	\$ 1,243,308,197	0.00%	\$ -	\$ 260,799,570	\$ 69,479,302	\$ 982,508,627	\$ -	\$ 260,799,570	\$ 69,479,302	\$ 982,508,627	\$ -
36	2059	2060	\$ 1,315,566,671	0.00%	\$ -	\$ 260,799,570	\$ 72,258,474	\$ 1,054,767,101	\$ -	\$ 260,799,570	\$ 72,258,474	\$ 1,054,767,101	\$ -
37	2060	2061	\$ 1,390,715,484	0.00%	\$ -	\$ 260,799,570	\$ 75,148,813	\$ 1,129,915,913	\$ -	\$ 260,799,570	\$ 75,148,813	\$ 1,129,915,913	\$ -
38	2061	2062	\$ 1,468,870,249	0.00%	\$ -	\$ 260,799,570	\$ 78,154,765	\$ 1,208,070,678	\$ -	\$ 260,799,570	\$ 78,154,765	\$ 1,208,070,678	\$ -
39	2062	2063	\$ 1,550,151,205	0.00%	\$ -	\$ 260,799,570	\$ 81,280,956	\$ 1,289,351,634	\$ -	\$ 260,799,570	\$ 81,280,956	\$ 1,289,351,634	\$ -
40	2063	2064	\$ 1,634,683,399	0.00%	\$ -	\$ 260,799,570	\$ 84,532,194	\$ 1,373,883,828	\$ -	\$ 260,799,570	\$ 84,532,194	\$ 1,373,883,828	\$ -



Zone	Year	Appraisal Year	Fiscal Year	Cumulative	Actual Payments	Total Annual	Cumulative	Total Annual	Cumulative
				Credit Payments		Permit Revenue	Permit Revenue	Sales Tax Revenue	Sales Tax Revenue
Base		2023	2024			\$ -	\$ -	-	-
	1	2024	2025	\$ -		\$ -	\$ -	-	-
	2	2025	2026	\$ 140		\$ 3,995,225	\$ 3,995,225	309,944	309,944
	3	2026	2027	\$ 1,477,432		\$ 4,722,488	\$ 8,717,712	619,888	929,833
	4	2027	2028	\$ 4,550,041		\$ 2,250,058	\$ 10,967,771	744,821	1,674,654
	5	2028	2029	\$ 8,501,155		\$ 2,654,292	\$ 13,622,063	869,503	2,544,157
	6	2029	2030	\$ 13,394,611		\$ 5,469,407	\$ 19,091,470	1,167,130	3,711,286
	7	2030	2031	\$ 20,105,982		\$ 6,748,395	\$ 25,839,865	1,464,757	5,176,043
	8	2031	2032	\$ 28,772,864		\$ -	\$ 25,839,865	1,464,757	6,640,799
	9	2032	2033	\$ 38,004,558		\$ -	\$ 25,839,865	1,464,757	8,105,556
	10	2033	2034	\$ 47,832,375		\$ 3,148,746	\$ 28,988,611	1,606,743	9,712,299
	11	2034	2035	\$ 59,275,533		\$ -	\$ 28,988,611	1,757,744	11,470,043
	12	2035	2036	\$ 72,447,529		\$ -	\$ 28,988,611	1,828,054	13,298,096
	13	2036	2037	\$ 86,146,545		\$ -	\$ 28,988,611	1,901,176	15,199,272
	14	2037	2038	\$ 100,393,662		\$ -	\$ 28,988,611	1,977,223	17,176,495
	15	2038	2039	\$ 115,343,947		\$ -	\$ 28,988,611	2,056,312	19,232,807
	16	2039	2040	\$ 131,030,854		\$ -	\$ 28,988,611	2,138,564	21,371,372
	17	2040	2041	\$ 147,345,377		\$ -	\$ 28,988,611	2,224,107	23,595,479
	18	2041	2042	\$ 164,312,622		\$ -	\$ 28,988,611	2,313,071	25,908,550
	19	2042	2043	\$ 182,051,109		\$ -	\$ 28,988,611	2,405,594	28,314,144
	20	2043	2044	\$ 200,595,384		\$ -	\$ 28,988,611	2,501,818	30,815,962
	21	2044	2045	\$ 219,881,570		\$ -	\$ 28,988,611	2,601,891	33,417,852
	22	2045	2046	\$ 239,939,345		\$ -	\$ 28,988,611	2,705,966	36,123,818
	23	2046	2047	\$ 260,799,570		\$ -	\$ 28,988,611	2,814,205	38,938,023
	24	2047	2048	\$ 260,799,570		\$ -	\$ 28,988,611	2,926,773	41,864,796
	25	2048	2049	\$ 260,799,570		\$ -	\$ 28,988,611	3,043,844	44,908,640
	26	2049	2050	\$ 260,799,570		\$ -	\$ 28,988,611	3,165,598	48,074,238
	27	2050	2051	\$ 260,799,570		\$ -	\$ 28,988,611	3,292,222	51,366,460
	28	2051	2052	\$ 260,799,570		\$ -	\$ 28,988,611	3,423,910	54,790,370
	29	2052	2053	\$ 260,799,570		\$ -	\$ 28,988,611	3,560,867	58,351,237
	30	2053	2054	\$ 260,799,570		\$ -	\$ 28,988,611	3,703,302	62,054,538
	31	2054	2055	\$ 260,799,570		\$ -	\$ 28,988,611	3,851,434	65,905,972
	32	2055	2056	\$ 260,799,570		\$ -	\$ 28,988,611	4,005,491	69,911,463
	33	2056	2057	\$ 260,799,570		\$ -	\$ 28,988,611	4,165,711	74,077,174
	34	2057	2058	\$ 260,799,570		\$ -	\$ 28,988,611	4,332,339	78,409,513
	35	2058	2059	\$ 260,799,570		\$ -	\$ 28,988,611	4,505,633	82,915,145
	36	2059	2060	\$ 260,799,570		\$ -	\$ 28,988,611	4,685,858	87,601,003
	37	2060	2061	\$ 260,799,570		\$ -	\$ 28,988,611	4,873,292	92,474,295
	38	2061	2062	\$ 260,799,570		\$ -	\$ 28,988,611	5,068,224	97,542,519
	39	2062	2063	\$ 260,799,570		\$ -	\$ 28,988,611	5,270,953	102,813,472
	40	2063	2064	\$ 260,799,570		\$ -	\$ 28,988,611	5,481,791	108,295,263

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year	Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs	GF Total Cost of Service/EDU	Annual GF Total Cost for EDUs	Cumulative GF Total Cost of Service	GF M&O Supported Cost of Service/EDU	GF M&O Supported Annual Cost of Service
							Inflation	New EDUs						
Base	2023	2024	0.0%	\$ 1,146,231	\$ -	\$ 1,146,231	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 1,192,080	\$ -	\$ 1,192,080	4.0%	-	-	\$ 3,465	-	-	\$ 1,564	\$ -
2	2025	2026	4.0%	\$ 1,239,763	\$ 482,560,000	\$ 483,799,763	4.0%	1,233	1,233	\$ 3,604	4,443,129	4,443,129	\$ 1,627	\$ 2,005,663
3	2026	2027	4.0%	\$ 1,289,354	\$ 501,862,400	\$ 1,005,014,154	4.0%	1,233	2,466	\$ 3,748	9,241,709	13,684,838	\$ 1,692	\$ 4,171,780
4	2027	2028	4.0%	\$ 1,340,928	\$ 246,820,471	\$ 1,292,035,191	4.0%	497	2,963	\$ 3,898	11,548,463	25,233,301	\$ 1,759	\$ 5,213,067
5	2028	2029	4.0%	\$ 1,394,565	\$ 256,196,100	\$ 1,599,912,699	4.0%	496	3,459	\$ 4,053	14,020,918	39,254,218	\$ 1,830	\$ 6,329,152
6	2029	2030	4.0%	\$ 1,450,348	\$ 529,943,588	\$ 2,193,852,795	4.0%	1,184	4,643	\$ 4,216	19,573,023	58,827,241	\$ 1,903	\$ 8,835,416
7	2030	2031	4.0%	\$ 1,508,362	\$ 551,141,331	\$ 2,832,748,238	4.0%	1,184	5,827	\$ 4,384	25,546,863	84,374,103	\$ 1,979	\$ 11,532,054
8	2031	2032	4.0%	\$ 1,568,696	\$ 71,222,505	\$ 3,017,280,672	4.0%	-	5,827	\$ 4,560	26,568,737	110,942,840	\$ 2,058	\$ 11,993,336
9	2032	2033	4.0%	\$ 1,631,444	\$ 74,071,405	\$ 3,212,043,304	4.0%	-	5,827	\$ 4,742	27,631,487	138,574,327	\$ 2,141	\$ 12,473,070
10	2033	2034	4.0%	\$ 1,696,702	\$ 399,274,546	\$ 3,739,799,582	4.0%	319	6,146	\$ 4,932	30,309,944	168,884,270	\$ 2,226	\$ 13,682,146
11	2034	2035	4.0%	\$ 1,764,570	\$ 415,245,528	\$ 4,304,637,094	4.0%	319	6,465	\$ 5,129	33,158,467	202,042,737	\$ 2,315	\$ 14,967,992
12	2035	2036	4.0%	\$ 1,835,153	\$ -	\$ 4,476,822,577	4.0%	-	6,465	\$ 5,334	34,484,805	236,527,543	\$ 2,408	\$ 15,566,712
13	2036	2037	4.0%	\$ 1,908,559	\$ -	\$ 4,655,895,480	4.0%	-	6,465	\$ 5,547	35,864,198	272,391,740	\$ 2,504	\$ 16,189,380
14	2037	2038	4.0%	\$ 1,984,901	\$ 43,500,045	\$ 4,885,631,345	4.0%	-	6,465	\$ 5,769	37,298,765	309,690,506	\$ 2,604	\$ 16,836,955
15	2038	2039	4.0%	\$ 2,064,297	\$ 45,240,047	\$ 5,126,296,646	4.0%	-	6,465	\$ 6,000	38,790,716	348,481,222	\$ 2,708	\$ 17,510,434
16	2039	2040	4.0%	\$ 2,146,869	\$ -	\$ 5,331,348,512	4.0%	-	6,465	\$ 6,240	40,342,345	388,823,566	\$ 2,817	\$ 18,210,851
17	2040	2041	4.0%	\$ 2,232,744	\$ -	\$ 5,544,602,452	4.0%	-	6,465	\$ 6,490	41,956,039	430,779,605	\$ 2,930	\$ 18,939,285
18	2041	2042	4.0%	\$ 2,322,054	\$ 30,192,458	\$ 5,796,579,008	4.0%	-	6,465	\$ 6,749	43,634,280	474,413,885	\$ 3,047	\$ 19,696,856
19	2042	2043	4.0%	\$ 2,414,936	\$ 31,400,156	\$ 6,059,842,324	4.0%	-	6,465	\$ 7,019	45,379,651	519,793,536	\$ 3,169	\$ 20,484,731
20	2043	2044	4.0%	\$ 2,511,533	\$ -	\$ 6,302,236,017	4.0%	-	6,465	\$ 7,300	47,194,837	566,988,373	\$ 3,295	\$ 21,304,120
21	2044	2045	4.0%	\$ 2,611,995	\$ -	\$ 6,554,325,458	4.0%	-	6,465	\$ 7,592	49,082,631	616,071,004	\$ 3,427	\$ 22,156,285
22	2045	2046	4.0%	\$ 2,716,474	\$ -	\$ 6,816,498,476	4.0%	-	6,465	\$ 7,896	51,045,936	667,116,940	\$ 3,564	\$ 23,042,536
23	2046	2047	4.0%	\$ 2,825,133	\$ -	\$ 7,089,158,416	4.0%	-	6,465	\$ 8,212	53,087,773	720,204,714	\$ 3,707	\$ 23,964,237
24	2047	2048	4.0%	\$ 2,938,139	\$ -	\$ 7,372,724,752	4.0%	-	6,465	\$ 8,540	55,211,284	775,415,998	\$ 3,855	\$ 24,922,807
25	2048	2049	4.0%	\$ 3,055,664	\$ -	\$ 7,667,633,742	4.0%	-	6,465	\$ 8,882	57,419,736	832,835,734	\$ 4,009	\$ 25,919,719
26	2049	2050	4.0%	\$ 3,177,891	\$ -	\$ 7,974,339,092	4.0%	-	6,465	\$ 9,237	59,716,525	892,552,259	\$ 4,170	\$ 26,956,508
27	2050	2051	4.0%	\$ 3,305,006	\$ -	\$ 8,293,312,656	4.0%	-	6,465	\$ 9,606	62,105,186	954,657,445	\$ 4,336	\$ 28,034,768
28	2051	2052	4.0%	\$ 3,437,207	\$ -	\$ 8,625,045,162	4.0%	-	6,465	\$ 9,991	64,589,394	1,019,246,839	\$ 4,510	\$ 29,156,159
29	2052	2053	4.0%	\$ 3,574,695	\$ -	\$ 8,970,046,968	4.0%	-	6,465	\$ 10,390	67,172,969	1,086,419,809	\$ 4,690	\$ 30,322,405
30	2053	2054	4.0%	\$ 3,717,683	\$ -	\$ 9,328,848,847	4.0%	-	6,465	\$ 10,806	69,859,888	1,156,279,697	\$ 4,878	\$ 31,535,302
31	2054	2055	4.0%	\$ 3,866,390	\$ -	\$ 9,702,002,801	4.0%	-	6,465	\$ 11,238	72,654,284	1,228,933,980	\$ 5,073	\$ 32,796,714
32	2055	2056	4.0%	\$ 4,021,046	\$ -	\$ 10,090,082,913	4.0%	-	6,465	\$ 11,688	75,560,455	1,304,494,436	\$ 5,276	\$ 34,108,582
33	2056	2057	4.0%	\$ 4,181,888	\$ -	\$ 10,493,686,229	4.0%	-	6,465	\$ 12,155	78,582,873	1,383,077,309	\$ 5,487	\$ 35,472,925
34	2057	2058	4.0%	\$ 4,349,163	\$ -	\$ 10,913,433,679	4.0%	-	6,465	\$ 12,641	81,726,188	1,464,803,497	\$ 5,706	\$ 36,891,842
35	2058	2059	4.0%	\$ 4,523,130	\$ -	\$ 11,349,971,026	4.0%	-	6,465	\$ 13,147	84,995,236	1,549,798,733	\$ 5,935	\$ 38,367,516
36	2059	2060	4.0%	\$ 4,704,055	\$ -	\$ 11,803,969,867	4.0%	-	6,465	\$ 13,673	88,395,045	1,638,193,778	\$ 6,172	\$ 39,902,217
37	2060	2061	4.0%	\$ 4,892,217	\$ -	\$ 12,276,128,661	4.0%	-	6,465	\$ 14,220	91,930,847	1,730,124,625	\$ 6,419	\$ 41,498,305
38	2061	2062	4.0%	\$ 5,087,906	\$ -	\$ 12,767,173,808	4.0%	-	6,465	\$ 14,789	95,608,081	1,825,732,706	\$ 6,676	\$ 43,158,238
39	2062	2063	4.0%	\$ 5,291,422	\$ -	\$ 13,277,860,760	4.0%	-	6,465	\$ 15,380	99,432,404	1,925,165,110	\$ 6,943	\$ 44,884,567
40	2063	2064	4.0%	\$ 5,503,079	\$ -	\$ 13,808,975,191	4.0%	-	6,465	\$ 15,995	103,409,700	2,028,574,810	\$ 7,220	\$ 46,679,950

			Cost of Service											
			Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	M&O Supported Public Safety Cost of Service/EDU	Annual M&O Supported Public Safety Cost of Service	Cumulative M&O Supported Public Safety Cost of Service	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)					Equivalent Tax Rate (PSETR)	PSETR as % of Total			
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154
1	2024	2025	\$ -	\$ 1,228	\$ -	\$ -	\$ 585	\$ -	\$ -	-	-	0.309756	0.3023975	0.612154
2	2025	2026	\$ 2,005,663	\$ 1,277	\$ 1,574,973	\$ 1,574,973	\$ 608	\$ 749,601	\$ 749,601	\$ 0.32554	53.2%	0.303635	0.3085191	0.612154
3	2026	2027	\$ 6,177,443	\$ 1,328	\$ 3,275,944	\$ 4,850,916	\$ 632	\$ 1,559,170	\$ 2,308,771	\$ 0.32596	53.2%	0.297513	0.3146406	0.612154
4	2027	2028	\$ 11,390,510	\$ 1,382	\$ 4,093,628	\$ 8,944,544	\$ 658	\$ 1,948,343	\$ 4,257,114	\$ 0.31684	51.8%	0.291392	0.3207622	0.612154
5	2028	2029	\$ 17,719,662	\$ 1,437	\$ 4,970,048	\$ 13,914,592	\$ 684	\$ 2,365,471	\$ 6,622,585	\$ 0.31064	50.7%	0.28527	0.3268837	0.612154
6	2029	2030	\$ 26,555,078	\$ 1,494	\$ 6,938,124	\$ 20,852,715	\$ 711	\$ 3,302,167	\$ 9,924,752	\$ 0.31625	51.7%	0.279149	0.3330052	0.612154
7	2030	2031	\$ 38,087,132	\$ 1,554	\$ 9,055,693	\$ 29,908,409	\$ 740	\$ 4,310,015	\$ 14,234,766	\$ 0.31968	52.2%	0.273027	0.3391268	0.612154
8	2031	2032	\$ 50,080,468	\$ 1,616	\$ 9,417,921	\$ 39,326,330	\$ 769	\$ 4,482,415	\$ 18,717,182	\$ 0.31213	51.0%	0.266906	0.3452483	0.612154
9	2032	2033	\$ 62,553,538	\$ 1,681	\$ 9,794,638	\$ 49,120,968	\$ 800	\$ 4,661,712	\$ 23,378,894	\$ 0.30493	49.8%	0.260784	0.3513699	0.612154
10	2033	2034	\$ 76,235,685	\$ 1,748	\$ 10,744,081	\$ 59,865,049	\$ 832	\$ 5,113,595	\$ 28,492,488	\$ 0.28729	46.9%	0.254663	0.3574914	0.612154
11	2034	2035	\$ 91,203,677	\$ 1,818	\$ 11,753,808	\$ 71,618,856	\$ 865	\$ 5,594,169	\$ 34,086,658	\$ 0.27305	44.6%	0.248541	0.3636129	0.612154
12	2035	2036	\$ 106,770,388	\$ 1,891	\$ 12,223,960	\$ 83,842,816	\$ 900	\$ 5,817,936	\$ 39,904,594	\$ 0.27305	44.6%	0.24242	0.3697345	0.612154
13	2036	2037	\$ 122,959,768	\$ 1,966	\$ 12,712,918	\$ 96,555,734	\$ 936	\$ 6,050,654	\$ 45,955,248	\$ 0.27305	44.6%	0.236298	0.375856	0.612154
14	2037	2038	\$ 139,796,724	\$ 2,045	\$ 13,221,435	\$ 109,777,169	\$ 973	\$ 6,292,680	\$ 52,247,927	\$ 0.27062	44.2%	0.24242	0.3697345	0.612154
15	2038	2039	\$ 157,307,157	\$ 2,127	\$ 13,750,292	\$ 123,527,462	\$ 1,012	\$ 6,544,387	\$ 58,792,314	\$ 0.26823	43.8%	0.248541	0.3636129	0.612154
16	2039	2040	\$ 175,518,008	\$ 2,212	\$ 14,300,304	\$ 137,827,766	\$ 1,053	\$ 6,806,162	\$ 65,598,477	\$ 0.26823	43.8%	0.254663	0.3574914	0.612154
17	2040	2041	\$ 194,457,293	\$ 2,300	\$ 14,872,316	\$ 152,700,082	\$ 1,095	\$ 7,078,409	\$ 72,676,886	\$ 0.26823	43.8%	0.260784	0.3513699	0.612154
18	2041	2042	\$ 214,154,149	\$ 2,392	\$ 15,467,209	\$ 168,167,291	\$ 1,139	\$ 7,361,545	\$ 80,038,431	\$ 0.26683	43.6%	0.266906	0.3452483	0.612154
19	2042	2043	\$ 234,638,880	\$ 2,488	\$ 16,085,897	\$ 184,253,189	\$ 1,184	\$ 7,656,007	\$ 87,694,438	\$ 0.26545	43.4%	0.273027	0.3391268	0.612154
20	2043	2044	\$ 255,943,000	\$ 2,588	\$ 16,729,333	\$ 200,982,522	\$ 1,232	\$ 7,962,247	\$ 95,656,686	\$ 0.26545	43.4%	0.279149	0.3330052	0.612154
21	2044	2045	\$ 278,099,284	\$ 2,691	\$ 17,398,507	\$ 218,381,028	\$ 1,281	\$ 8,280,737	\$ 103,937,423	\$ 0.26545	43.4%	0.28527	0.3268837	0.612154
22	2045	2046	\$ 301,141,820	\$ 2,799	\$ 18,094,447	\$ 236,475,475	\$ 1,332	\$ 8,611,967	\$ 112,549,390	\$ 0.26545	43.4%	0.291392	0.3207622	0.612154
23	2046	2047	\$ 325,106,058	\$ 2,911	\$ 18,818,225	\$ 255,293,700	\$ 1,385	\$ 8,956,446	\$ 121,505,836	\$ 0.26545	43.4%	0.297513	0.3146406	0.612154
24	2047	2048	\$ 350,028,865	\$ 3,027	\$ 19,570,954	\$ 274,864,653	\$ 1,441	\$ 9,314,703	\$ 130,820,539	\$ 0.26545	43.4%	0.303635	0.3085191	0.612154
25	2048	2049	\$ 375,948,584	\$ 3,148	\$ 20,353,792	\$ 295,218,445	\$ 1,498	\$ 9,687,291	\$ 140,507,830	\$ 0.26545	43.4%	0.309756	0.3023975	0.612154
26	2049	2050	\$ 402,905,092	\$ 3,274	\$ 21,167,943	\$ 316,386,388	\$ 1,558	\$ 10,074,783	\$ 150,582,613	\$ 0.26545	43.4%	0.315878	0.296276	0.612154
27	2050	2051	\$ 430,939,860	\$ 3,405	\$ 22,014,661	\$ 338,401,050	\$ 1,621	\$ 10,477,774	\$ 161,060,388	\$ 0.26545	43.4%	0.322	0.2901545	0.612154
28	2051	2052	\$ 460,096,019	\$ 3,541	\$ 22,895,248	\$ 361,296,297	\$ 1,686	\$ 10,896,885	\$ 171,957,273	\$ 0.26545	43.4%	0.328121	0.2840329	0.612154
29	2052	2053	\$ 490,418,424	\$ 3,683	\$ 23,811,058	\$ 385,107,355	\$ 1,753	\$ 11,332,761	\$ 183,290,034	\$ 0.26545	43.4%	0.334243	0.2779114	0.612154
30	2053	2054	\$ 521,953,726	\$ 3,830	\$ 24,763,500	\$ 409,870,855	\$ 1,823	\$ 11,786,071	\$ 195,076,105	\$ 0.26545	43.4%	0.340364	0.2717898	0.612154
31	2054	2055	\$ 554,750,439	\$ 3,984	\$ 25,754,040	\$ 435,624,895	\$ 1,896	\$ 12,257,514	\$ 207,333,619	\$ 0.26545	43.4%	0.346486	0.2656683	0.612154
32	2055	2056	\$ 588,859,022	\$ 4,143	\$ 26,784,201	\$ 462,409,096	\$ 1,972	\$ 12,747,815	\$ 220,081,434	\$ 0.26545	43.4%	0.352607	0.2595468	0.612154
33	2056	2057	\$ 624,331,947	\$ 4,309	\$ 27,855,569	\$ 490,264,665	\$ 2,051	\$ 13,257,727	\$ 233,339,161	\$ 0.26545	43.4%	0.358729	0.2534252	0.612154
34	2057	2058	\$ 661,223,790	\$ 4,481	\$ 28,969,792	\$ 519,234,458	\$ 2,133	\$ 13,788,036	\$ 247,127,198	\$ 0.26545	43.4%	0.36485	0.2473037	0.612154
35	2058	2059	\$ 699,591,306	\$ 4,660	\$ 30,128,584	\$ 549,363,042	\$ 2,218	\$ 14,339,558	\$ 261,466,756	\$ 0.26545	43.4%	0.370972	0.2411821	0.612154
36	2059	2060	\$ 739,493,523	\$ 4,847	\$ 31,333,727	\$ 580,696,769	\$ 2,307	\$ 14,913,140	\$ 276,379,896	\$ 0.26545	43.4%	0.377093	0.2350606	0.612154
37	2060	2061	\$ 780,991,828	\$ 5,041	\$ 32,587,076	\$ 613,283,845	\$ 2,399	\$ 15,509,666	\$ 291,889,561	\$ 0.26545	43.4%	0.383215	0.2289391	0.612154
38	2061	2062	\$ 824,150,066	\$ 5,242	\$ 33,890,559	\$ 647,174,405	\$ 2,495	\$ 16,130,052	\$ 308,019,614	\$ 0.26545	43.4%	0.389336	0.2228175	0.612154
39	2062	2063	\$ 869,034,633	\$ 5,452	\$ 35,246,182	\$ 682,420,587	\$ 2,595	\$ 16,775,254	\$ 324,794,868	\$ 0.26545	43.4%	0.395458	0.216696	0.612154
40	2063	2064	\$ 915,714,583	\$ 5,670	\$ 36,656,029	\$ 719,076,616	\$ 2,699	\$ 17,446,265	\$ 342,241,133	\$ 0.26545	43.4%	0.40158	0.2105744	0.612154



			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	M&O Tax	Cumulative	I&S Tax	Cumulative I&S	Total AV	Annual M&O	Cumulative M&O	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O
Year	Year	Year	Revenue	M&O Revenue	Revenue	Revenue	Revenue	Revenue Less GF	Revenue Less GF	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue
								Expense	Expense	Safety Expense	Safety Expense		Net of TIRZ
Base	2023	2024	\$ 3,621	\$ 3,621	\$ 3,396	\$ 3,396	\$ 7,017	\$ 3,621	\$ 3,621	\$ 3,621	\$ 3,621	\$ -	\$ 3,621
1	2024	2025	\$ 3,693	\$ 7,313	\$ 3,605	\$ 7,001	\$ 7,297	\$ 3,693	\$ 7,313	\$ 3,693	\$ 7,313	\$ 140	\$ 3,552
2	2025	2026	\$ 1,468,985	\$ 1,476,298	\$ 1,492,615	\$ 1,499,615	\$ 2,961,600	\$ (2,974,144)	\$ (2,966,831)	\$ (105,988)	\$ (98,675)	\$ 1,477,291	\$ (8,306)
3	2026	2027	\$ 2,990,052	\$ 4,466,350	\$ 3,162,183	\$ 4,661,798	\$ 6,152,234	\$ (6,251,657)	\$ (9,218,488)	\$ (285,892)	\$ (384,567)	\$ 3,072,609	\$ (82,557)
4	2027	2028	\$ 3,764,885	\$ 8,231,235	\$ 4,144,360	\$ 8,806,158	\$ 7,909,245	\$ (7,783,578)	\$ (17,002,066)	\$ (328,742)	\$ (713,309)	\$ 3,951,114	\$ (186,229)
5	2028	2029	\$ 4,564,076	\$ 12,795,311	\$ 5,229,854	\$ 14,036,012	\$ 9,793,930	\$ (9,456,842)	\$ (26,458,908)	\$ (405,972)	\$ (1,119,281)	\$ 4,893,456	\$ (329,381)
6	2029	2030	\$ 6,124,113	\$ 18,919,424	\$ 7,305,645	\$ 21,341,657	\$ 13,429,758	\$ (13,448,910)	\$ (39,907,817)	\$ (814,011)	\$ (1,933,292)	\$ 6,711,370	\$ (587,258)
7	2030	2031	\$ 7,734,174	\$ 26,653,597	\$ 9,606,608	\$ 30,948,265	\$ 17,340,782	\$ (17,812,689)	\$ (57,720,506)	\$ (1,321,520)	\$ (3,254,811)	\$ 8,666,882	\$ (932,709)
8	2031	2032	\$ 8,053,293	\$ 34,706,891	\$ 10,417,111	\$ 41,365,375	\$ 18,470,404	\$ (18,515,444)	\$ (76,235,950)	\$ (1,364,628)	\$ (4,619,439)	\$ 9,231,694	\$ (1,178,400)
9	2032	2033	\$ 8,376,500	\$ 43,083,390	\$ 11,286,152	\$ 52,651,528	\$ 19,662,652	\$ (19,254,987)	\$ (95,490,937)	\$ (1,418,138)	\$ (6,037,578)	\$ 9,827,817	\$ (1,451,318)
10	2033	2034	\$ 9,523,871	\$ 52,607,261	\$ 13,369,462	\$ 66,020,989	\$ 22,893,333	\$ (20,786,073)	\$ (116,277,009)	\$ (1,220,210)	\$ (7,257,787)	\$ 11,443,158	\$ (1,919,287)
11	2034	2035	\$ 10,698,791	\$ 63,306,052	\$ 15,652,217	\$ 81,673,207	\$ 26,351,008	\$ (22,459,676)	\$ (138,736,685)	\$ (1,055,017)	\$ (8,312,804)	\$ 13,171,996	\$ (2,473,205)
12	2035	2036	\$ 10,852,692	\$ 74,158,744	\$ 16,552,357	\$ 98,225,564	\$ 27,405,048	\$ (23,632,114)	\$ (162,368,799)	\$ (1,371,268)	\$ (9,684,072)	\$ 13,699,016	\$ (2,846,324)
13	2036	2037	\$ 11,001,787	\$ 85,160,531	\$ 17,499,463	\$ 115,725,027	\$ 28,501,250	\$ (24,862,411)	\$ (187,231,209)	\$ (1,711,131)	\$ (11,395,204)	\$ 14,247,117	\$ (3,245,330)
14	2037	2038	\$ 11,843,724	\$ 97,004,255	\$ 18,063,864	\$ 133,788,891	\$ 29,907,588	\$ (25,455,041)	\$ (212,686,251)	\$ (1,377,711)	\$ (12,772,915)	\$ 14,950,286	\$ (3,106,561)
15	2038	2039	\$ 12,740,952	\$ 109,745,207	\$ 18,639,878	\$ 152,428,769	\$ 31,380,830	\$ (26,049,764)	\$ (238,736,015)	\$ (1,009,340)	\$ (13,782,255)	\$ 15,686,907	\$ (2,945,955)
16	2039	2040	\$ 13,576,951	\$ 123,322,157	\$ 19,059,112	\$ 171,487,881	\$ 32,636,063	\$ (26,765,394)	\$ (265,501,409)	\$ (723,353)	\$ (14,505,609)	\$ 16,314,523	\$ (2,737,572)
17	2040	2041	\$ 14,459,444	\$ 137,781,601	\$ 19,482,062	\$ 190,969,943	\$ 33,941,506	\$ (27,496,595)	\$ (292,998,004)	\$ (412,872)	\$ (14,918,481)	\$ 16,967,244	\$ (2,507,801)
18	2041	2042	\$ 15,471,399	\$ 153,253,000	\$ 20,012,592	\$ 210,982,535	\$ 35,483,990	\$ (28,162,881)	\$ (321,160,885)	\$ 4,190	\$ (14,914,291)	\$ 17,738,487	\$ (2,267,088)
19	2042	2043	\$ 16,545,019	\$ 169,798,019	\$ 20,550,548	\$ 231,533,083	\$ 37,095,567	\$ (28,834,632)	\$ (349,995,517)	\$ 459,122	\$ (14,455,170)	\$ 18,544,275	\$ (1,999,256)
20	2043	2044	\$ 17,592,614	\$ 187,390,633	\$ 20,986,776	\$ 252,519,859	\$ 38,579,390	\$ (29,602,224)	\$ (379,597,741)	\$ 863,281	\$ (13,591,889)	\$ 19,286,187	\$ (1,693,573)
21	2044	2045	\$ 18,697,544	\$ 206,088,177	\$ 21,425,022	\$ 273,944,880	\$ 40,122,565	\$ (30,385,087)	\$ (409,982,828)	\$ 1,299,037	\$ (12,292,852)	\$ 20,057,774	\$ (1,360,230)
22	2045	2046	\$ 19,862,720	\$ 225,950,897	\$ 21,864,748	\$ 295,809,628	\$ 41,727,468	\$ (31,183,216)	\$ (441,166,043)	\$ 1,768,274	\$ (10,524,578)	\$ 20,860,226	\$ (997,505)
23	2046	2047	\$ 21,091,195	\$ 247,042,092	\$ 22,305,372	\$ 318,115,000	\$ 43,396,567	\$ (31,996,579)	\$ (473,162,622)	\$ 2,272,970	\$ (8,251,608)	\$ -	\$ 21,091,195
24	2047	2048	\$ 22,386,167	\$ 269,428,259	\$ 22,746,263	\$ 340,861,263	\$ 45,132,429	\$ (32,825,118)	\$ (505,987,740)	\$ 2,815,213	\$ (5,436,395)	\$ -	\$ 22,386,167
25	2048	2049	\$ 23,750,991	\$ 293,179,249	\$ 23,186,736	\$ 364,047,999	\$ 46,937,727	\$ (33,668,745)	\$ (539,656,485)	\$ 3,397,199	\$ (2,039,196)	\$ -	\$ 23,750,991
26	2049	2050	\$ 25,189,183	\$ 318,368,432	\$ 23,626,053	\$ 387,674,051	\$ 48,815,236	\$ (34,527,342)	\$ (574,183,827)	\$ 4,021,239	\$ 1,982,044	\$ -	\$ 25,189,183
27	2050	2051	\$ 26,704,429	\$ 345,072,861	\$ 24,063,417	\$ 411,737,468	\$ 50,767,845	\$ (35,400,758)	\$ (609,584,585)	\$ 4,689,767	\$ 6,671,811	\$ -	\$ 26,704,429
28	2051	2052	\$ 28,300,591	\$ 373,373,452	\$ 24,497,968	\$ 436,235,436	\$ 52,798,559	\$ (36,288,802)	\$ (645,873,387)	\$ 5,405,344	\$ 12,077,155	\$ -	\$ 28,300,591
29	2052	2053	\$ 29,981,720	\$ 403,355,172	\$ 24,928,781	\$ 461,164,217	\$ 54,910,501	\$ (37,191,249)	\$ (683,064,636)	\$ 6,170,662	\$ 18,247,817	\$ -	\$ 29,981,720
30	2053	2054	\$ 31,752,058	\$ 435,107,230	\$ 25,354,863	\$ 486,519,080	\$ 57,106,921	\$ (38,107,830)	\$ (721,172,467)	\$ 6,988,558	\$ 25,236,376	\$ -	\$ 31,752,058
31	2054	2055	\$ 33,616,052	\$ 468,723,283	\$ 25,775,146	\$ 512,294,226	\$ 59,391,198	\$ (39,038,231)	\$ (760,210,698)	\$ 7,862,012	\$ 33,098,388	\$ -	\$ 33,616,052
32	2055	2056	\$ 35,578,363	\$ 504,301,645	\$ 26,188,483	\$ 538,482,710	\$ 61,766,846	\$ (39,982,092)	\$ (800,192,790)	\$ 8,794,161	\$ 41,892,549	\$ -	\$ 35,578,363
33	2056	2057	\$ 37,643,873	\$ 541,945,518	\$ 26,593,647	\$ 565,076,357	\$ 64,237,520	\$ (40,939,001)	\$ (841,131,791)	\$ 9,788,303	\$ 51,680,853	\$ -	\$ 37,643,873
34	2057	2058	\$ 39,817,698	\$ 581,763,216	\$ 26,989,323	\$ 592,065,680	\$ 66,807,021	\$ (41,908,491)	\$ (883,040,281)	\$ 10,847,905	\$ 62,528,758	\$ -	\$ 39,817,698
35	2058	2059	\$ 42,105,199	\$ 623,868,414	\$ 27,374,103	\$ 619,439,783	\$ 69,479,302	\$ (42,890,037)	\$ (925,930,318)	\$ 11,976,615	\$ 74,505,373	\$ -	\$ 42,105,199
36	2059	2060	\$ 44,511,991	\$ 668,380,406	\$ 27,746,482	\$ 647,186,265	\$ 72,258,474	\$ (43,883,054)	\$ (969,813,372)	\$ 13,178,264	\$ 87,683,637	\$ -	\$ 44,511,991
37	2060	2061	\$ 47,043,959	\$ 715,424,365	\$ 28,104,854	\$ 675,291,119	\$ 75,148,813	\$ (44,886,888)	\$ (1,014,700,260)	\$ 14,456,883	\$ 102,140,519	\$ -	\$ 47,043,959
38	2061	2062	\$ 49,707,265	\$ 765,131,630	\$ 28,447,500	\$ 703,738,619	\$ 78,154,765	\$ (45,900,816)	\$ (1,060,601,076)	\$ 15,816,706	\$ 117,957,225	\$ -	\$ 49,707,265
39	2062	2063	\$ 52,508,365	\$ 817,639,995	\$ 28,772,590	\$ 732,511,210	\$ 81,280,956	\$ (46,924,039)	\$ (1,107,525,115)	\$ 17,262,183	\$ 135,219,408	\$ -	\$ 52,508,365
40	2063	2064	\$ 55,454,022	\$ 873,094,017	\$ 29,078,172	\$ 761,589,382	\$ 84,532,194	\$ (47,955,678)	\$ (1,155,480,793)	\$ 18,797,993	\$ 154,017,401	\$ -	\$ 55,454,022

			Net Revenue Available to General Fund (Annual)	Net Revenue Available to General Fund (Cumulative)
Zone	Appraisal	Fiscal		
Year	Year	Year		
Base	2023	2024	\$ 3,621	\$ 3,621
1	2024	2025	\$ 3,552	\$ 7,173
2	2025	2026	\$ 3,547,261	\$ 3,554,434
3	2026	2027	\$ 3,700,649	\$ 7,255,083
4	2027	2028	\$ 860,308	\$ 8,115,391
5	2028	2029	\$ 828,943	\$ 8,944,335
6	2029	2030	\$ 2,747,111	\$ 11,691,446
7	2030	2031	\$ 2,970,428	\$ 14,661,874
8	2031	2032	\$ (4,196,059)	\$ 10,465,815
9	2032	2033	\$ (4,648,273)	\$ 5,817,542
10	2033	2034	\$ (2,277,393)	\$ 3,540,149
11	2034	2035	\$ (6,309,630)	\$ (2,769,481)
12	2035	2036	\$ (6,836,207)	\$ (9,605,688)
13	2036	2037	\$ (7,394,808)	\$ (17,000,495)
14	2037	2038	\$ (7,422,018)	\$ (24,422,514)
15	2038	2039	\$ (7,434,030)	\$ (31,856,543)
16	2039	2040	\$ (7,405,171)	\$ (39,261,714)
17	2040	2041	\$ (7,362,103)	\$ (46,623,817)
18	2041	2042	\$ (7,315,562)	\$ (53,939,379)
19	2042	2043	\$ (7,249,669)	\$ (61,189,048)
20	2043	2044	\$ (7,154,002)	\$ (68,343,051)
21	2044	2045	\$ (7,039,077)	\$ (75,382,128)
22	2045	2046	\$ (6,903,506)	\$ (82,285,634)
23	2046	2047	\$ 14,948,954	\$ (67,336,680)
24	2047	2048	\$ 15,998,237	\$ (51,338,443)
25	2048	2049	\$ 17,107,543	\$ (34,230,900)
26	2049	2050	\$ 18,279,997	\$ (15,950,903)
27	2050	2051	\$ 19,518,876	\$ 3,567,973
28	2051	2052	\$ 20,827,616	\$ 24,395,590
29	2052	2053	\$ 22,209,826	\$ 46,605,416
30	2053	2054	\$ 23,669,288	\$ 70,274,704
31	2054	2055	\$ 25,209,972	\$ 95,484,676
32	2055	2056	\$ 26,836,039	\$ 122,320,715
33	2056	2057	\$ 28,551,856	\$ 150,872,571
34	2057	2058	\$ 30,362,000	\$ 181,234,571
35	2058	2059	\$ 32,271,273	\$ 213,505,845
36	2059	2060	\$ 34,284,709	\$ 247,790,554
37	2060	2061	\$ 36,407,586	\$ 284,198,139
38	2061	2062	\$ 38,645,437	\$ 322,843,576
39	2062	2063	\$ 41,004,064	\$ 363,847,640
40	2063	2064	\$ 43,489,548	\$ 407,337,188

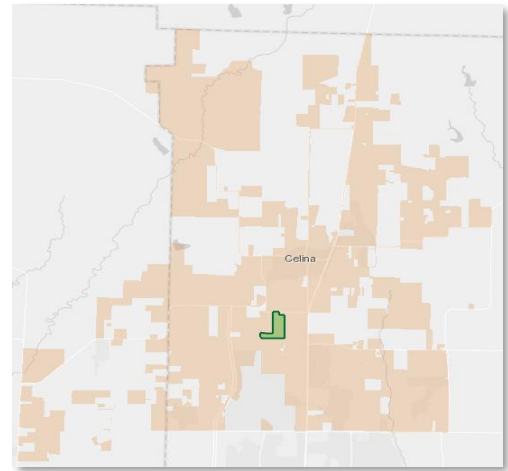


Life Connected.

**TIRZ 06 | Glen Crossing
Detailed Report and Model Summaries**

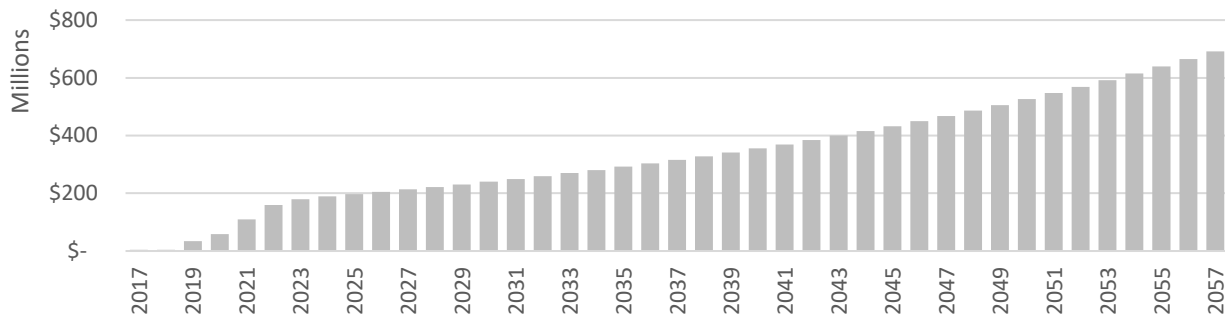


TIRZ 06 | Glen Crossing is a ±41.5 acre TIRZ located in the central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 06 | Glen Crossing is 44.5% and the TIRZ is scheduled to terminate on 12/31/2045 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$12,788,214.

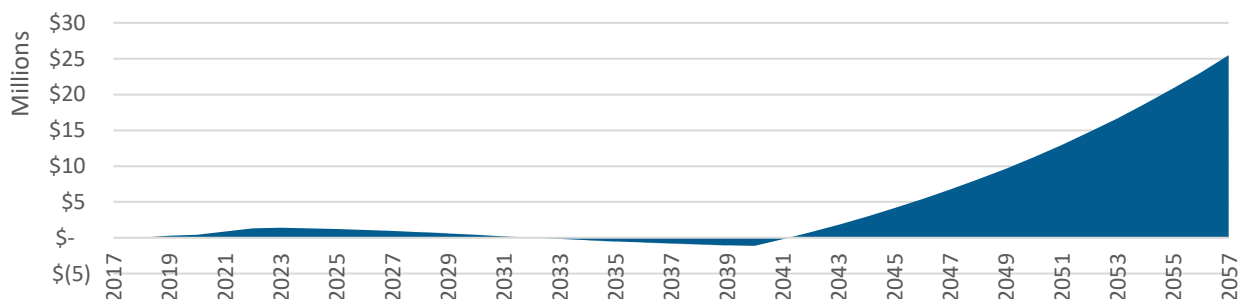


The charts below indicate two elements of the long-term financial forecast for TIRZ 06 | Glen Crossing. The model forecasts a total build-out taxable value within the TIRZ of ±\$692,100,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$25,500,000 (cumulative) over the 40-year outlook.

Total Taxable Value



Net Revenue Available to General Fund (Cumulative)



In addition to net revenues available to the General Fund, TIRZ 06 | Glen Crossing is forecast to generate approximately \$170,900,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): 10

20

30

40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$8,457,301	\$24,766,958	\$48,909,236	\$84,645,705
TIRZ Revenues @ 0.4448% TIRZ Contribution Rate	\$3,642,017	\$10,791,093	\$13,551,472	\$13,551,472
City AV Revenue Net of TIRZ Contributions	\$4,815,284	\$13,975,866	\$35,357,765	\$71,094,234
City Permit Revenue	\$1,567,226	\$1,567,226	\$1,567,226	\$1,567,226
Estimated City Sales Tax Revenue	\$640,843	\$1,812,725	\$3,547,396	\$6,115,133
City I&S Costs	\$4,593,055	\$14,064,039	\$25,791,439	\$39,577,210
Net City Revenues Available for M&O	\$2,430,298	\$3,291,778	\$14,680,947	\$39,199,383
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,309,506	\$3,929,882	\$7,808,680	\$13,550,247
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$958,638	(\$800,258)	\$6,710,114	\$25,486,982
Cumulative ISD Tax Revenue	\$16,777,186	\$49,763,963	\$98,592,451	\$170,870,541

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates				M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000				\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000				\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000				\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000				\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000				\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000				\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.23810000	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000				\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000				\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000				\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759				\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154				\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154				\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154				\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Annual Rate Reduction Goal	\$0.000000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154				\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154				\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Rate Category Shift	1.0%	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154				\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154				\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154				\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154				\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154				\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154				\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154				\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154				\$15,803	\$402
	2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154				\$16,435	\$419	
	2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154				\$17,093	\$435	
	2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154				\$17,777	\$453	
							FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154				\$18,488	\$471	
							FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154				\$19,227	\$490	
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154				\$19,996	\$509	
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154				\$20,796	\$530	
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154				\$21,628	\$551	
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154				\$22,493	\$573	
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154				\$23,393	\$596	
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154				\$24,328	\$620	
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154				\$25,302	\$644	
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154				\$26,314	\$670	
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154				\$27,366	\$697	
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154				\$28,461	\$725	
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154				\$29,599	\$754	
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154				\$30,783	\$784	
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154				\$32,015	\$815	
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154				\$33,295	\$848	
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154				\$34,627	\$882	
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154				\$36,012	\$917	
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154				\$37,452	\$954	
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154				\$38,951	\$992	
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154				\$40,509	\$1,032	
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154				\$42,129	\$1,073	
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154				\$43,814	\$1,116	
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154				\$45,567	\$1,160	
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154						
							FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154						
							FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154						
							FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154						
							FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154						
							FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154						
							FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154						

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 06 Glen Crossing	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$3,873,129	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$3,873,129	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$166,904,543	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$516,068	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	44.48%	Fully Developed Commerical SF	-
Phase I Approved Units	159	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	1,041
Type B Label	Phase II	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
Phase II Average Value/Unit - 2024	\$516,068	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2045
Phase II Approved Units	197	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$12,788,214
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$135,552,500
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$148,340,714
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$12,788,214
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$6,587,775
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	356	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					Phase I			Phase II						
Zone	Year	Fiscal Year	Base Taxable Value	Value Change/Year	Phase I Units Absorbption	Phase I Unit Value	New Phase I Construction Value	Phase II Units Absorption	Phase II Unit Value	New Phase II Construction Value	Total New Units	Total New Construction Value	Annual Permit Revenue	
Base	2016	2017	\$ 3,873,129	0%							-	\$ -	\$ -	
	1	2017	2018	\$ 3,873,129	10%	4	\$ -	\$ -	-	\$ -	\$ -	4	\$ -	\$ 1,005
	2	2018	2019	\$ 3,873,129	14%	76	\$ 386,968	\$ 29,409,563	-	\$ -	\$ -	76	\$ 29,409,563	\$ 246,259
	3	2019	2020	\$ 3,873,129	15%	43	\$ 446,797	\$ 19,212,274	-	\$ 446,797	\$ -	43	\$ 19,212,274	\$ 164,693
	4	2020	2021	\$ 3,873,129	7%	36	\$ 475,951	\$ 17,134,221	63	\$ 475,951	\$ 29,984,887	99	\$ 47,119,109	\$ 448,201
	5	2021	2022	\$ 3,873,129	3%	-	\$ 491,142	\$ -	94	\$ 491,142	\$ 46,167,354	94	\$ 46,167,354	\$ 503,031
	6	2022	2023	\$ 3,873,129	1%	-	\$ 494,287	\$ -	38	\$ 494,287	\$ 18,782,914	38	\$ 18,782,914	\$ 175,538
	7	2023	2024	\$ 3,873,129	4%	-	\$ 516,068	\$ -	5	\$ 516,068	\$ 2,580,340	5	\$ 2,580,340	\$ 28,498
	8	2024	2025	\$ 3,873,129	4%	-	\$ 536,711	\$ -	-	\$ 536,711	\$ -	-	\$ -	\$ -
	9	2025	2026	\$ 3,873,129	4%	-	\$ 558,179	\$ -	-	\$ 558,179	\$ -	-	\$ -	\$ -
	10	2026	2027	\$ 3,873,129	4%	-	\$ 580,506	\$ -	-	\$ 580,506	\$ -	-	\$ -	\$ -
	11	2027	2028	\$ 3,873,129	4%	-	\$ 603,727	\$ -	-	\$ 603,727	\$ -	-	\$ -	\$ -
	12	2028	2029	\$ 3,873,129	4%	-	\$ 627,876	\$ -	-	\$ 627,876	\$ -	-	\$ -	\$ -
	13	2029	2030	\$ 3,873,129	4%	-	\$ 652,991	\$ -	-	\$ 652,991	\$ -	-	\$ -	\$ -
	14	2030	2031	\$ 3,873,129	4%	-	\$ 679,110	\$ -	-	\$ 679,110	\$ -	-	\$ -	\$ -
	15	2031	2032	\$ 3,873,129	4%	-	\$ 706,275	\$ -	-	\$ 706,275	\$ -	-	\$ -	\$ -
	16	2032	2033	\$ 3,873,129	4%	-	\$ 734,526	\$ -	-	\$ 734,526	\$ -	-	\$ -	\$ -
	17	2033	2034	\$ 3,873,129	4%	-	\$ 763,907	\$ -	-	\$ 763,907	\$ -	-	\$ -	\$ -
	18	2034	2035	\$ 3,873,129	4%	-	\$ 794,463	\$ -	-	\$ 794,463	\$ -	-	\$ -	\$ -
	19	2035	2036	\$ 3,873,129	4%	-	\$ 826,241	\$ -	-	\$ 826,241	\$ -	-	\$ -	\$ -
	20	2036	2037	\$ 3,873,129	4%	-	\$ 859,291	\$ -	-	\$ 859,291	\$ -	-	\$ -	\$ -
	21	2037	2038	\$ 3,873,129	4%	-	\$ 893,663	\$ -	-	\$ 893,663	\$ -	-	\$ -	\$ -
	22	2038	2039	\$ 3,873,129	4%	-	\$ 929,409	\$ -	-	\$ 929,409	\$ -	-	\$ -	\$ -
	23	2039	2040	\$ 3,873,129	4%	-	\$ 966,586	\$ -	-	\$ 966,586	\$ -	-	\$ -	\$ -
	24	2040	2041	\$ 3,873,129	4%	-	\$ 1,005,249	\$ -	-	\$ 1,005,249	\$ -	-	\$ -	\$ -
	25	2041	2042	\$ 3,873,129	4%	-	\$ 1,045,459	\$ -	-	\$ 1,045,459	\$ -	-	\$ -	\$ -
	26	2042	2043	\$ 3,873,129	4%	-	\$ 1,087,277	\$ -	-	\$ 1,087,277	\$ -	-	\$ -	\$ -
	27	2043	2044	\$ 3,873,129	4%	-	\$ 1,130,769	\$ -	-	\$ 1,130,769	\$ -	-	\$ -	\$ -
	28	2044	2045	\$ 3,873,129	4%	-	\$ 1,175,999	\$ -	-	\$ 1,175,999	\$ -	-	\$ -	\$ -
	29	2045	2046	\$ 3,873,129	4%	-	\$ 1,223,039	\$ -	-	\$ 1,223,039	\$ -	-	\$ -	\$ -
	30	2046	2047	\$ 3,873,129	4%	-	\$ 1,271,961	\$ -	-	\$ 1,271,961	\$ -	-	\$ -	\$ -
	31	2047	2048	\$ 3,873,129	4%	-	\$ 1,322,839	\$ -	-	\$ 1,322,839	\$ -	-	\$ -	\$ -
	32	2048	2049	\$ 3,873,129	4%	-	\$ 1,375,753	\$ -	-	\$ 1,375,753	\$ -	-	\$ -	\$ -
	33	2049	2050	\$ 3,873,129	4%	-	\$ 1,430,783	\$ -	-	\$ 1,430,783	\$ -	-	\$ -	\$ -
	34	2050	2051	\$ 3,873,129	4%	-	\$ 1,488,014	\$ -	-	\$ 1,488,014	\$ -	-	\$ -	\$ -
	35	2051	2052	\$ 3,873,129	4%	-	\$ 1,547,535	\$ -	-	\$ 1,547,535	\$ -	-	\$ -	\$ -
	36	2052	2053	\$ 3,873,129	4%	-	\$ 1,609,436	\$ -	-	\$ 1,609,436	\$ -	-	\$ -	\$ -
	37	2053	2054	\$ 3,873,129	4%	-	\$ 1,673,814	\$ -	-	\$ 1,673,814	\$ -	-	\$ -	\$ -
	38	2054	2055	\$ 3,873,129	4%	-	\$ 1,740,766	\$ -	-	\$ 1,740,766	\$ -	-	\$ -	\$ -
	39	2055	2056	\$ 3,873,129	4%	-	\$ 1,810,397	\$ -	-	\$ 1,810,397	\$ -	-	\$ -	\$ -
	40	2056	2057	\$ 3,873,129	4%	-	\$ 1,882,813	\$ -	-	\$ 1,882,813	\$ -	-	\$ -	\$ -

TIRZ 06 | Glen Crossing



					Taxable Value		City						
			Cumulative Permit Revenue	Cumulative New Construction Value			City AV Tax Revenue from Base			City Total AV Tax Revenue		City TIRZ Revenue	
Zone Year	Appraisal Year	Fiscal Year			Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue
Base	2016	2017	\$ -	\$ -	\$ 3,873,129	\$ -	\$ 0.00645000	\$ 24,982	\$ 24,982	\$ 24,982	\$ 24,982	44.48%	\$ -
1	2017	2018	\$ 1,005	\$ -	\$ 4,257,012	\$ 383,883	\$ 0.00645000	\$ 24,982	\$ 49,963	\$ 27,458	\$ 52,439	44.48%	\$ 1,101
2	2018	2019	\$ 247,264	\$ 29,409,563	\$ 34,274,274	\$ 30,401,145	\$ 0.00645000	\$ 24,982	\$ 74,945	\$ 221,069	\$ 273,508	44.48%	\$ 87,220
3	2019	2020	\$ 411,958	\$ 53,168,851	\$ 58,785,695	\$ 54,912,566	\$ 0.00645000	\$ 24,982	\$ 99,927	\$ 379,168	\$ 652,676	44.48%	\$ 157,542
4	2020	2021	\$ 860,158	\$ 103,757,229	\$ 109,740,573	\$ 105,867,444	\$ 0.00645000	\$ 24,982	\$ 124,908	\$ 707,827	\$ 1,360,503	44.48%	\$ 303,729
5	2021	2022	\$ 1,363,190	\$ 153,236,325	\$ 159,410,646	\$ 155,537,517	\$ 0.00645000	\$ 24,982	\$ 149,890	\$ 1,028,199	\$ 2,388,702	44.48%	\$ 446,231
6	2022	2023	\$ 1,538,728	\$ 173,000,521	\$ 179,214,381	\$ 175,341,252	\$ 0.00634759	\$ 24,585	\$ 174,475	\$ 1,137,579	\$ 3,526,281	44.48%	\$ 495,060
7	2023	2024	\$ 1,567,226	\$ 183,204,140	\$ 189,691,814	\$ 185,818,685	\$ 0.00612154	\$ 23,710	\$ 198,185	\$ 1,161,206	\$ 4,687,487	44.48%	\$ 505,958
8	2024	2025	\$ 1,567,226	\$ 190,532,306	\$ 197,279,486	\$ 193,406,357	\$ 0.00612154	\$ 23,710	\$ 221,894	\$ 1,207,654	\$ 5,895,141	44.48%	\$ 526,619
9	2025	2026	\$ 1,567,226	\$ 198,153,598	\$ 205,170,666	\$ 201,297,537	\$ 0.00612154	\$ 23,710	\$ 245,604	\$ 1,255,960	\$ 7,151,102	44.48%	\$ 548,105
10	2026	2027	\$ 1,567,226	\$ 206,079,742	\$ 213,377,492	\$ 209,504,363	\$ 0.00612154	\$ 23,710	\$ 269,313	\$ 1,306,199	\$ 8,457,301	44.48%	\$ 570,451
11	2027	2028	\$ 1,567,226	\$ 214,322,931	\$ 221,912,592	\$ 218,039,463	\$ 0.00612154	\$ 23,710	\$ 293,023	\$ 1,358,447	\$ 9,815,747	44.48%	\$ 593,691
12	2028	2029	\$ 1,567,226	\$ 222,895,849	\$ 230,789,096	\$ 226,915,967	\$ 0.00612154	\$ 23,710	\$ 316,732	\$ 1,412,785	\$ 11,228,532	44.48%	\$ 617,861
13	2029	2030	\$ 1,567,226	\$ 231,811,683	\$ 240,020,660	\$ 236,147,531	\$ 0.00612154	\$ 23,710	\$ 340,442	\$ 1,469,296	\$ 12,697,828	44.48%	\$ 642,997
14	2030	2031	\$ 1,567,226	\$ 241,084,150	\$ 249,621,486	\$ 245,748,357	\$ 0.00612154	\$ 23,710	\$ 364,151	\$ 1,528,068	\$ 14,225,896	44.48%	\$ 669,139
15	2031	2032	\$ 1,567,226	\$ 250,727,516	\$ 259,606,346	\$ 255,733,217	\$ 0.00612154	\$ 23,710	\$ 387,861	\$ 1,589,191	\$ 15,815,087	44.48%	\$ 696,326
16	2032	2033	\$ 1,567,226	\$ 260,756,617	\$ 269,990,599	\$ 266,117,470	\$ 0.00612154	\$ 23,710	\$ 411,570	\$ 1,652,758	\$ 17,467,845	44.48%	\$ 724,601
17	2033	2034	\$ 1,567,226	\$ 271,186,881	\$ 280,790,223	\$ 276,917,094	\$ 0.00612154	\$ 23,710	\$ 435,280	\$ 1,718,869	\$ 19,186,714	44.48%	\$ 754,007
18	2034	2035	\$ 1,567,226	\$ 282,034,356	\$ 292,021,832	\$ 288,148,703	\$ 0.00612154	\$ 23,710	\$ 458,989	\$ 1,787,623	\$ 20,974,337	44.48%	\$ 784,589
19	2035	2036	\$ 1,567,226	\$ 293,315,731	\$ 303,702,706	\$ 299,829,577	\$ 0.00612154	\$ 23,710	\$ 482,699	\$ 1,859,128	\$ 22,833,465	44.48%	\$ 816,394
20	2036	2037	\$ 1,567,226	\$ 305,048,360	\$ 315,850,814	\$ 311,977,685	\$ 0.00612154	\$ 23,710	\$ 506,408	\$ 1,933,493	\$ 24,766,958	44.48%	\$ 849,472
21	2037	2038	\$ 1,567,226	\$ 317,250,294	\$ 328,484,846	\$ 324,611,717	\$ 0.00612154	\$ 23,710	\$ 530,118	\$ 2,010,833	\$ 26,777,792	44.48%	\$ 883,873
22	2038	2039	\$ 1,567,226	\$ 329,940,306	\$ 341,624,240	\$ 337,751,111	\$ 0.00612154	\$ 23,710	\$ 553,827	\$ 2,091,266	\$ 28,869,058	44.48%	\$ 919,649
23	2039	2040	\$ 1,567,226	\$ 343,137,918	\$ 355,289,210	\$ 351,416,081	\$ 0.00612154	\$ 23,710	\$ 577,537	\$ 2,174,917	\$ 31,043,975	44.48%	\$ 956,857
24	2040	2041	\$ 1,567,226	\$ 356,863,435	\$ 369,500,778	\$ 365,627,649	\$ 0.00612154	\$ 23,710	\$ 601,246	\$ 2,261,914	\$ 33,305,889	0.00%	\$ -
25	2041	2042	\$ 1,567,226	\$ 371,137,972	\$ 384,280,809	\$ 380,407,680	\$ 0.00612154	\$ 23,710	\$ 624,956	\$ 2,352,390	\$ 35,658,279	0.00%	\$ -
26	2042	2043	\$ 1,567,226	\$ 385,983,491	\$ 399,652,042	\$ 395,778,913	\$ 0.00612154	\$ 23,710	\$ 648,665	\$ 2,446,486	\$ 38,104,765	0.00%	\$ -
27	2043	2044	\$ 1,567,226	\$ 401,422,831	\$ 415,638,123	\$ 411,764,994	\$ 0.00612154	\$ 23,710	\$ 672,375	\$ 2,544,345	\$ 40,649,111	0.00%	\$ -
28	2044	2045	\$ 1,567,226	\$ 417,479,744	\$ 432,263,648	\$ 428,390,519	\$ 0.00612154	\$ 23,710	\$ 696,084	\$ 2,646,119	\$ 43,295,230	0.00%	\$ -
29	2045	2046	\$ 1,567,226	\$ 434,178,934	\$ 449,554,194	\$ 445,681,065	\$ 0.00612154	\$ 23,710	\$ 719,794	\$ 2,751,964	\$ 46,047,194	0.00%	\$ -
30	2046	2047	\$ 1,567,226	\$ 451,546,091	\$ 467,536,362	\$ 463,663,233	\$ 0.00612154	\$ 23,710	\$ 743,503	\$ 2,862,043	\$ 48,909,236	0.00%	\$ -
31	2047	2048	\$ 1,567,226	\$ 469,607,935	\$ 486,237,816	\$ 482,364,687	\$ 0.00612154	\$ 23,710	\$ 767,213	\$ 2,976,524	\$ 51,885,761	0.00%	\$ -
32	2048	2049	\$ 1,567,226	\$ 488,392,252	\$ 505,687,329	\$ 501,814,200	\$ 0.00612154	\$ 23,710	\$ 790,922	\$ 3,095,585	\$ 54,981,346	0.00%	\$ -
33	2049	2050	\$ 1,567,226	\$ 507,927,943	\$ 525,914,822	\$ 522,041,693	\$ 0.00612154	\$ 23,710	\$ 814,632	\$ 3,219,409	\$ 58,200,754	0.00%	\$ -
34	2050	2051	\$ 1,567,226	\$ 528,245,060	\$ 546,951,415	\$ 543,078,286	\$ 0.00612154	\$ 23,710	\$ 838,342	\$ 3,348,185	\$ 61,548,939	0.00%	\$ -
35	2051	2052	\$ 1,567,226	\$ 549,374,863	\$ 568,829,472	\$ 564,956,343	\$ 0.00612154	\$ 23,710	\$ 862,051	\$ 3,482,112	\$ 65,031,052	0.00%	\$ -
36	2052	2053	\$ 1,567,226	\$ 571,349,857	\$ 591,582,651	\$ 587,709,522	\$ 0.00612154	\$ 23,710	\$ 885,761	\$ 3,621,397	\$ 68,652,449	0.00%	\$ -
37	2053	2054	\$ 1,567,226	\$ 594,203,852	\$ 615,245,957	\$ 611,372,828	\$ 0.00612154	\$ 23,710	\$ 909,470	\$ 3,766,253	\$ 72,418,701	0.00%	\$ -
38	2054	2055	\$ 1,567,226	\$ 617,972,006	\$ 639,855,795	\$ 635,982,666	\$ 0.00612154	\$ 23,710	\$ 933,180	\$ 3,916,903	\$ 76,335,604	0.00%	\$ -
39	2055	2056	\$ 1,567,226	\$ 642,690,886	\$ 665,450,027	\$ 661,576,898	\$ 0.00612154	\$ 23,710	\$ 956,889	\$ 4,073,579	\$ 80,409,183	0.00%	\$ -
40	2056	2057	\$ 1,567,226	\$ 668,398,521	\$ 692,068,028	\$ 688,194,899	\$ 0.00612154	\$ 23,710	\$ 980,599	\$ 4,236,522	\$ 84,645,705	0.00%	\$ -

TIRZ 06 | Glen Crossing



				e		City AV Revenue Net of TIRZ		Total		Total						
Zone	Year	Appraisal Year	Fiscal Year	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ	Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue
Base		2016	2017	\$ -	\$ 24,982	\$ 24,982	\$ -	\$ -	\$ 24,982	\$ 24,982				\$ -	\$ -	-
	1	2017	2018	\$ 1,101	\$ 26,356	\$ 51,338	\$ 1,101	\$ 1,101	\$ 26,356	\$ 51,338				\$ 1,005	\$ 1,005	1,005
	2	2018	2019	\$ 88,321	\$ 133,849	\$ 185,187	\$ 87,220	\$ 88,321	\$ 133,849	\$ 185,187			\$ 4,003	\$ 246,259	\$ 247,264	20,110
	3	2019	2020	\$ 245,863	\$ 221,626	\$ 406,813	\$ 157,542	\$ 245,863	\$ 221,626	\$ 406,813			\$ 30,768	\$ 164,693	\$ 411,958	30,919
	4	2020	2021	\$ 549,592	\$ 404,097	\$ 810,910	\$ 303,729	\$ 549,592	\$ 404,097	\$ 810,910			\$ 83,407	\$ 448,201	\$ 860,158	55,805
	5	2021	2022	\$ 995,823	\$ 581,968	\$ 1,392,878	\$ 446,231	\$ 995,823	\$ 581,968	\$ 1,392,878	\$ 303,729	\$ 303,729	\$ 127,096	\$ 503,031	\$ 1,363,190	79,434
	6	2022	2023	\$ 1,490,883	\$ 642,520	\$ 2,035,398	\$ 495,060	\$ 1,490,883	\$ 642,520	\$ 2,035,398	\$ 446,231	\$ 749,960	\$ 197,643	\$ 175,538	\$ 1,538,728	88,986
	7	2023	2024	\$ 1,996,842	\$ 655,248	\$ 2,690,645	\$ 505,958	\$ 1,996,842	\$ 655,248	\$ 2,690,645	\$ 495,060	\$ 1,245,020	\$ 442,917	\$ 28,498	\$ 1,567,226	90,243
	8	2024	2025	\$ 2,523,460	\$ 681,036	\$ 3,371,681	\$ 526,619	\$ 2,523,460	\$ 681,036	\$ 3,371,681	\$ 505,958	\$ 1,750,979		\$ -	\$ 1,567,226	90,243
	9	2025	2026	\$ 3,071,566	\$ 707,855	\$ 4,079,536	\$ 548,105	\$ 3,071,566	\$ 707,855	\$ 4,079,536	\$ 526,619	\$ 2,277,597		\$ -	\$ 1,567,226	90,243
	10	2026	2027	\$ 3,642,017	\$ 735,748	\$ 4,815,284	\$ 570,451	\$ 3,642,017	\$ 735,748	\$ 4,815,284	\$ 548,105	\$ 2,825,703		\$ -	\$ 1,567,226	93,853
	11	2027	2028	\$ 4,235,708	\$ 764,756	\$ 5,580,039	\$ 593,691	\$ 4,235,708	\$ 764,756	\$ 5,580,039	\$ 570,451	\$ 3,396,154		\$ -	\$ 1,567,226	97,607
	12	2028	2029	\$ 4,853,569	\$ 794,924	\$ 6,374,963	\$ 617,861	\$ 4,853,569	\$ 794,924	\$ 6,374,963	\$ 593,691	\$ 3,989,845		\$ -	\$ 1,567,226	101,511
	13	2029	2030	\$ 5,496,565	\$ 826,299	\$ 7,201,263	\$ 642,997	\$ 5,496,565	\$ 826,299	\$ 7,201,263	\$ 617,861	\$ 4,607,706		\$ -	\$ 1,567,226	105,572
	14	2030	2031	\$ 6,165,704	\$ 858,929	\$ 8,060,192	\$ 669,139	\$ 6,165,704	\$ 858,929	\$ 8,060,192	\$ 642,997	\$ 5,250,703		\$ -	\$ 1,567,226	109,795
	15	2031	2032	\$ 6,862,030	\$ 892,865	\$ 8,953,057	\$ 696,326	\$ 6,862,030	\$ 892,865	\$ 8,953,057	\$ 669,139	\$ 5,919,841		\$ -	\$ 1,567,226	114,187
	16	2032	2033	\$ 7,586,631	\$ 928,157	\$ 9,881,214	\$ 724,601	\$ 7,586,631	\$ 928,157	\$ 9,881,214	\$ 696,326	\$ 6,616,167		\$ -	\$ 1,567,226	118,754
	17	2033	2034	\$ 8,340,638	\$ 964,862	\$ 10,846,076	\$ 754,007	\$ 8,340,638	\$ 964,862	\$ 10,846,076	\$ 724,601	\$ 7,340,768		\$ -	\$ 1,567,226	123,504
	18	2034	2035	\$ 9,125,227	\$ 1,003,034	\$ 11,849,110	\$ 784,589	\$ 9,125,227	\$ 1,003,034	\$ 11,849,110	\$ 754,007	\$ 8,094,775		\$ -	\$ 1,567,226	128,444
	19	2035	2036	\$ 9,941,621	\$ 1,042,734	\$ 12,891,844	\$ 816,394	\$ 9,941,621	\$ 1,042,734	\$ 12,891,844	\$ 784,589	\$ 8,879,364		\$ -	\$ 1,567,226	133,582
	20	2036	2037	\$ 10,791,093	\$ 1,084,022	\$ 13,975,866	\$ 849,472	\$ 10,791,093	\$ 1,084,022	\$ 13,975,866	\$ 816,394	\$ 9,695,758		\$ -	\$ 1,567,226	138,925
	21	2037	2038	\$ 11,674,965	\$ 1,126,961	\$ 15,102,826	\$ 883,873	\$ 11,674,965	\$ 1,126,961	\$ 15,102,826	\$ 849,472	\$ 10,545,230		\$ -	\$ 1,567,226	144,482
	22	2038	2039	\$ 12,594,615	\$ 1,171,617	\$ 16,274,443	\$ 919,649	\$ 12,594,615	\$ 1,171,617	\$ 16,274,443	\$ 883,873	\$ 11,429,102		\$ -	\$ 1,567,226	150,262
	23	2039	2040	\$ 13,551,472	\$ 1,218,060	\$ 17,492,503	\$ 956,857	\$ 13,551,472	\$ 1,218,060	\$ 17,492,503	\$ 919,649	\$ 12,348,752		\$ -	\$ 1,567,226	156,272
	24	2040	2041	\$ 13,551,472	\$ 2,261,914	\$ 19,754,417	\$ -	\$ 13,551,472	\$ 2,261,914	\$ 19,754,417	\$ 956,857	\$ 13,305,609		\$ -	\$ 1,567,226	162,523
	25	2041	2042	\$ 13,551,472	\$ 2,352,390	\$ 22,106,808	\$ -	\$ 13,551,472	\$ 2,352,390	\$ 22,106,808	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	169,024
	26	2042	2043	\$ 13,551,472	\$ 2,446,486	\$ 24,553,294	\$ -	\$ 13,551,472	\$ 2,446,486	\$ 24,553,294	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	175,785
	27	2043	2044	\$ 13,551,472	\$ 2,544,345	\$ 27,097,639	\$ -	\$ 13,551,472	\$ 2,544,345	\$ 27,097,639	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	182,816
	28	2044	2045	\$ 13,551,472	\$ 2,646,119	\$ 29,743,758	\$ -	\$ 13,551,472	\$ 2,646,119	\$ 29,743,758	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	190,129
	29	2045	2046	\$ 13,551,472	\$ 2,751,964	\$ 32,495,722	\$ -	\$ 13,551,472	\$ 2,751,964	\$ 32,495,722	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	197,734
	30	2046	2047	\$ 13,551,472	\$ 2,862,043	\$ 35,357,765	\$ -	\$ 13,551,472	\$ 2,862,043	\$ 35,357,765	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	205,644
	31	2047	2048	\$ 13,551,472	\$ 2,976,524	\$ 38,334,289	\$ -	\$ 13,551,472	\$ 2,976,524	\$ 38,334,289	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	213,869
	32	2048	2049	\$ 13,551,472	\$ 3,095,585	\$ 41,429,874	\$ -	\$ 13,551,472	\$ 3,095,585	\$ 41,429,874	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	222,424
	33	2049	2050	\$ 13,551,472	\$ 3,219,409	\$ 44,649,283	\$ -	\$ 13,551,472	\$ 3,219,409	\$ 44,649,283	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	231,321
	34	2050	2051	\$ 13,551,472	\$ 3,348,185	\$ 47,997,468	\$ -	\$ 13,551,472	\$ 3,348,185	\$ 47,997,468	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	240,574
	35	2051	2052	\$ 13,551,472	\$ 3,482,112	\$ 51,479,580	\$ -	\$ 13,551,472	\$ 3,482,112	\$ 51,479,580	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	250,197
	36	2052	2053	\$ 13,551,472	\$ 3,621,397	\$ 55,100,977	\$ -	\$ 13,551,472	\$ 3,621,397	\$ 55,100,977	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	260,205
	37	2053	2054	\$ 13,551,472	\$ 3,766,253	\$ 58,867,230	\$ -	\$ 13,551,472	\$ 3,766,253	\$ 58,867,230	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	270,613
	38	2054	2055	\$ 13,551,472	\$ 3,916,903	\$ 62,784,132	\$ -	\$ 13,551,472	\$ 3,916,903	\$ 62,784,132	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	281,437
	39	2055	2056	\$ 13,551,472	\$ 4,073,579	\$ 66,857,711	\$ -	\$ 13,551,472	\$ 4,073,579	\$ 66,857,711	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	292,695
	40	2056	2057	\$ 13,551,472	\$ 4,236,522	\$ 71,094,234	\$ -	\$ 13,551,472	\$ 4,236,522	\$ 71,094,234	\$ -	\$ 13,305,609		\$ -	\$ 1,567,226	304,403



		Cumulative	
Zone Year	Appraisal Year	Fiscal Year	Sales Tax Revenue
Base	2016	2017	-
1	2017	2018	1,005
2	2018	2019	21,115
3	2019	2020	52,034
4	2020	2021	107,839
5	2021	2022	187,274
6	2022	2023	276,260
7	2023	2024	366,503
8	2024	2025	456,747
9	2025	2026	546,990
10	2026	2027	640,843
11	2027	2028	738,450
12	2028	2029	839,961
13	2029	2030	945,533
14	2030	2031	1,055,328
15	2031	2032	1,169,515
16	2032	2033	1,288,269
17	2033	2034	1,411,773
18	2034	2035	1,540,217
19	2035	2036	1,673,799
20	2036	2037	1,812,725
21	2037	2038	1,957,207
22	2038	2039	2,107,469
23	2039	2040	2,263,741
24	2040	2041	2,426,264
25	2041	2042	2,595,288
26	2042	2043	2,771,073
27	2043	2044	2,953,889
28	2044	2045	3,144,018
29	2045	2046	3,341,752
30	2046	2047	3,547,396
31	2047	2048	3,761,265
32	2048	2049	3,983,689
33	2049	2050	4,215,010
34	2050	2051	4,455,584
35	2051	2052	4,705,781
36	2052	2053	4,965,985
37	2053	2054	5,236,598
38	2054	2055	5,518,035
39	2055	2056	5,810,730
40	2056	2057	6,115,133



			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs
			Inflation	New EDUs										
Base	2016	2017	0.0%	\$ 3,873,129	\$ -	\$ 3,873,129	0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -
1	2017	2018	9.9%	\$ 4,257,012	\$ -	\$ 4,257,012	4.0%	4	4	\$ 2,403	9,614	9,614	\$ 1,085	\$ 4,340
2	2018	2019	14.3%	\$ 4,864,711	\$ 29,409,563	\$ 34,274,274	4.0%	76	80	\$ 2,504	200,285	209,898	\$ 1,130	\$ 90,410
3	2019	2020	15.5%	\$ 5,616,844	\$ 19,212,274	\$ 58,785,695	4.0%	43	123	\$ 2,608	320,768	530,667	\$ 1,177	\$ 144,797
4	2020	2021	6.5%	\$ 5,983,344	\$ 47,119,109	\$ 109,740,573	4.0%	99	222	\$ 2,717	603,071	1,133,738	\$ 1,226	\$ 272,231
5	2021	2022	3.2%	\$ 6,174,321	\$ 46,167,354	\$ 159,410,646	4.0%	94	316	\$ 2,830	894,193	2,027,931	\$ 1,277	\$ 403,646
6	2022	2023	0.6%	\$ 6,213,860	\$ 18,782,914	\$ 179,214,381	4.0%	38	354	\$ 2,948	1,043,461	3,071,391	\$ 1,331	\$ 471,026
7	2023	2024	4.4%	\$ 6,487,674	\$ 2,580,340	\$ 189,691,814	4.0%	5	359	\$ 3,070	1,102,291	4,173,682	\$ 1,386	\$ 497,583
8	2024	2025	4.0%	\$ 6,747,181	\$ -	\$ 197,279,486	4.0%	-	359	\$ 3,198	1,148,219	5,321,901	\$ 1,444	\$ 518,315
9	2025	2026	4.0%	\$ 7,017,068	\$ -	\$ 205,170,666	4.0%	-	359	\$ 3,332	1,196,062	6,517,963	\$ 1,504	\$ 539,912
10	2026	2027	4.0%	\$ 7,297,751	\$ -	\$ 213,377,492	4.0%	-	359	\$ 3,465	1,243,904	7,761,867	\$ 1,564	\$ 561,508
11	2027	2028	4.0%	\$ 7,589,661	\$ -	\$ 221,912,592	4.0%	-	359	\$ 3,604	1,293,660	9,055,528	\$ 1,627	\$ 583,968
12	2028	2029	4.0%	\$ 7,893,247	\$ -	\$ 230,789,096	4.0%	-	359	\$ 3,748	1,345,407	10,400,935	\$ 1,692	\$ 607,327
13	2029	2030	4.0%	\$ 8,208,977	\$ -	\$ 240,020,660	4.0%	-	359	\$ 3,898	1,399,223	11,800,158	\$ 1,759	\$ 631,620
14	2030	2031	4.0%	\$ 8,537,336	\$ -	\$ 249,621,486	4.0%	-	359	\$ 4,053	1,455,192	13,255,350	\$ 1,830	\$ 656,885
15	2031	2032	4.0%	\$ 8,878,830	\$ -	\$ 259,606,346	4.0%	-	359	\$ 4,216	1,513,400	14,768,750	\$ 1,903	\$ 683,161
16	2032	2033	4.0%	\$ 9,233,983	\$ -	\$ 269,990,599	4.0%	-	359	\$ 4,384	1,573,936	16,342,685	\$ 1,979	\$ 710,487
17	2033	2034	4.0%	\$ 9,603,342	\$ -	\$ 280,790,223	4.0%	-	359	\$ 4,560	1,636,893	17,979,579	\$ 2,058	\$ 738,906
18	2034	2035	4.0%	\$ 9,987,476	\$ -	\$ 292,021,832	4.0%	-	359	\$ 4,742	1,702,369	19,681,948	\$ 2,141	\$ 768,463
19	2035	2036	4.0%	\$ 10,386,975	\$ -	\$ 303,702,706	4.0%	-	359	\$ 4,932	1,770,464	21,452,411	\$ 2,226	\$ 799,201
20	2036	2037	4.0%	\$ 10,802,454	\$ -	\$ 315,850,814	4.0%	-	359	\$ 5,129	1,841,282	23,293,693	\$ 2,315	\$ 831,169
21	2037	2038	4.0%	\$ 11,234,552	\$ -	\$ 328,484,846	4.0%	-	359	\$ 5,334	1,914,934	25,208,627	\$ 2,408	\$ 864,416
22	2038	2039	4.0%	\$ 11,683,934	\$ -	\$ 341,624,240	4.0%	-	359	\$ 5,547	1,991,531	27,200,158	\$ 2,504	\$ 898,993
23	2039	2040	4.0%	\$ 12,151,291	\$ -	\$ 355,289,210	4.0%	-	359	\$ 5,769	2,071,192	29,271,350	\$ 2,604	\$ 934,952
24	2040	2041	4.0%	\$ 12,637,343	\$ -	\$ 369,500,778	4.0%	-	359	\$ 6,000	2,154,040	31,425,390	\$ 2,708	\$ 972,350
25	2041	2042	4.0%	\$ 13,142,837	\$ -	\$ 384,280,809	4.0%	-	359	\$ 6,240	2,240,201	33,665,591	\$ 2,817	\$ 1,011,244
26	2042	2043	4.0%	\$ 13,668,550	\$ -	\$ 399,652,042	4.0%	-	359	\$ 6,490	2,329,809	35,995,400	\$ 2,930	\$ 1,051,694
27	2043	2044	4.0%	\$ 14,215,292	\$ -	\$ 415,638,123	4.0%	-	359	\$ 6,749	2,423,002	38,418,402	\$ 3,047	\$ 1,093,762
28	2044	2045	4.0%	\$ 14,783,904	\$ -	\$ 432,263,648	4.0%	-	359	\$ 7,019	2,519,922	40,938,324	\$ 3,169	\$ 1,137,512
29	2045	2046	4.0%	\$ 15,375,260	\$ -	\$ 449,554,194	4.0%	-	359	\$ 7,300	2,620,719	43,559,043	\$ 3,295	\$ 1,183,013
30	2046	2047	4.0%	\$ 15,990,271	\$ -	\$ 467,536,362	4.0%	-	359	\$ 7,592	2,725,547	46,284,590	\$ 3,427	\$ 1,230,334
31	2047	2048	4.0%	\$ 16,629,881	\$ -	\$ 486,237,816	4.0%	-	359	\$ 7,896	2,834,569	49,119,160	\$ 3,564	\$ 1,279,547
32	2048	2049	4.0%	\$ 17,295,077	\$ -	\$ 505,687,329	4.0%	-	359	\$ 8,212	2,947,952	52,067,112	\$ 3,707	\$ 1,330,729
33	2049	2050	4.0%	\$ 17,986,880	\$ -	\$ 525,914,822	4.0%	-	359	\$ 8,540	3,065,870	55,132,982	\$ 3,855	\$ 1,383,958
34	2050	2051	4.0%	\$ 18,706,355	\$ -	\$ 546,951,415	4.0%	-	359	\$ 8,882	3,188,505	58,321,487	\$ 4,009	\$ 1,439,316
35	2051	2052	4.0%	\$ 19,454,609	\$ -	\$ 568,829,472	4.0%	-	359	\$ 9,237	3,316,045	61,637,532	\$ 4,170	\$ 1,496,889
36	2052	2053	4.0%	\$ 20,232,793	\$ -	\$ 591,582,651	4.0%	-	359	\$ 9,606	3,448,687	65,086,219	\$ 4,336	\$ 1,556,764
37	2053	2054	4.0%	\$ 21,042,105	\$ -	\$ 615,245,957	4.0%	-	359	\$ 9,991	3,586,635	68,672,854	\$ 4,510	\$ 1,619,035
38	2054	2055	4.0%	\$ 21,883,789	\$ -	\$ 639,855,795	4.0%	-	359	\$ 10,390	3,730,100	72,402,954	\$ 4,690	\$ 1,683,796
39	2055	2056	4.0%	\$ 22,759,141	\$ -	\$ 665,450,027	4.0%	-	359	\$ 10,806	3,879,304	76,282,258	\$ 4,878	\$ 1,751,148
40	2056	2057	4.0%	\$ 23,669,507	\$ -	\$ 692,068,028	4.0%	-	359	\$ 11,238	4,034,476	80,316,734	\$ 5,073	\$ 1,821,194



			Cost of Service												
				Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service	Supported Public Safety Cost of Service						Equivalent Tax Rate (PSETR)
Base	2016	2017	\$ -	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.315878	0.296276	0.612154	
1	2017	2018	\$ 4,340	\$ 852	\$ 3,408	\$ 3,408	\$ 405	\$ 1,622	\$ 1,622	\$ 0.08005	13.1%	0.309756	0.3023975	0.612154	
2	2018	2019	\$ 94,750	\$ 887	\$ 70,996	\$ 74,403	\$ 422	\$ 33,790	\$ 35,412	\$ 0.20714	33.8%	0.303635	0.3085191	0.612154	
3	2019	2020	\$ 239,547	\$ 924	\$ 113,704	\$ 188,107	\$ 440	\$ 54,117	\$ 89,529	\$ 0.19342	31.6%	0.297513	0.3146406	0.612154	
4	2020	2021	\$ 511,778	\$ 963	\$ 213,773	\$ 401,880	\$ 458	\$ 101,744	\$ 191,273	\$ 0.19480	31.8%	0.291392	0.3207622	0.612154	
5	2021	2022	\$ 915,424	\$ 1,003	\$ 316,968	\$ 718,848	\$ 477	\$ 150,859	\$ 342,132	\$ 0.19884	32.5%	0.28527	0.3268837	0.612154	
6	2022	2023	\$ 1,386,450	\$ 1,045	\$ 369,880	\$ 1,088,728	\$ 497	\$ 176,042	\$ 518,175	\$ 0.20639	33.7%	0.279149	0.3330052	0.612154	
7	2023	2024	\$ 1,884,033	\$ 1,088	\$ 390,733	\$ 1,479,461	\$ 518	\$ 185,968	\$ 704,142	\$ 0.20598	33.6%	0.273027	0.3391268	0.612154	
8	2024	2025	\$ 2,402,348	\$ 1,134	\$ 407,014	\$ 1,886,475	\$ 540	\$ 193,716	\$ 897,859	\$ 0.20631	33.7%	0.266906	0.3452483	0.612154	
9	2025	2026	\$ 2,942,260	\$ 1,181	\$ 423,973	\$ 2,310,447	\$ 562	\$ 201,788	\$ 1,099,646	\$ 0.20664	33.8%	0.260784	0.3513699	0.612154	
10	2026	2027	\$ 3,503,768	\$ 1,228	\$ 440,931	\$ 2,751,379	\$ 585	\$ 209,859	\$ 1,309,506	\$ 0.20664	33.8%	0.254663	0.3574914	0.612154	
11	2027	2028	\$ 4,087,736	\$ 1,277	\$ 458,569	\$ 3,209,947	\$ 608	\$ 218,254	\$ 1,527,759	\$ 0.20664	33.8%	0.248541	0.3636129	0.612154	
12	2028	2029	\$ 4,695,064	\$ 1,328	\$ 476,911	\$ 3,686,859	\$ 632	\$ 226,984	\$ 1,754,743	\$ 0.20664	33.8%	0.24242	0.3697345	0.612154	
13	2029	2030	\$ 5,326,684	\$ 1,382	\$ 495,988	\$ 4,182,847	\$ 658	\$ 236,063	\$ 1,990,806	\$ 0.20664	33.8%	0.236298	0.375856	0.612154	
14	2030	2031	\$ 5,983,569	\$ 1,437	\$ 515,827	\$ 4,698,674	\$ 684	\$ 245,506	\$ 2,236,312	\$ 0.20664	33.8%	0.24242	0.3697345	0.612154	
15	2031	2032	\$ 6,666,729	\$ 1,494	\$ 536,461	\$ 5,235,135	\$ 711	\$ 255,326	\$ 2,491,638	\$ 0.20664	33.8%	0.248541	0.3636129	0.612154	
16	2032	2033	\$ 7,377,216	\$ 1,554	\$ 557,919	\$ 5,793,054	\$ 740	\$ 265,539	\$ 2,757,177	\$ 0.20664	33.8%	0.254663	0.3574914	0.612154	
17	2033	2034	\$ 8,116,123	\$ 1,616	\$ 580,236	\$ 6,373,290	\$ 769	\$ 276,160	\$ 3,033,337	\$ 0.20664	33.8%	0.260784	0.3513699	0.612154	
18	2034	2035	\$ 8,884,586	\$ 1,681	\$ 603,445	\$ 6,976,735	\$ 800	\$ 287,207	\$ 3,320,544	\$ 0.20664	33.8%	0.266906	0.3452483	0.612154	
19	2035	2036	\$ 9,683,787	\$ 1,748	\$ 627,583	\$ 7,604,318	\$ 832	\$ 298,695	\$ 3,619,239	\$ 0.20664	33.8%	0.273027	0.3391268	0.612154	
20	2036	2037	\$ 10,514,956	\$ 1,818	\$ 652,686	\$ 8,257,004	\$ 865	\$ 310,643	\$ 3,929,882	\$ 0.20664	33.8%	0.279149	0.3330052	0.612154	
21	2037	2038	\$ 11,379,372	\$ 1,891	\$ 678,794	\$ 8,935,798	\$ 900	\$ 323,069	\$ 4,252,951	\$ 0.20664	33.8%	0.28527	0.3268837	0.612154	
22	2038	2039	\$ 12,278,365	\$ 1,966	\$ 705,946	\$ 9,641,743	\$ 936	\$ 335,991	\$ 4,588,942	\$ 0.20664	33.8%	0.291392	0.3207622	0.612154	
23	2039	2040	\$ 13,213,317	\$ 2,045	\$ 734,183	\$ 10,375,927	\$ 973	\$ 349,431	\$ 4,938,373	\$ 0.20664	33.8%	0.297513	0.3146406	0.612154	
24	2040	2041	\$ 14,185,667	\$ 2,127	\$ 763,551	\$ 11,139,477	\$ 1,012	\$ 363,408	\$ 5,301,782	\$ 0.20664	33.8%	0.303635	0.3085191	0.612154	
25	2041	2042	\$ 15,196,912	\$ 2,212	\$ 794,093	\$ 11,933,570	\$ 1,053	\$ 377,945	\$ 5,679,726	\$ 0.20664	33.8%	0.309756	0.3023975	0.612154	
26	2042	2043	\$ 16,248,606	\$ 2,300	\$ 825,856	\$ 12,759,426	\$ 1,095	\$ 393,062	\$ 6,072,789	\$ 0.20664	33.8%	0.315878	0.296276	0.612154	
27	2043	2044	\$ 17,342,368	\$ 2,392	\$ 858,891	\$ 13,618,317	\$ 1,139	\$ 408,785	\$ 6,481,574	\$ 0.20664	33.8%	0.322	0.2901545	0.612154	
28	2044	2045	\$ 18,479,881	\$ 2,488	\$ 893,246	\$ 14,511,563	\$ 1,184	\$ 425,136	\$ 6,906,710	\$ 0.20664	33.8%	0.328121	0.2840329	0.612154	
29	2045	2046	\$ 19,662,894	\$ 2,588	\$ 928,976	\$ 15,440,539	\$ 1,232	\$ 442,142	\$ 7,348,852	\$ 0.20664	33.8%	0.334243	0.2779114	0.612154	
30	2046	2047	\$ 20,893,227	\$ 2,691	\$ 966,135	\$ 16,406,674	\$ 1,281	\$ 459,827	\$ 7,808,680	\$ 0.20664	33.8%	0.340364	0.2717898	0.612154	
31	2047	2048	\$ 22,172,774	\$ 2,799	\$ 1,004,781	\$ 17,411,455	\$ 1,332	\$ 478,221	\$ 8,286,900	\$ 0.20664	33.8%	0.346486	0.2656683	0.612154	
32	2048	2049	\$ 23,503,503	\$ 2,911	\$ 1,044,972	\$ 18,456,427	\$ 1,385	\$ 497,349	\$ 8,784,250	\$ 0.20664	33.8%	0.352607	0.2595468	0.612154	
33	2049	2050	\$ 24,887,461	\$ 3,027	\$ 1,086,771	\$ 19,543,197	\$ 1,441	\$ 517,243	\$ 9,301,493	\$ 0.20664	33.8%	0.358729	0.2534252	0.612154	
34	2050	2051	\$ 26,326,777	\$ 3,148	\$ 1,130,241	\$ 20,673,439	\$ 1,498	\$ 537,933	\$ 9,839,426	\$ 0.20664	33.8%	0.36485	0.2473037	0.612154	
35	2051	2052	\$ 27,823,666	\$ 3,274	\$ 1,175,451	\$ 21,848,890	\$ 1,558	\$ 559,450	\$ 10,398,876	\$ 0.20664	33.8%	0.370972	0.2411821	0.612154	
36	2052	2053	\$ 29,380,430	\$ 3,405	\$ 1,222,469	\$ 23,071,359	\$ 1,621	\$ 581,828	\$ 10,980,705	\$ 0.20664	33.8%	0.377093	0.2350606	0.612154	
37	2053	2054	\$ 30,999,465	\$ 3,541	\$ 1,271,368	\$ 24,342,727	\$ 1,686	\$ 605,102	\$ 11,585,807	\$ 0.20664	33.8%	0.383215	0.2289391	0.612154	
38	2054	2055	\$ 32,683,261	\$ 3,683	\$ 1,322,223	\$ 25,664,950	\$ 1,753	\$ 629,306	\$ 12,215,112	\$ 0.20664	33.8%	0.389336	0.2228175	0.612154	
39	2055	2056	\$ 34,434,410	\$ 3,830	\$ 1,375,112	\$ 27,040,062	\$ 1,823	\$ 654,478	\$ 12,869,590	\$ 0.20664	33.8%	0.395458	0.216696	0.612154	
40	2056	2057	\$ 36,255,604	\$ 3,984	\$ 1,430,116	\$ 28,470,178	\$ 1,896	\$ 680,657	\$ 13,550,247	\$ 0.20664	33.8%	0.40158	0.2105744	0.612154	



 WILLDAN			AV Tax Information					Net AV Tax Revenue Calculations						
Zone	Appraisal Year	Fiscal Year					Total AV Revenue			Annual TIRZ Revenue			Net Revenue	Net Revenue
			M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue		Annual M&O Revenue Less Public Safety Expense	Cumulative M&O Revenue Less Public Safety Expense		Annual GF M&O Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Available to General Fund (Cumulative)	
Base	2016	2017	\$ 12,234	\$ 12,234	\$ 11,475	\$ 11,475	\$ 23,710	\$ 12,234	\$ 12,234	\$ -	\$ 12,234	\$ 12,234	\$ 12,234	
1	2017	2018	\$ 13,186	\$ 25,421	\$ 12,873	\$ 24,348	\$ 26,059	\$ 9,779	\$ 22,013	\$ 1,101	\$ 12,085	\$ 12,474	\$ 24,708	
2	2018	2019	\$ 104,069	\$ 129,489	\$ 105,743	\$ 130,091	\$ 209,811	\$ 33,073	\$ 55,086	\$ 87,220	\$ 16,849	\$ 249,428	\$ 274,136	
3	2019	2020	\$ 174,895	\$ 304,385	\$ 184,964	\$ 315,055	\$ 359,859	\$ 61,191	\$ 116,277	\$ 157,542	\$ 17,353	\$ 158,849	\$ 432,985	
4	2020	2021	\$ 319,775	\$ 624,160	\$ 352,006	\$ 667,061	\$ 671,781	\$ 106,002	\$ 222,279	\$ 303,729	\$ 16,046	\$ 418,307	\$ 851,292	
5	2021	2022	\$ 454,751	\$ 1,078,911	\$ 521,087	\$ 1,188,148	\$ 975,839	\$ 137,783	\$ 360,063	\$ 446,231	\$ 8,520	\$ 440,126	\$ 1,291,418	
6	2022	2023	\$ 500,275	\$ 1,579,186	\$ 596,793	\$ 1,784,942	\$ 1,097,068	\$ 130,395	\$ 490,458	\$ 495,060	\$ 5,215	\$ 93,697	\$ 1,385,116	
7	2023	2024	\$ 517,910	\$ 2,097,096	\$ 643,296	\$ 2,428,237	\$ 1,161,206	\$ 127,177	\$ 617,635	\$ 505,958	\$ 11,952	\$ (55,274)	\$ 1,329,842	
8	2024	2025	\$ 526,550	\$ 2,623,646	\$ 681,104	\$ 3,109,341	\$ 1,207,654	\$ 119,536	\$ 737,172	\$ 526,619	\$ (68)	\$ (103,541)	\$ 1,226,300	
9	2025	2026	\$ 535,053	\$ 3,158,699	\$ 720,908	\$ 3,830,249	\$ 1,255,960	\$ 111,080	\$ 848,252	\$ 548,105	\$ (13,053)	\$ (124,597)	\$ 1,101,703	
10	2026	2027	\$ 543,393	\$ 3,702,091	\$ 762,806	\$ 4,593,055	\$ 1,306,199	\$ 102,461	\$ 950,713	\$ 570,451	\$ (27,059)	\$ (143,065)	\$ 958,638	
11	2027	2028	\$ 551,544	\$ 4,253,635	\$ 806,903	\$ 5,399,958	\$ 1,358,447	\$ 92,975	\$ 1,043,688	\$ 593,691	\$ (42,147)	\$ (162,794)	\$ 795,844	
12	2028	2029	\$ 559,478	\$ 4,813,113	\$ 853,307	\$ 6,253,265	\$ 1,412,785	\$ 82,566	\$ 1,126,254	\$ 617,861	\$ (58,383)	\$ (183,855)	\$ 611,989	
13	2029	2030	\$ 567,164	\$ 5,380,277	\$ 902,132	\$ 7,155,397	\$ 1,469,296	\$ 71,176	\$ 1,197,430	\$ 642,997	\$ (75,833)	\$ (206,324)	\$ 405,665	
14	2030	2031	\$ 605,131	\$ 5,985,408	\$ 922,937	\$ 8,078,334	\$ 1,528,068	\$ 89,304	\$ 1,286,734	\$ 669,139	\$ (64,007)	\$ (199,718)	\$ 205,947	
15	2031	2032	\$ 645,228	\$ 6,630,637	\$ 943,962	\$ 9,022,296	\$ 1,589,191	\$ 108,768	\$ 1,395,502	\$ 696,326	\$ (51,098)	\$ (192,237)	\$ 13,710	
16	2032	2033	\$ 687,565	\$ 7,318,202	\$ 965,193	\$ 9,987,489	\$ 1,652,758	\$ 129,646	\$ 1,525,148	\$ 724,601	\$ (37,036)	\$ (183,821)	\$ (170,111)	
17	2033	2034	\$ 732,256	\$ 8,050,458	\$ 986,612	\$ 10,974,102	\$ 1,718,869	\$ 152,021	\$ 1,677,169	\$ 754,007	\$ (21,750)	\$ (174,407)	\$ (344,518)	
18	2034	2035	\$ 779,423	\$ 8,829,881	\$ 1,008,200	\$ 11,982,302	\$ 1,787,623	\$ 175,978	\$ 1,853,146	\$ 784,589	\$ (5,166)	\$ (163,929)	\$ (508,446)	
19	2035	2036	\$ 829,191	\$ 9,659,072	\$ 1,029,937	\$ 13,012,239	\$ 1,859,128	\$ 201,608	\$ 2,054,754	\$ 816,394	\$ 12,797	\$ (152,316)	\$ (660,763)	
20	2036	2037	\$ 881,694	\$ 10,540,766	\$ 1,051,800	\$ 14,064,039	\$ 1,933,493	\$ 229,007	\$ 2,283,762	\$ 849,472	\$ 32,222	\$ (139,496)	\$ (800,258)	
21	2037	2038	\$ 937,070	\$ 11,477,835	\$ 1,073,763	\$ 15,137,803	\$ 2,010,833	\$ 258,276	\$ 2,542,038	\$ 883,873	\$ 53,197	\$ (125,389)	\$ (925,648)	
22	2038	2039	\$ 995,465	\$ 12,473,301	\$ 1,095,801	\$ 16,233,604	\$ 2,091,266	\$ 289,520	\$ 2,831,557	\$ 919,649	\$ 75,816	\$ (109,914)	\$ (1,035,561)	
23	2039	2040	\$ 1,057,033	\$ 13,530,333	\$ 1,117,884	\$ 17,351,488	\$ 2,174,917	\$ 322,850	\$ 3,154,407	\$ 956,857	\$ 100,176	\$ (92,983)	\$ (1,128,545)	
24	2040	2041	\$ 1,121,933	\$ 14,652,267	\$ 1,139,980	\$ 18,491,468	\$ 2,261,914	\$ 358,383	\$ 3,512,790	\$ -	\$ 1,121,933	\$ 921,048	\$ (207,496)	
25	2041	2042	\$ 1,190,335	\$ 15,842,601	\$ 1,162,056	\$ 19,653,524	\$ 2,352,390	\$ 396,242	\$ 3,909,032	\$ -	\$ 1,190,335	\$ 981,414	\$ 773,917	
26	2042	2043	\$ 1,262,413	\$ 17,105,014	\$ 1,184,073	\$ 20,837,597	\$ 2,446,486	\$ 436,556	\$ 4,345,588	\$ -	\$ 1,262,413	\$ 1,045,135	\$ 1,819,053	
27	2043	2044	\$ 1,338,353	\$ 18,443,367	\$ 1,205,993	\$ 22,043,590	\$ 2,544,345	\$ 479,462	\$ 4,825,050	\$ -	\$ 1,338,353	\$ 1,112,384	\$ 2,931,437	
28	2044	2045	\$ 1,418,348	\$ 19,861,715	\$ 1,227,771	\$ 23,271,361	\$ 2,646,119	\$ 525,102	\$ 5,350,152	\$ -	\$ 1,418,348	\$ 1,183,341	\$ 4,114,778	
29	2045	2046	\$ 1,502,602	\$ 21,364,317	\$ 1,249,362	\$ 24,520,723	\$ 2,751,964	\$ 573,626	\$ 5,923,778	\$ -	\$ 1,502,602	\$ 1,258,194	\$ 5,372,972	
30	2046	2047	\$ 1,591,326	\$ 22,955,643	\$ 1,270,716	\$ 25,791,439	\$ 2,862,043	\$ 625,191	\$ 6,548,969	\$ -	\$ 1,591,326	\$ 1,337,142	\$ 6,710,114	
31	2047	2048	\$ 1,684,745	\$ 24,640,388	\$ 1,291,780	\$ 27,083,219	\$ 2,976,524	\$ 679,964	\$ 7,228,933	\$ -	\$ 1,684,745	\$ 1,420,393	\$ 8,130,507	
32	2048	2049	\$ 1,783,090	\$ 26,423,478	\$ 1,312,495	\$ 28,395,714	\$ 3,095,585	\$ 738,118	\$ 7,967,051	\$ -	\$ 1,783,090	\$ 1,508,165	\$ 9,638,672	
33	2049	2050	\$ 1,886,608	\$ 28,310,086	\$ 1,332,801	\$ 29,728,515	\$ 3,219,409	\$ 799,837	\$ 8,766,888	\$ -	\$ 1,886,608	\$ 1,600,685	\$ 11,239,357	
34	2050	2051	\$ 1,995,554	\$ 30,305,640	\$ 1,352,631	\$ 31,081,146	\$ 3,348,185	\$ 865,312	\$ 9,632,201	\$ -	\$ 1,995,554	\$ 1,698,195	\$ 12,937,552	
35	2051	2052	\$ 2,110,197	\$ 32,415,837	\$ 1,371,915	\$ 32,453,061	\$ 3,482,112	\$ 934,746	\$ 10,566,947	\$ -	\$ 2,110,197	\$ 1,800,944	\$ 14,738,496	
36	2052	2053	\$ 2,230,819	\$ 34,646,656	\$ 1,390,578	\$ 33,843,639	\$ 3,621,397	\$ 1,008,350	\$ 11,575,297	\$ -	\$ 2,230,819	\$ 1,909,195	\$ 16,647,691	
37	2053	2054	\$ 2,357,714	\$ 37,004,371	\$ 1,408,538	\$ 35,252,177	\$ 3,766,253	\$ 1,086,346	\$ 12,661,643	\$ -	\$ 2,357,714	\$ 2,023,226	\$ 18,670,917	
38	2054	2055	\$ 2,491,192	\$ 39,495,563	\$ 1,425,711	\$ 36,677,888	\$ 3,916,903	\$ 1,168,969	\$ 13,830,613	\$ -	\$ 2,491,192	\$ 2,143,324	\$ 20,814,240	
39	2055	2056	\$ 2,631,575	\$ 42,127,138	\$ 1,442,003	\$ 38,119,891	\$ 4,073,579	\$ 1,256,464	\$ 15,087,077	\$ -	\$ 2,631,575	\$ 2,269,792	\$ 23,084,033	
40	2056	2057	\$ 2,779,204	\$ 44,906,342	\$ 1,457,318	\$ 39,577,210	\$ 4,236,522	\$ 1,349,088	\$ 16,436,164	\$ -	\$ 2,779,204	\$ 2,402,949	\$ 25,486,982	

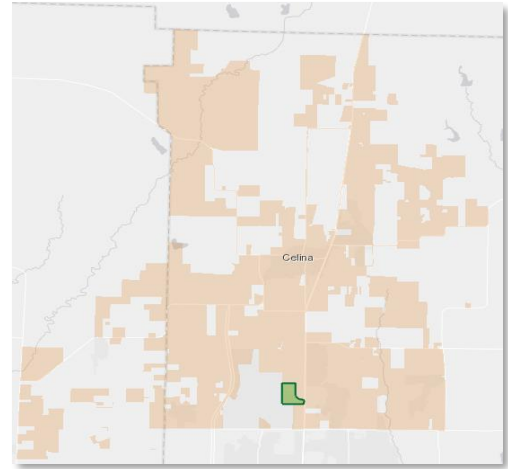


Life Connected.

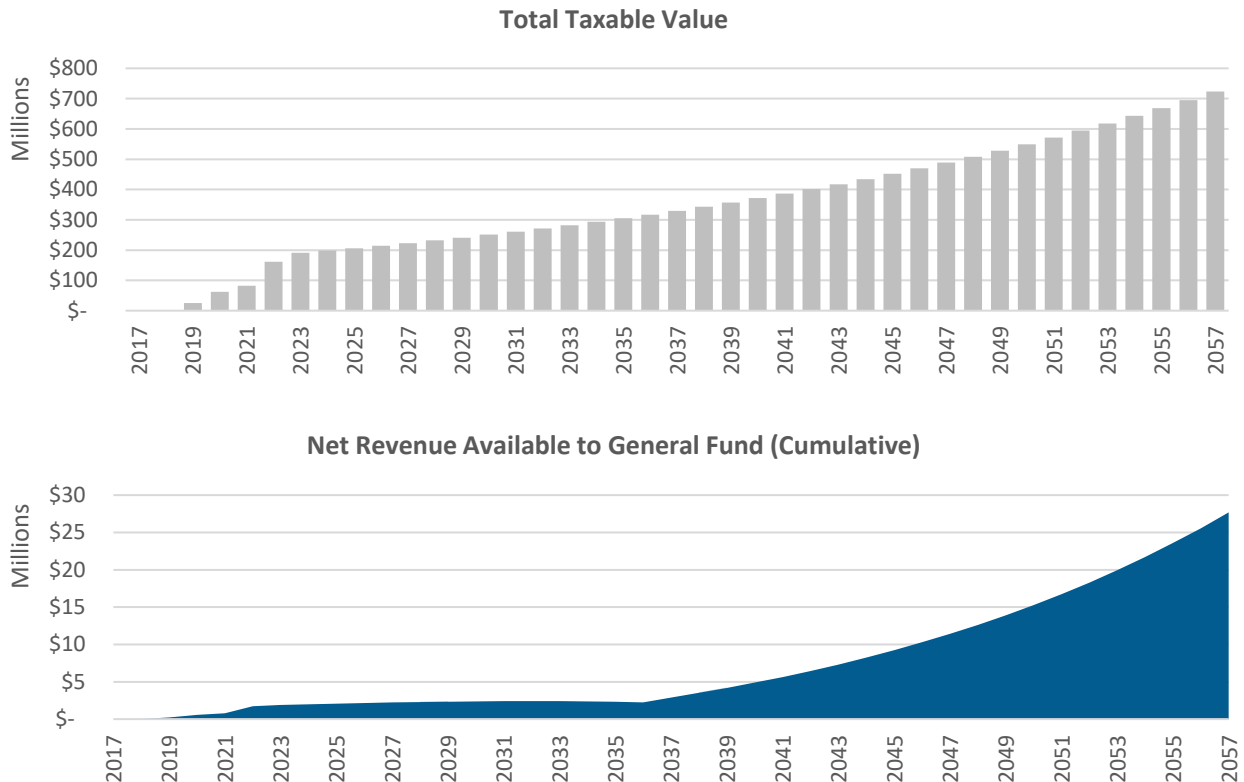
**TIRZ 07 | Ownsby Farms
Detailed Report and Model Summaries**



TIRZ 07 | Ownsby Farms is a ±113.0 acre TIRZ located in the south central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 07 | Ownsby Farms is \$0.2232 and the TIRZ is scheduled to terminate on 12/31/2047 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$7,968,050.



The charts below indicate two elements of the long-term financial forecast for TIRZ 07 | Ownsby Farms. The model forecasts a total build-out taxabale value within the TIRZ of ±\$723,000,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$27,700,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 07 | Ownsby Farms is forecast to generate approximately \$177,800,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$8,623,078	\$25,661,660	\$50,882,923	\$88,216,553
TIRZ Revenues @ 0.2232% TIRZ Contribution Rate	\$3,040,518	\$8,516,154	\$8,516,154	\$8,516,154
City AV Revenue Net of TIRZ Contributions	\$5,582,560	\$17,145,506	\$42,366,769	\$79,700,399
City Permit Revenue	\$1,673,810	\$1,673,810	\$1,673,810	\$1,673,810
Estimated City Sales Tax Revenue	\$662,089	\$1,876,407	\$3,673,893	\$6,334,612
City I&S Costs	\$4,050,259	\$13,459,248	\$27,938,678	\$45,700,599
Net City Revenues Available for M&O	\$3,868,200	\$7,236,474	\$19,775,794	\$42,008,222
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,354,257	\$4,069,522	\$8,088,777	\$14,038,257
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$2,231,159	\$2,884,169	\$11,404,233	\$27,687,182
Cumulative ISD Tax Revenue	\$16,868,498	\$51,329,545	\$102,340,313	\$177,848,711

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Assumptions & Calculations

City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.31587800	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
2024 Police Expenditures	\$9,751,715			2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
2024 Fire & EMS Expenditures	\$9,240,382			2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Annual Rate Reduction Goal	\$0.000000	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
2024 Homestead Residences (Cat A Only)	\$5,742	Total Tax Rate Target	\$0.575000	2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
Sales Tax Multiplier (xHH)	\$251	Rate Category Shift	1.0%	2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
						FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
						FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
						FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
						FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
						FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
						FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
						FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
						FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
						FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
						FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
						FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
						FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725
						FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
						FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
						FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
						FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 07 Ownsby Farms	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$19,189	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$19,189	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$10,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$181,701,989	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$534,054	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	\$ 0.223	Fully Developed Commerical SF	-
Phase I Approved Units	205	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	Phase II	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
Phase II Average Value/Unit - 2024	\$534,054	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2047
Phase II Approved Units	167	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$10,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$7,968,050
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$0
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$7,968,050
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$7,968,050
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$3,593,349
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	372	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					Phase I			Phase II						
Zone	Year	Fiscal Year	Base Taxable Value	Value Change/Year	Phase I Units Absorbption	Phase I Unit Value	New Phase I Construction Value	Phase II Units Absorption	Phase II Unit Value	New Phase II Construction Value	Total New Units	Total New Construction Value	Annual Permit Revenue	
Base	2016	2017	\$ 19,189	0%							-	\$ -	\$ -	
1	2017	2018	\$ 19,189	10%	1	\$ -	\$ -	-	\$ -	\$ -	1	\$ -	\$ 251	
2	2018	2019	\$ 19,189	14%	69	\$ 361,245	\$ 24,925,894	-	\$ -	\$ -	69	\$ 24,925,894	\$ 223,577	
3	2019	2020	\$ 19,189	15%	79	\$ 417,097	\$ 32,950,657	-	\$ 417,097	\$ -	79	\$ 32,950,657	\$ 302,576	
4	2020	2021	\$ 19,189	7%	38	\$ 444,313	\$ 16,883,876	-	\$ 444,313	\$ -	38	\$ 16,883,876	\$ 172,037	
5	2021	2022	\$ 19,189	3%	18	\$ 458,494	\$ 8,252,895	147	\$ 458,494	\$ 67,398,642	165	\$ 75,651,537	\$ 882,980	
6	2022	2023	\$ 19,189	12%	-	\$ 513,513	\$ -	20	\$ 513,513	\$ 10,270,269	20	\$ 10,270,269	\$ 92,389	
7	2023	2024	\$ 19,189	4%	-	\$ 534,054	\$ -	-	\$ 534,054	\$ -	-	\$ -	\$ -	
8	2024	2025	\$ 19,189	4%	-	\$ 555,416	\$ -	-	\$ 555,416	\$ -	-	\$ -	\$ -	
9	2025	2026	\$ 19,189	4%	-	\$ 577,633	\$ -	-	\$ 577,633	\$ -	-	\$ -	\$ -	
10	2026	2027	\$ 19,189	4%	-	\$ 600,738	\$ -	-	\$ 600,738	\$ -	-	\$ -	\$ -	
11	2027	2028	\$ 19,189	4%	-	\$ 624,768	\$ -	-	\$ 624,768	\$ -	-	\$ -	\$ -	
12	2028	2029	\$ 19,189	4%	-	\$ 649,758	\$ -	-	\$ 649,758	\$ -	-	\$ -	\$ -	
13	2029	2030	\$ 19,189	4%	-	\$ 675,749	\$ -	-	\$ 675,749	\$ -	-	\$ -	\$ -	
14	2030	2031	\$ 19,189	4%	-	\$ 702,779	\$ -	-	\$ 702,779	\$ -	-	\$ -	\$ -	
15	2031	2032	\$ 19,189	4%	-	\$ 730,890	\$ -	-	\$ 730,890	\$ -	-	\$ -	\$ -	
16	2032	2033	\$ 19,189	4%	-	\$ 760,125	\$ -	-	\$ 760,125	\$ -	-	\$ -	\$ -	
17	2033	2034	\$ 19,189	4%	-	\$ 790,530	\$ -	-	\$ 790,530	\$ -	-	\$ -	\$ -	
18	2034	2035	\$ 19,189	4%	-	\$ 822,152	\$ -	-	\$ 822,152	\$ -	-	\$ -	\$ -	
19	2035	2036	\$ 19,189	4%	-	\$ 855,038	\$ -	-	\$ 855,038	\$ -	-	\$ -	\$ -	
20	2036	2037	\$ 19,189	4%	-	\$ 889,239	\$ -	-	\$ 889,239	\$ -	-	\$ -	\$ -	
21	2037	2038	\$ 19,189	4%	-	\$ 924,809	\$ -	-	\$ 924,809	\$ -	-	\$ -	\$ -	
22	2038	2039	\$ 19,189	4%	-	\$ 961,801	\$ -	-	\$ 961,801	\$ -	-	\$ -	\$ -	
23	2039	2040	\$ 19,189	4%	-	\$ 1,000,273	\$ -	-	\$ 1,000,273	\$ -	-	\$ -	\$ -	
24	2040	2041	\$ 19,189	4%	-	\$ 1,040,284	\$ -	-	\$ 1,040,284	\$ -	-	\$ -	\$ -	
25	2041	2042	\$ 19,189	4%	-	\$ 1,081,895	\$ -	-	\$ 1,081,895	\$ -	-	\$ -	\$ -	
26	2042	2043	\$ 19,189	4%	-	\$ 1,125,171	\$ -	-	\$ 1,125,171	\$ -	-	\$ -	\$ -	
27	2043	2044	\$ 19,189	4%	-	\$ 1,170,178	\$ -	-	\$ 1,170,178	\$ -	-	\$ -	\$ -	
28	2044	2045	\$ 19,189	4%	-	\$ 1,216,985	\$ -	-	\$ 1,216,985	\$ -	-	\$ -	\$ -	
29	2045	2046	\$ 19,189	4%	-	\$ 1,265,665	\$ -	-	\$ 1,265,665	\$ -	-	\$ -	\$ -	
30	2046	2047	\$ 19,189	4%	-	\$ 1,316,291	\$ -	-	\$ 1,316,291	\$ -	-	\$ -	\$ -	
31	2047	2048	\$ 19,189	4%	-	\$ 1,368,943	\$ -	-	\$ 1,368,943	\$ -	-	\$ -	\$ -	
32	2048	2049	\$ 19,189	4%	-	\$ 1,423,701	\$ -	-	\$ 1,423,701	\$ -	-	\$ -	\$ -	
33	2049	2050	\$ 19,189	4%	-	\$ 1,480,649	\$ -	-	\$ 1,480,649	\$ -	-	\$ -	\$ -	
34	2050	2051	\$ 19,189	4%	-	\$ 1,539,875	\$ -	-	\$ 1,539,875	\$ -	-	\$ -	\$ -	
35	2051	2052	\$ 19,189	4%	-	\$ 1,601,470	\$ -	-	\$ 1,601,470	\$ -	-	\$ -	\$ -	
36	2052	2053	\$ 19,189	4%	-	\$ 1,665,528	\$ -	-	\$ 1,665,528	\$ -	-	\$ -	\$ -	
37	2053	2054	\$ 19,189	4%	-	\$ 1,732,149	\$ -	-	\$ 1,732,149	\$ -	-	\$ -	\$ -	
38	2054	2055	\$ 19,189	4%	-	\$ 1,801,435	\$ -	-	\$ 1,801,435	\$ -	-	\$ -	\$ -	
39	2055	2056	\$ 19,189	4%	-	\$ 1,873,493	\$ -	-	\$ 1,873,493	\$ -	-	\$ -	\$ -	
40	2056	2057	\$ 19,189	4%	-	\$ 1,948,433	\$ -	-	\$ 1,948,433	\$ -	-	\$ -	\$ -	

TIRZ 07 | Ownsby Farm



					Taxable Value		City						
			Cumulative Permit Revenue	Cumulative New Construction Value			City AV Tax Revenue from Base			City Total AV Tax Revenue		City TIRZ Revenue	
Zone Year	Appraisal Year	Fiscal Year			Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue
Base	2016	2017	\$ -	\$ -	\$ 19,189	\$ -	\$ 0.00645000	\$ 124	\$ 124	\$ 124	\$ 124	\$ 0.2232	\$ -
1	2017	2018	\$ 251	\$ -	\$ 21,091	\$ 1,902	\$ 0.00645000	\$ 124	\$ 248	\$ 136	\$ 260	\$ 0.2232	\$ 4
2	2018	2019	\$ 223,828	\$ 24,925,894	\$ 24,949,996	\$ 24,930,807	\$ 0.00645000	\$ 124	\$ 371	\$ 160,927	\$ 161,187	\$ 0.2232	\$ 55,646
3	2019	2020	\$ 526,405	\$ 61,730,345	\$ 61,758,173	\$ 61,738,984	\$ 0.00645000	\$ 124	\$ 495	\$ 398,340	\$ 559,527	\$ 0.2232	\$ 137,801
4	2020	2021	\$ 698,441	\$ 82,642,128	\$ 82,671,772	\$ 82,652,583	\$ 0.00645000	\$ 124	\$ 619	\$ 533,233	\$ 1,092,760	\$ 0.2232	\$ 184,481
5	2021	2022	\$ 1,581,422	\$ 160,931,451	\$ 160,962,041	\$ 160,942,852	\$ 0.00645000	\$ 124	\$ 743	\$ 1,038,205	\$ 2,130,966	\$ 0.2232	\$ 359,224
6	2022	2023	\$ 1,673,810	\$ 190,513,494	\$ 190,547,755	\$ 190,528,566	\$ 0.00645000	\$ 124	\$ 866	\$ 1,229,033	\$ 3,359,999	\$ 0.2232	\$ 425,260
7	2023	2024	\$ 1,673,810	\$ 198,134,034	\$ 198,169,665	\$ 198,150,476	\$ 0.00645000	\$ 124	\$ 990	\$ 1,278,194	\$ 4,638,193	\$ 0.2232	\$ 442,272
8	2024	2025	\$ 1,673,810	\$ 206,059,395	\$ 206,096,452	\$ 206,077,263	\$ 0.00634759	\$ 122	\$ 1,112	\$ 1,308,216	\$ 5,946,409	\$ 0.2232	\$ 459,964
9	2025	2026	\$ 1,673,810	\$ 214,301,771	\$ 214,340,310	\$ 214,321,121	\$ 0.00612154	\$ 117	\$ 1,229	\$ 1,312,093	\$ 7,258,502	\$ 0.2232	\$ 478,365
10	2026	2027	\$ 1,673,810	\$ 222,873,842	\$ 222,913,922	\$ 222,894,733	\$ 0.00612154	\$ 117	\$ 1,347	\$ 1,364,576	\$ 8,623,078	\$ 0.2232	\$ 497,501
11	2027	2028	\$ 1,673,810	\$ 231,788,796	\$ 231,830,479	\$ 231,811,290	\$ 0.00612154	\$ 117	\$ 1,464	\$ 1,419,160	\$ 10,042,238	\$ 0.2232	\$ 517,403
12	2028	2029	\$ 1,673,810	\$ 241,060,348	\$ 241,103,698	\$ 241,084,509	\$ 0.00612154	\$ 117	\$ 1,582	\$ 1,475,926	\$ 11,518,163	\$ 0.2232	\$ 538,101
13	2029	2030	\$ 1,673,810	\$ 250,702,761	\$ 250,747,846	\$ 250,728,657	\$ 0.00612154	\$ 117	\$ 1,699	\$ 1,534,963	\$ 13,053,126	\$ 0.2232	\$ 559,626
14	2030	2031	\$ 1,673,810	\$ 260,730,872	\$ 260,777,760	\$ 260,758,571	\$ 0.00612154	\$ 117	\$ 1,817	\$ 1,596,361	\$ 14,649,488	\$ 0.2232	\$ 582,013
15	2031	2032	\$ 1,673,810	\$ 271,160,107	\$ 271,208,871	\$ 271,189,682	\$ 0.00612154	\$ 117	\$ 1,934	\$ 1,660,216	\$ 16,309,704	\$ 0.2232	\$ 605,295
16	2032	2033	\$ 1,673,810	\$ 282,006,511	\$ 282,057,225	\$ 282,038,036	\$ 0.00612154	\$ 117	\$ 2,052	\$ 1,726,625	\$ 18,036,328	\$ 0.2232	\$ 629,509
17	2033	2034	\$ 1,673,810	\$ 293,286,771	\$ 293,339,514	\$ 293,320,325	\$ 0.00612154	\$ 117	\$ 2,169	\$ 1,795,690	\$ 19,832,018	\$ 0.2232	\$ 654,691
18	2034	2035	\$ 1,673,810	\$ 305,018,242	\$ 305,073,095	\$ 305,053,906	\$ 0.00612154	\$ 117	\$ 2,287	\$ 1,867,517	\$ 21,699,535	\$ 0.2232	\$ 680,880
19	2035	2036	\$ 1,673,810	\$ 317,218,972	\$ 317,276,019	\$ 317,256,830	\$ 0.00612154	\$ 117	\$ 2,404	\$ 1,942,218	\$ 23,641,753	\$ 0.2232	\$ 708,117
20	2036	2037	\$ 1,673,810	\$ 329,907,731	\$ 329,967,060	\$ 329,947,871	\$ 0.00612154	\$ 117	\$ 2,522	\$ 2,019,907	\$ 25,661,660	\$ -	\$ -
21	2037	2038	\$ 1,673,810	\$ 343,104,040	\$ 343,165,742	\$ 343,146,553	\$ 0.00612154	\$ 117	\$ 2,639	\$ 2,100,703	\$ 27,762,362	\$ -	\$ -
22	2038	2039	\$ 1,673,810	\$ 356,828,202	\$ 356,892,372	\$ 356,873,183	\$ 0.00612154	\$ 117	\$ 2,756	\$ 2,184,731	\$ 29,947,093	\$ -	\$ -
23	2039	2040	\$ 1,673,810	\$ 371,101,330	\$ 371,168,066	\$ 371,148,877	\$ 0.00612154	\$ 117	\$ 2,874	\$ 2,272,120	\$ 32,219,214	\$ -	\$ -
24	2040	2041	\$ 1,673,810	\$ 385,945,383	\$ 386,014,789	\$ 385,995,600	\$ 0.00612154	\$ 117	\$ 2,991	\$ 2,363,005	\$ 34,582,218	\$ -	\$ -
25	2041	2042	\$ 1,673,810	\$ 401,383,198	\$ 401,455,381	\$ 401,436,192	\$ 0.00612154	\$ 117	\$ 3,109	\$ 2,457,525	\$ 37,039,744	\$ -	\$ -
26	2042	2043	\$ 1,673,810	\$ 417,438,526	\$ 417,513,596	\$ 417,494,407	\$ 0.00612154	\$ 117	\$ 3,226	\$ 2,555,826	\$ 39,595,570	\$ -	\$ -
27	2043	2044	\$ 1,673,810	\$ 434,136,067	\$ 434,214,140	\$ 434,194,951	\$ 0.00612154	\$ 117	\$ 3,344	\$ 2,658,059	\$ 42,253,629	\$ -	\$ -
28	2044	2045	\$ 1,673,810	\$ 451,501,510	\$ 451,582,705	\$ 451,563,516	\$ 0.00612154	\$ 117	\$ 3,461	\$ 2,764,382	\$ 45,018,011	\$ -	\$ -
29	2045	2046	\$ 1,673,810	\$ 469,561,570	\$ 469,646,014	\$ 469,626,825	\$ 0.00612154	\$ 117	\$ 3,579	\$ 2,874,957	\$ 47,892,968	\$ -	\$ -
30	2046	2047	\$ 1,673,810	\$ 488,344,033	\$ 488,431,854	\$ 488,412,665	\$ 0.00612154	\$ 117	\$ 3,696	\$ 2,989,955	\$ 50,882,923	\$ -	\$ -
31	2047	2048	\$ 1,673,810	\$ 507,877,795	\$ 507,969,128	\$ 507,949,939	\$ 0.00612154	\$ 117	\$ 3,814	\$ 3,109,553	\$ 53,992,476	\$ -	\$ -
32	2048	2049	\$ 1,673,810	\$ 528,192,906	\$ 528,287,893	\$ 528,268,704	\$ 0.00612154	\$ 117	\$ 3,931	\$ 3,233,935	\$ 57,226,411	\$ -	\$ -
33	2049	2050	\$ 1,673,810	\$ 549,320,623	\$ 549,419,409	\$ 549,400,220	\$ 0.00612154	\$ 117	\$ 4,049	\$ 3,363,293	\$ 60,589,704	\$ -	\$ -
34	2050	2051	\$ 1,673,810	\$ 571,293,447	\$ 571,396,186	\$ 571,376,997	\$ 0.00612154	\$ 117	\$ 4,166	\$ 3,497,825	\$ 64,087,529	\$ -	\$ -
35	2051	2052	\$ 1,673,810	\$ 594,145,185	\$ 594,252,033	\$ 594,232,844	\$ 0.00612154	\$ 117	\$ 4,284	\$ 3,637,738	\$ 67,725,267	\$ -	\$ -
36	2052	2053	\$ 1,673,810	\$ 617,910,993	\$ 618,022,114	\$ 618,002,925	\$ 0.00612154	\$ 117	\$ 4,401	\$ 3,783,247	\$ 71,508,514	\$ -	\$ -
37	2053	2054	\$ 1,673,810	\$ 642,627,433	\$ 642,742,999	\$ 642,723,810	\$ 0.00612154	\$ 117	\$ 4,518	\$ 3,934,577	\$ 75,443,091	\$ -	\$ -
38	2054	2055	\$ 1,673,810	\$ 668,332,530	\$ 668,452,719	\$ 668,433,530	\$ 0.00612154	\$ 117	\$ 4,636	\$ 4,091,960	\$ 79,535,051	\$ -	\$ -
39	2055	2056	\$ 1,673,810	\$ 695,065,831	\$ 695,190,828	\$ 695,171,639	\$ 0.00612154	\$ 117	\$ 4,753	\$ 4,255,638	\$ 83,790,689	\$ -	\$ -
40	2056	2057	\$ 1,673,810	\$ 722,868,464	\$ 722,998,461	\$ 722,979,272	\$ 0.00612154	\$ 117	\$ 4,871	\$ 4,425,864	\$ 88,216,553	\$ -	\$ -

TIRZ 07 | Ownsby Farm



		Fiscal	Cumulative TIRZ	Annual Net	Cumulative Net	Total Annual	Cumulative TIRZ	Total Annual	Cumulative AV	Annual	Cumulative	Actual	Total Annual	Cumulative	Total Annual	Cumulative	Total Annual
Zone	Year	Year	Revenue	Revenue	Revenue	TIRZ Revenue	Revenue	AV Revenue	Revenue Net of	Credit	Credit	Payments	Permit	Permit	Sales Tax	Permit	Sales Tax
	Appraisal							Net of TIRZ	TIRZ	Payments	Payments		Revenue	Revenue	Revenue	Revenue	Revenue
Base	2016	2017	\$ -	\$ 124	\$ 124	\$ -	\$ -	\$ 124	\$ 124				\$ -	\$ -	-		
1	2017	2018	\$ 4	\$ 132	\$ 256	\$ 4	\$ 4	\$ 132	\$ 256				\$ 251	\$ 251	251		
2	2018	2019	\$ 55,650	\$ 105,282	\$ 105,537	\$ 55,646	\$ 55,650	\$ 105,282	\$ 105,537			\$ 1,464	\$ 223,577	\$ 223,828	17,596		
3	2019	2020	\$ 193,451	\$ 260,539	\$ 366,076	\$ 137,801	\$ 193,451	\$ 260,539	\$ 366,076	\$ 55,646		\$ 13,018	\$ 302,576	\$ 526,405	37,455		
4	2020	2021	\$ 377,932	\$ 348,752	\$ 714,829	\$ 184,481	\$ 377,932	\$ 348,752	\$ 714,829	\$ 137,801		\$ 37,297	\$ 172,037	\$ 698,441	47,007		
5	2021	2022	\$ 737,156	\$ 678,981	\$ 1,393,809	\$ 359,224	\$ 737,156	\$ 678,981	\$ 1,393,809	\$ 184,481	\$ 184,481	\$ 92,760	\$ 882,980	\$ 1,581,422	88,484		
6	2022	2023	\$ 1,162,416	\$ 803,773	\$ 2,197,583	\$ 425,260	\$ 1,162,416	\$ 803,773	\$ 2,197,583	\$ 359,224	\$ 543,705	\$ 144,094	\$ 92,389	\$ 1,673,810	93,511		
7	2023	2024	\$ 1,604,688	\$ 835,922	\$ 3,033,505	\$ 442,272	\$ 1,604,688	\$ 835,922	\$ 3,033,505	\$ 425,260	\$ 968,965	\$ 90,501	\$ -	\$ 1,673,810	93,511		
8	2024	2025	\$ 2,064,652	\$ 848,251	\$ 3,881,756	\$ 459,964	\$ 2,064,652	\$ 848,251	\$ 3,881,756	\$ 442,272	\$ 1,411,237		\$ -	\$ 1,673,810	93,511		
9	2025	2026	\$ 2,543,017	\$ 833,728	\$ 4,715,484	\$ 478,365	\$ 2,543,017	\$ 833,728	\$ 4,715,484	\$ 459,964	\$ 1,871,201		\$ -	\$ 1,673,810	93,511		
10	2026	2027	\$ 3,040,518	\$ 867,075	\$ 5,582,560	\$ 497,501	\$ 3,040,518	\$ 867,075	\$ 5,582,560	\$ 478,365	\$ 2,349,566		\$ -	\$ 1,673,810	97,252		
11	2027	2028	\$ 3,557,921	\$ 901,757	\$ 6,484,317	\$ 517,403	\$ 3,557,921	\$ 901,757	\$ 6,484,317	\$ 497,501	\$ 2,847,067		\$ -	\$ 1,673,810	101,142		
12	2028	2029	\$ 4,096,022	\$ 937,825	\$ 7,422,142	\$ 538,101	\$ 4,096,022	\$ 937,825	\$ 7,422,142	\$ 517,403	\$ 3,364,470		\$ -	\$ 1,673,810	105,187		
13	2029	2030	\$ 4,655,648	\$ 975,337	\$ 8,397,479	\$ 559,626	\$ 4,655,648	\$ 975,337	\$ 8,397,479	\$ 538,101	\$ 3,902,570		\$ -	\$ 1,673,810	109,395		
14	2030	2031	\$ 5,237,661	\$ 1,014,348	\$ 9,411,827	\$ 582,013	\$ 5,237,661	\$ 1,014,348	\$ 9,411,827	\$ 559,626	\$ 4,462,197		\$ -	\$ 1,673,810	113,771		
15	2031	2032	\$ 5,842,956	\$ 1,054,921	\$ 10,466,748	\$ 605,295	\$ 5,842,956	\$ 1,054,921	\$ 10,466,748	\$ 582,013	\$ 5,044,210		\$ -	\$ 1,673,810	118,321		
16	2032	2033	\$ 6,472,465	\$ 1,097,116	\$ 11,563,863	\$ 629,509	\$ 6,472,465	\$ 1,097,116	\$ 11,563,863	\$ 605,295	\$ 5,649,505		\$ -	\$ 1,673,810	123,054		
17	2033	2034	\$ 7,127,156	\$ 1,140,999	\$ 12,704,862	\$ 654,691	\$ 7,127,156	\$ 1,140,999	\$ 12,704,862	\$ 629,509	\$ 6,279,014		\$ -	\$ 1,673,810	127,976		
18	2034	2035	\$ 7,808,037	\$ 1,186,637	\$ 13,891,499	\$ 680,880	\$ 7,808,037	\$ 1,186,637	\$ 13,891,499	\$ 654,691	\$ 6,933,705		\$ -	\$ 1,673,810	133,096		
19	2035	2036	\$ 8,516,154	\$ 1,234,101	\$ 15,125,599	\$ 708,117	\$ 8,516,154	\$ 1,234,101	\$ 15,125,599	\$ 680,880	\$ 7,614,585		\$ -	\$ 1,673,810	138,419		
20	2036	2037	\$ 8,516,154	\$ 2,019,907	\$ 17,145,506	\$ -	\$ 8,516,154	\$ 2,019,907	\$ 17,145,506	\$ 708,117	\$ 8,322,703		\$ -	\$ 1,673,810	143,956		
21	2037	2038	\$ 8,516,154	\$ 2,100,703	\$ 19,246,209	\$ -	\$ 8,516,154	\$ 2,100,703	\$ 19,246,209	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	149,714		
22	2038	2039	\$ 8,516,154	\$ 2,184,731	\$ 21,430,940	\$ -	\$ 8,516,154	\$ 2,184,731	\$ 21,430,940	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	155,703		
23	2039	2040	\$ 8,516,154	\$ 2,272,120	\$ 23,703,060	\$ -	\$ 8,516,154	\$ 2,272,120	\$ 23,703,060	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	161,931		
24	2040	2041	\$ 8,516,154	\$ 2,363,005	\$ 26,066,065	\$ -	\$ 8,516,154	\$ 2,363,005	\$ 26,066,065	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	168,408		
25	2041	2042	\$ 8,516,154	\$ 2,457,525	\$ 28,523,590	\$ -	\$ 8,516,154	\$ 2,457,525	\$ 28,523,590	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	175,145		
26	2042	2043	\$ 8,516,154	\$ 2,555,826	\$ 31,079,416	\$ -	\$ 8,516,154	\$ 2,555,826	\$ 31,079,416	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	182,150		
27	2043	2044	\$ 8,516,154	\$ 2,658,059	\$ 33,737,475	\$ -	\$ 8,516,154	\$ 2,658,059	\$ 33,737,475	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	189,436		
28	2044	2045	\$ 8,516,154	\$ 2,764,382	\$ 36,501,857	\$ -	\$ 8,516,154	\$ 2,764,382	\$ 36,501,857	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	197,014		
29	2045	2046	\$ 8,516,154	\$ 2,874,957	\$ 39,376,814	\$ -	\$ 8,516,154	\$ 2,874,957	\$ 39,376,814	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	204,894		
30	2046	2047	\$ 8,516,154	\$ 2,989,955	\$ 42,366,769	\$ -	\$ 8,516,154	\$ 2,989,955	\$ 42,366,769	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	213,090		
31	2047	2048	\$ 8,516,154	\$ 3,109,553	\$ 45,476,322	\$ -	\$ 8,516,154	\$ 3,109,553	\$ 45,476,322	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	221,614		
32	2048	2049	\$ 8,516,154	\$ 3,233,935	\$ 48,710,258	\$ -	\$ 8,516,154	\$ 3,233,935	\$ 48,710,258	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	230,478		
33	2049	2050	\$ 8,516,154	\$ 3,363,293	\$ 52,073,551	\$ -	\$ 8,516,154	\$ 3,363,293	\$ 52,073,551	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	239,698		
34	2050	2051	\$ 8,516,154	\$ 3,497,825	\$ 55,571,375	\$ -	\$ 8,516,154	\$ 3,497,825	\$ 55,571,375	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	249,285		
35	2051	2052	\$ 8,516,154	\$ 3,637,738	\$ 59,209,113	\$ -	\$ 8,516,154	\$ 3,637,738	\$ 59,209,113	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	259,257		
36	2052	2053	\$ 8,516,154	\$ 3,783,247	\$ 62,992,360	\$ -	\$ 8,516,154	\$ 3,783,247	\$ 62,992,360	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	269,627		
37	2053	2054	\$ 8,516,154	\$ 3,934,577	\$ 66,926,937	\$ -	\$ 8,516,154	\$ 3,934,577	\$ 66,926,937	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	280,412		
38	2054	2055	\$ 8,516,154	\$ 4,091,960	\$ 71,018,897	\$ -	\$ 8,516,154	\$ 4,091,960	\$ 71,018,897	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	291,629		
39	2055	2056	\$ 8,516,154	\$ 4,255,638	\$ 75,274,535	\$ -	\$ 8,516,154	\$ 4,255,638	\$ 75,274,535	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	303,294		
40	2056	2057	\$ 8,516,154	\$ 4,425,864	\$ 79,700,399	\$ -	\$ 8,516,154	\$ 4,425,864	\$ 79,700,399	\$ -	\$ 8,322,703		\$ -	\$ 1,673,810	315,426		



		Cumulative	
Zone Year	Appraisal Year	Fiscal Year	Sales Tax Revenue
Base	2016	2017	-
1	2017	2018	251
2	2018	2019	17,848
3	2019	2020	55,302
4	2020	2021	102,309
5	2021	2022	190,793
6	2022	2023	284,304
7	2023	2024	377,815
8	2024	2025	471,326
9	2025	2026	564,837
10	2026	2027	662,089
11	2027	2028	763,231
12	2028	2029	868,418
13	2029	2030	977,813
14	2030	2031	1,091,583
15	2031	2032	1,209,905
16	2032	2033	1,332,959
17	2033	2034	1,460,936
18	2034	2035	1,594,031
19	2035	2036	1,732,450
20	2036	2037	1,876,407
21	2037	2038	2,026,121
22	2038	2039	2,181,824
23	2039	2040	2,343,755
24	2040	2041	2,512,163
25	2041	2042	2,687,308
26	2042	2043	2,869,458
27	2043	2044	3,058,895
28	2044	2045	3,255,908
29	2045	2046	3,460,803
30	2046	2047	3,673,893
31	2047	2048	3,895,507
32	2048	2049	4,125,985
33	2049	2050	4,365,683
34	2050	2051	4,614,968
35	2051	2052	4,874,225
36	2052	2053	5,143,852
37	2053	2054	5,424,264
38	2054	2055	5,715,893
39	2055	2056	6,019,187
40	2056	2057	6,334,612

			Assessed Value Information					General Fund							
Zone	Appraisal	Fiscal	Value	Total Value of Base Year	AV of New	Total Taxable		GF Cost of Service		Cumulative	GF Total Cost	Annual GF	Cumulative GF	GF M&O	GF M&O
Year	Year	Year	Change/Year	Improvements	Construction	Value		Inflation	New EDUs	EDUs	of Service/EDU	Total Cost for EDUs	Total Cost of Service	Supported Cost of Service/EDU	Supported Annual Cost of Service
Base	2016	2017	0.0%	\$ 19,189	\$ -	\$ 19,189		0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -
1	2017	2018	9.9%	\$ 21,091	\$ -	\$ 21,091		4.0%	1	1	\$ 2,403	2,403	2,403	\$ 1,085	\$ 1,085
2	2018	2019	14.3%	\$ 24,102	\$ 24,925,894	\$ 24,949,996		4.0%	69	70	\$ 2,504	175,249	177,653	\$ 1,130	\$ 79,109
3	2019	2020	15.5%	\$ 27,828	\$ 32,950,657	\$ 61,758,173		4.0%	79	149	\$ 2,608	388,573	566,226	\$ 1,177	\$ 175,405
4	2020	2021	6.5%	\$ 29,644	\$ 16,883,876	\$ 82,671,772		4.0%	38	187	\$ 2,717	507,992	1,074,218	\$ 1,226	\$ 229,312
5	2021	2022	3.2%	\$ 30,590	\$ 75,651,537	\$ 160,962,041		4.0%	165	352	\$ 2,830	996,063	2,070,281	\$ 1,277	\$ 449,631
6	2022	2023	12.0%	\$ 34,261	\$ 10,270,269	\$ 190,547,755		4.0%	20	372	\$ 2,948	1,096,518	3,166,799	\$ 1,331	\$ 494,977
7	2023	2024	4.0%	\$ 35,631	\$ -	\$ 198,169,665		4.0%	-	372	\$ 3,070	1,142,206	4,309,005	\$ 1,386	\$ 515,601
8	2024	2025	4.0%	\$ 37,056	\$ -	\$ 206,096,452		4.0%	-	372	\$ 3,198	1,189,798	5,498,804	\$ 1,444	\$ 537,084
9	2025	2026	4.0%	\$ 38,539	\$ -	\$ 214,340,310		4.0%	-	372	\$ 3,332	1,239,373	6,738,177	\$ 1,504	\$ 559,463
10	2026	2027	4.0%	\$ 40,080	\$ -	\$ 222,913,922		4.0%	-	372	\$ 3,465	1,288,948	8,027,125	\$ 1,564	\$ 581,841
11	2027	2028	4.0%	\$ 41,684	\$ -	\$ 231,830,479		4.0%	-	372	\$ 3,604	1,340,506	9,367,631	\$ 1,627	\$ 605,115
12	2028	2029	4.0%	\$ 43,351	\$ -	\$ 241,103,698		4.0%	-	372	\$ 3,748	1,394,126	10,761,757	\$ 1,692	\$ 629,320
13	2029	2030	4.0%	\$ 45,085	\$ -	\$ 250,747,846		4.0%	-	372	\$ 3,898	1,449,891	12,211,649	\$ 1,759	\$ 654,492
14	2030	2031	4.0%	\$ 46,888	\$ -	\$ 260,777,760		4.0%	-	372	\$ 4,053	1,507,887	13,719,536	\$ 1,830	\$ 680,672
15	2031	2032	4.0%	\$ 48,764	\$ -	\$ 271,208,871		4.0%	-	372	\$ 4,216	1,568,203	15,287,738	\$ 1,903	\$ 707,899
16	2032	2033	4.0%	\$ 50,714	\$ -	\$ 282,057,225		4.0%	-	372	\$ 4,384	1,630,931	16,918,669	\$ 1,979	\$ 736,215
17	2033	2034	4.0%	\$ 52,743	\$ -	\$ 293,339,514		4.0%	-	372	\$ 4,560	1,696,168	18,614,837	\$ 2,058	\$ 765,663
18	2034	2035	4.0%	\$ 54,853	\$ -	\$ 305,073,095		4.0%	-	372	\$ 4,742	1,764,015	20,378,852	\$ 2,141	\$ 796,290
19	2035	2036	4.0%	\$ 57,047	\$ -	\$ 317,276,019		4.0%	-	372	\$ 4,932	1,834,575	22,213,427	\$ 2,226	\$ 828,142
20	2036	2037	4.0%	\$ 59,329	\$ -	\$ 329,967,060		4.0%	-	372	\$ 5,129	1,907,958	24,121,385	\$ 2,315	\$ 861,267
21	2037	2038	4.0%	\$ 61,702	\$ -	\$ 343,165,742		4.0%	-	372	\$ 5,334	1,984,277	26,105,661	\$ 2,408	\$ 895,718
22	2038	2039	4.0%	\$ 64,170	\$ -	\$ 356,892,372		4.0%	-	372	\$ 5,547	2,063,648	28,169,309	\$ 2,504	\$ 931,547
23	2039	2040	4.0%	\$ 66,737	\$ -	\$ 371,168,066		4.0%	-	372	\$ 5,769	2,146,193	30,315,502	\$ 2,604	\$ 968,809
24	2040	2041	4.0%	\$ 69,406	\$ -	\$ 386,014,789		4.0%	-	372	\$ 6,000	2,232,041	32,547,544	\$ 2,708	\$ 1,007,561
25	2041	2042	4.0%	\$ 72,182	\$ -	\$ 401,455,381		4.0%	-	372	\$ 6,240	2,321,323	34,868,867	\$ 2,817	\$ 1,047,863
26	2042	2043	4.0%	\$ 75,070	\$ -	\$ 417,513,596		4.0%	-	372	\$ 6,490	2,414,176	37,283,042	\$ 2,930	\$ 1,089,778
27	2043	2044	4.0%	\$ 78,072	\$ -	\$ 434,214,140		4.0%	-	372	\$ 6,749	2,510,743	39,793,785	\$ 3,047	\$ 1,133,369
28	2044	2045	4.0%	\$ 81,195	\$ -	\$ 451,582,705		4.0%	-	372	\$ 7,019	2,611,173	42,404,958	\$ 3,169	\$ 1,178,704
29	2045	2046	4.0%	\$ 84,443	\$ -	\$ 469,646,014		4.0%	-	372	\$ 7,300	2,715,619	45,120,577	\$ 3,295	\$ 1,225,852
30	2046	2047	4.0%	\$ 87,821	\$ -	\$ 488,431,854		4.0%	-	372	\$ 7,592	2,824,244	47,944,821	\$ 3,427	\$ 1,274,886
31	2047	2048	4.0%	\$ 91,334	\$ -	\$ 507,969,128		4.0%	-	372	\$ 7,896	2,937,214	50,882,035	\$ 3,564	\$ 1,325,881
32	2048	2049	4.0%	\$ 94,987	\$ -	\$ 528,287,893		4.0%	-	372	\$ 8,212	3,054,703	53,936,738	\$ 3,707	\$ 1,378,917
33	2049	2050	4.0%	\$ 98,787	\$ -	\$ 549,419,409		4.0%	-	372	\$ 8,540	3,176,891	57,113,628	\$ 3,855	\$ 1,434,073
34	2050	2051	4.0%	\$ 102,738	\$ -	\$ 571,396,186		4.0%	-	372	\$ 8,882	3,303,966	60,417,594	\$ 4,009	\$ 1,491,436
35	2051	2052	4.0%	\$ 106,848	\$ -	\$ 594,252,033		4.0%	-	372	\$ 9,237	3,436,125	63,853,719	\$ 4,170	\$ 1,551,094
36	2052	2053	4.0%	\$ 111,121	\$ -	\$ 618,022,114		4.0%	-	372	\$ 9,606	3,573,570	67,427,289	\$ 4,336	\$ 1,613,137
37	2053	2054	4.0%	\$ 115,566	\$ -	\$ 642,742,999		4.0%	-	372	\$ 9,991	3,716,513	71,143,802	\$ 4,510	\$ 1,677,663
38	2054	2055	4.0%	\$ 120,189	\$ -	\$ 668,452,719		4.0%	-	372	\$ 10,390	3,865,173	75,008,975	\$ 4,690	\$ 1,744,769
39	2055	2056	4.0%	\$ 124,996	\$ -	\$ 695,190,828		4.0%	-	372	\$ 10,806	4,019,780	79,028,755	\$ 4,878	\$ 1,814,560
40	2056	2057	4.0%	\$ 129,996	\$ -	\$ 722,998,461		4.0%	-	372	\$ 11,238	4,180,571	83,209,327	\$ 5,073	\$ 1,887,143



			Cost of Service											
			Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service						
Base	2016	2017	\$ -	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.315878	0.296276	0.612154
1	2017	2018	\$ 1,085	\$ 852	\$ 852	\$ 852	\$ 405	\$ 405	\$ 405	\$ 4.03941	659.9%	0.315878	0.296276	0.612154
2	2018	2019	\$ 80,194	\$ 887	\$ 62,121	\$ 62,973	\$ 422	\$ 29,566	\$ 29,972	\$ 0.24898	40.7%	0.315878	0.296276	0.612154
3	2019	2020	\$ 255,599	\$ 924	\$ 137,739	\$ 200,712	\$ 440	\$ 65,556	\$ 95,528	\$ 0.22303	36.4%	0.315878	0.296276	0.612154
4	2020	2021	\$ 484,910	\$ 963	\$ 180,070	\$ 380,782	\$ 458	\$ 85,703	\$ 181,231	\$ 0.21781	35.6%	0.315878	0.296276	0.612154
5	2021	2022	\$ 934,541	\$ 1,003	\$ 353,078	\$ 733,860	\$ 477	\$ 168,046	\$ 349,277	\$ 0.21935	35.8%	0.315878	0.296276	0.612154
6	2022	2023	\$ 1,429,518	\$ 1,045	\$ 388,687	\$ 1,122,547	\$ 497	\$ 184,994	\$ 534,271	\$ 0.20398	33.3%	0.315878	0.296276	0.612154
7	2023	2024	\$ 1,945,119	\$ 1,088	\$ 404,882	\$ 1,527,429	\$ 518	\$ 192,702	\$ 726,973	\$ 0.20431	33.4%	0.315878	0.296276	0.612154
8	2024	2025	\$ 2,482,203	\$ 1,134	\$ 421,752	\$ 1,949,182	\$ 540	\$ 200,731	\$ 927,704	\$ 0.20464	33.4%	0.315878	0.296276	0.612154
9	2025	2026	\$ 3,041,666	\$ 1,181	\$ 439,325	\$ 2,388,507	\$ 562	\$ 209,095	\$ 1,136,799	\$ 0.20497	33.5%	0.315878	0.296276	0.612154
10	2026	2027	\$ 3,623,507	\$ 1,228	\$ 456,898	\$ 2,845,405	\$ 585	\$ 217,459	\$ 1,354,257	\$ 0.20497	33.5%	0.309756	0.302398	0.612154
11	2027	2028	\$ 4,228,622	\$ 1,277	\$ 475,174	\$ 3,320,580	\$ 608	\$ 226,157	\$ 1,580,414	\$ 0.20497	33.5%	0.303635	0.308519	0.612154
12	2028	2029	\$ 4,857,942	\$ 1,328	\$ 494,181	\$ 3,814,761	\$ 632	\$ 235,203	\$ 1,815,618	\$ 0.20497	33.5%	0.297513	0.314641	0.612154
13	2029	2030	\$ 5,512,434	\$ 1,382	\$ 513,949	\$ 4,328,710	\$ 658	\$ 244,611	\$ 2,060,229	\$ 0.20497	33.5%	0.291392	0.320762	0.612154
14	2030	2031	\$ 6,193,106	\$ 1,437	\$ 534,506	\$ 4,863,216	\$ 684	\$ 254,396	\$ 2,314,625	\$ 0.20497	33.5%	0.285270	0.326884	0.612154
15	2031	2032	\$ 6,901,005	\$ 1,494	\$ 555,887	\$ 5,419,103	\$ 711	\$ 264,572	\$ 2,579,196	\$ 0.20497	33.5%	0.279149	0.333005	0.612154
16	2032	2033	\$ 7,637,220	\$ 1,554	\$ 578,122	\$ 5,997,225	\$ 740	\$ 275,155	\$ 2,854,351	\$ 0.20497	33.5%	0.273027	0.339127	0.612154
17	2033	2034	\$ 8,402,883	\$ 1,616	\$ 601,247	\$ 6,598,472	\$ 769	\$ 286,161	\$ 3,140,512	\$ 0.20497	33.5%	0.266906	0.345248	0.612154
18	2034	2035	\$ 9,199,173	\$ 1,681	\$ 625,297	\$ 7,223,769	\$ 800	\$ 297,607	\$ 3,438,119	\$ 0.20497	33.5%	0.260784	0.351370	0.612154
19	2035	2036	\$ 10,027,315	\$ 1,748	\$ 650,309	\$ 7,874,078	\$ 832	\$ 309,511	\$ 3,747,630	\$ 0.20497	33.5%	0.254663	0.357491	0.612154
20	2036	2037	\$ 10,888,582	\$ 1,818	\$ 676,321	\$ 8,550,399	\$ 865	\$ 321,892	\$ 4,069,522	\$ 0.20497	33.5%	0.248541	0.363613	0.612154
21	2037	2038	\$ 11,784,300	\$ 1,891	\$ 703,374	\$ 9,253,773	\$ 900	\$ 334,768	\$ 4,404,290	\$ 0.20497	33.5%	0.242420	0.369734	0.612154
22	2038	2039	\$ 12,715,847	\$ 1,966	\$ 731,509	\$ 9,985,282	\$ 936	\$ 348,158	\$ 4,752,448	\$ 0.20497	33.5%	0.236298	0.375856	0.612154
23	2039	2040	\$ 13,684,656	\$ 2,045	\$ 760,769	\$ 10,746,051	\$ 973	\$ 362,085	\$ 5,114,533	\$ 0.20497	33.5%	0.242420	0.369734	0.612154
24	2040	2041	\$ 14,692,217	\$ 2,127	\$ 791,200	\$ 11,537,251	\$ 1,012	\$ 376,568	\$ 5,491,101	\$ 0.20497	33.5%	0.248541	0.363613	0.612154
25	2041	2042	\$ 15,740,080	\$ 2,212	\$ 822,848	\$ 12,360,100	\$ 1,053	\$ 391,631	\$ 5,882,731	\$ 0.20497	33.5%	0.254663	0.357491	0.612154
26	2042	2043	\$ 16,829,858	\$ 2,300	\$ 855,762	\$ 13,215,862	\$ 1,095	\$ 407,296	\$ 6,290,027	\$ 0.20497	33.5%	0.260784	0.351370	0.612154
27	2043	2044	\$ 17,963,227	\$ 2,392	\$ 889,993	\$ 14,105,854	\$ 1,139	\$ 423,588	\$ 6,713,615	\$ 0.20497	33.5%	0.266906	0.345248	0.612154
28	2044	2045	\$ 19,141,931	\$ 2,488	\$ 925,592	\$ 15,031,446	\$ 1,184	\$ 440,531	\$ 7,154,146	\$ 0.20497	33.5%	0.273027	0.339127	0.612154
29	2045	2046	\$ 20,367,782	\$ 2,588	\$ 962,616	\$ 15,994,062	\$ 1,232	\$ 458,153	\$ 7,612,299	\$ 0.20497	33.5%	0.279149	0.333005	0.612154
30	2046	2047	\$ 21,642,668	\$ 2,691	\$ 1,001,121	\$ 16,995,183	\$ 1,281	\$ 476,479	\$ 8,088,777	\$ 0.20497	33.5%	0.285270	0.326884	0.612154
31	2047	2048	\$ 22,968,550	\$ 2,799	\$ 1,041,165	\$ 18,036,348	\$ 1,332	\$ 495,538	\$ 8,584,315	\$ 0.20497	33.5%	0.291392	0.320762	0.612154
32	2048	2049	\$ 24,347,466	\$ 2,911	\$ 1,082,812	\$ 19,119,160	\$ 1,385	\$ 515,359	\$ 9,099,674	\$ 0.20497	33.5%	0.297513	0.314641	0.612154
33	2049	2050	\$ 25,781,540	\$ 3,027	\$ 1,126,124	\$ 20,245,285	\$ 1,441	\$ 535,974	\$ 9,635,648	\$ 0.20497	33.5%	0.303635	0.308519	0.612154
34	2050	2051	\$ 27,272,976	\$ 3,148	\$ 1,171,169	\$ 21,416,454	\$ 1,498	\$ 557,413	\$ 10,193,061	\$ 0.20497	33.5%	0.309756	0.302398	0.612154
35	2051	2052	\$ 28,824,070	\$ 3,274	\$ 1,218,016	\$ 22,634,470	\$ 1,558	\$ 579,709	\$ 10,772,770	\$ 0.20497	33.5%	0.315878	0.296276	0.612154
36	2052	2053	\$ 30,437,207	\$ 3,405	\$ 1,266,737	\$ 23,901,207	\$ 1,621	\$ 602,897	\$ 11,375,667	\$ 0.20497	33.5%	0.322000	0.290154	0.612154
37	2053	2054	\$ 32,114,870	\$ 3,541	\$ 1,317,406	\$ 25,218,614	\$ 1,686	\$ 627,013	\$ 12,002,681	\$ 0.20497	33.5%	0.328121	0.284033	0.612154
38	2054	2055	\$ 33,859,640	\$ 3,683	\$ 1,370,103	\$ 26,588,716	\$ 1,753	\$ 652,094	\$ 12,654,774	\$ 0.20497	33.5%	0.334243	0.277911	0.612154
39	2055	2056	\$ 35,674,200	\$ 3,830	\$ 1,424,907	\$ 28,013,623	\$ 1,823	\$ 678,178	\$ 13,332,952	\$ 0.20497	33.5%	0.340364	0.271790	0.612154
40	2056	2057	\$ 37,561,343	\$ 3,984	\$ 1,481,903	\$ 29,495,526	\$ 1,896	\$ 705,305	\$ 14,038,257	\$ 0.20497	33.5%	0.346486	0.265668	0.612154

			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	M&O Tax	Cumulative	I&S Tax	Cumulative	Total AV	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O	Net Revenue	Net Revenue
Year	Year	Year	Revenue	M&O Revenue	Revenue	I&S Revenue	Revenue	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue	Available to	Available to
								Safety Expense	Safety Expense		Net of TIRZ	General Fund	General Fund
												(Annual)	(Cumulative)
Base	2016	2017	\$ 61	\$ 61	\$ 57	\$ 57	\$ 117	\$ 61	\$ 61	\$ -	\$ 61	\$ 61	\$ 61
1	2017	2018	\$ 67	\$ 127	\$ 62	\$ 119	\$ 129	\$ (785)	\$ (725)	\$ 4	\$ 62	\$ 160	\$ 220
2	2018	2019	\$ 78,812	\$ 78,939	\$ 73,921	\$ 74,040	\$ 152,732	\$ 16,690	\$ 15,966	\$ 55,646	\$ 23,166	\$ 234,773	\$ 234,993
3	2019	2020	\$ 195,080	\$ 274,019	\$ 182,975	\$ 257,015	\$ 378,055	\$ 57,341	\$ 73,307	\$ 137,801	\$ 57,279	\$ 331,754	\$ 566,747
4	2020	2021	\$ 261,142	\$ 535,161	\$ 244,937	\$ 501,951	\$ 506,079	\$ 81,072	\$ 154,379	\$ 184,481	\$ 76,661	\$ 210,002	\$ 776,749
5	2021	2022	\$ 508,444	\$ 1,043,605	\$ 476,892	\$ 978,843	\$ 985,336	\$ 155,365	\$ 309,745	\$ 359,224	\$ 149,219	\$ 952,637	\$ 1,729,386
6	2022	2023	\$ 601,898	\$ 1,645,503	\$ 564,547	\$ 1,543,391	\$ 1,166,446	\$ 213,211	\$ 522,956	\$ 425,260	\$ 176,639	\$ 177,545	\$ 1,906,931
7	2023	2024	\$ 625,974	\$ 2,271,478	\$ 587,129	\$ 2,130,520	\$ 1,213,104	\$ 221,092	\$ 744,048	\$ 442,272	\$ 183,703	\$ 84,512	\$ 1,991,442
8	2024	2025	\$ 651,013	\$ 2,922,491	\$ 610,614	\$ 2,741,134	\$ 1,261,628	\$ 229,261	\$ 973,309	\$ 459,964	\$ 191,049	\$ 83,829	\$ 2,075,271
9	2025	2026	\$ 677,054	\$ 3,599,545	\$ 635,039	\$ 3,376,173	\$ 1,312,093	\$ 237,729	\$ 1,211,038	\$ 478,365	\$ 198,689	\$ 83,105	\$ 2,158,377
10	2026	2027	\$ 690,490	\$ 4,290,035	\$ 674,086	\$ 4,050,259	\$ 1,364,576	\$ 233,592	\$ 1,444,630	\$ 497,501	\$ 192,989	\$ 72,782	\$ 2,231,159
11	2027	2028	\$ 703,918	\$ 4,993,953	\$ 715,241	\$ 4,765,500	\$ 1,419,160	\$ 228,744	\$ 1,673,374	\$ 517,403	\$ 186,515	\$ 61,500	\$ 2,292,659
12	2028	2029	\$ 717,316	\$ 5,711,269	\$ 758,610	\$ 5,524,111	\$ 1,475,926	\$ 223,135	\$ 1,896,508	\$ 538,101	\$ 179,215	\$ 49,199	\$ 2,341,858
13	2029	2030	\$ 730,659	\$ 6,441,928	\$ 804,304	\$ 6,328,415	\$ 1,534,963	\$ 216,710	\$ 2,113,218	\$ 559,626	\$ 171,032	\$ 35,816	\$ 2,377,674
14	2030	2031	\$ 743,921	\$ 7,185,850	\$ 852,440	\$ 7,180,855	\$ 1,596,361	\$ 209,415	\$ 2,322,634	\$ 582,013	\$ 161,908	\$ 21,283	\$ 2,398,957
15	2031	2032	\$ 757,076	\$ 7,942,926	\$ 903,140	\$ 8,083,995	\$ 1,660,216	\$ 201,189	\$ 2,523,823	\$ 605,295	\$ 151,781	\$ 5,531	\$ 2,404,488
16	2032	2033	\$ 770,093	\$ 8,713,019	\$ 956,532	\$ 9,040,526	\$ 1,726,625	\$ 191,971	\$ 2,715,794	\$ 629,509	\$ 140,584	\$ (11,516)	\$ 2,392,972
17	2033	2034	\$ 782,940	\$ 9,495,959	\$ 1,012,750	\$ 10,053,276	\$ 1,795,690	\$ 181,693	\$ 2,897,487	\$ 654,691	\$ 128,249	\$ (29,935)	\$ 2,363,036
18	2034	2035	\$ 795,582	\$ 10,291,541	\$ 1,071,935	\$ 11,125,211	\$ 1,867,517	\$ 170,285	\$ 3,067,772	\$ 680,880	\$ 114,702	\$ (49,810)	\$ 2,313,227
19	2035	2036	\$ 807,983	\$ 11,099,524	\$ 1,134,234	\$ 12,259,445	\$ 1,942,218	\$ 157,675	\$ 3,225,446	\$ 708,117	\$ 99,866	\$ (71,226)	\$ 2,242,001
20	2036	2037	\$ 820,104	\$ 11,919,628	\$ 1,199,803	\$ 13,459,248	\$ 2,019,907	\$ 143,782	\$ 3,369,229	\$ -	\$ 820,104	\$ 642,168	\$ 2,884,169
21	2037	2038	\$ 831,901	\$ 12,751,529	\$ 1,268,802	\$ 14,728,050	\$ 2,100,703	\$ 128,527	\$ 3,497,756	\$ -	\$ 831,901	\$ 646,848	\$ 3,531,016
22	2038	2039	\$ 843,329	\$ 13,594,858	\$ 1,341,401	\$ 16,069,452	\$ 2,184,731	\$ 111,820	\$ 3,609,576	\$ -	\$ 843,329	\$ 650,874	\$ 4,181,890
23	2039	2040	\$ 899,784	\$ 14,494,642	\$ 1,372,336	\$ 17,441,788	\$ 2,272,120	\$ 139,014	\$ 3,748,591	\$ -	\$ 899,784	\$ 699,630	\$ 4,881,521
24	2040	2041	\$ 959,405	\$ 15,454,047	\$ 1,403,600	\$ 18,845,388	\$ 2,363,005	\$ 168,205	\$ 3,916,796	\$ -	\$ 959,405	\$ 751,246	\$ 5,632,766
25	2041	2042	\$ 1,022,357	\$ 16,476,404	\$ 1,435,168	\$ 20,280,556	\$ 2,457,525	\$ 199,509	\$ 4,116,304	\$ -	\$ 1,022,357	\$ 805,871	\$ 6,438,637
26	2042	2043	\$ 1,088,809	\$ 17,565,213	\$ 1,467,017	\$ 21,747,573	\$ 2,555,826	\$ 233,047	\$ 4,349,351	\$ -	\$ 1,088,809	\$ 863,664	\$ 7,302,300
27	2043	2044	\$ 1,158,942	\$ 18,724,155	\$ 1,499,117	\$ 23,246,690	\$ 2,658,059	\$ 268,950	\$ 4,618,301	\$ -	\$ 1,158,942	\$ 924,791	\$ 8,227,091
28	2044	2045	\$ 1,232,944	\$ 19,957,099	\$ 1,531,438	\$ 24,778,128	\$ 2,764,382	\$ 307,351	\$ 4,925,653	\$ -	\$ 1,232,944	\$ 989,426	\$ 9,216,518
29	2045	2046	\$ 1,311,011	\$ 21,268,110	\$ 1,563,946	\$ 26,342,074	\$ 2,874,957	\$ 348,395	\$ 5,274,048	\$ -	\$ 1,311,011	\$ 1,057,753	\$ 10,274,271
30	2046	2047	\$ 1,393,351	\$ 22,661,461	\$ 1,596,604	\$ 27,938,678	\$ 2,989,955	\$ 392,230	\$ 5,666,278	\$ -	\$ 1,393,351	\$ 1,129,963	\$ 11,404,233
31	2047	2048	\$ 1,480,181	\$ 24,141,642	\$ 1,629,373	\$ 29,568,051	\$ 3,109,553	\$ 439,015	\$ 6,105,293	\$ -	\$ 1,480,181	\$ 1,206,257	\$ 12,610,490
32	2048	2049	\$ 1,571,727	\$ 25,713,369	\$ 1,662,208	\$ 31,230,259	\$ 3,233,935	\$ 488,915	\$ 6,594,209	\$ -	\$ 1,571,727	\$ 1,286,846	\$ 13,897,336
33	2049	2050	\$ 1,668,229	\$ 27,381,598	\$ 1,695,064	\$ 32,925,323	\$ 3,363,293	\$ 542,105	\$ 7,136,313	\$ -	\$ 1,668,229	\$ 1,371,953	\$ 15,269,289
34	2050	2051	\$ 1,769,937	\$ 29,151,535	\$ 1,727,888	\$ 34,653,211	\$ 3,497,825	\$ 598,767	\$ 7,735,080	\$ -	\$ 1,769,937	\$ 1,461,809	\$ 16,731,099
35	2051	2052	\$ 1,877,111	\$ 31,028,646	\$ 1,760,626	\$ 36,413,837	\$ 3,637,738	\$ 659,095	\$ 8,394,176	\$ -	\$ 1,877,111	\$ 1,556,659	\$ 18,287,758
36	2052	2053	\$ 1,990,028	\$ 33,018,674	\$ 1,793,219	\$ 38,207,056	\$ 3,783,247	\$ 723,291	\$ 9,117,467	\$ -	\$ 1,990,028	\$ 1,656,758	\$ 19,944,516
37	2053	2054	\$ 2,108,975	\$ 35,127,650	\$ 1,825,602	\$ 40,032,657	\$ 3,934,577	\$ 791,569	\$ 9,909,036	\$ -	\$ 2,108,975	\$ 1,762,374	\$ 21,706,890
38	2054	2055	\$ 2,234,254	\$ 37,361,903	\$ 1,857,706	\$ 41,890,364	\$ 4,091,960	\$ 864,151	\$ 10,773,187	\$ -	\$ 2,234,254	\$ 1,873,789	\$ 23,580,678
39	2055	2056	\$ 2,366,180	\$ 39,728,084	\$ 1,889,458	\$ 43,779,822	\$ 4,255,638	\$ 941,274	\$ 11,714,461	\$ -	\$ 2,366,180	\$ 1,991,297	\$ 25,571,975
40	2056	2057	\$ 2,505,086	\$ 42,233,170	\$ 1,920,778	\$ 45,700,599	\$ 4,425,864	\$ 1,023,183	\$ 12,737,644	\$ -	\$ 2,505,086	\$ 2,115,207	\$ 27,687,182

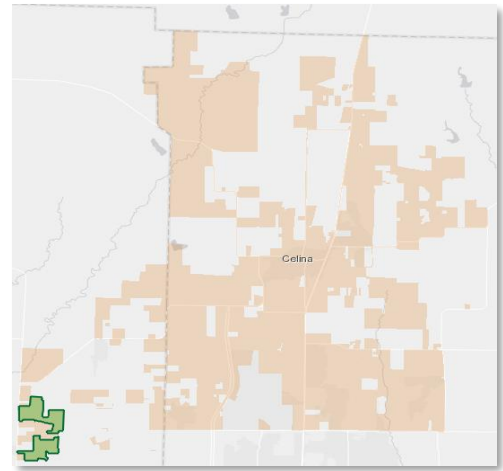


Life Connected.

TIRZ 08 | Sutton Fields II
Detailed Report and Model Summaries

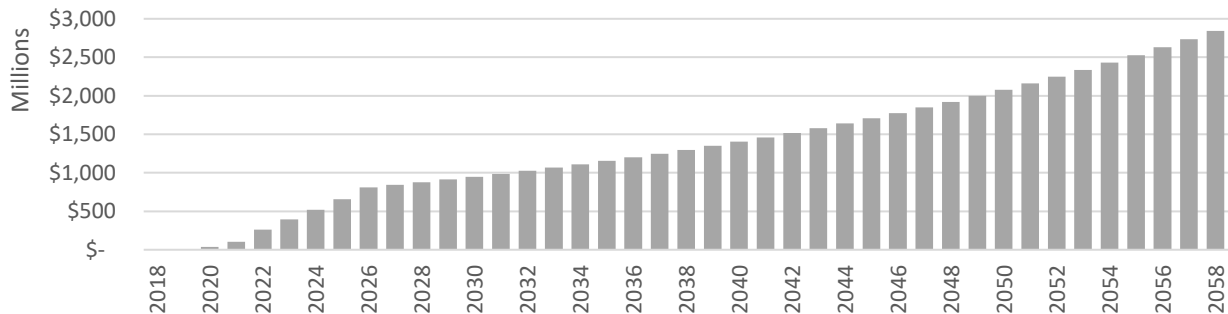


TIRZ 08 | Sutton Fields II is a ±493.4 acre TIRZ located in the southwestern portion of the City. The TIRZ is located within the City limits and Prosper ISD. The City's participation rate in TIRZ 08 | Sutton Fields II is 7.76% and the TIRZ is scheduled to terminate on 12/31/2044 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$6,221,247.

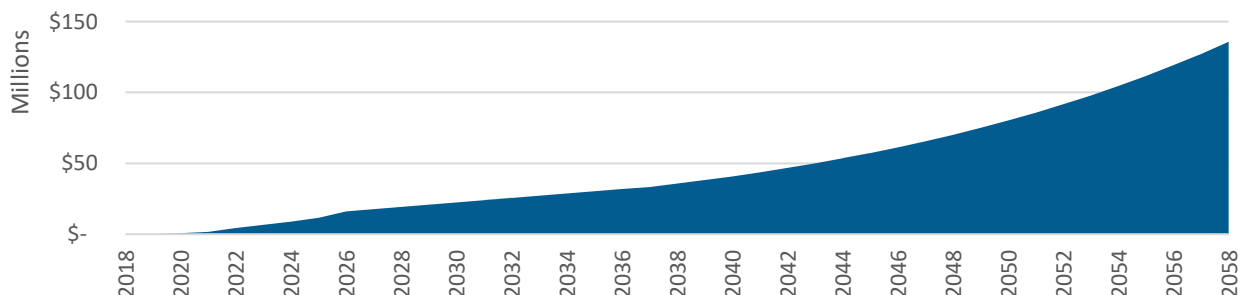


The charts below indicate two elements of the long-term financial forecast for TIRZ 08 | Sutton Fields II. The model forecasts a total build-out taxable value within the TIRZ of ±\$2,843,800,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$135,700,000 (cumulative) over the 40-year outlook.

Total Taxable Value



Net Revenue Available to General Fund (Cumulative)



In addition to net revenues available to the General Fund, TIRZ 08 | Sutton Fields II is forecast to generate approximately \$699,800,000 for Prosper ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): 10

20

30

40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$27,828,175	\$94,846,055	\$194,048,889	\$340,893,317
TIRZ Revenues @ 0.0776% TIRZ Contribution Rate	\$2,152,781	\$6,731,522	\$6,731,522	\$6,731,522
City AV Revenue Net of TIRZ Contributions	\$25,675,394	\$88,114,533	\$187,317,367	\$334,161,795
City Permit Revenue	\$9,780,526	\$9,780,526	\$9,780,526	\$9,780,526
Estimated City Sales Tax Revenue	\$2,644,495	\$8,451,675	\$17,047,719	\$29,771,965
City I&S Costs	\$13,375,900	\$52,235,930	\$106,377,063	\$171,834,724
Net City Revenues Available for M&O	\$24,724,515	\$54,110,804	\$107,768,549	\$201,879,563
Estimated Total Public Safety Cost of Service (M&O Supported)	\$5,485,535	\$18,470,632	\$37,691,747	\$66,143,694
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$19,238,980	\$35,640,172	\$70,076,802	\$135,735,869
Cumulative ISD Tax Revenue	\$56,706,655	\$194,376,236	\$398,160,845	\$699,811,849

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.31587800	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Prosper ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Prosper ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
								FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509	
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530	
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551	
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573	
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596	
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620	
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644	
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670	
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697	
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725	
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754	
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784	
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815	
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848	
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882	
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917	
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954	
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992	
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032	
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073	
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116	
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160	
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207	
							FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255	
							FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305	
							FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358	
							FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412	
							FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468	
							FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527	

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 08 Sutton Fields II	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$1,244,861	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$1,244,861	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$455,920,115	Commercial Acreage	0.00
Type A Label	70's	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
70's Average Value/Unit - 2024	\$492,048	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	7.76%	Fully Developed Commerical SF	-
70's Approved Units	351	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	60's	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2017
60's Average Value/Unit - 2024	\$447,316	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2044
60's Approved Units	603	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	50's	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
50's Average Value/Unit - 2024	\$402,584	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$6,221,247
50's Approved Units	825	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Prosper ISD	Est. Non-Project Costs	\$0
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Prosper ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Prosper ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$6,221,247
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$3,204,840
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	<i>Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.</i>			
Total Approved Units	1779	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					70's			60's			50's			Total New Units
Zone	Year	Fiscal	Base Taxable	Value	70's Units	70's Unit Value	New 70's	60's Units	60's Unit	New 60's	50's Units	50's Unit	New 50's	
	Appraisal Year	Year	Value	Change/Year	Absorbption		Construction Value	Absorption	Value	Construction Value		Value	Construction Value	
Base	2017	2018	\$ 1,244,861	0%										-
1	2018	2019	\$ 1,244,861	10%	7	\$ 290,186	\$ 2,089,340	12	\$ -	\$ -	17	\$ 237,425	\$ 3,931,759	36
2	2019	2020	\$ 1,244,861	14%	29	\$ 331,611	\$ 9,550,396	49	\$ -	\$ -	66	\$ 271,318	\$ 17,972,109	144
3	2020	2021	\$ 1,244,861	15%	35	\$ 382,881	\$ 13,554,000	60	\$ 348,074	\$ 20,947,092	81	\$ 313,267	\$ 25,506,164	177
4	2021	2022	\$ 1,244,861	7%	85	\$ 407,864	\$ 34,505,327	144	\$ 370,786	\$ 53,326,415	195	\$ 333,707	\$ 64,932,752	423
5	2022	2023	\$ 1,244,861	16%	45	\$ 473,123	\$ 21,101,272	76	\$ 430,112	\$ 32,611,057	103	\$ 387,100	\$ 39,708,757	223
6	2023	2024	\$ 1,244,861	4%	50	\$ 492,048	\$ 24,602,380	85	\$ 447,316	\$ 38,021,860	115	\$ 402,584	\$ 46,297,206	250
7	2024	2025	\$ 1,244,861	4%	50	\$ 511,730	\$ 25,586,475	85	\$ 465,209	\$ 39,542,734	115	\$ 418,688	\$ 48,149,094	250
8	2025	2026	\$ 1,244,861	4%	50	\$ 532,199	\$ 26,609,934	92	\$ 483,817	\$ 44,511,163	134	\$ 435,435	\$ 58,348,328	276
9	2026	2027	\$ 1,244,861	4%	-	\$ 553,487	\$ -	-	\$ 503,170	\$ -	-	\$ 452,853	\$ -	-
10	2027	2028	\$ 1,244,861	4%	-	\$ 575,626	\$ -	-	\$ 523,296	\$ -	-	\$ 470,967	\$ -	-
11	2028	2029	\$ 1,244,861	4%	-	\$ 598,651	\$ -	-	\$ 544,228	\$ -	-	\$ 489,805	\$ -	-
12	2029	2030	\$ 1,244,861	4%	-	\$ 622,597	\$ -	-	\$ 565,997	\$ -	-	\$ 509,398	\$ -	-
13	2030	2031	\$ 1,244,861	4%	-	\$ 647,501	\$ -	-	\$ 588,637	\$ -	-	\$ 529,774	\$ -	-
14	2031	2032	\$ 1,244,861	4%	-	\$ 673,401	\$ -	-	\$ 612,183	\$ -	-	\$ 550,965	\$ -	-
15	2032	2033	\$ 1,244,861	4%	-	\$ 700,337	\$ -	-	\$ 636,670	\$ -	-	\$ 573,003	\$ -	-
16	2033	2034	\$ 1,244,861	4%	-	\$ 728,351	\$ -	-	\$ 662,137	\$ -	-	\$ 595,923	\$ -	-
17	2034	2035	\$ 1,244,861	4%	-	\$ 757,485	\$ -	-	\$ 688,622	\$ -	-	\$ 619,760	\$ -	-
18	2035	2036	\$ 1,244,861	4%	-	\$ 787,784	\$ -	-	\$ 716,167	\$ -	-	\$ 644,551	\$ -	-
19	2036	2037	\$ 1,244,861	4%	-	\$ 819,295	\$ -	-	\$ 744,814	\$ -	-	\$ 670,333	\$ -	-
20	2037	2038	\$ 1,244,861	4%	-	\$ 852,067	\$ -	-	\$ 774,607	\$ -	-	\$ 697,146	\$ -	-
21	2038	2039	\$ 1,244,861	4%	-	\$ 886,150	\$ -	-	\$ 805,591	\$ -	-	\$ 725,032	\$ -	-
22	2039	2040	\$ 1,244,861	4%	-	\$ 921,596	\$ -	-	\$ 837,814	\$ -	-	\$ 754,033	\$ -	-
23	2040	2041	\$ 1,244,861	4%	-	\$ 958,460	\$ -	-	\$ 871,327	\$ -	-	\$ 784,194	\$ -	-
24	2041	2042	\$ 1,244,861	4%	-	\$ 996,798	\$ -	-	\$ 906,180	\$ -	-	\$ 815,562	\$ -	-
25	2042	2043	\$ 1,244,861	4%	-	\$ 1,036,670	\$ -	-	\$ 942,427	\$ -	-	\$ 848,185	\$ -	-
26	2043	2044	\$ 1,244,861	4%	-	\$ 1,078,137	\$ -	-	\$ 980,124	\$ -	-	\$ 882,112	\$ -	-
27	2044	2045	\$ 1,244,861	4%	-	\$ 1,121,262	\$ -	-	\$ 1,019,329	\$ -	-	\$ 917,396	\$ -	-
28	2045	2046	\$ 1,244,861	4%	-	\$ 1,166,113	\$ -	-	\$ 1,060,103	\$ -	-	\$ 954,092	\$ -	-
29	2046	2047	\$ 1,244,861	4%	-	\$ 1,212,757	\$ -	-	\$ 1,102,507	\$ -	-	\$ 992,256	\$ -	-
30	2047	2048	\$ 1,244,861	4%	-	\$ 1,261,268	\$ -	-	\$ 1,146,607	\$ -	-	\$ 1,031,946	\$ -	-
31	2048	2049	\$ 1,244,861	4%	-	\$ 1,311,718	\$ -	-	\$ 1,192,471	\$ -	-	\$ 1,073,224	\$ -	-
32	2049	2050	\$ 1,244,861	4%	-	\$ 1,364,187	\$ -	-	\$ 1,240,170	\$ -	-	\$ 1,116,153	\$ -	-
33	2050	2051	\$ 1,244,861	4%	-	\$ 1,418,755	\$ -	-	\$ 1,289,777	\$ -	-	\$ 1,160,799	\$ -	-
34	2051	2052	\$ 1,244,861	4%	-	\$ 1,475,505	\$ -	-	\$ 1,341,368	\$ -	-	\$ 1,207,231	\$ -	-
35	2052	2053	\$ 1,244,861	4%	-	\$ 1,534,525	\$ -	-	\$ 1,395,023	\$ -	-	\$ 1,255,520	\$ -	-
36	2053	2054	\$ 1,244,861	4%	-	\$ 1,595,906	\$ -	-	\$ 1,450,824	\$ -	-	\$ 1,305,741	\$ -	-
37	2054	2055	\$ 1,244,861	4%	-	\$ 1,659,742	\$ -	-	\$ 1,508,857	\$ -	-	\$ 1,357,971	\$ -	-
38	2055	2056	\$ 1,244,861	4%	-	\$ 1,726,132	\$ -	-	\$ 1,569,211	\$ -	-	\$ 1,412,290	\$ -	-
39	2056	2057	\$ 1,244,861	4%	-	\$ 1,795,177	\$ -	-	\$ 1,631,979	\$ -	-	\$ 1,468,781	\$ -	-
40	2057	2058	\$ 1,244,861	4%	-	\$ 1,866,984	\$ -	-	\$ 1,697,258	\$ -	-	\$ 1,527,533	\$ -	-

TIRZ 08 | Sutton Fields I

WILLDAN							Taxable Value		City				
									City AV Tax Revenue from Base			City Total AV Tax Revenue	
Zone	Year	Fiscal Year	Total New Construction Value	Annual Permit Revenue	Cumulative Permit Revenue	Cumulative New Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue
Base	2017	2018	\$ -	\$ -	\$ -	\$ -	\$ 1,244,861	\$ -	\$ 0.00645000	\$ 8,029	\$ 8,029	\$ 8,029	\$ 8,029
1	2018	2019	\$ 6,021,099	\$ 9,049	\$ 9,049	\$ 6,021,099	\$ 7,389,344	\$ 6,144,483	\$ 0.00645000	\$ 8,029	\$ 16,059	\$ 47,661	\$ 55,691
2	2019	2020	\$ 27,522,505	\$ 466,596	\$ 475,645	\$ 34,403,131	\$ 35,966,696	\$ 34,721,835	\$ 0.00645000	\$ 8,029	\$ 24,088	\$ 231,985	\$ 287,676
3	2020	2021	\$ 60,007,256	\$ 677,924	\$ 1,153,569	\$ 99,729,458	\$ 101,534,766	\$ 100,289,905	\$ 0.00645000	\$ 8,029	\$ 32,117	\$ 654,899	\$ 942,575
4	2021	2022	\$ 152,764,495	\$ 1,915,040	\$ 3,068,609	\$ 259,001,303	\$ 260,924,408	\$ 259,679,547	\$ 0.00645000	\$ 8,029	\$ 40,147	\$ 1,682,962	\$ 2,625,537
5	2022	2023	\$ 93,421,086	\$ 1,193,361	\$ 4,261,970	\$ 393,862,598	\$ 396,093,399	\$ 394,848,538	\$ 0.00634759	\$ 7,902	\$ 48,049	\$ 2,514,239	\$ 5,139,776
6	2023	2024	\$ 108,921,446	\$ 1,154,858	\$ 5,416,828	\$ 518,538,548	\$ 520,858,581	\$ 519,613,720	\$ 0.00612154	\$ 7,620	\$ 55,669	\$ 3,188,457	\$ 8,328,233
7	2024	2025	\$ 113,278,304	\$ 1,424,915	\$ 6,841,742	\$ 652,558,394	\$ 654,971,228	\$ 653,726,367	\$ 0.00612154	\$ 7,620	\$ 63,290	\$ 4,009,433	\$ 12,337,665
8	2025	2026	\$ 129,469,425	\$ 2,938,784	\$ 9,780,526	\$ 808,130,155	\$ 810,639,503	\$ 809,394,642	\$ 0.00612154	\$ 7,620	\$ 70,910	\$ 4,962,362	\$ 17,300,027
9	2026	2027	\$ -	\$ -	\$ 9,780,526	\$ 840,455,361	\$ 843,065,083	\$ 841,820,222	\$ 0.00612154	\$ 7,620	\$ 78,531	\$ 5,160,857	\$ 22,460,884
10	2027	2028	\$ -	\$ -	\$ 9,780,526	\$ 874,073,576	\$ 876,787,686	\$ 875,542,825	\$ 0.00612154	\$ 7,620	\$ 86,151	\$ 5,367,291	\$ 27,828,175
11	2028	2029	\$ -	\$ -	\$ 9,780,526	\$ 909,036,519	\$ 911,859,194	\$ 910,614,333	\$ 0.00612154	\$ 7,620	\$ 93,771	\$ 5,581,983	\$ 33,410,157
12	2029	2030	\$ -	\$ -	\$ 9,780,526	\$ 945,397,979	\$ 948,333,561	\$ 947,088,700	\$ 0.00612154	\$ 7,620	\$ 101,392	\$ 5,805,262	\$ 39,215,419
13	2030	2031	\$ -	\$ -	\$ 9,780,526	\$ 983,213,899	\$ 986,266,904	\$ 985,022,043	\$ 0.00612154	\$ 7,620	\$ 109,012	\$ 6,037,472	\$ 45,252,892
14	2031	2032	\$ -	\$ -	\$ 9,780,526	\$ 1,022,542,455	\$ 1,025,717,580	\$ 1,024,472,719	\$ 0.00612154	\$ 7,620	\$ 116,633	\$ 6,278,971	\$ 51,531,863
15	2032	2033	\$ -	\$ -	\$ 9,780,526	\$ 1,063,444,153	\$ 1,066,746,283	\$ 1,065,501,422	\$ 0.00612154	\$ 7,620	\$ 124,253	\$ 6,530,130	\$ 58,061,993
16	2033	2034	\$ -	\$ -	\$ 9,780,526	\$ 1,105,981,919	\$ 1,109,416,135	\$ 1,108,171,274	\$ 0.00612154	\$ 7,620	\$ 131,874	\$ 6,791,335	\$ 64,853,328
17	2034	2035	\$ -	\$ -	\$ 9,780,526	\$ 1,150,221,196	\$ 1,153,792,780	\$ 1,152,547,919	\$ 0.00612154	\$ 7,620	\$ 139,494	\$ 7,062,989	\$ 71,916,317
18	2035	2036	\$ -	\$ -	\$ 9,780,526	\$ 1,196,230,043	\$ 1,199,944,491	\$ 1,198,699,630	\$ 0.00612154	\$ 7,620	\$ 147,115	\$ 7,345,508	\$ 79,261,825
19	2036	2037	\$ -	\$ -	\$ 9,780,526	\$ 1,244,079,245	\$ 1,247,942,271	\$ 1,246,697,410	\$ 0.00612154	\$ 7,620	\$ 154,735	\$ 7,639,329	\$ 86,901,153
20	2037	2038	\$ -	\$ -	\$ 9,780,526	\$ 1,293,842,415	\$ 1,297,859,962	\$ 1,296,615,101	\$ 0.00612154	\$ 7,620	\$ 162,356	\$ 7,944,902	\$ 94,846,055
21	2038	2039	\$ -	\$ -	\$ 9,780,526	\$ 1,345,596,112	\$ 1,349,774,360	\$ 1,348,529,499	\$ 0.00612154	\$ 7,620	\$ 169,976	\$ 8,262,698	\$ 103,108,753
22	2039	2040	\$ -	\$ -	\$ 9,780,526	\$ 1,399,419,956	\$ 1,403,765,334	\$ 1,402,520,473	\$ 0.00612154	\$ 7,620	\$ 177,597	\$ 8,593,206	\$ 111,701,958
23	2040	2041	\$ -	\$ -	\$ 9,780,526	\$ 1,455,396,754	\$ 1,459,915,948	\$ 1,458,671,087	\$ 0.00612154	\$ 7,620	\$ 185,217	\$ 8,936,934	\$ 120,638,892
24	2041	2042	\$ -	\$ -	\$ 9,780,526	\$ 1,513,612,624	\$ 1,518,312,586	\$ 1,517,067,725	\$ 0.00612154	\$ 7,620	\$ 192,837	\$ 9,294,411	\$ 129,933,304
25	2042	2043	\$ -	\$ -	\$ 9,780,526	\$ 1,574,157,129	\$ 1,579,045,089	\$ 1,577,800,228	\$ 0.00612154	\$ 7,620	\$ 200,458	\$ 9,666,188	\$ 139,599,491
26	2043	2044	\$ -	\$ -	\$ 9,780,526	\$ 1,637,123,415	\$ 1,642,206,893	\$ 1,640,962,032	\$ 0.00612154	\$ 7,620	\$ 208,078	\$ 10,052,835	\$ 149,652,326
27	2044	2045	\$ -	\$ -	\$ 9,780,526	\$ 1,702,608,351	\$ 1,707,895,168	\$ 1,706,650,307	\$ 0.00612154	\$ 7,620	\$ 215,699	\$ 10,454,949	\$ 160,107,275
28	2045	2046	\$ -	\$ -	\$ 9,780,526	\$ 1,770,712,685	\$ 1,776,210,975	\$ 1,774,966,114	\$ 0.00612154	\$ 7,620	\$ 223,319	\$ 10,873,147	\$ 170,980,422
29	2046	2047	\$ -	\$ -	\$ 9,780,526	\$ 1,841,541,193	\$ 1,847,259,414	\$ 1,846,014,553	\$ 0.00612154	\$ 7,620	\$ 230,940	\$ 11,308,072	\$ 182,288,494
30	2047	2048	\$ -	\$ -	\$ 9,780,526	\$ 1,915,202,840	\$ 1,921,149,791	\$ 1,919,904,930	\$ 0.00612154	\$ 7,620	\$ 238,560	\$ 11,760,395	\$ 194,048,889
31	2048	2049	\$ -	\$ -	\$ 9,780,526	\$ 1,991,810,954	\$ 1,997,995,782	\$ 1,996,750,921	\$ 0.00612154	\$ 7,620	\$ 246,181	\$ 12,230,811	\$ 206,279,700
32	2049	2050	\$ -	\$ -	\$ 9,780,526	\$ 2,071,483,392	\$ 2,077,915,614	\$ 2,076,670,753	\$ 0.00612154	\$ 7,620	\$ 253,801	\$ 12,720,044	\$ 218,999,744
33	2050	2051	\$ -	\$ -	\$ 9,780,526	\$ 2,154,342,728	\$ 2,161,032,238	\$ 2,159,787,377	\$ 0.00612154	\$ 7,620	\$ 261,422	\$ 13,228,845	\$ 232,228,589
34	2051	2052	\$ -	\$ -	\$ 9,780,526	\$ 2,240,516,437	\$ 2,247,473,528	\$ 2,246,228,667	\$ 0.00612154	\$ 7,620	\$ 269,042	\$ 13,757,999	\$ 245,986,588
35	2052	2053	\$ -	\$ -	\$ 9,780,526	\$ 2,330,137,094	\$ 2,337,372,469	\$ 2,336,127,608	\$ 0.00612154	\$ 7,620	\$ 276,663	\$ 14,308,319	\$ 260,294,907
36	2053	2054	\$ -	\$ -	\$ 9,780,526	\$ 2,423,342,578	\$ 2,430,867,368	\$ 2,429,622,507	\$ 0.00612154	\$ 7,620	\$ 284,283	\$ 14,880,652	\$ 275,175,559
37	2054	2055	\$ -	\$ -	\$ 9,780,526	\$ 2,520,276,281	\$ 2,528,102,062	\$ 2,526,857,201	\$ 0.00612154	\$ 7,620	\$ 291,904	\$ 15,475,878	\$ 290,651,437
38	2055	2056	\$ -	\$ -	\$ 9,780,526	\$ 2,621,087,333	\$ 2,629,226,145	\$ 2,627,981,284	\$ 0.00612154	\$ 7,620	\$ 299,524	\$ 16,094,913	\$ 306,746,350
39	2056	2057	\$ -	\$ -	\$ 9,780,526	\$ 2,725,930,826	\$ 2,734,395,191	\$ 2,733,150,330	\$ 0.00612154	\$ 7,620	\$ 307,144	\$ 16,738,710	\$ 323,485,060
40	2057	2058	\$ -	\$ -	\$ 9,780,526	\$ 2,834,968,059	\$ 2,843,770,998	\$ 2,842,526,137	\$ 0.00612154	\$ 7,620	\$ 314,765	\$ 17,408,258	\$ 340,893,317

Attachment A | 104



Zone	Year	Appraisal Year	Fiscal Year	Total Annual	Cumulative	Total Annual	Cumulative
				Permit Revenue	Permit Revenue	Sales Tax Revenue	Sales Tax Revenue
Base		2017	2018	\$ -	\$ -	-	-
	1	2018	2019	\$ 9,049	\$ 9,049	9,049	9,049
	2	2019	2020	\$ 466,596	\$ 475,645	45,247	54,297
	3	2020	2021	\$ 677,924	\$ 1,153,569	89,741	144,037
	4	2021	2022	\$ 1,915,040	\$ 3,068,609	196,072	340,109
	5	2022	2023	\$ 1,193,361	\$ 4,261,970	252,128	592,237
	6	2023	2024	\$ 1,154,858	\$ 5,416,828	314,972	907,209
	7	2024	2025	\$ 1,424,915	\$ 6,841,742	377,815	1,285,024
	8	2025	2026	\$ 2,938,784	\$ 9,780,526	447,194	1,732,219
	9	2026	2027	\$ -	\$ 9,780,526	447,194	2,179,413
	10	2027	2028	\$ -	\$ 9,780,526	465,082	2,644,495
	11	2028	2029	\$ -	\$ 9,780,526	483,685	3,128,181
	12	2029	2030	\$ -	\$ 9,780,526	503,033	3,631,213
	13	2030	2031	\$ -	\$ 9,780,526	523,154	4,154,368
	14	2031	2032	\$ -	\$ 9,780,526	544,080	4,698,448
	15	2032	2033	\$ -	\$ 9,780,526	565,844	5,264,292
	16	2033	2034	\$ -	\$ 9,780,526	588,477	5,852,769
	17	2034	2035	\$ -	\$ 9,780,526	612,016	6,464,785
	18	2035	2036	\$ -	\$ 9,780,526	636,497	7,101,283
	19	2036	2037	\$ -	\$ 9,780,526	661,957	7,763,240
	20	2037	2038	\$ -	\$ 9,780,526	688,435	8,451,675
	21	2038	2039	\$ -	\$ 9,780,526	715,973	9,167,647
	22	2039	2040	\$ -	\$ 9,780,526	744,612	9,912,259
	23	2040	2041	\$ -	\$ 9,780,526	774,396	10,686,655
	24	2041	2042	\$ -	\$ 9,780,526	805,372	11,492,027
	25	2042	2043	\$ -	\$ 9,780,526	837,587	12,329,614
	26	2043	2044	\$ -	\$ 9,780,526	871,090	13,200,704
	27	2044	2045	\$ -	\$ 9,780,526	905,934	14,106,638
	28	2045	2046	\$ -	\$ 9,780,526	942,171	15,048,809
	29	2046	2047	\$ -	\$ 9,780,526	979,858	16,028,667
	30	2047	2048	\$ -	\$ 9,780,526	1,019,052	17,047,719
	31	2048	2049	\$ -	\$ 9,780,526	1,059,814	18,107,534
	32	2049	2050	\$ -	\$ 9,780,526	1,102,207	19,209,741
	33	2050	2051	\$ -	\$ 9,780,526	1,146,295	20,356,036
	34	2051	2052	\$ -	\$ 9,780,526	1,192,147	21,548,183
	35	2052	2053	\$ -	\$ 9,780,526	1,239,833	22,788,016
	36	2053	2054	\$ -	\$ 9,780,526	1,289,426	24,077,443
	37	2054	2055	\$ -	\$ 9,780,526	1,341,003	25,418,446
	38	2055	2056	\$ -	\$ 9,780,526	1,394,644	26,813,090
	39	2056	2057	\$ -	\$ 9,780,526	1,450,429	28,263,519
	40	2057	2058	\$ -	\$ 9,780,526	1,508,446	29,771,965

			Assessed Value Information				General Fund							
Zone	Appraisal	Fiscal	Value	Total Value of Base Year	AV of New	Total Taxable	GF Cost of Service	New EDUs	Cumulative	GF Total Cost	Annual GF	Cumulative GF	GF M&O	GF M&O
Year	Year	Year	Change/Year	Improvements	Construction	Value	Inflation		EDUs	of	Total Cost	Total Cost of	Supported Cost	Supported
					This Year					Service/EDU	for EDUs	Service	of Service/EDU	Annual Cost of
														Service
Base	2017	2018	0.0%	\$ 1,244,861	\$ -	\$ 1,244,861	0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -
1	2018	2019	9.9%	\$ 1,368,245	\$ 6,021,099	\$ 7,389,344	4.0%	36	36	\$ 2,403	86,523	86,523	\$ 1,085	\$ 39,057
2	2019	2020	14.3%	\$ 1,563,565	\$ 27,522,505	\$ 35,966,696	4.0%	144	180	\$ 2,504	450,641	537,164	\$ 1,130	\$ 203,423
3	2020	2021	15.5%	\$ 1,805,308	\$ 60,007,256	\$ 101,534,766	4.0%	177	357	\$ 2,608	931,011	1,468,175	\$ 1,177	\$ 420,266
4	2021	2022	6.5%	\$ 1,923,104	\$ 152,764,495	\$ 260,924,408	4.0%	423	780	\$ 2,717	2,118,897	3,587,072	\$ 1,226	\$ 956,487
5	2022	2023	16.0%	\$ 2,230,801	\$ 93,421,086	\$ 396,093,399	4.0%	223	1,003	\$ 2,830	2,838,213	6,425,285	\$ 1,277	\$ 1,281,192
6	2023	2024	4.0%	\$ 2,320,033	\$ 108,921,446	\$ 520,858,581	4.0%	250	1,253	\$ 2,948	3,693,380	10,118,665	\$ 1,331	\$ 1,667,221
7	2024	2025	4.0%	\$ 2,412,834	\$ 113,278,304	\$ 654,971,228	4.0%	250	1,503	\$ 3,070	4,614,882	14,733,547	\$ 1,386	\$ 2,083,194
8	2025	2026	4.0%	\$ 2,509,348	\$ 129,469,425	\$ 810,639,503	4.0%	276	1,779	\$ 3,198	5,689,923	20,423,470	\$ 1,444	\$ 2,568,476
9	2026	2027	4.0%	\$ 2,609,722	\$ -	\$ 843,065,083	4.0%	-	1,779	\$ 3,332	5,927,003	26,350,473	\$ 1,504	\$ 2,675,496
10	2027	2028	4.0%	\$ 2,714,111	\$ -	\$ 876,787,686	4.0%	-	1,779	\$ 3,465	6,164,083	32,514,555	\$ 1,564	\$ 2,782,515
11	2028	2029	4.0%	\$ 2,822,675	\$ -	\$ 911,859,194	4.0%	-	1,779	\$ 3,604	6,410,646	38,925,202	\$ 1,627	\$ 2,893,816
12	2029	2030	4.0%	\$ 2,935,582	\$ -	\$ 948,333,561	4.0%	-	1,779	\$ 3,748	6,667,072	45,592,274	\$ 1,692	\$ 3,009,569
13	2030	2031	4.0%	\$ 3,053,005	\$ -	\$ 986,266,904	4.0%	-	1,779	\$ 3,898	6,933,755	52,526,028	\$ 1,759	\$ 3,129,951
14	2031	2032	4.0%	\$ 3,175,125	\$ -	\$ 1,025,717,580	4.0%	-	1,779	\$ 4,053	7,211,105	59,737,133	\$ 1,830	\$ 3,255,149
15	2032	2033	4.0%	\$ 3,302,130	\$ -	\$ 1,066,746,283	4.0%	-	1,779	\$ 4,216	7,499,549	67,236,683	\$ 1,903	\$ 3,385,355
16	2033	2034	4.0%	\$ 3,434,216	\$ -	\$ 1,109,416,135	4.0%	-	1,779	\$ 4,384	7,799,531	75,036,214	\$ 1,979	\$ 3,520,770
17	2034	2035	4.0%	\$ 3,571,584	\$ -	\$ 1,153,792,780	4.0%	-	1,779	\$ 4,560	8,111,512	83,147,726	\$ 2,058	\$ 3,661,600
18	2035	2036	4.0%	\$ 3,714,448	\$ -	\$ 1,199,944,491	4.0%	-	1,779	\$ 4,742	8,435,973	91,583,699	\$ 2,141	\$ 3,808,064
19	2036	2037	4.0%	\$ 3,863,026	\$ -	\$ 1,247,942,271	4.0%	-	1,779	\$ 4,932	8,773,412	100,357,111	\$ 2,226	\$ 3,960,387
20	2037	2038	4.0%	\$ 4,017,547	\$ -	\$ 1,297,859,962	4.0%	-	1,779	\$ 5,129	9,124,348	109,481,460	\$ 2,315	\$ 4,118,802
21	2038	2039	4.0%	\$ 4,178,248	\$ -	\$ 1,349,774,360	4.0%	-	1,779	\$ 5,334	9,489,322	118,970,782	\$ 2,408	\$ 4,283,555
22	2039	2040	4.0%	\$ 4,345,378	\$ -	\$ 1,403,765,334	4.0%	-	1,779	\$ 5,547	9,868,895	128,839,677	\$ 2,504	\$ 4,454,897
23	2040	2041	4.0%	\$ 4,519,194	\$ -	\$ 1,459,915,948	4.0%	-	1,779	\$ 5,769	10,263,651	139,103,328	\$ 2,604	\$ 4,633,093
24	2041	2042	4.0%	\$ 4,699,961	\$ -	\$ 1,518,312,586	4.0%	-	1,779	\$ 6,000	10,674,197	149,777,525	\$ 2,708	\$ 4,818,416
25	2042	2043	4.0%	\$ 4,887,960	\$ -	\$ 1,579,045,089	4.0%	-	1,779	\$ 6,240	11,101,165	160,878,690	\$ 2,817	\$ 5,011,153
26	2043	2044	4.0%	\$ 5,083,478	\$ -	\$ 1,642,206,893	4.0%	-	1,779	\$ 6,490	11,545,212	172,423,902	\$ 2,930	\$ 5,211,599
27	2044	2045	4.0%	\$ 5,286,817	\$ -	\$ 1,707,895,168	4.0%	-	1,779	\$ 6,749	12,007,020	184,430,922	\$ 3,047	\$ 5,420,063
28	2045	2046	4.0%	\$ 5,498,290	\$ -	\$ 1,776,210,975	4.0%	-	1,779	\$ 7,019	12,487,301	196,918,222	\$ 3,169	\$ 5,636,866
29	2046	2047	4.0%	\$ 5,718,222	\$ -	\$ 1,847,259,414	4.0%	-	1,779	\$ 7,300	12,986,793	209,905,015	\$ 3,295	\$ 5,862,340
30	2047	2048	4.0%	\$ 5,946,950	\$ -	\$ 1,921,149,791	4.0%	-	1,779	\$ 7,592	13,506,265	223,411,280	\$ 3,427	\$ 6,096,834
31	2048	2049	4.0%	\$ 6,184,828	\$ -	\$ 1,997,995,782	4.0%	-	1,779	\$ 7,896	14,046,515	237,457,795	\$ 3,564	\$ 6,340,707
32	2049	2050	4.0%	\$ 6,432,222	\$ -	\$ 2,077,915,614	4.0%	-	1,779	\$ 8,212	14,608,376	252,066,171	\$ 3,707	\$ 6,594,335
33	2050	2051	4.0%	\$ 6,689,510	\$ -	\$ 2,161,032,238	4.0%	-	1,779	\$ 8,540	15,192,711	267,258,881	\$ 3,855	\$ 6,858,109
34	2051	2052	4.0%	\$ 6,957,091	\$ -	\$ 2,247,473,528	4.0%	-	1,779	\$ 8,882	15,800,419	283,059,301	\$ 4,009	\$ 7,132,433
35	2052	2053	4.0%	\$ 7,235,375	\$ -	\$ 2,337,372,469	4.0%	-	1,779	\$ 9,237	16,432,436	299,491,737	\$ 4,170	\$ 7,417,730
36	2053	2054	4.0%	\$ 7,524,789	\$ -	\$ 2,430,867,368	4.0%	-	1,779	\$ 9,606	17,089,733	316,581,470	\$ 4,336	\$ 7,714,440
37	2054	2055	4.0%	\$ 7,825,781	\$ -	\$ 2,528,102,062	4.0%	-	1,779	\$ 9,991	17,773,323	334,354,793	\$ 4,510	\$ 8,023,017
38	2055	2056	4.0%	\$ 8,138,812	\$ -	\$ 2,629,226,145	4.0%	-	1,779	\$ 10,390	18,484,256	352,839,048	\$ 4,690	\$ 8,343,938
39	2056	2057	4.0%	\$ 8,464,365	\$ -	\$ 2,734,395,191	4.0%	-	1,779	\$ 10,806	19,223,626	372,062,674	\$ 4,878	\$ 8,677,696
40	2057	2058	4.0%	\$ 8,802,939	\$ -	\$ 2,843,770,998	4.0%	-	1,779	\$ 11,238	19,992,571	392,055,245	\$ 5,073	\$ 9,024,803



			Cost of Service											
				Public Safety										
Zone	Appraisal Year	Fiscal Year	GF M&O Supported Cumulative Cost of Service	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate
				Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service						
Base	2017	2018	\$ -	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.4278	0.2172	0.645
1	2018	2019	\$ 39,057	\$ 852	\$ 30,670	\$ 30,670	\$ 405	\$ 14,597	\$ 14,597	\$ 0.41506	64.4%	0.385416	0.259584	0.645
2	2019	2020	\$ 242,480	\$ 887	\$ 159,740	\$ 190,410	\$ 422	\$ 76,028	\$ 90,625	\$ 0.44413	68.9%	0.453683	0.191317	0.645
3	2020	2021	\$ 662,746	\$ 924	\$ 330,019	\$ 520,429	\$ 440	\$ 157,071	\$ 247,696	\$ 0.32503	50.4%	0.453125	0.191875	0.645
4	2021	2022	\$ 1,619,232	\$ 963	\$ 751,094	\$ 1,271,523	\$ 458	\$ 357,479	\$ 605,175	\$ 0.28786	44.6%	0.429385	0.215615	0.645
5	2022	2023	\$ 2,900,424	\$ 1,003	\$ 1,006,072	\$ 2,277,595	\$ 477	\$ 478,835	\$ 1,084,011	\$ 0.25400	40.0%	0.372702	0.262057	0.634759
6	2023	2024	\$ 4,567,645	\$ 1,045	\$ 1,309,206	\$ 3,586,802	\$ 497	\$ 623,111	\$ 1,707,121	\$ 0.25136	41.1%	0.315878	0.296276	0.612154
7	2024	2025	\$ 6,650,839	\$ 1,088	\$ 1,635,855	\$ 5,222,656	\$ 518	\$ 778,577	\$ 2,485,699	\$ 0.24976	40.8%	0.309756	0.3023975	0.612154
8	2025	2026	\$ 9,219,315	\$ 1,134	\$ 2,016,928	\$ 7,239,585	\$ 540	\$ 959,948	\$ 3,445,646	\$ 0.24881	40.6%	0.303635	0.3085191	0.612154
9	2026	2027	\$ 11,894,810	\$ 1,181	\$ 2,100,967	\$ 9,340,552	\$ 562	\$ 999,945	\$ 4,445,592	\$ 0.24921	40.7%	0.297513	0.3146406	0.612154
10	2027	2028	\$ 14,677,325	\$ 1,228	\$ 2,185,006	\$ 11,525,558	\$ 585	\$ 1,039,943	\$ 5,485,535	\$ 0.24921	40.7%	0.291392	0.3207622	0.612154
11	2028	2029	\$ 17,571,141	\$ 1,277	\$ 2,272,406	\$ 13,797,964	\$ 608	\$ 1,081,541	\$ 6,567,076	\$ 0.24921	40.7%	0.28527	0.3268837	0.612154
12	2029	2030	\$ 20,580,710	\$ 1,328	\$ 2,363,302	\$ 16,161,266	\$ 632	\$ 1,124,803	\$ 7,691,879	\$ 0.24921	40.7%	0.279149	0.3330052	0.612154
13	2030	2031	\$ 23,710,661	\$ 1,382	\$ 2,457,834	\$ 18,619,101	\$ 658	\$ 1,169,795	\$ 8,861,673	\$ 0.24921	40.7%	0.273027	0.3391268	0.612154
14	2031	2032	\$ 26,965,811	\$ 1,437	\$ 2,556,148	\$ 21,175,249	\$ 684	\$ 1,216,587	\$ 10,078,260	\$ 0.24921	40.7%	0.266906	0.3452483	0.612154
15	2032	2033	\$ 30,351,166	\$ 1,494	\$ 2,658,394	\$ 23,833,642	\$ 711	\$ 1,265,250	\$ 11,343,510	\$ 0.24921	40.7%	0.260784	0.3513699	0.612154
16	2033	2034	\$ 33,871,936	\$ 1,554	\$ 2,764,729	\$ 26,598,372	\$ 740	\$ 1,315,860	\$ 12,659,370	\$ 0.24921	40.7%	0.254663	0.3574914	0.612154
17	2034	2035	\$ 37,533,536	\$ 1,616	\$ 2,875,319	\$ 29,473,690	\$ 769	\$ 1,368,494	\$ 14,027,864	\$ 0.24921	40.7%	0.248541	0.3636129	0.612154
18	2035	2036	\$ 41,341,600	\$ 1,681	\$ 2,990,331	\$ 32,464,022	\$ 800	\$ 1,423,234	\$ 15,451,098	\$ 0.24921	40.7%	0.24242	0.3697345	0.612154
19	2036	2037	\$ 45,301,987	\$ 1,748	\$ 3,109,945	\$ 35,573,966	\$ 832	\$ 1,480,164	\$ 16,931,262	\$ 0.24921	40.7%	0.236298	0.375856	0.612154
20	2037	2038	\$ 49,420,790	\$ 1,818	\$ 3,234,342	\$ 38,808,309	\$ 865	\$ 1,539,370	\$ 18,470,632	\$ 0.24921	40.7%	0.24242	0.3697345	0.612154
21	2038	2039	\$ 53,704,344	\$ 1,891	\$ 3,363,716	\$ 42,172,025	\$ 900	\$ 1,600,945	\$ 20,071,577	\$ 0.24921	40.7%	0.248541	0.3636129	0.612154
22	2039	2040	\$ 58,159,241	\$ 1,966	\$ 3,498,265	\$ 45,670,290	\$ 936	\$ 1,664,983	\$ 21,736,560	\$ 0.24921	40.7%	0.254663	0.3574914	0.612154
23	2040	2041	\$ 62,792,334	\$ 2,045	\$ 3,638,195	\$ 49,308,485	\$ 973	\$ 1,731,582	\$ 23,468,141	\$ 0.24921	40.7%	0.260784	0.3513699	0.612154
24	2041	2042	\$ 67,610,750	\$ 2,127	\$ 3,783,723	\$ 53,092,208	\$ 1,012	\$ 1,800,845	\$ 25,268,987	\$ 0.24921	40.7%	0.266906	0.3452483	0.612154
25	2042	2043	\$ 72,621,903	\$ 2,212	\$ 3,935,072	\$ 57,027,280	\$ 1,053	\$ 1,872,879	\$ 27,141,866	\$ 0.24921	40.7%	0.273027	0.3391268	0.612154
26	2043	2044	\$ 77,833,502	\$ 2,300	\$ 4,092,475	\$ 61,119,755	\$ 1,095	\$ 1,947,794	\$ 29,089,660	\$ 0.24921	40.7%	0.279149	0.3330052	0.612154
27	2044	2045	\$ 83,253,565	\$ 2,392	\$ 4,256,174	\$ 65,375,929	\$ 1,139	\$ 2,025,706	\$ 31,115,366	\$ 0.24921	40.7%	0.28527	0.3268837	0.612154
28	2045	2046	\$ 88,890,430	\$ 2,488	\$ 4,426,421	\$ 69,802,350	\$ 1,184	\$ 2,106,734	\$ 33,222,100	\$ 0.24921	40.7%	0.291392	0.3207622	0.612154
29	2046	2047	\$ 94,752,771	\$ 2,588	\$ 4,603,478	\$ 74,405,828	\$ 1,232	\$ 2,191,004	\$ 35,413,104	\$ 0.24921	40.7%	0.297513	0.3146406	0.612154
30	2047	2048	\$ 100,849,604	\$ 2,691	\$ 4,787,617	\$ 79,193,445	\$ 1,281	\$ 2,278,644	\$ 37,691,747	\$ 0.24921	40.7%	0.303635	0.3085191	0.612154
31	2048	2049	\$ 107,190,311	\$ 2,799	\$ 4,979,122	\$ 84,172,566	\$ 1,332	\$ 2,369,789	\$ 40,061,537	\$ 0.24921	40.7%	0.309756	0.3023975	0.612154
32	2049	2050	\$ 113,784,647	\$ 2,911	\$ 5,178,286	\$ 89,350,853	\$ 1,385	\$ 2,464,581	\$ 42,526,118	\$ 0.24921	40.7%	0.315878	0.296276	0.612154
33	2050	2051	\$ 120,642,756	\$ 3,027	\$ 5,385,418	\$ 94,736,271	\$ 1,441	\$ 2,563,164	\$ 45,089,282	\$ 0.24921	40.7%	0.322	0.2901545	0.612154
34	2051	2052	\$ 127,775,189	\$ 3,148	\$ 5,600,835	\$ 100,337,105	\$ 1,498	\$ 2,665,691	\$ 47,754,973	\$ 0.24921	40.7%	0.328121	0.2840329	0.612154
35	2052	2053	\$ 135,192,919	\$ 3,274	\$ 5,824,868	\$ 106,161,973	\$ 1,558	\$ 2,772,319	\$ 50,527,292	\$ 0.24921	40.7%	0.334243	0.2779114	0.612154
36	2053	2054	\$ 142,907,359	\$ 3,405	\$ 6,057,863	\$ 112,219,836	\$ 1,621	\$ 2,883,211	\$ 53,410,503	\$ 0.24921	40.7%	0.340364	0.2717898	0.612154
37	2054	2055	\$ 150,930,376	\$ 3,541	\$ 6,300,177	\$ 118,520,013	\$ 1,686	\$ 2,998,540	\$ 56,409,043	\$ 0.24921	40.7%	0.346486	0.2656683	0.612154
38	2055	2056	\$ 159,274,314	\$ 3,683	\$ 6,552,184	\$ 125,072,197	\$ 1,753	\$ 3,118,481	\$ 59,527,524	\$ 0.24921	40.7%	0.352607	0.2595468	0.612154
39	2056	2057	\$ 167,952,010	\$ 3,830	\$ 6,814,272	\$ 131,886,469	\$ 1,823	\$ 3,243,221	\$ 62,770,745	\$ 0.24921	40.7%	0.358729	0.2534252	0.612154
40	2057	2058	\$ 176,976,813	\$ 3,984	\$ 7,086,843	\$ 138,973,311	\$ 1,896	\$ 3,372,949	\$ 66,143,694	\$ 0.24921	40.7%	0.36485	0.2473037	0.612154

 WILLDAN			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue	Total AV Revenue	Annual M&O	Cumulative M&O	Annual TIRZ Revenue	Annual GF M&O	Net Revenue	Net Revenue
								Revenue Less Public Safety Expense	Revenue Less Public Safety Expense		Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Available to General Fund (Cumulative)
Base	2017	2018	\$ 5,326	\$ 5,326	\$ 2,704	\$ 2,704	\$ 8,029	\$ 5,326	\$ 5,326	\$ -	\$ 5,326	\$ 5,326	\$ 5,326
1	2018	2019	\$ 28,480	\$ 33,805	\$ 19,182	\$ 21,885	\$ 47,661	\$ (2,190)	\$ 3,135	\$ 3,075	\$ 25,404	\$ 28,906	\$ 34,231
2	2019	2020	\$ 163,175	\$ 196,980	\$ 68,810	\$ 90,696	\$ 231,985	\$ 3,435	\$ 6,570	\$ 17,379	\$ 145,796	\$ 581,611	\$ 615,842
3	2020	2021	\$ 460,079	\$ 657,059	\$ 194,820	\$ 285,516	\$ 654,899	\$ 130,060	\$ 136,630	\$ 50,197	\$ 409,882	\$ 1,020,476	\$ 1,636,318
4	2021	2022	\$ 1,120,370	\$ 1,777,430	\$ 562,592	\$ 848,108	\$ 1,682,962	\$ 369,277	\$ 505,907	\$ 129,975	\$ 990,395	\$ 2,744,027	\$ 4,380,346
5	2022	2023	\$ 1,476,248	\$ 3,253,678	\$ 1,037,990	\$ 1,886,098	\$ 2,514,239	\$ 470,176	\$ 976,082	\$ 194,492	\$ 1,281,756	\$ 2,248,410	\$ 6,628,756
6	2023	2024	\$ 1,645,278	\$ 4,898,955	\$ 1,543,179	\$ 3,429,277	\$ 3,188,457	\$ 336,071	\$ 1,312,154	\$ 246,833	\$ 1,398,445	\$ 2,245,164	\$ 8,873,920
7	2024	2025	\$ 2,028,816	\$ 6,927,771	\$ 1,980,617	\$ 5,409,894	\$ 4,009,433	\$ 392,961	\$ 1,705,115	\$ 310,541	\$ 1,718,275	\$ 2,742,427	\$ 11,616,347
8	2025	2026	\$ 2,461,385	\$ 9,389,156	\$ 2,500,978	\$ 7,910,872	\$ 4,962,362	\$ 444,456	\$ 2,149,571	\$ 384,488	\$ 2,076,897	\$ 4,502,927	\$ 16,119,274
9	2026	2027	\$ 2,508,231	\$ 11,897,387	\$ 2,652,625	\$ 10,563,497	\$ 5,160,857	\$ 407,264	\$ 2,556,835	\$ 399,891	\$ 2,108,340	\$ 1,555,589	\$ 17,674,864
10	2027	2028	\$ 2,554,888	\$ 14,452,275	\$ 2,812,403	\$ 13,375,900	\$ 5,367,291	\$ 369,882	\$ 2,926,717	\$ 415,910	\$ 2,138,977	\$ 1,564,116	\$ 19,238,980
11	2028	2029	\$ 2,601,263	\$ 17,053,538	\$ 2,980,719	\$ 16,356,619	\$ 5,581,983	\$ 328,857	\$ 3,255,574	\$ 432,570	\$ 2,168,693	\$ 1,570,837	\$ 20,809,817
12	2029	2030	\$ 2,647,261	\$ 19,700,800	\$ 3,158,000	\$ 19,514,620	\$ 5,805,262	\$ 283,959	\$ 3,539,533	\$ 449,897	\$ 2,197,364	\$ 1,575,595	\$ 22,385,412
13	2030	2031	\$ 2,692,777	\$ 22,393,577	\$ 3,344,695	\$ 22,859,315	\$ 6,037,472	\$ 234,943	\$ 3,774,476	\$ 467,917	\$ 2,224,861	\$ 1,578,220	\$ 23,963,632
14	2031	2032	\$ 2,737,698	\$ 25,131,275	\$ 3,541,273	\$ 26,400,587	\$ 6,278,971	\$ 181,551	\$ 3,956,027	\$ 486,657	\$ 2,251,042	\$ 1,578,536	\$ 25,542,168
15	2032	2033	\$ 2,781,905	\$ 27,913,180	\$ 3,748,225	\$ 30,148,812	\$ 6,530,130	\$ 123,511	\$ 4,079,538	\$ 506,147	\$ 2,275,758	\$ 1,576,352	\$ 27,118,520
16	2033	2034	\$ 2,825,268	\$ 30,738,448	\$ 3,966,067	\$ 34,114,880	\$ 6,791,335	\$ 60,539	\$ 4,140,077	\$ 526,416	\$ 2,298,852	\$ 1,571,469	\$ 28,689,989
17	2034	2035	\$ 2,867,649	\$ 33,606,097	\$ 4,195,340	\$ 38,310,219	\$ 7,062,989	\$ (7,670)	\$ 4,132,407	\$ 547,497	\$ 2,320,152	\$ 1,563,674	\$ 30,253,663
18	2035	2036	\$ 2,908,900	\$ 36,514,997	\$ 4,436,609	\$ 42,746,828	\$ 7,345,508	\$ (81,432)	\$ 4,050,975	\$ 569,420	\$ 2,339,480	\$ 1,552,743	\$ 31,806,406
19	2036	2037	\$ 2,948,862	\$ 39,463,859	\$ 4,690,466	\$ 47,437,294	\$ 7,639,329	\$ (161,082)	\$ 3,889,893	\$ 592,221	\$ 2,356,642	\$ 1,538,435	\$ 33,344,841
20	2037	2038	\$ 3,146,266	\$ 42,610,125	\$ 4,798,636	\$ 52,235,930	\$ 7,944,902	\$ (88,077)	\$ 3,801,816	\$ -	\$ 3,146,266	\$ 2,295,331	\$ 35,640,172
21	2038	2039	\$ 3,354,744	\$ 45,964,869	\$ 4,907,954	\$ 57,143,884	\$ 8,262,698	\$ (8,973)	\$ 3,792,844	\$ -	\$ 3,354,744	\$ 2,469,771	\$ 38,109,943
22	2039	2040	\$ 3,574,865	\$ 49,539,734	\$ 5,018,340	\$ 62,162,224	\$ 8,593,206	\$ 76,601	\$ 3,869,444	\$ -	\$ 3,574,865	\$ 2,654,494	\$ 40,764,438
23	2040	2041	\$ 3,807,229	\$ 53,346,963	\$ 5,129,705	\$ 67,291,929	\$ 8,936,934	\$ 169,034	\$ 4,038,478	\$ -	\$ 3,807,229	\$ 2,850,043	\$ 43,614,481
24	2041	2042	\$ 4,052,463	\$ 57,399,426	\$ 5,241,949	\$ 72,533,878	\$ 9,294,411	\$ 268,739	\$ 4,307,218	\$ -	\$ 4,052,463	\$ 3,056,989	\$ 46,671,470
25	2042	2043	\$ 4,311,223	\$ 61,710,649	\$ 5,354,965	\$ 77,888,843	\$ 9,666,188	\$ 376,151	\$ 4,683,368	\$ -	\$ 4,311,223	\$ 3,275,931	\$ 49,947,401
26	2043	2044	\$ 4,584,200	\$ 66,294,849	\$ 5,468,635	\$ 83,357,478	\$ 10,052,835	\$ 491,725	\$ 5,175,094	\$ -	\$ 4,584,200	\$ 3,507,496	\$ 53,454,897
27	2044	2045	\$ 4,872,118	\$ 71,166,966	\$ 5,582,831	\$ 88,940,308	\$ 10,454,949	\$ 615,944	\$ 5,791,037	\$ -	\$ 4,872,118	\$ 3,752,346	\$ 57,207,242
28	2045	2046	\$ 5,175,734	\$ 76,342,700	\$ 5,697,413	\$ 94,637,721	\$ 10,873,147	\$ 749,313	\$ 6,540,350	\$ -	\$ 5,175,734	\$ 4,011,171	\$ 61,218,413
29	2046	2047	\$ 5,495,844	\$ 81,838,544	\$ 5,812,228	\$ 100,449,950	\$ 11,308,072	\$ 892,366	\$ 7,432,716	\$ -	\$ 5,495,844	\$ 4,284,698	\$ 65,503,112
30	2047	2048	\$ 5,833,282	\$ 87,671,826	\$ 5,927,114	\$ 106,377,063	\$ 11,760,395	\$ 1,045,665	\$ 8,478,381	\$ -	\$ 5,833,282	\$ 4,573,690	\$ 70,076,802
31	2048	2049	\$ 6,188,921	\$ 93,860,747	\$ 6,041,890	\$ 112,418,953	\$ 12,230,811	\$ 1,209,799	\$ 9,688,181	\$ -	\$ 6,188,921	\$ 4,878,946	\$ 74,955,748
32	2049	2050	\$ 6,563,678	\$ 100,424,425	\$ 6,156,365	\$ 118,575,319	\$ 12,720,044	\$ 1,385,392	\$ 11,073,573	\$ -	\$ 6,563,678	\$ 5,201,304	\$ 80,157,052
33	2050	2051	\$ 6,958,514	\$ 107,382,939	\$ 6,270,331	\$ 124,845,650	\$ 13,228,845	\$ 1,573,096	\$ 12,646,669	\$ -	\$ 6,958,514	\$ 5,541,645	\$ 85,698,697
34	2051	2052	\$ 7,374,434	\$ 114,757,373	\$ 6,383,565	\$ 131,229,215	\$ 13,757,999	\$ 1,773,600	\$ 14,420,268	\$ -	\$ 7,374,434	\$ 5,900,891	\$ 91,599,588
35	2052	2053	\$ 7,812,495	\$ 122,569,868	\$ 6,495,824	\$ 137,725,039	\$ 14,308,319	\$ 1,987,627	\$ 16,407,895	\$ -	\$ 7,812,495	\$ 6,280,009	\$ 97,879,597
36	2053	2054	\$ 8,273,801	\$ 130,843,670	\$ 6,606,851	\$ 144,331,889	\$ 14,880,652	\$ 2,215,939	\$ 18,623,834	\$ -	\$ 8,273,801	\$ 6,680,016	\$ 104,559,613
37	2054	2055	\$ 8,759,512	\$ 139,603,182	\$ 6,716,366	\$ 151,048,255	\$ 15,475,878	\$ 2,459,335	\$ 21,083,169	\$ -	\$ 8,759,512	\$ 7,101,976	\$ 111,661,589
38	2055	2056	\$ 9,270,842	\$ 148,874,024	\$ 6,824,071	\$ 157,872,326	\$ 16,094,913	\$ 2,718,657	\$ 23,801,826	\$ -	\$ 9,270,842	\$ 7,547,004	\$ 119,208,593
39	2056	2057	\$ 9,809,063	\$ 158,683,086	\$ 6,929,647	\$ 164,801,973	\$ 16,738,710	\$ 2,994,791	\$ 26,796,617	\$ -	\$ 9,809,063	\$ 8,016,271	\$ 127,224,864
40	2057	2058	\$ 10,375,508	\$ 169,058,594	\$ 7,032,750	\$ 171,834,724	\$ 17,408,258	\$ 3,288,665	\$ 30,085,282	\$ -	\$ 10,375,508	\$ 8,511,005	\$ 135,735,869

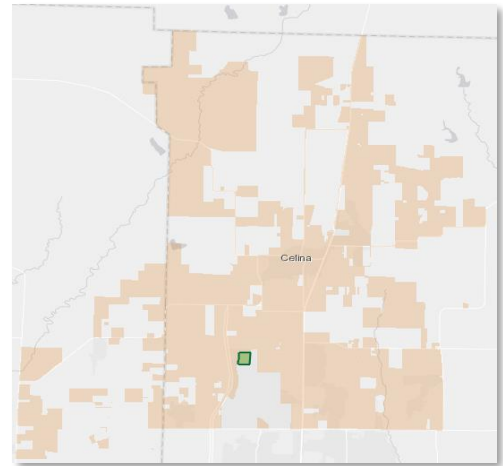


Life Connected.

**TIRZ09 | The Columns
Detailed Report and Model Summaries**

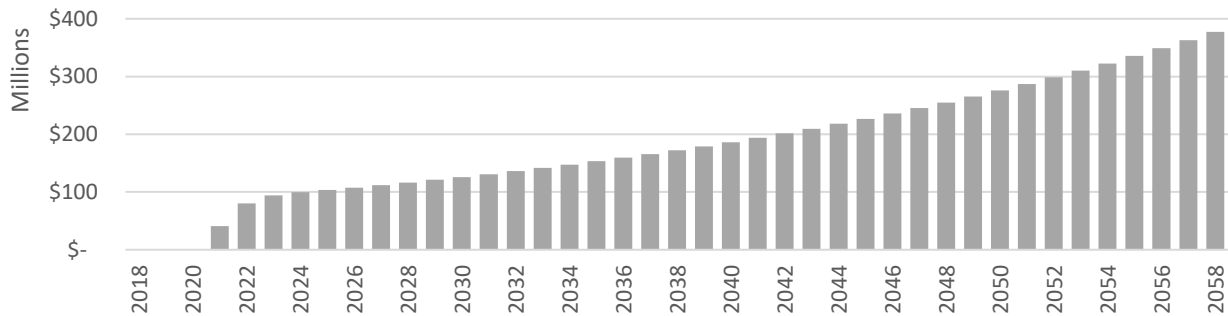


TIRZ09 | The Columns is a ±48.8 acre TIRZ located in the south central portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ09 | The Columns is 34.20% and the TIRZ is scheduled to terminate on 12/31/2048 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$6,460,479.

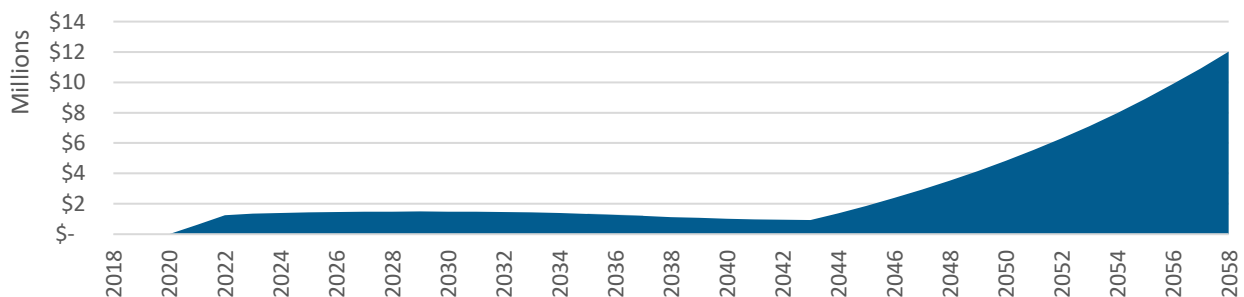


The charts below indicate two elements of the long-term financial forecast for TIRZ09 | The Columns. The model forecasts a total build-out taxabale value within the TIRZ of ±\$377,600,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$12,000,000 (cumulative) over the 40-year outlook.

Total Taxable Value



Net Revenue Available to General Fund (Cumulative)



In addition to net revenues available to the General Fund, TIRZ09 | The Columns is forecast to generate approximately \$93,400,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): 10

20

30

40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$4,682,182	\$13,579,755	\$26,750,337	\$46,246,016
TIRZ Revenues @ 0.342% TIRZ Contribution Rate	\$1,600,872	\$4,643,457	\$6,675,311	\$6,675,311
City AV Revenue Net of TIRZ Contributions	\$3,081,310	\$8,936,298	\$20,075,026	\$39,570,705
City Permit Revenue	\$1,084,963	\$1,084,963	\$1,084,963	\$1,084,963
Estimated City Sales Tax Revenue	\$496,826	\$1,348,807	\$2,609,946	\$4,476,741
City I&S Costs	\$2,164,833	\$7,324,053	\$14,512,055	\$23,202,487
Net City Revenues Available for M&O	\$2,498,266	\$4,046,014	\$9,257,880	\$21,929,922
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,010,447	\$2,915,512	\$5,735,473	\$9,909,705
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$1,487,819	\$1,130,502	\$3,522,407	\$12,020,217
Cumulative ISD Tax Revenue	\$9,345,919	\$27,341,530	\$53,979,431	\$93,410,032

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$0	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.31587800	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$0	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$0	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$0	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$0	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$0	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$0	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$0	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$0	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$0	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$0	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$0	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$0	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332		48.60%	\$0.297513	\$0.314641	\$0.612154	\$0	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$0	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$0	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$0	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$0	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$0	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$0	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$0	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$0	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$0	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$0	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$0	\$435
	2023 Permit Value/EDU								FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$0
								FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$0	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$0	\$490
								FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$0	\$509
								FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$0	\$530
								FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$0	\$551
								FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$0	\$573
								FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$0	\$596
								FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$0	\$620
								FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$0	\$644
								FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$0	\$670
								FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$0	\$697
								FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$0	\$725
								FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$0	\$754
								FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$0	\$784
								FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$0	\$815
								FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$0	\$848
								FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$0	\$882
								FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$0	\$917
								FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$0	\$954
								FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$0	\$992
								FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$0	\$1,032
								FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$0	\$1,073
								FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$0	\$1,116
								FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$0	\$1,160
								FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$0	\$1,207

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ09 The Columns	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$18,356	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$18,356	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$99,504,328	Commercial Acreage	0.00
Type A Label	40' Lots	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
40' Lots Average Value/Unit - 2024	\$375,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	34.20%	Fully Developed Commerical SF	-
40' Lots Approved Units	261	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	Type B	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2017
Type B Average Value/Unit - 2024	\$0	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2048
Type B Approved Units	0	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	\$ -
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$6,460,479
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$9,124,802
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$15,585,281
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$6,460,479
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$2,807,123
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	261	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A	\$624,244				



					New Construction										
					40' Lots			Type B						Total New Construction	
Zone Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	40' Lots Units Absorbption	40' Lots Unit Value	New 40' Lots Construction Value	Type B Units Absorption	Type B Unit Value	New Type B Construction Value	Total New Units	Total New Construction Value	Annual Permit Revenue		
Base	2017	2018	\$ 18,356	0%							-	\$ -	\$ -		
1	2018	2019	\$ 18,356	10%	-	\$ 221,157	\$ -		\$ -	\$ -	-	\$ -	\$ -		
2	2019	2020	\$ 18,356	14%	-	\$ 252,728	\$ -		\$ -	\$ -	-	\$ -	\$ -		
3	2020	2021	\$ 18,356	15%	141	\$ 291,802	\$ 41,144,093		\$ -	\$ -	141	\$ 41,144,093	\$ 540,041		
4	2021	2022	\$ 18,356	7%	118	\$ 310,842	\$ 36,679,377		\$ -	\$ -	118	\$ 36,679,377	\$ 534,219		
5	2022	2023	\$ 18,356	16%	2	\$ 360,577	\$ 721,154		\$ -	\$ -	2	\$ 721,154	\$ 10,703		
6	2023	2024	\$ 18,356	4%	-	\$ 375,000	\$ -		\$ -	\$ -	-	\$ -	\$ -		
7	2024	2025	\$ 18,356	4%	-	\$ 390,000	\$ -		\$ -	\$ -	-	\$ -	\$ -		
8	2025	2026	\$ 18,356	4%	-	\$ 405,600	\$ -		\$ -	\$ -	-	\$ -	\$ -		
9	2026	2027	\$ 18,356	4%	-	\$ 421,824	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
10	2027	2028	\$ 18,356	4%	-	\$ 438,697	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
11	2028	2029	\$ 18,356	4%	-	\$ 456,245	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
12	2029	2030	\$ 18,356	4%	-	\$ 474,495	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
13	2030	2031	\$ 18,356	4%	-	\$ 493,474	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
14	2031	2032	\$ 18,356	4%	-	\$ 513,213	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
15	2032	2033	\$ 18,356	4%	-	\$ 533,742	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
16	2033	2034	\$ 18,356	4%	-	\$ 555,092	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
17	2034	2035	\$ 18,356	4%	-	\$ 577,295	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
18	2035	2036	\$ 18,356	4%	-	\$ 600,387	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
19	2036	2037	\$ 18,356	4%	-	\$ 624,403	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
20	2037	2038	\$ 18,356	4%	-	\$ 649,379	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
21	2038	2039	\$ 18,356	4%	-	\$ 675,354	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
22	2039	2040	\$ 18,356	4%	-	\$ 702,368	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
23	2040	2041	\$ 18,356	4%	-	\$ 730,463	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
24	2041	2042	\$ 18,356	4%	-	\$ 759,681	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
25	2042	2043	\$ 18,356	4%	-	\$ 790,068	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
26	2043	2044	\$ 18,356	4%	-	\$ 821,671	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
27	2044	2045	\$ 18,356	4%	-	\$ 854,538	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
28	2045	2046	\$ 18,356	4%	-	\$ 888,720	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
29	2046	2047	\$ 18,356	4%	-	\$ 924,268	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
30	2047	2048	\$ 18,356	4%	-	\$ 961,239	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
31	2048	2049	\$ 18,356	4%	-	\$ 999,689	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
32	2049	2050	\$ 18,356	4%	-	\$ 1,039,676	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
33	2050	2051	\$ 18,356	4%	-	\$ 1,081,263	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
34	2051	2052	\$ 18,356	4%	-	\$ 1,124,514	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
35	2052	2053	\$ 18,356	4%	-	\$ 1,169,494	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
36	2053	2054	\$ 18,356	4%	-	\$ 1,216,274	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
37	2054	2055	\$ 18,356	4%	-	\$ 1,264,925	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
38	2055	2056	\$ 18,356	4%	-	\$ 1,315,522	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
39	2056	2057	\$ 18,356	4%	-	\$ 1,368,143	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		
40	2057	2058	\$ 18,356	4%	-	\$ 1,422,869	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		



							City						
			Cumulative Permit Revenue	Cumulative New Construction Value	Taxable Value		City AV Tax Revenue from Base			City Total AV Tax Revenue		City TIRZ Revenue	
Zone Year	Appraisal Year	Fiscal Year			Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue
Base	2017	2018	\$ -	\$ -	\$ 18,356	\$ -	\$ 0.00645000	\$ 118	\$ 118	\$ 118	\$ 118	34.20%	\$ -
1	2018	2019	\$ -	\$ -	\$ 20,175	\$ 1,819	\$ 0.00645000	\$ 118	\$ 237	\$ 130	\$ 249	34.20%	\$ 4
2	2019	2020	\$ -	\$ -	\$ 23,055	\$ 4,699	\$ 0.00645000	\$ 118	\$ 355	\$ 149	\$ 397	34.20%	\$ 10
3	2020	2021	\$ 540,041	\$ 41,144,093	\$ 41,170,713	\$ 41,152,357	\$ 0.00645000	\$ 118	\$ 474	\$ 265,551	\$ 265,948	34.20%	\$ 90,778
4	2021	2022	\$ 1,074,260	\$ 80,508,123	\$ 80,536,480	\$ 80,518,124	\$ 0.00645000	\$ 118	\$ 592	\$ 519,460	\$ 785,409	34.20%	\$ 177,615
5	2022	2023	\$ 1,084,963	\$ 94,110,577	\$ 94,143,471	\$ 94,125,115	\$ 0.00634759	\$ 117	\$ 708	\$ 597,584	\$ 1,382,993	34.20%	\$ 204,334
6	2023	2024	\$ 1,084,963	\$ 97,875,000	\$ 99,504,328	\$ 99,485,972	\$ 0.00612154	\$ 112	\$ 821	\$ 609,120	\$ 1,992,113	34.20%	\$ 208,281
7	2024	2025	\$ 1,084,963	\$ 101,790,000	\$ 103,484,501	\$ 103,466,145	\$ 0.00612154	\$ 112	\$ 933	\$ 633,485	\$ 2,625,597	34.20%	\$ 216,613
8	2025	2026	\$ 1,084,963	\$ 105,861,600	\$ 107,623,881	\$ 107,605,525	\$ 0.00612154	\$ 112	\$ 1,046	\$ 658,824	\$ 3,284,421	34.20%	\$ 225,279
9	2026	2027	\$ 1,084,963	\$ 110,096,064	\$ 111,928,836	\$ 111,910,480	\$ 0.00612154	\$ 112	\$ 1,158	\$ 685,177	\$ 3,969,598	34.20%	\$ 234,292
10	2027	2028	\$ 1,084,963	\$ 114,499,907	\$ 116,405,990	\$ 116,387,634	\$ 0.00612154	\$ 112	\$ 1,270	\$ 712,584	\$ 4,682,182	34.20%	\$ 243,665
11	2028	2029	\$ 1,084,963	\$ 119,079,903	\$ 121,062,229	\$ 121,043,873	\$ 0.00612154	\$ 112	\$ 1,383	\$ 741,087	\$ 5,423,269	34.20%	\$ 253,413
12	2029	2030	\$ 1,084,963	\$ 123,843,099	\$ 125,904,719	\$ 125,886,363	\$ 0.00612154	\$ 112	\$ 1,495	\$ 770,731	\$ 6,194,000	34.20%	\$ 263,551
13	2030	2031	\$ 1,084,963	\$ 128,796,823	\$ 130,940,907	\$ 130,922,551	\$ 0.00612154	\$ 112	\$ 1,607	\$ 801,560	\$ 6,995,560	34.20%	\$ 274,095
14	2031	2032	\$ 1,084,963	\$ 133,948,696	\$ 136,178,544	\$ 136,160,188	\$ 0.00612154	\$ 112	\$ 1,720	\$ 833,622	\$ 7,829,182	34.20%	\$ 285,060
15	2032	2033	\$ 1,084,963	\$ 139,306,644	\$ 141,625,685	\$ 141,607,329	\$ 0.00612154	\$ 112	\$ 1,832	\$ 866,967	\$ 8,696,149	34.20%	\$ 296,464
16	2033	2034	\$ 1,084,963	\$ 144,878,909	\$ 147,290,713	\$ 147,272,357	\$ 0.00612154	\$ 112	\$ 1,945	\$ 901,646	\$ 9,597,795	34.20%	\$ 308,324
17	2034	2035	\$ 1,084,963	\$ 150,674,066	\$ 153,182,341	\$ 153,163,985	\$ 0.00612154	\$ 112	\$ 2,057	\$ 937,712	\$ 10,535,507	34.20%	\$ 320,659
18	2035	2036	\$ 1,084,963	\$ 156,701,028	\$ 159,309,635	\$ 159,291,279	\$ 0.00612154	\$ 112	\$ 2,169	\$ 975,220	\$ 11,510,728	34.20%	\$ 333,487
19	2036	2037	\$ 1,084,963	\$ 162,969,070	\$ 165,682,020	\$ 165,663,664	\$ 0.00612154	\$ 112	\$ 2,282	\$ 1,014,229	\$ 12,524,957	34.20%	\$ 346,828
20	2037	2038	\$ 1,084,963	\$ 169,487,832	\$ 172,309,301	\$ 172,290,945	\$ 0.00612154	\$ 112	\$ 2,394	\$ 1,054,798	\$ 13,579,755	34.20%	\$ 360,703
21	2038	2039	\$ 1,084,963	\$ 176,267,346	\$ 179,201,673	\$ 179,183,317	\$ 0.00612154	\$ 112	\$ 2,506	\$ 1,096,990	\$ 14,676,745	34.20%	\$ 375,132
22	2039	2040	\$ 1,084,963	\$ 183,318,039	\$ 186,369,740	\$ 186,351,384	\$ 0.00612154	\$ 112	\$ 2,619	\$ 1,140,870	\$ 15,817,615	34.20%	\$ 390,139
23	2040	2041	\$ 1,084,963	\$ 190,650,761	\$ 193,824,530	\$ 193,806,174	\$ 0.00612154	\$ 112	\$ 2,731	\$ 1,186,505	\$ 17,004,120	34.20%	\$ 405,746
24	2041	2042	\$ 1,084,963	\$ 198,276,791	\$ 201,577,511	\$ 201,559,155	\$ 0.00612154	\$ 112	\$ 2,843	\$ 1,233,965	\$ 18,238,084	34.20%	\$ 421,978
25	2042	2043	\$ 1,084,963	\$ 206,207,863	\$ 209,640,611	\$ 209,622,255	\$ 0.00612154	\$ 112	\$ 2,956	\$ 1,283,323	\$ 19,521,408	34.20%	\$ 438,858
26	2043	2044	\$ 1,084,963	\$ 214,456,178	\$ 218,026,236	\$ 218,007,880	\$ 0.00612154	\$ 112	\$ 3,068	\$ 1,334,656	\$ 20,856,064	0.00%	\$ -
27	2044	2045	\$ 1,084,963	\$ 223,034,425	\$ 226,747,285	\$ 226,728,929	\$ 0.00612154	\$ 112	\$ 3,181	\$ 1,388,043	\$ 22,244,107	0.00%	\$ -
28	2045	2046	\$ 1,084,963	\$ 231,955,802	\$ 235,817,177	\$ 235,798,821	\$ 0.00612154	\$ 112	\$ 3,293	\$ 1,443,564	\$ 23,687,671	0.00%	\$ -
29	2046	2047	\$ 1,084,963	\$ 241,234,034	\$ 245,249,864	\$ 245,231,508	\$ 0.00612154	\$ 112	\$ 3,405	\$ 1,501,307	\$ 25,188,978	0.00%	\$ -
30	2047	2048	\$ 1,084,963	\$ 250,883,395	\$ 255,059,858	\$ 255,041,502	\$ 0.00612154	\$ 112	\$ 3,518	\$ 1,561,359	\$ 26,750,337	0.00%	\$ -
31	2048	2049	\$ 1,084,963	\$ 260,918,731	\$ 265,262,253	\$ 265,243,897	\$ 0.00612154	\$ 112	\$ 3,630	\$ 1,623,813	\$ 28,374,150	0.00%	\$ -
32	2049	2050	\$ 1,084,963	\$ 271,355,480	\$ 275,872,743	\$ 275,854,387	\$ 0.00612154	\$ 112	\$ 3,742	\$ 1,688,766	\$ 30,062,916	0.00%	\$ -
33	2050	2051	\$ 1,084,963	\$ 282,209,699	\$ 286,907,653	\$ 286,889,297	\$ 0.00612154	\$ 112	\$ 3,855	\$ 1,756,317	\$ 31,819,233	0.00%	\$ -
34	2051	2052	\$ 1,084,963	\$ 293,498,087	\$ 298,383,959	\$ 298,365,603	\$ 0.00612154	\$ 112	\$ 3,967	\$ 1,826,569	\$ 33,645,802	0.00%	\$ -
35	2052	2053	\$ 1,084,963	\$ 305,238,011	\$ 310,319,317	\$ 310,300,961	\$ 0.00612154	\$ 112	\$ 4,080	\$ 1,899,632	\$ 35,545,435	0.00%	\$ -
36	2053	2054	\$ 1,084,963	\$ 317,447,531	\$ 322,732,090	\$ 322,713,734	\$ 0.00612154	\$ 112	\$ 4,192	\$ 1,975,617	\$ 37,521,052	0.00%	\$ -
37	2054	2055	\$ 1,084,963	\$ 330,145,433	\$ 335,641,373	\$ 335,623,017	\$ 0.00612154	\$ 112	\$ 4,304	\$ 2,054,642	\$ 39,575,694	0.00%	\$ -
38	2055	2056	\$ 1,084,963	\$ 343,351,250	\$ 349,067,028	\$ 349,048,672	\$ 0.00612154	\$ 112	\$ 4,417	\$ 2,136,828	\$ 41,712,522	0.00%	\$ -
39	2056	2057	\$ 1,084,963	\$ 357,085,300	\$ 363,029,709	\$ 363,011,353	\$ 0.00612154	\$ 112	\$ 4,529	\$ 2,222,301	\$ 43,934,823	0.00%	\$ -
40	2057	2058	\$ 1,084,963	\$ 371,368,712	\$ 377,550,898	\$ 377,532,542	\$ 0.00612154	\$ 112	\$ 4,641	\$ 2,311,193	\$ 46,246,016	0.00%	\$ -

TIRZ09 | The Columns



				City AV Revenue Net of TIRZ		Total		Total								
Zone	Year	Appraisal Year	Fiscal Year	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ	Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue
Base		2017	2018	\$ -	\$ 118	\$ 118	\$ -	\$ -	\$ 118	\$ 118				\$ -	\$ -	-
	1	2018	2019	\$ 4	\$ 126	\$ 245	\$ 4	\$ 4	\$ 126	\$ 245				\$ -	\$ -	-
	2	2019	2020	\$ 14	\$ 138	\$ 383	\$ 10	\$ 14	\$ 138	\$ 383	\$ 4		\$ 1,779	\$ -	\$ -	-
	3	2020	2021	\$ 90,792	\$ 174,773	\$ 175,156	\$ 90,778	\$ 90,792	\$ 174,773	\$ 175,156	\$ 10		\$ 4,176	\$ 540,041	\$ 540,041	35,444
	4	2021	2022	\$ 268,407	\$ 341,845	\$ 517,001	\$ 177,615	\$ 268,407	\$ 341,845	\$ 517,001	\$ 90,778		\$ 25,311	\$ 534,219	\$ 1,074,260	65,106
	5	2022	2023	\$ 472,741	\$ 393,250	\$ 910,252	\$ 204,334	\$ 472,741	\$ 393,250	\$ 910,252	\$ 177,615	\$ 177,615	\$ 59,235	\$ 10,703	\$ 1,084,963	65,609
	6	2023	2024	\$ 681,022	\$ 400,839	\$ 1,311,091	\$ 208,281	\$ 681,022	\$ 400,839	\$ 1,311,091	\$ 204,334	\$ 381,949	\$ 90,501	\$ -	\$ 1,084,963	65,609
	7	2024	2025	\$ 897,635	\$ 416,871	\$ 1,727,962	\$ 216,613	\$ 897,635	\$ 416,871	\$ 1,727,962	\$ 208,281	\$ 590,229		\$ -	\$ 1,084,963	65,609
	8	2025	2026	\$ 1,122,914	\$ 433,545	\$ 2,161,507	\$ 225,279	\$ 1,122,914	\$ 433,545	\$ 2,161,507	\$ 216,613	\$ 806,843		\$ -	\$ 1,084,963	65,609
	9	2026	2027	\$ 1,357,206	\$ 450,885	\$ 2,612,391	\$ 234,292	\$ 1,357,206	\$ 450,885	\$ 2,612,391	\$ 225,279	\$ 1,032,122		\$ -	\$ 1,084,963	65,609
	10	2027	2028	\$ 1,600,872	\$ 468,919	\$ 3,081,310	\$ 243,665	\$ 1,600,872	\$ 468,919	\$ 3,081,310	\$ 234,292	\$ 1,266,414		\$ -	\$ 1,084,963	68,233
	11	2028	2029	\$ 1,854,285	\$ 487,674	\$ 3,568,984	\$ 253,413	\$ 1,854,285	\$ 487,674	\$ 3,568,984	\$ 243,665	\$ 1,510,079		\$ -	\$ 1,084,963	70,962
	12	2029	2030	\$ 2,117,837	\$ 507,179	\$ 4,076,163	\$ 263,551	\$ 2,117,837	\$ 507,179	\$ 4,076,163	\$ 253,413	\$ 1,763,493		\$ -	\$ 1,084,963	73,801
	13	2030	2031	\$ 2,391,932	\$ 527,465	\$ 4,603,628	\$ 274,095	\$ 2,391,932	\$ 527,465	\$ 4,603,628	\$ 263,551	\$ 2,027,044		\$ -	\$ 1,084,963	76,753
	14	2031	2032	\$ 2,676,992	\$ 548,562	\$ 5,152,190	\$ 285,060	\$ 2,676,992	\$ 548,562	\$ 5,152,190	\$ 274,095	\$ 2,301,139		\$ -	\$ 1,084,963	79,823
	15	2032	2033	\$ 2,973,457	\$ 570,503	\$ 5,722,693	\$ 296,464	\$ 2,973,457	\$ 570,503	\$ 5,722,693	\$ 285,060	\$ 2,586,200		\$ -	\$ 1,084,963	83,016
	16	2033	2034	\$ 3,281,781	\$ 593,321	\$ 6,316,014	\$ 308,324	\$ 3,281,781	\$ 593,321	\$ 6,316,014	\$ 296,464	\$ 2,882,664		\$ -	\$ 1,084,963	86,336
	17	2034	2035	\$ 3,602,440	\$ 617,053	\$ 6,933,067	\$ 320,659	\$ 3,602,440	\$ 617,053	\$ 6,933,067	\$ 308,324	\$ 3,190,989		\$ -	\$ 1,084,963	89,790
	18	2035	2036	\$ 3,935,927	\$ 641,733	\$ 7,574,801	\$ 333,487	\$ 3,935,927	\$ 641,733	\$ 7,574,801	\$ 320,659	\$ 3,511,648		\$ -	\$ 1,084,963	93,382
	19	2036	2037	\$ 4,282,755	\$ 667,401	\$ 8,242,202	\$ 346,828	\$ 4,282,755	\$ 667,401	\$ 8,242,202	\$ 333,487	\$ 3,845,135		\$ -	\$ 1,084,963	97,117
	20	2037	2038	\$ 4,643,457	\$ 694,096	\$ 8,936,298	\$ 360,703	\$ 4,643,457	\$ 694,096	\$ 8,936,298	\$ 346,828	\$ 4,191,963		\$ -	\$ 1,084,963	101,001
	21	2038	2039	\$ 5,018,590	\$ 721,858	\$ 9,658,156	\$ 375,132	\$ 5,018,590	\$ 721,858	\$ 9,658,156	\$ 360,703	\$ 4,552,665		\$ -	\$ 1,084,963	105,042
	22	2039	2040	\$ 5,408,729	\$ 750,731	\$ 10,408,886	\$ 390,139	\$ 5,408,729	\$ 750,731	\$ 10,408,886	\$ 375,132	\$ 4,927,797		\$ -	\$ 1,084,963	109,243
	23	2040	2041	\$ 5,814,475	\$ 780,758	\$ 11,189,645	\$ 405,746	\$ 5,814,475	\$ 780,758	\$ 11,189,645	\$ 390,139	\$ 5,317,936		\$ -	\$ 1,084,963	113,613
	24	2041	2042	\$ 6,236,452	\$ 811,987	\$ 12,001,632	\$ 421,978	\$ 6,236,452	\$ 811,987	\$ 12,001,632	\$ 405,746	\$ 5,723,683		\$ -	\$ 1,084,963	118,157
	25	2042	2043	\$ 6,675,311	\$ 844,465	\$ 12,846,097	\$ 438,858	\$ 6,675,311	\$ 844,465	\$ 12,846,097	\$ 421,978	\$ 6,145,660		\$ -	\$ 1,084,963	122,884
	26	2043	2044	\$ 6,675,311	\$ 1,334,656	\$ 14,180,754	\$ -	\$ 6,675,311	\$ 1,334,656	\$ 14,180,754	\$ 438,858	\$ 6,584,518		\$ -	\$ 1,084,963	127,799
	27	2044	2045	\$ 6,675,311	\$ 1,388,043	\$ 15,568,796	\$ -	\$ 6,675,311	\$ 1,388,043	\$ 15,568,796	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	132,911
	28	2045	2046	\$ 6,675,311	\$ 1,443,564	\$ 17,012,360	\$ -	\$ 6,675,311	\$ 1,443,564	\$ 17,012,360	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	138,227
	29	2046	2047	\$ 6,675,311	\$ 1,501,307	\$ 18,513,667	\$ -	\$ 6,675,311	\$ 1,501,307	\$ 18,513,667	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	143,757
	30	2047	2048	\$ 6,675,311	\$ 1,561,359	\$ 20,075,026	\$ -	\$ 6,675,311	\$ 1,561,359	\$ 20,075,026	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	149,507
	31	2048	2049	\$ 6,675,311	\$ 1,623,813	\$ 21,698,840	\$ -	\$ 6,675,311	\$ 1,623,813	\$ 21,698,840	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	155,487
	32	2049	2050	\$ 6,675,311	\$ 1,688,766	\$ 23,387,606	\$ -	\$ 6,675,311	\$ 1,688,766	\$ 23,387,606	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	161,707
	33	2050	2051	\$ 6,675,311	\$ 1,756,317	\$ 25,143,923	\$ -	\$ 6,675,311	\$ 1,756,317	\$ 25,143,923	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	168,175
	34	2051	2052	\$ 6,675,311	\$ 1,826,569	\$ 26,970,492	\$ -	\$ 6,675,311	\$ 1,826,569	\$ 26,970,492	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	174,902
	35	2052	2053	\$ 6,675,311	\$ 1,899,632	\$ 28,870,124	\$ -	\$ 6,675,311	\$ 1,899,632	\$ 28,870,124	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	181,898
	36	2053	2054	\$ 6,675,311	\$ 1,975,617	\$ 30,845,741	\$ -	\$ 6,675,311	\$ 1,975,617	\$ 30,845,741	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	189,174
	37	2054	2055	\$ 6,675,311	\$ 2,054,642	\$ 32,900,384	\$ -	\$ 6,675,311	\$ 2,054,642	\$ 32,900,384	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	196,741
	38	2055	2056	\$ 6,675,311	\$ 2,136,828	\$ 35,037,211	\$ -	\$ 6,675,311	\$ 2,136,828	\$ 35,037,211	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	204,610
	39	2056	2057	\$ 6,675,311	\$ 2,222,301	\$ 37,259,512	\$ -	\$ 6,675,311	\$ 2,222,301	\$ 37,259,512	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	212,795
	40	2057	2058	\$ 6,675,311	\$ 2,311,193	\$ 39,570,705	\$ -	\$ 6,675,311	\$ 2,311,193	\$ 39,570,705	\$ -	\$ 6,584,518		\$ -	\$ 1,084,963	221,307

Attachment A | 117



		Cumulative	
Zone Year	Appraisal Year	Fiscal Year	Sales Tax Revenue
Base	2017	2018	-
1	2018	2019	-
2	2019	2020	-
3	2020	2021	35,444
4	2021	2022	100,550
5	2022	2023	166,158
6	2023	2024	231,767
7	2024	2025	297,375
8	2025	2026	362,984
9	2026	2027	428,593
10	2027	2028	496,826
11	2028	2029	567,788
12	2029	2030	641,589
13	2030	2031	718,342
14	2031	2032	798,165
15	2032	2033	881,180
16	2033	2034	967,517
17	2034	2035	1,057,307
18	2035	2036	1,150,688
19	2036	2037	1,247,805
20	2037	2038	1,348,807
21	2038	2039	1,453,848
22	2039	2040	1,563,091
23	2040	2041	1,676,704
24	2041	2042	1,794,862
25	2042	2043	1,917,745
26	2043	2044	2,045,544
27	2044	2045	2,178,455
28	2045	2046	2,316,683
29	2046	2047	2,460,439
30	2047	2048	2,609,946
31	2048	2049	2,765,433
32	2049	2050	2,927,140
33	2050	2051	3,095,315
34	2051	2052	3,270,217
35	2052	2053	3,452,115
36	2053	2054	3,641,288
37	2054	2055	3,838,029
38	2055	2056	4,042,640
39	2056	2057	4,255,435
40	2057	2058	4,476,741



			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs
			Inflation	New EDUs										
Base	2017	2018	0.0%	\$ 18,356	\$ -	\$ 18,356	0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -
1	2018	2019	9.9%	\$ 20,175	\$ -	\$ 20,175	4.0%	-	-	\$ 2,403	-	-	\$ 1,085	\$ -
2	2019	2020	14.3%	\$ 23,055	\$ -	\$ 23,055	4.0%	-	-	\$ 2,504	-	-	\$ 1,130	\$ -
3	2020	2021	15.5%	\$ 26,620	\$ 41,144,093	\$ 41,170,713	4.0%	141	141	\$ 2,608	367,710	367,710	\$ 1,177	\$ 165,987
4	2021	2022	6.5%	\$ 28,357	\$ 36,679,377	\$ 80,536,480	4.0%	118	259	\$ 2,717	703,583	1,071,293	\$ 1,226	\$ 317,603
5	2022	2023	16.0%	\$ 32,894	\$ 721,154	\$ 94,143,471	4.0%	2	261	\$ 2,830	738,558	1,809,851	\$ 1,277	\$ 333,391
6	2023	2024	4.0%	\$ 34,210	\$ -	\$ 99,504,328	4.0%	-	261	\$ 2,948	769,331	2,579,182	\$ 1,331	\$ 347,282
7	2024	2025	4.0%	\$ 35,578	\$ -	\$ 103,484,501	4.0%	-	261	\$ 3,070	801,387	3,380,569	\$ 1,386	\$ 361,752
8	2025	2026	4.0%	\$ 37,001	\$ -	\$ 107,623,881	4.0%	-	261	\$ 3,198	834,778	4,215,347	\$ 1,444	\$ 376,825
9	2026	2027	4.0%	\$ 38,481	\$ -	\$ 111,928,836	4.0%	-	261	\$ 3,332	869,560	5,084,907	\$ 1,504	\$ 392,526
10	2027	2028	4.0%	\$ 40,021	\$ -	\$ 116,405,990	4.0%	-	261	\$ 3,465	904,343	5,989,250	\$ 1,564	\$ 408,227
11	2028	2029	4.0%	\$ 41,622	\$ -	\$ 121,062,229	4.0%	-	261	\$ 3,604	940,516	6,929,766	\$ 1,627	\$ 424,556
12	2029	2030	4.0%	\$ 43,286	\$ -	\$ 125,904,719	4.0%	-	261	\$ 3,748	978,137	7,907,903	\$ 1,692	\$ 441,539
13	2030	2031	4.0%	\$ 45,018	\$ -	\$ 130,940,907	4.0%	-	261	\$ 3,898	1,017,263	8,925,166	\$ 1,759	\$ 459,200
14	2031	2032	4.0%	\$ 46,819	\$ -	\$ 136,178,544	4.0%	-	261	\$ 4,053	1,057,953	9,983,119	\$ 1,830	\$ 477,568
15	2032	2033	4.0%	\$ 48,691	\$ -	\$ 141,625,685	4.0%	-	261	\$ 4,216	1,100,271	11,083,390	\$ 1,903	\$ 496,671
16	2033	2034	4.0%	\$ 50,639	\$ -	\$ 147,290,713	4.0%	-	261	\$ 4,384	1,144,282	12,227,672	\$ 1,979	\$ 516,538
17	2034	2035	4.0%	\$ 52,665	\$ -	\$ 153,182,341	4.0%	-	261	\$ 4,560	1,190,053	13,417,725	\$ 2,058	\$ 537,199
18	2035	2036	4.0%	\$ 54,771	\$ -	\$ 159,309,635	4.0%	-	261	\$ 4,742	1,237,655	14,655,380	\$ 2,141	\$ 558,687
19	2036	2037	4.0%	\$ 56,962	\$ -	\$ 165,682,020	4.0%	-	261	\$ 4,932	1,287,162	15,942,542	\$ 2,226	\$ 581,035
20	2037	2038	4.0%	\$ 59,240	\$ -	\$ 172,309,301	4.0%	-	261	\$ 5,129	1,338,648	17,281,190	\$ 2,315	\$ 604,276
21	2038	2039	4.0%	\$ 61,610	\$ -	\$ 179,201,673	4.0%	-	261	\$ 5,334	1,392,194	18,673,384	\$ 2,408	\$ 628,447
22	2039	2040	4.0%	\$ 64,074	\$ -	\$ 186,369,740	4.0%	-	261	\$ 5,547	1,447,882	20,121,266	\$ 2,504	\$ 653,585
23	2040	2041	4.0%	\$ 66,637	\$ -	\$ 193,824,530	4.0%	-	261	\$ 5,769	1,505,797	21,627,063	\$ 2,604	\$ 679,729
24	2041	2042	4.0%	\$ 69,303	\$ -	\$ 201,577,511	4.0%	-	261	\$ 6,000	1,566,029	23,193,092	\$ 2,708	\$ 706,918
25	2042	2043	4.0%	\$ 72,075	\$ -	\$ 209,640,611	4.0%	-	261	\$ 6,240	1,628,670	24,821,762	\$ 2,817	\$ 735,194
26	2043	2044	4.0%	\$ 74,958	\$ -	\$ 218,026,236	4.0%	-	261	\$ 6,490	1,693,817	26,515,579	\$ 2,930	\$ 764,602
27	2044	2045	4.0%	\$ 77,956	\$ -	\$ 226,747,285	4.0%	-	261	\$ 6,749	1,761,570	28,277,148	\$ 3,047	\$ 795,186
28	2045	2046	4.0%	\$ 81,075	\$ -	\$ 235,817,177	4.0%	-	261	\$ 7,019	1,832,032	30,109,181	\$ 3,169	\$ 826,994
29	2046	2047	4.0%	\$ 84,318	\$ -	\$ 245,249,864	4.0%	-	261	\$ 7,300	1,905,314	32,014,494	\$ 3,295	\$ 860,074
30	2047	2048	4.0%	\$ 87,690	\$ -	\$ 255,059,858	4.0%	-	261	\$ 7,592	1,981,526	33,996,020	\$ 3,427	\$ 894,476
31	2048	2049	4.0%	\$ 91,198	\$ -	\$ 265,262,253	4.0%	-	261	\$ 7,896	2,060,787	36,056,808	\$ 3,564	\$ 930,256
32	2049	2050	4.0%	\$ 94,846	\$ -	\$ 275,872,743	4.0%	-	261	\$ 8,212	2,143,219	38,200,026	\$ 3,707	\$ 967,466
33	2050	2051	4.0%	\$ 98,640	\$ -	\$ 286,907,653	4.0%	-	261	\$ 8,540	2,228,947	40,428,974	\$ 3,855	\$ 1,006,164
34	2051	2052	4.0%	\$ 102,585	\$ -	\$ 298,383,959	4.0%	-	261	\$ 8,882	2,318,105	42,747,079	\$ 4,009	\$ 1,046,411
35	2052	2053	4.0%	\$ 106,689	\$ -	\$ 310,319,317	4.0%	-	261	\$ 9,237	2,410,830	45,157,909	\$ 4,170	\$ 1,088,267
36	2053	2054	4.0%	\$ 110,956	\$ -	\$ 322,732,090	4.0%	-	261	\$ 9,606	2,507,263	47,665,171	\$ 4,336	\$ 1,131,798
37	2054	2055	4.0%	\$ 115,394	\$ -	\$ 335,641,373	4.0%	-	261	\$ 9,991	2,607,553	50,272,725	\$ 4,510	\$ 1,177,070
38	2055	2056	4.0%	\$ 120,010	\$ -	\$ 349,067,028	4.0%	-	261	\$ 10,390	2,711,855	52,984,580	\$ 4,690	\$ 1,224,153
39	2056	2057	4.0%	\$ 124,811	\$ -	\$ 363,029,709	4.0%	-	261	\$ 10,806	2,820,330	55,804,910	\$ 4,878	\$ 1,273,119
40	2057	2058	4.0%	\$ 129,803	\$ -	\$ 377,550,898	4.0%	-	261	\$ 11,238	2,933,143	58,738,052	\$ 5,073	\$ 1,324,044



			Cost of Service												
			Public Safety												
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service		Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)				PSETR as % of Total
Base	2017	2018	\$ -	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.4278	0.2172	0.645	
1	2018	2019	\$ -	\$ 852	\$ -	\$ -	\$ 405	\$ -	\$ -	-	-	0.385416	0.259584	0.645	
2	2019	2020	\$ -	\$ 887	\$ -	\$ -	\$ 422	\$ -	\$ -	-	-	0.453683	0.191317	0.645	
3	2020	2021	\$ 165,987	\$ 924	\$ 130,344	\$ 130,344	\$ 440	\$ 62,036	\$ 62,036	\$ 0.31659	49.1%	0.453125	0.191875	0.645	
4	2021	2022	\$ 483,590	\$ 963	\$ 249,402	\$ 379,745	\$ 458	\$ 118,702	\$ 180,738	\$ 0.30968	48.0%	0.429385	0.215615	0.645	
5	2022	2023	\$ 816,981	\$ 1,003	\$ 261,799	\$ 641,545	\$ 477	\$ 124,602	\$ 305,340	\$ 0.27809	43.8%	0.372702	0.262057	0.634759	
6	2023	2024	\$ 1,164,263	\$ 1,045	\$ 272,708	\$ 914,252	\$ 497	\$ 129,794	\$ 435,134	\$ 0.27407	44.8%	0.315878	0.296276	0.612154	
7	2024	2025	\$ 1,526,015	\$ 1,088	\$ 284,071	\$ 1,198,323	\$ 518	\$ 135,202	\$ 570,336	\$ 0.27451	44.8%	0.309756	0.3023975	0.612154	
8	2025	2026	\$ 1,902,841	\$ 1,134	\$ 295,907	\$ 1,494,230	\$ 540	\$ 140,835	\$ 711,172	\$ 0.27495	44.9%	0.303635	0.3085191	0.612154	
9	2026	2027	\$ 2,295,367	\$ 1,181	\$ 308,236	\$ 1,802,466	\$ 562	\$ 146,704	\$ 857,875	\$ 0.27539	45.0%	0.297513	0.3146406	0.612154	
10	2027	2028	\$ 2,703,594	\$ 1,228	\$ 320,566	\$ 2,123,032	\$ 585	\$ 152,572	\$ 1,010,447	\$ 0.27539	45.0%	0.291392	0.3207622	0.612154	
11	2028	2029	\$ 3,128,151	\$ 1,277	\$ 333,388	\$ 2,456,420	\$ 608	\$ 158,675	\$ 1,169,122	\$ 0.27539	45.0%	0.28527	0.3268837	0.612154	
12	2029	2030	\$ 3,569,689	\$ 1,328	\$ 346,724	\$ 2,803,144	\$ 632	\$ 165,022	\$ 1,334,143	\$ 0.27539	45.0%	0.279149	0.3330052	0.612154	
13	2030	2031	\$ 4,028,890	\$ 1,382	\$ 360,593	\$ 3,163,737	\$ 658	\$ 171,622	\$ 1,505,766	\$ 0.27539	45.0%	0.273027	0.3391268	0.612154	
14	2031	2032	\$ 4,506,458	\$ 1,437	\$ 375,017	\$ 3,538,754	\$ 684	\$ 178,487	\$ 1,684,253	\$ 0.27539	45.0%	0.266906	0.3452483	0.612154	
15	2032	2033	\$ 5,003,129	\$ 1,494	\$ 390,017	\$ 3,928,771	\$ 711	\$ 185,627	\$ 1,869,880	\$ 0.27539	45.0%	0.260784	0.3513699	0.612154	
16	2033	2034	\$ 5,519,667	\$ 1,554	\$ 405,618	\$ 4,334,389	\$ 740	\$ 193,052	\$ 2,062,932	\$ 0.27539	45.0%	0.254663	0.3574914	0.612154	
17	2034	2035	\$ 6,056,866	\$ 1,616	\$ 421,843	\$ 4,756,232	\$ 769	\$ 200,774	\$ 2,263,706	\$ 0.27539	45.0%	0.248541	0.3636129	0.612154	
18	2035	2036	\$ 6,615,554	\$ 1,681	\$ 438,716	\$ 5,194,948	\$ 800	\$ 208,805	\$ 2,472,511	\$ 0.27539	45.0%	0.24242	0.3697345	0.612154	
19	2036	2037	\$ 7,196,589	\$ 1,748	\$ 456,265	\$ 5,651,213	\$ 832	\$ 217,157	\$ 2,689,668	\$ 0.27539	45.0%	0.236298	0.375856	0.612154	
20	2037	2038	\$ 7,800,865	\$ 1,818	\$ 474,516	\$ 6,125,729	\$ 865	\$ 225,843	\$ 2,915,512	\$ 0.27539	45.0%	0.24242	0.3697345	0.612154	
21	2038	2039	\$ 8,429,312	\$ 1,891	\$ 493,496	\$ 6,619,225	\$ 900	\$ 234,877	\$ 3,150,389	\$ 0.27539	45.0%	0.248541	0.3636129	0.612154	
22	2039	2040	\$ 9,082,897	\$ 1,966	\$ 513,236	\$ 7,132,462	\$ 936	\$ 244,272	\$ 3,394,662	\$ 0.27539	45.0%	0.254663	0.3574914	0.612154	
23	2040	2041	\$ 9,762,626	\$ 2,045	\$ 533,766	\$ 7,666,227	\$ 973	\$ 254,043	\$ 3,648,705	\$ 0.27539	45.0%	0.260784	0.3513699	0.612154	
24	2041	2042	\$ 10,469,544	\$ 2,127	\$ 555,116	\$ 8,221,343	\$ 1,012	\$ 264,205	\$ 3,912,910	\$ 0.27539	45.0%	0.266906	0.3452483	0.612154	
25	2042	2043	\$ 11,204,738	\$ 2,212	\$ 577,321	\$ 8,798,664	\$ 1,053	\$ 274,773	\$ 4,187,683	\$ 0.27539	45.0%	0.273027	0.3391268	0.612154	
26	2043	2044	\$ 11,969,340	\$ 2,300	\$ 600,414	\$ 9,399,078	\$ 1,095	\$ 285,764	\$ 4,473,447	\$ 0.27539	45.0%	0.279149	0.3330052	0.612154	
27	2044	2045	\$ 12,764,527	\$ 2,392	\$ 624,430	\$ 10,023,508	\$ 1,139	\$ 297,195	\$ 4,770,642	\$ 0.27539	45.0%	0.28527	0.3268837	0.612154	
28	2045	2046	\$ 13,591,520	\$ 2,488	\$ 649,407	\$ 10,672,916	\$ 1,184	\$ 309,082	\$ 5,079,724	\$ 0.27539	45.0%	0.291392	0.3207622	0.612154	
29	2046	2047	\$ 14,451,594	\$ 2,588	\$ 675,384	\$ 11,348,299	\$ 1,232	\$ 321,446	\$ 5,401,170	\$ 0.27539	45.0%	0.297513	0.3146406	0.612154	
30	2047	2048	\$ 15,346,070	\$ 2,691	\$ 702,399	\$ 12,050,698	\$ 1,281	\$ 334,304	\$ 5,735,473	\$ 0.27539	45.0%	0.303635	0.3085191	0.612154	
31	2048	2049	\$ 16,276,326	\$ 2,799	\$ 730,495	\$ 12,781,193	\$ 1,332	\$ 347,676	\$ 6,083,149	\$ 0.27539	45.0%	0.309756	0.3023975	0.612154	
32	2049	2050	\$ 17,243,792	\$ 2,911	\$ 759,715	\$ 13,540,908	\$ 1,385	\$ 361,583	\$ 6,444,732	\$ 0.27539	45.0%	0.315878	0.296276	0.612154	
33	2050	2051	\$ 18,249,956	\$ 3,027	\$ 790,103	\$ 14,331,012	\$ 1,441	\$ 376,046	\$ 6,820,778	\$ 0.27539	45.0%	0.322	0.2901545	0.612154	
34	2051	2052	\$ 19,296,367	\$ 3,148	\$ 821,708	\$ 15,152,719	\$ 1,498	\$ 391,088	\$ 7,211,866	\$ 0.27539	45.0%	0.328121	0.2840329	0.612154	
35	2052	2053	\$ 20,384,634	\$ 3,274	\$ 854,576	\$ 16,007,295	\$ 1,558	\$ 406,731	\$ 7,618,597	\$ 0.27539	45.0%	0.334243	0.2779114	0.612154	
36	2053	2054	\$ 21,516,432	\$ 3,405	\$ 888,759	\$ 16,896,054	\$ 1,621	\$ 423,001	\$ 8,041,598	\$ 0.27539	45.0%	0.340364	0.2717898	0.612154	
37	2054	2055	\$ 22,693,502	\$ 3,541	\$ 924,309	\$ 17,820,364	\$ 1,686	\$ 439,921	\$ 8,481,518	\$ 0.27539	45.0%	0.346486	0.2656683	0.612154	
38	2055	2056	\$ 23,917,655	\$ 3,683	\$ 961,282	\$ 18,781,645	\$ 1,753	\$ 457,517	\$ 8,939,036	\$ 0.27539	45.0%	0.352607	0.2595468	0.612154	
39	2056	2057	\$ 25,190,774	\$ 3,830	\$ 999,733	\$ 19,781,378	\$ 1,823	\$ 475,818	\$ 9,414,854	\$ 0.27539	45.0%	0.358729	0.2534252	0.612154	
40	2057	2058	\$ 26,514,818	\$ 3,984	\$ 1,039,722	\$ 20,821,100	\$ 1,896	\$ 494,851	\$ 9,909,705	\$ 0.27539	45.0%	0.36485	0.2473037	0.612154	

			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	M&O Tax	Cumulative	I&S Tax	Cumulative	Total AV	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O	Net Revenue	Net Revenue
Year	Year	Year	Revenue	M&O Revenue	Revenue	I&S Revenue	Revenue	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue	Available to	Available to
								Safety Expense	Safety Expense		Net of TIRZ	General Fund	General Fund
												(Annual)	(Cumulative)
Base	2017	2018	\$ 79	\$ 79	\$ 40	\$ 40	\$ 118	\$ 79	\$ 79	\$ -	\$ 79	\$ 79	\$ 79
1	2018	2019	\$ 78	\$ 156	\$ 52	\$ 92	\$ 130	\$ 78	\$ 156	\$ 4	\$ 74	\$ 74	\$ 152
2	2019	2020	\$ 105	\$ 261	\$ 44	\$ 136	\$ 149	\$ 105	\$ 261	\$ 10	\$ 94	\$ 94	\$ 247
3	2020	2021	\$ 186,555	\$ 186,816	\$ 78,996	\$ 79,133	\$ 265,551	\$ 56,211	\$ 56,472	\$ 90,778	\$ 95,777	\$ 609,225	\$ 609,472
4	2021	2022	\$ 345,812	\$ 532,627	\$ 173,649	\$ 252,781	\$ 519,460	\$ 96,410	\$ 152,882	\$ 177,615	\$ 168,197	\$ 648,820	\$ 1,258,292
5	2022	2023	\$ 350,875	\$ 883,502	\$ 246,710	\$ 499,491	\$ 597,584	\$ 89,075	\$ 241,957	\$ 204,334	\$ 146,541	\$ 98,250	\$ 1,356,542
6	2023	2024	\$ 314,312	\$ 1,197,814	\$ 294,807	\$ 794,298	\$ 609,120	\$ 41,605	\$ 283,562	\$ 208,281	\$ 106,032	\$ 41,846	\$ 1,398,388
7	2024	2025	\$ 320,550	\$ 1,518,364	\$ 312,935	\$ 1,107,233	\$ 633,485	\$ 36,479	\$ 320,041	\$ 216,613	\$ 103,937	\$ 34,343	\$ 1,432,731
8	2025	2026	\$ 326,784	\$ 1,845,148	\$ 332,040	\$ 1,439,273	\$ 658,824	\$ 30,877	\$ 350,918	\$ 225,279	\$ 101,504	\$ 26,277	\$ 1,459,009
9	2026	2027	\$ 333,003	\$ 2,178,151	\$ 352,174	\$ 1,791,447	\$ 685,177	\$ 24,767	\$ 375,685	\$ 234,292	\$ 98,711	\$ 17,616	\$ 1,476,625
10	2027	2028	\$ 339,198	\$ 2,517,349	\$ 373,386	\$ 2,164,833	\$ 712,584	\$ 18,632	\$ 394,316	\$ 243,665	\$ 95,532	\$ 11,193	\$ 1,487,819
11	2028	2029	\$ 345,355	\$ 2,862,703	\$ 395,733	\$ 2,560,566	\$ 741,087	\$ 11,966	\$ 406,283	\$ 253,413	\$ 91,941	\$ 4,229	\$ 1,492,047
12	2029	2030	\$ 351,461	\$ 3,214,165	\$ 419,269	\$ 2,979,835	\$ 770,731	\$ 4,738	\$ 411,020	\$ 263,551	\$ 87,910	\$ (3,311)	\$ 1,488,736
13	2030	2031	\$ 357,504	\$ 3,571,669	\$ 444,056	\$ 3,423,891	\$ 801,560	\$ (3,089)	\$ 407,932	\$ 274,095	\$ 83,409	\$ (11,460)	\$ 1,477,276
14	2031	2032	\$ 363,468	\$ 3,935,137	\$ 470,154	\$ 3,894,045	\$ 833,622	\$ (11,548)	\$ 396,383	\$ 285,060	\$ 78,408	\$ (20,257)	\$ 1,457,019
15	2032	2033	\$ 369,337	\$ 4,304,475	\$ 497,630	\$ 4,391,675	\$ 866,967	\$ (20,680)	\$ 375,703	\$ 296,464	\$ 72,873	\$ (29,738)	\$ 1,427,281
16	2033	2034	\$ 375,094	\$ 4,679,569	\$ 526,552	\$ 4,918,227	\$ 901,646	\$ (30,524)	\$ 345,180	\$ 308,324	\$ 66,770	\$ (39,946)	\$ 1,387,336
17	2034	2035	\$ 380,721	\$ 5,060,290	\$ 556,991	\$ 5,475,217	\$ 937,712	\$ (41,122)	\$ 304,058	\$ 320,659	\$ 60,062	\$ (50,922)	\$ 1,336,413
18	2035	2036	\$ 386,198	\$ 5,446,488	\$ 589,023	\$ 6,064,240	\$ 975,220	\$ (52,519)	\$ 251,539	\$ 333,487	\$ 52,711	\$ (62,713)	\$ 1,273,701
19	2036	2037	\$ 391,503	\$ 5,837,991	\$ 622,726	\$ 6,686,966	\$ 1,014,229	\$ (64,762)	\$ 186,777	\$ 346,828	\$ 44,675	\$ (75,365)	\$ 1,198,336
20	2037	2038	\$ 417,711	\$ 6,255,702	\$ 637,087	\$ 7,324,053	\$ 1,054,798	\$ (56,804)	\$ 129,973	\$ 360,703	\$ 57,009	\$ (67,833)	\$ 1,130,502
21	2038	2039	\$ 445,390	\$ 6,701,092	\$ 651,600	\$ 7,975,653	\$ 1,096,990	\$ (48,107)	\$ 81,867	\$ 375,132	\$ 70,258	\$ (59,578)	\$ 1,070,924
22	2039	2040	\$ 474,614	\$ 7,175,706	\$ 666,256	\$ 8,641,909	\$ 1,140,870	\$ (38,622)	\$ 43,244	\$ 390,139	\$ 84,475	\$ (50,554)	\$ 1,020,370
23	2040	2041	\$ 505,464	\$ 7,681,170	\$ 681,041	\$ 9,322,950	\$ 1,186,505	\$ (28,302)	\$ 14,942	\$ 405,746	\$ 99,717	\$ (40,713)	\$ 979,657
24	2041	2042	\$ 538,022	\$ 8,219,191	\$ 695,943	\$ 10,018,893	\$ 1,233,965	\$ (17,094)	\$ (2,152)	\$ 421,978	\$ 116,044	\$ (30,003)	\$ 949,654
25	2042	2043	\$ 572,376	\$ 8,791,567	\$ 710,947	\$ 10,729,840	\$ 1,283,323	\$ (4,945)	\$ (7,097)	\$ 438,858	\$ 133,518	\$ (18,372)	\$ 931,282
26	2043	2044	\$ 608,618	\$ 9,400,185	\$ 726,039	\$ 11,455,879	\$ 1,334,656	\$ 8,204	\$ 1,107	\$ -	\$ 608,618	\$ 450,653	\$ 1,381,935
27	2044	2045	\$ 646,843	\$ 10,047,028	\$ 741,200	\$ 12,197,079	\$ 1,388,043	\$ 22,412	\$ 23,519	\$ -	\$ 646,843	\$ 482,559	\$ 1,864,494
28	2045	2046	\$ 687,152	\$ 10,734,180	\$ 756,412	\$ 12,953,491	\$ 1,443,564	\$ 37,745	\$ 61,264	\$ -	\$ 687,152	\$ 516,297	\$ 2,380,791
29	2046	2047	\$ 729,651	\$ 11,463,831	\$ 771,656	\$ 13,725,147	\$ 1,501,307	\$ 54,267	\$ 115,531	\$ -	\$ 729,651	\$ 551,962	\$ 2,932,753
30	2047	2048	\$ 774,451	\$ 12,238,282	\$ 786,908	\$ 14,512,055	\$ 1,561,359	\$ 72,052	\$ 187,583	\$ -	\$ 774,451	\$ 589,654	\$ 3,522,407
31	2048	2049	\$ 821,667	\$ 13,059,948	\$ 802,147	\$ 15,314,202	\$ 1,623,813	\$ 91,172	\$ 278,755	\$ -	\$ 821,667	\$ 629,478	\$ 4,151,885
32	2049	2050	\$ 871,421	\$ 13,931,370	\$ 817,345	\$ 16,131,547	\$ 1,688,766	\$ 111,706	\$ 390,461	\$ -	\$ 871,421	\$ 671,545	\$ 4,823,431
33	2050	2051	\$ 923,841	\$ 14,855,211	\$ 832,475	\$ 16,964,022	\$ 1,756,317	\$ 133,738	\$ 524,199	\$ -	\$ 923,841	\$ 715,970	\$ 5,539,401
34	2051	2052	\$ 979,061	\$ 15,834,272	\$ 847,509	\$ 17,811,531	\$ 1,826,569	\$ 157,353	\$ 681,552	\$ -	\$ 979,061	\$ 762,875	\$ 6,302,275
35	2052	2053	\$ 1,037,219	\$ 16,871,491	\$ 862,413	\$ 18,673,943	\$ 1,899,632	\$ 182,644	\$ 864,196	\$ -	\$ 1,037,219	\$ 812,386	\$ 7,114,661
36	2053	2054	\$ 1,098,464	\$ 17,969,956	\$ 877,153	\$ 19,551,096	\$ 1,975,617	\$ 209,705	\$ 1,073,901	\$ -	\$ 1,098,464	\$ 864,638	\$ 7,979,299
37	2054	2055	\$ 1,162,949	\$ 19,132,905	\$ 891,693	\$ 20,442,789	\$ 2,054,642	\$ 238,640	\$ 1,312,541	\$ -	\$ 1,162,949	\$ 919,769	\$ 8,899,068
38	2055	2056	\$ 1,230,836	\$ 20,363,741	\$ 905,992	\$ 21,348,781	\$ 2,136,828	\$ 269,554	\$ 1,582,095	\$ -	\$ 1,230,836	\$ 977,929	\$ 9,876,997
39	2056	2057	\$ 1,302,292	\$ 21,666,033	\$ 920,009	\$ 22,268,790	\$ 2,222,301	\$ 302,559	\$ 1,884,654	\$ -	\$ 1,302,292	\$ 1,039,269	\$ 10,916,266
40	2057	2058	\$ 1,377,496	\$ 23,043,528	\$ 933,697	\$ 23,202,487	\$ 2,311,193	\$ 337,773	\$ 2,222,428	\$ -	\$ 1,377,496	\$ 1,103,951	\$ 12,020,217



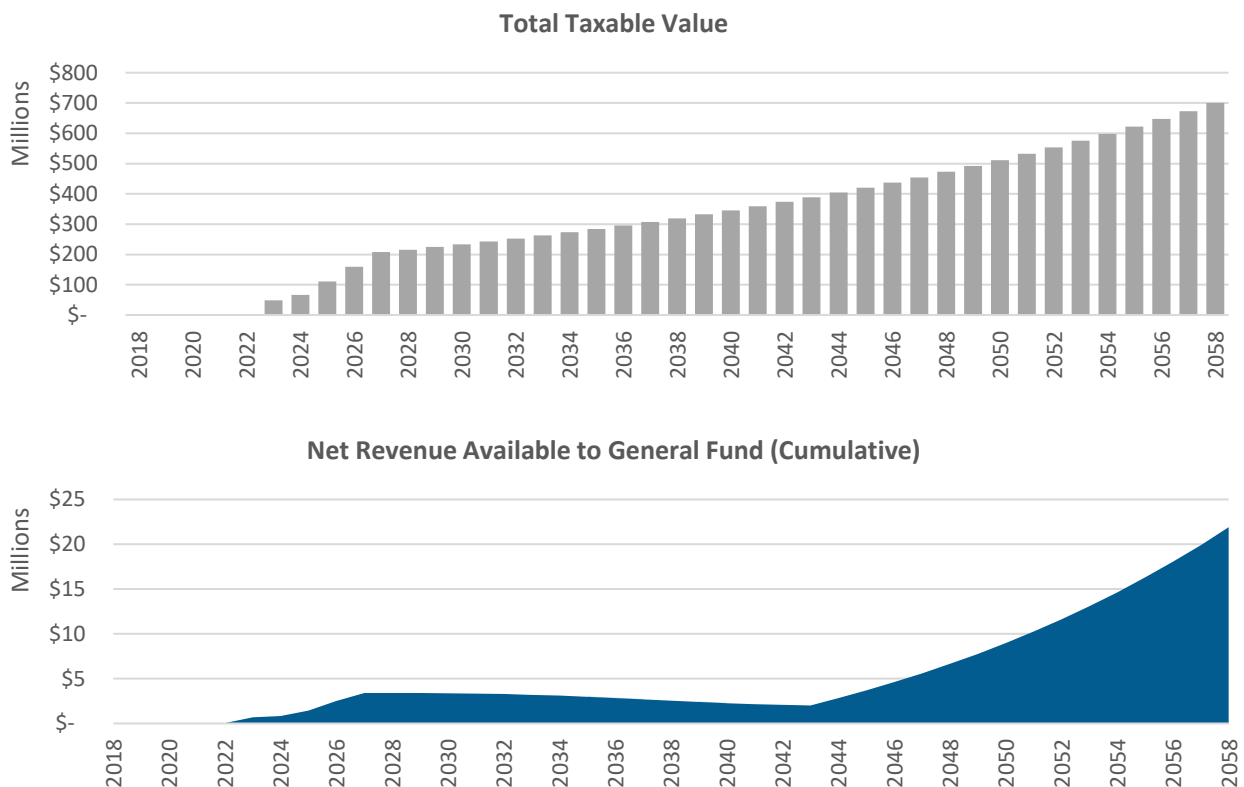
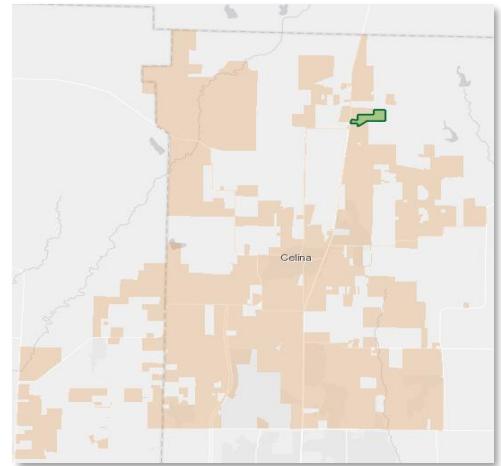
Life Connected.

TIRZ 10 | Chalk Hill
Detailed Report and Model Summaries



TIRZ 10 | Chalk Hill is a ±94.8 acre TIRZ located in the northern portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 10 | Chalk Hill is 34.20% and the TIRZ is scheduled to terminate on 12/31/2048 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$10,774,349.

The charts below indicate two elements of the long-term financial forecast for TIRZ 10 | Chalk Hill. The model forecasts a total build-out taxable value within the TIRZ of ±\$699,700,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$21,900,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 10 | Chalk Hill is forecast to generate approximately \$165,800,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): 10

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ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$4,978,034	\$21,468,704	\$45,878,925	\$82,012,014
TIRZ Revenues @ 0.342% TIRZ Contribution Rate	\$1,702,095	\$7,341,557	\$11,107,555	\$11,107,555
City AV Revenue Net of TIRZ Contributions	\$3,275,939	\$14,127,147	\$34,771,369	\$70,904,459
City Permit Revenue	\$3,269,497	\$3,269,497	\$3,269,497	\$3,269,497
Estimated City Sales Tax Revenue	\$445,073	\$1,878,098	\$3,999,325	\$7,139,260
City I&S Costs	\$2,501,352	\$12,063,396	\$25,385,566	\$41,492,323
Net City Revenues Available for M&O	\$4,489,157	\$7,211,346	\$16,654,626	\$39,820,893
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,076,296	\$4,680,702	\$10,016,105	\$17,913,804
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$3,412,861	\$2,530,643	\$6,638,521	\$21,907,089
Cumulative ISD Tax Revenue	\$10,043,833	\$43,396,713	\$92,767,123	\$165,847,390

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.31587800	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	Collin College	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	Collin College AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
								FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509	
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530	
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551	
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573	
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596	
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620	
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644	
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670	
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697	
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725	
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754	
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784	
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815	
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848	
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882	
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917	
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954	
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992	
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032	
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073	
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116	
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160	
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207	

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 10 Chalk Hill	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$16,581	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$16,581	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$0	Commercial Acreage	0.00
Type A Label	50' Lots	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
50' Lots Average Value/Unit - 2024	\$405,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	34.20%	Fully Developed Commerical SF	-
50' Lots Approved Units	439	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	Type B	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2017
Type B Average Value/Unit - 2024	\$0	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2048
Type B Approved Units	0	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	\$ -
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$10,774,349
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$14,669,762
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$25,444,111
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$10,774,349
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$4,722,064
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	<i>Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.</i>			
Total Approved Units	439	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				

WILLDAN					New Construction									
					50' Lots									Taxable
Zone	Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	50' Lots Units		New 50' Lots Construction Value	Total New Units	Total New Construction Value	Annual Permit Revenue	Cumulative Permit Revenue	Cumulative New Construction Value	Total Taxable Value
						Absorbption	50' Lots Unit Value							
Base		2017	2018	\$ 16,581	0%				-	\$ -	\$ -	\$ -	\$ -	\$ 16,581
	1	2018	2019	\$ 16,581	10%	-	\$ 238,850	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 18,224
	2	2019	2020	\$ 16,581	14%	-	\$ 272,946	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 20,826
	3	2020	2021	\$ 16,581	15%	-	\$ 315,146	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ 24,046
	4	2021	2022	\$ 16,581	7%	10	\$ 335,710	\$ 3,357,095	10	\$ 3,357,095	\$ 45,273	\$ 45,273	\$ 3,357,095	\$ 3,382,710
	5	2022	2023	\$ 16,581	16%	114	\$ 389,423	\$ 44,394,231	114	\$ 44,394,231	\$ 610,059	\$ 655,332	\$ 48,288,462	\$ 48,318,175
	6	2023	2024	\$ 16,581	4%	23	\$ 405,000	\$ 9,315,000	23	\$ 9,315,000	\$ 106,247	\$ 761,579	\$ 59,535,000	\$ 66,160,293
	7	2024	2025	\$ 16,581	4%	100	\$ 421,200	\$ 42,120,000	100	\$ 42,120,000	\$ 569,966	\$ 1,331,545	\$ 104,036,400	\$ 110,926,705
	8	2025	2026	\$ 16,581	4%	100	\$ 438,048	\$ 43,804,800	100	\$ 43,804,800	\$ 1,064,777	\$ 2,396,321	\$ 152,002,656	\$ 159,168,573
	9	2026	2027	\$ 16,581	4%	92	\$ 455,570	\$ 41,912,433	92	\$ 41,912,433	\$ 873,175	\$ 3,269,497	\$ 199,995,195	\$ 207,447,748
	10	2027	2028	\$ 16,581	4%	-	\$ 473,793	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 207,995,003	\$ 215,745,658
	11	2028	2029	\$ 16,581	4%	-	\$ 492,744	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 216,314,803	\$ 224,375,485
	12	2029	2030	\$ 16,581	4%	-	\$ 512,454	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 224,967,395	\$ 233,350,504
	13	2030	2031	\$ 16,581	4%	-	\$ 532,952	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 233,966,091	\$ 242,684,524
	14	2031	2032	\$ 16,581	4%	-	\$ 554,270	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 243,324,734	\$ 252,391,905
	15	2032	2033	\$ 16,581	4%	-	\$ 576,441	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 253,057,724	\$ 262,487,581
	16	2033	2034	\$ 16,581	4%	-	\$ 599,499	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 263,180,033	\$ 272,987,085
	17	2034	2035	\$ 16,581	4%	-	\$ 623,479	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 273,707,234	\$ 283,906,568
	18	2035	2036	\$ 16,581	4%	-	\$ 648,418	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 284,655,523	\$ 295,262,831
	19	2036	2037	\$ 16,581	4%	-	\$ 674,355	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 296,041,744	\$ 307,073,344
	20	2037	2038	\$ 16,581	4%	-	\$ 701,329	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 307,883,414	\$ 319,356,278
	21	2038	2039	\$ 16,581	4%	-	\$ 729,382	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 320,198,751	\$ 332,130,529
	22	2039	2040	\$ 16,581	4%	-	\$ 758,557	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 333,006,701	\$ 345,415,750
	23	2040	2041	\$ 16,581	4%	-	\$ 788,900	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 346,326,969	\$ 359,232,380
	24	2041	2042	\$ 16,581	4%	-	\$ 820,456	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 360,180,047	\$ 373,601,675
	25	2042	2043	\$ 16,581	4%	-	\$ 853,274	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 374,587,249	\$ 388,545,742
	26	2043	2044	\$ 16,581	4%	-	\$ 887,405	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 389,570,739	\$ 404,087,572
	27	2044	2045	\$ 16,581	4%	-	\$ 922,901	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 405,153,569	\$ 420,251,075
	28	2045	2046	\$ 16,581	4%	-	\$ 959,817	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 421,359,712	\$ 437,061,118
	29	2046	2047	\$ 16,581	4%	-	\$ 998,210	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 438,214,100	\$ 454,543,563
	30	2047	2048	\$ 16,581	4%	-	\$ 1,038,138	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 455,742,664	\$ 472,725,305
	31	2048	2049	\$ 16,581	4%	-	\$ 1,079,664	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 473,972,371	\$ 491,634,317
	32	2049	2050	\$ 16,581	4%	-	\$ 1,122,850	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 492,931,265	\$ 511,299,690
	33	2050	2051	\$ 16,581	4%	-	\$ 1,167,764	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 512,648,516	\$ 531,751,678
	34	2051	2052	\$ 16,581	4%	-	\$ 1,214,475	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 533,154,457	\$ 553,021,745
	35	2052	2053	\$ 16,581	4%	-	\$ 1,263,054	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 554,480,635	\$ 575,142,615
	36	2053	2054	\$ 16,581	4%	-	\$ 1,313,576	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 576,659,860	\$ 598,148,319
	37	2054	2055	\$ 16,581	4%	-	\$ 1,366,119	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 599,726,255	\$ 622,074,252
	38	2055	2056	\$ 16,581	4%	-	\$ 1,420,764	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 623,715,305	\$ 646,957,222
	39	2056	2057	\$ 16,581	4%	-	\$ 1,477,594	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 648,663,917	\$ 672,835,511
	40	2057	2058	\$ 16,581	4%	-	\$ 1,536,698	\$ -	-	\$ -	\$ -	\$ 3,269,497	\$ 674,610,474	\$ 699,748,931

TIRZ 10 | Chalk Hill

WILLDAN Incremental Value				City									
				City AV Tax Revenue from Base			City Total AV Tax Revenue		City TIRZ Revenue			City AV Revenue Net of TIRZ	
Zone	Year	Fiscal	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue
Base		2017	\$ -	\$ 0.00645000	\$ 107	\$ 107	\$ 107	\$ 107	34.20%	\$ -	\$ -	\$ 107	\$ 107
1	2018	2019	\$ 1,643	\$ 0.00645000	\$ 107	\$ 214	\$ 118	\$ 224	34.20%	\$ 4	\$ 4	\$ 114	\$ 221
2	2019	2020	\$ 4,245	\$ 0.00645000	\$ 107	\$ 321	\$ 134	\$ 359	34.20%	\$ 9	\$ 13	\$ 125	\$ 346
3	2020	2021	\$ 7,465	\$ 0.00645000	\$ 107	\$ 428	\$ 155	\$ 514	34.20%	\$ 16	\$ 29	\$ 139	\$ 484
4	2021	2022	\$ 3,366,129	\$ 0.00645000	\$ 107	\$ 535	\$ 21,818	\$ 22,332	34.20%	\$ 7,425	\$ 7,455	\$ 14,393	\$ 14,878
5	2022	2023	\$ 48,301,594	\$ 0.00634759	\$ 105	\$ 640	\$ 306,704	\$ 329,036	34.20%	\$ 104,857	\$ 112,312	\$ 201,847	\$ 216,725
6	2023	2024	\$ 66,143,712	\$ 0.00612154	\$ 102	\$ 741	\$ 405,003	\$ 734,039	34.20%	\$ 138,476	\$ 250,788	\$ 266,527	\$ 483,251
7	2024	2025	\$ 110,910,124	\$ 0.00612154	\$ 102	\$ 843	\$ 679,042	\$ 1,413,082	34.20%	\$ 232,198	\$ 482,986	\$ 446,845	\$ 930,096
8	2025	2026	\$ 159,151,992	\$ 0.00612154	\$ 102	\$ 944	\$ 974,357	\$ 2,387,438	34.20%	\$ 333,195	\$ 816,181	\$ 641,161	\$ 1,571,257
9	2026	2027	\$ 207,431,167	\$ 0.00612154	\$ 102	\$ 1,046	\$ 1,269,900	\$ 3,657,338	34.20%	\$ 434,271	\$ 1,250,452	\$ 835,629	\$ 2,406,886
10	2027	2028	\$ 215,729,077	\$ 0.00612154	\$ 102	\$ 1,147	\$ 1,320,696	\$ 4,978,034	34.20%	\$ 451,643	\$ 1,702,095	\$ 869,052	\$ 3,275,939
11	2028	2029	\$ 224,358,904	\$ 0.00612154	\$ 102	\$ 1,249	\$ 1,373,524	\$ 6,351,557	34.20%	\$ 469,710	\$ 2,171,805	\$ 903,813	\$ 4,179,752
12	2029	2030	\$ 233,333,923	\$ 0.00612154	\$ 102	\$ 1,350	\$ 1,428,464	\$ 7,780,022	34.20%	\$ 488,500	\$ 2,660,306	\$ 939,964	\$ 5,119,716
13	2030	2031	\$ 242,667,943	\$ 0.00612154	\$ 102	\$ 1,452	\$ 1,485,603	\$ 9,265,625	34.20%	\$ 508,042	\$ 3,168,347	\$ 977,562	\$ 6,097,278
14	2031	2032	\$ 252,375,324	\$ 0.00612154	\$ 102	\$ 1,553	\$ 1,545,027	\$ 10,810,652	34.20%	\$ 528,365	\$ 3,696,712	\$ 1,016,663	\$ 7,113,940
15	2032	2033	\$ 262,471,000	\$ 0.00612154	\$ 102	\$ 1,655	\$ 1,606,828	\$ 12,417,480	34.20%	\$ 549,501	\$ 4,246,212	\$ 1,057,328	\$ 8,171,268
16	2033	2034	\$ 272,970,504	\$ 0.00612154	\$ 102	\$ 1,757	\$ 1,671,101	\$ 14,088,581	34.20%	\$ 571,482	\$ 4,817,694	\$ 1,099,619	\$ 9,270,887
17	2034	2035	\$ 283,889,987	\$ 0.00612154	\$ 102	\$ 1,858	\$ 1,737,945	\$ 15,826,527	34.20%	\$ 594,343	\$ 5,412,037	\$ 1,143,603	\$ 10,414,490
18	2035	2036	\$ 295,246,250	\$ 0.00612154	\$ 102	\$ 1,960	\$ 1,807,463	\$ 17,633,990	34.20%	\$ 618,118	\$ 6,030,154	\$ 1,189,346	\$ 11,603,836
19	2036	2037	\$ 307,056,763	\$ 0.00612154	\$ 102	\$ 2,061	\$ 1,879,762	\$ 19,513,752	34.20%	\$ 642,844	\$ 6,672,998	\$ 1,236,918	\$ 12,840,754
20	2037	2038	\$ 319,339,697	\$ 0.00612154	\$ 102	\$ 2,163	\$ 1,954,952	\$ 21,468,704	34.20%	\$ 668,559	\$ 7,341,557	\$ 1,286,393	\$ 14,127,147
21	2038	2039	\$ 332,113,948	\$ 0.00612154	\$ 102	\$ 2,264	\$ 2,033,150	\$ 23,501,854	34.20%	\$ 695,303	\$ 8,036,860	\$ 1,337,848	\$ 15,464,994
22	2039	2040	\$ 345,399,169	\$ 0.00612154	\$ 102	\$ 2,366	\$ 2,114,476	\$ 25,616,331	34.20%	\$ 723,116	\$ 8,759,976	\$ 1,391,360	\$ 16,856,355
23	2040	2041	\$ 359,215,799	\$ 0.00612154	\$ 102	\$ 2,467	\$ 2,199,055	\$ 27,815,386	34.20%	\$ 752,042	\$ 9,512,018	\$ 1,447,013	\$ 18,303,368
24	2041	2042	\$ 373,585,094	\$ 0.00612154	\$ 102	\$ 2,569	\$ 2,287,018	\$ 30,102,404	34.20%	\$ 782,125	\$ 10,294,144	\$ 1,504,892	\$ 19,808,260
25	2042	2043	\$ 388,529,161	\$ 0.00612154	\$ 102	\$ 2,670	\$ 2,378,498	\$ 32,480,902	34.20%	\$ 813,412	\$ 11,107,555	\$ 1,565,087	\$ 21,373,347
26	2043	2044	\$ 404,070,991	\$ 0.00612154	\$ 102	\$ 2,772	\$ 2,473,638	\$ 34,954,540	0.00%	\$ -	\$ 11,107,555	\$ 2,473,638	\$ 23,846,985
27	2044	2045	\$ 420,234,494	\$ 0.00612154	\$ 102	\$ 2,873	\$ 2,572,584	\$ 37,527,124	0.00%	\$ -	\$ 11,107,555	\$ 2,572,584	\$ 26,419,569
28	2045	2046	\$ 437,044,537	\$ 0.00612154	\$ 102	\$ 2,975	\$ 2,675,487	\$ 40,202,611	0.00%	\$ -	\$ 11,107,555	\$ 2,675,487	\$ 29,095,056
29	2046	2047	\$ 454,526,982	\$ 0.00612154	\$ 102	\$ 3,076	\$ 2,782,507	\$ 42,985,118	0.00%	\$ -	\$ 11,107,555	\$ 2,782,507	\$ 31,877,562
30	2047	2048	\$ 472,708,724	\$ 0.00612154	\$ 102	\$ 3,178	\$ 2,893,807	\$ 45,878,925	0.00%	\$ -	\$ 11,107,555	\$ 2,893,807	\$ 34,771,369
31	2048	2049	\$ 491,617,736	\$ 0.00612154	\$ 102	\$ 3,279	\$ 3,009,559	\$ 48,888,484	0.00%	\$ -	\$ 11,107,555	\$ 3,009,559	\$ 37,780,928
32	2049	2050	\$ 511,283,109	\$ 0.00612154	\$ 102	\$ 3,381	\$ 3,129,942	\$ 52,018,425	0.00%	\$ -	\$ 11,107,555	\$ 3,129,942	\$ 40,910,870
33	2050	2051	\$ 531,735,097	\$ 0.00612154	\$ 102	\$ 3,482	\$ 3,255,139	\$ 55,273,564	0.00%	\$ -	\$ 11,107,555	\$ 3,255,139	\$ 44,166,009
34	2051	2052	\$ 553,005,164	\$ 0.00612154	\$ 102	\$ 3,584	\$ 3,385,345	\$ 58,658,909	0.00%	\$ -	\$ 11,107,555	\$ 3,385,345	\$ 47,551,354
35	2052	2053	\$ 575,126,034	\$ 0.00612154	\$ 102	\$ 3,685	\$ 3,520,759	\$ 62,179,668	0.00%	\$ -	\$ 11,107,555	\$ 3,520,759	\$ 51,072,112
36	2053	2054	\$ 598,131,738	\$ 0.00612154	\$ 102	\$ 3,787	\$ 3,661,589	\$ 65,841,256	0.00%	\$ -	\$ 11,107,555	\$ 3,661,589	\$ 54,733,701
37	2054	2055	\$ 622,057,671	\$ 0.00612154	\$ 102	\$ 3,888	\$ 3,808,052	\$ 69,649,309	0.00%	\$ -	\$ 11,107,555	\$ 3,808,052	\$ 58,541,754
38	2055	2056	\$ 646,940,641	\$ 0.00612154	\$ 102	\$ 3,990	\$ 3,960,375	\$ 73,609,683	0.00%	\$ -	\$ 11,107,555	\$ 3,960,375	\$ 62,502,128
39	2056	2057	\$ 672,818,930	\$ 0.00612154	\$ 102	\$ 4,091	\$ 4,118,789	\$ 77,728,473	0.00%	\$ -	\$ 11,107,555	\$ 4,118,789	\$ 66,620,918
40	2057	2058	\$ 699,732,350	\$ 0.00612154	\$ 102	\$ 4,193	\$ 4,283,541	\$ 82,012,014	0.00%	\$ -	\$ 11,107,555	\$ 4,283,541	\$ 70,904,459

TIRZ 10 | Chalk Hill



				Total Annual		Cumulative AV	
Zone Year	Appraisal Year	Fiscal Year	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	AV Revenue Net of TIRZ	Revenue Net of TIRZ	
Base	2017	2018	\$ -	\$ -	\$ 107	\$ 107	
1	2018	2019	\$ 4	\$ 4	\$ 114	\$ 221	
2	2019	2020	\$ 9	\$ 13	\$ 125	\$ 346	
3	2020	2021	\$ 16	\$ 29	\$ 139	\$ 484	
4	2021	2022	\$ 7,425	\$ 7,455	\$ 14,393	\$ 14,878	
5	2022	2023	\$ 104,857	\$ 112,312	\$ 201,847	\$ 216,725	
6	2023	2024	\$ 138,476	\$ 250,788	\$ 266,527	\$ 483,251	
7	2024	2025	\$ 232,198	\$ 482,986	\$ 446,845	\$ 930,096	
8	2025	2026	\$ 333,195	\$ 816,181	\$ 641,161	\$ 1,571,257	
9	2026	2027	\$ 434,271	\$ 1,250,452	\$ 835,629	\$ 2,406,886	
10	2027	2028	\$ 451,643	\$ 1,702,095	\$ 869,052	\$ 3,275,939	
11	2028	2029	\$ 469,710	\$ 2,171,805	\$ 903,813	\$ 4,179,752	
12	2029	2030	\$ 488,500	\$ 2,660,306	\$ 939,964	\$ 5,119,716	
13	2030	2031	\$ 508,042	\$ 3,168,347	\$ 977,562	\$ 6,097,278	
14	2031	2032	\$ 528,365	\$ 3,696,712	\$ 1,016,663	\$ 7,113,940	
15	2032	2033	\$ 549,501	\$ 4,246,212	\$ 1,057,328	\$ 8,171,268	
16	2033	2034	\$ 571,482	\$ 4,817,694	\$ 1,099,619	\$ 9,270,887	
17	2034	2035	\$ 594,343	\$ 5,412,037	\$ 1,143,603	\$ 10,414,490	
18	2035	2036	\$ 618,118	\$ 6,030,154	\$ 1,189,346	\$ 11,603,836	
19	2036	2037	\$ 642,844	\$ 6,672,998	\$ 1,236,918	\$ 12,840,754	
20	2037	2038	\$ 668,559	\$ 7,341,557	\$ 1,286,393	\$ 14,127,147	
21	2038	2039	\$ 695,303	\$ 8,036,860	\$ 1,337,848	\$ 15,464,994	
22	2039	2040	\$ 723,116	\$ 8,759,976	\$ 1,391,360	\$ 16,856,355	
23	2040	2041	\$ 752,042	\$ 9,512,018	\$ 1,447,013	\$ 18,303,368	
24	2041	2042	\$ 782,125	\$ 10,294,144	\$ 1,504,892	\$ 19,808,260	
25	2042	2043	\$ 813,412	\$ 11,107,555	\$ 1,565,087	\$ 21,373,347	
26	2043	2044	\$ -	\$ 11,107,555	\$ 2,473,638	\$ 23,846,985	
27	2044	2045	\$ -	\$ 11,107,555	\$ 2,572,584	\$ 26,419,569	
28	2045	2046	\$ -	\$ 11,107,555	\$ 2,675,487	\$ 29,095,056	
29	2046	2047	\$ -	\$ 11,107,555	\$ 2,782,507	\$ 31,877,562	
30	2047	2048	\$ -	\$ 11,107,555	\$ 2,893,807	\$ 34,771,369	
31	2048	2049	\$ -	\$ 11,107,555	\$ 3,009,559	\$ 37,780,928	
32	2049	2050	\$ -	\$ 11,107,555	\$ 3,129,942	\$ 40,910,870	
33	2050	2051	\$ -	\$ 11,107,555	\$ 3,255,139	\$ 44,166,009	
34	2051	2052	\$ -	\$ 11,107,555	\$ 3,385,345	\$ 47,551,354	
35	2052	2053	\$ -	\$ 11,107,555	\$ 3,520,759	\$ 51,072,112	
36	2053	2054	\$ -	\$ 11,107,555	\$ 3,661,589	\$ 54,733,701	
37	2054	2055	\$ -	\$ 11,107,555	\$ 3,808,052	\$ 58,541,754	
38	2055	2056	\$ -	\$ 11,107,555	\$ 3,960,375	\$ 62,502,128	
39	2056	2057	\$ -	\$ 11,107,555	\$ 4,118,789	\$ 66,620,918	
40	2057	2058	\$ -	\$ 11,107,555	\$ 4,283,541	\$ 70,904,459	

Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue	Cumulative Sales Tax Revenue
			\$ -	\$ -	-	-
			\$ -	\$ -	-	-
\$ 4		\$ -	\$ -	\$ -	-	-
\$ 9		\$ 4,027	\$ -	\$ -	-	-
\$ 16		\$ 4,027	\$ 45,273	\$ 45,273	2,514	2,514
\$ 7,425	\$ 7,425	\$ 19,988	\$ 610,059	\$ 655,332	31,170	33,684
\$ 104,857	\$ 112,282	\$ 28,042	\$ 106,247	\$ 761,579	36,952	70,636
\$ 138,476	\$ 250,758		\$ 569,966	\$ 1,331,545	62,089	132,725
\$ 232,198	\$ 482,956		\$ 1,064,777	\$ 2,396,321	87,227	219,952
\$ 333,195	\$ 816,151		\$ 873,175	\$ 3,269,497	110,353	330,305
\$ 434,271	\$ 1,250,422		\$ -	\$ 3,269,497	114,767	445,073
\$ 451,643	\$ 1,702,066		\$ -	\$ 3,269,497	119,358	564,431
\$ 469,710	\$ 2,171,776		\$ -	\$ 3,269,497	124,132	688,563
\$ 488,500	\$ 2,660,276		\$ -	\$ 3,269,497	129,098	817,661
\$ 508,042	\$ 3,168,318		\$ -	\$ 3,269,497	134,262	951,922
\$ 528,365	\$ 3,696,682		\$ -	\$ 3,269,497	139,632	1,091,554
\$ 549,501	\$ 4,246,183		\$ -	\$ 3,269,497	145,217	1,236,772
\$ 571,482	\$ 4,817,665		\$ -	\$ 3,269,497	151,026	1,387,798
\$ 594,343	\$ 5,412,007		\$ -	\$ 3,269,497	157,067	1,544,865
\$ 618,118	\$ 6,030,125		\$ -	\$ 3,269,497	163,350	1,708,214
\$ 642,844	\$ 6,672,969		\$ -	\$ 3,269,497	169,884	1,878,098
\$ 668,559	\$ 7,341,528		\$ -	\$ 3,269,497	176,679	2,054,777
\$ 695,303	\$ 8,036,830		\$ -	\$ 3,269,497	183,746	2,238,523
\$ 723,116	\$ 8,759,947		\$ -	\$ 3,269,497	191,096	2,429,619
\$ 752,042	\$ 9,511,989		\$ -	\$ 3,269,497	198,740	2,628,359
\$ 782,125	\$ 10,294,114		\$ -	\$ 3,269,497	206,689	2,835,049
\$ 813,412	\$ 11,107,526		\$ -	\$ 3,269,497	214,957	3,050,006
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	223,555	3,273,561
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	232,498	3,506,059
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	241,797	3,747,856
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	251,469	3,999,325
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	261,528	4,260,854
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	271,989	4,532,843
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	282,869	4,815,712
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	294,184	5,109,895
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	305,951	5,415,846
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	318,189	5,734,035
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	330,917	6,064,952
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	344,153	6,409,105
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	357,919	6,767,024
\$ -	\$ 11,107,526		\$ -	\$ 3,269,497	372,236	7,139,260

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs
			Inflation	New EDUs										
Base	2017	2018	0.0%	\$ 16,581	\$ -	\$ 16,581	0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -
1	2018	2019	9.9%	\$ 18,224	\$ -	\$ 18,224	4.0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -
2	2019	2020	14.3%	\$ 20,826	\$ -	\$ 20,826	4.0%	-	-	\$ 2,830	-	-	\$ 1,241	\$ -
3	2020	2021	15.5%	\$ 24,046	\$ -	\$ 24,046	4.0%	-	-	\$ 2,948	-	-	\$ 1,292	\$ -
4	2021	2022	6.5%	\$ 25,615	\$ 3,357,095	\$ 3,382,710	4.0%	10	10	\$ 3,070	30,704	30,704	\$ 1,346	\$ 13,461
5	2022	2023	16.0%	\$ 29,713	\$ 44,394,231	\$ 48,318,175	4.0%	114	124	\$ 3,198	396,599	427,304	\$ 1,402	\$ 173,866
6	2023	2024	4.0%	\$ 30,902	\$ 9,315,000	\$ 66,160,293	4.0%	23	147	\$ 3,332	489,752	917,056	\$ 1,461	\$ 214,704
7	2024	2025	4.0%	\$ 32,138	\$ 42,120,000	\$ 110,926,705	4.0%	100	247	\$ 3,465	855,834	1,772,890	\$ 1,519	\$ 375,191
8	2025	2026	4.0%	\$ 33,423	\$ 43,804,800	\$ 159,168,573	4.0%	100	347	\$ 3,604	1,250,418	3,023,308	\$ 1,580	\$ 548,173
9	2026	2027	4.0%	\$ 34,760	\$ 41,912,433	\$ 207,447,748	4.0%	92	439	\$ 3,748	1,645,219	4,668,527	\$ 1,643	\$ 721,251
10	2027	2028	4.0%	\$ 36,151	\$ -	\$ 215,745,658	4.0%	-	439	\$ 3,898	1,711,028	6,379,555	\$ 1,709	\$ 750,101
11	2028	2029	4.0%	\$ 37,597	\$ -	\$ 224,375,485	4.0%	-	439	\$ 4,053	1,779,469	8,159,024	\$ 1,777	\$ 780,105
12	2029	2030	4.0%	\$ 39,101	\$ -	\$ 233,350,504	4.0%	-	439	\$ 4,216	1,850,648	10,009,672	\$ 1,848	\$ 811,309
13	2030	2031	4.0%	\$ 40,665	\$ -	\$ 242,684,524	4.0%	-	439	\$ 4,384	1,924,674	11,934,345	\$ 1,922	\$ 843,762
14	2031	2032	4.0%	\$ 42,291	\$ -	\$ 252,391,905	4.0%	-	439	\$ 4,560	2,001,660	13,936,006	\$ 1,999	\$ 877,512
15	2032	2033	4.0%	\$ 43,983	\$ -	\$ 262,487,581	4.0%	-	439	\$ 4,742	2,081,727	16,017,733	\$ 2,079	\$ 912,612
16	2033	2034	4.0%	\$ 45,742	\$ -	\$ 272,987,085	4.0%	-	439	\$ 4,932	2,164,996	18,182,729	\$ 2,162	\$ 949,117
17	2034	2035	4.0%	\$ 47,572	\$ -	\$ 283,906,568	4.0%	-	439	\$ 5,129	2,251,596	20,434,324	\$ 2,248	\$ 987,082
18	2035	2036	4.0%	\$ 49,475	\$ -	\$ 295,262,831	4.0%	-	439	\$ 5,334	2,341,660	22,775,984	\$ 2,338	\$ 1,026,565
19	2036	2037	4.0%	\$ 51,454	\$ -	\$ 307,073,344	4.0%	-	439	\$ 5,547	2,435,326	25,211,310	\$ 2,432	\$ 1,067,627
20	2037	2038	4.0%	\$ 53,512	\$ -	\$ 319,356,278	4.0%	-	439	\$ 5,769	2,532,739	27,744,049	\$ 2,529	\$ 1,110,333
21	2038	2039	4.0%	\$ 55,652	\$ -	\$ 332,130,529	4.0%	-	439	\$ 6,000	2,634,049	30,378,098	\$ 2,630	\$ 1,154,746
22	2039	2040	4.0%	\$ 57,879	\$ -	\$ 345,415,750	4.0%	-	439	\$ 6,240	2,739,411	33,117,508	\$ 2,736	\$ 1,200,936
23	2040	2041	4.0%	\$ 60,194	\$ -	\$ 359,232,380	4.0%	-	439	\$ 6,490	2,848,987	35,966,495	\$ 2,845	\$ 1,248,973
24	2041	2042	4.0%	\$ 62,601	\$ -	\$ 373,601,675	4.0%	-	439	\$ 6,749	2,962,946	38,929,442	\$ 2,959	\$ 1,298,932
25	2042	2043	4.0%	\$ 65,105	\$ -	\$ 388,545,742	4.0%	-	439	\$ 7,019	3,081,464	42,010,906	\$ 3,077	\$ 1,350,889
26	2043	2044	4.0%	\$ 67,710	\$ -	\$ 404,087,572	4.0%	-	439	\$ 7,300	3,204,723	45,215,629	\$ 3,200	\$ 1,404,925
27	2044	2045	4.0%	\$ 70,418	\$ -	\$ 420,251,075	4.0%	-	439	\$ 7,592	3,332,912	48,548,541	\$ 3,328	\$ 1,461,122
28	2045	2046	4.0%	\$ 73,235	\$ -	\$ 437,061,118	4.0%	-	439	\$ 7,896	3,466,228	52,014,769	\$ 3,461	\$ 1,519,567
29	2046	2047	4.0%	\$ 76,164	\$ -	\$ 454,543,563	4.0%	-	439	\$ 8,212	3,604,877	55,619,647	\$ 3,600	\$ 1,580,349
30	2047	2048	4.0%	\$ 79,211	\$ -	\$ 472,725,305	4.0%	-	439	\$ 8,540	3,749,073	59,368,719	\$ 3,744	\$ 1,643,563
31	2048	2049	4.0%	\$ 82,379	\$ -	\$ 491,634,317	4.0%	-	439	\$ 8,882	3,899,035	63,267,754	\$ 3,894	\$ 1,709,306
32	2049	2050	4.0%	\$ 85,674	\$ -	\$ 511,299,690	4.0%	-	439	\$ 9,237	4,054,997	67,322,751	\$ 4,049	\$ 1,777,678
33	2050	2051	4.0%	\$ 89,101	\$ -	\$ 531,751,678	4.0%	-	439	\$ 9,606	4,217,197	71,539,948	\$ 4,211	\$ 1,848,785
34	2051	2052	4.0%	\$ 92,665	\$ -	\$ 553,021,745	4.0%	-	439	\$ 9,991	4,385,885	75,925,833	\$ 4,380	\$ 1,922,737
35	2052	2053	4.0%	\$ 96,372	\$ -	\$ 575,142,615	4.0%	-	439	\$ 10,390	4,561,320	80,487,153	\$ 4,555	\$ 1,999,646
36	2053	2054	4.0%	\$ 100,227	\$ -	\$ 598,148,319	4.0%	-	439	\$ 10,806	4,743,773	85,230,925	\$ 4,737	\$ 2,079,632
37	2054	2055	4.0%	\$ 104,236	\$ -	\$ 622,074,252	4.0%	-	439	\$ 11,238	4,933,524	90,164,449	\$ 4,927	\$ 2,162,817
38	2055	2056	4.0%	\$ 108,405	\$ -	\$ 646,957,222	4.0%	-	439	\$ 11,688	5,130,865	95,295,314	\$ 5,124	\$ 2,249,330
39	2056	2057	4.0%	\$ 112,742	\$ -	\$ 672,835,511	4.0%	-	439	\$ 12,155	5,336,099	100,631,413	\$ 5,329	\$ 2,339,303
40	2057	2058	4.0%	\$ 117,251	\$ -	\$ 699,748,931	4.0%	-	439	\$ 12,641	5,549,543	106,180,956	\$ 5,542	\$ 2,432,875

			Cost of Service												
			Public Safety												
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service		Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)				PSETR as % of Total
Base	2017	2018	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.4278	0.2172	0.645	
1	2018	2019	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.385416	0.259584	0.645	
2	2019	2020	\$ -	\$ 1,003	\$ -	\$ -	\$ 477	\$ -	\$ -	-	-	0.453683	0.191317	0.645	
3	2020	2021	\$ -	\$ 1,045	\$ -	\$ -	\$ 497	\$ -	\$ -	-	-	0.453125	0.191875	0.645	
4	2021	2022	\$ 13,461	\$ 1,088	\$ 10,884	\$ 10,884	\$ 518	\$ 5,180	\$ 5,180	\$ 0.32175	49.9%	0.429385	0.215615	0.645	
5	2022	2023	\$ 187,327	\$ 1,134	\$ 140,584	\$ 151,468	\$ 540	\$ 66,910	\$ 72,091	\$ 0.29095	45.8%	0.372702	0.262057	0.634759	
6	2023	2024	\$ 402,030	\$ 1,181	\$ 173,604	\$ 325,072	\$ 562	\$ 82,626	\$ 154,717	\$ 0.26240	42.9%	0.315878	0.296276	0.612154	
7	2024	2025	\$ 777,221	\$ 1,228	\$ 303,371	\$ 628,443	\$ 585	\$ 144,388	\$ 299,105	\$ 0.27349	44.7%	0.309756	0.3023975	0.612154	
8	2025	2026	\$ 1,325,394	\$ 1,277	\$ 443,241	\$ 1,071,684	\$ 608	\$ 210,958	\$ 510,063	\$ 0.27847	45.5%	0.303635	0.3085191	0.612154	
9	2026	2027	\$ 2,046,645	\$ 1,328	\$ 583,187	\$ 1,654,871	\$ 632	\$ 277,565	\$ 787,628	\$ 0.28112	45.9%	0.297513	0.3146406	0.612154	
10	2027	2028	\$ 2,796,746	\$ 1,382	\$ 606,515	\$ 2,261,385	\$ 658	\$ 288,668	\$ 1,076,296	\$ 0.28112	45.9%	0.291392	0.3207622	0.612154	
11	2028	2029	\$ 3,576,851	\$ 1,437	\$ 630,775	\$ 2,892,160	\$ 684	\$ 300,214	\$ 1,376,510	\$ 0.28112	45.9%	0.28527	0.3268837	0.612154	
12	2029	2030	\$ 4,388,160	\$ 1,494	\$ 656,006	\$ 3,548,166	\$ 711	\$ 312,223	\$ 1,688,733	\$ 0.28112	45.9%	0.279149	0.3330052	0.612154	
13	2030	2031	\$ 5,231,922	\$ 1,554	\$ 682,246	\$ 4,230,413	\$ 740	\$ 324,712	\$ 2,013,445	\$ 0.28112	45.9%	0.273027	0.3391268	0.612154	
14	2031	2032	\$ 6,109,434	\$ 1,616	\$ 709,536	\$ 4,939,949	\$ 769	\$ 337,700	\$ 2,351,145	\$ 0.28112	45.9%	0.266906	0.3452483	0.612154	
15	2032	2033	\$ 7,022,046	\$ 1,681	\$ 737,918	\$ 5,677,866	\$ 800	\$ 351,208	\$ 2,702,354	\$ 0.28112	45.9%	0.260784	0.3513699	0.612154	
16	2033	2034	\$ 7,971,163	\$ 1,748	\$ 767,434	\$ 6,445,301	\$ 832	\$ 365,257	\$ 3,067,611	\$ 0.28112	45.9%	0.254663	0.3574914	0.612154	
17	2034	2035	\$ 8,958,245	\$ 1,818	\$ 798,132	\$ 7,243,433	\$ 865	\$ 379,867	\$ 3,447,478	\$ 0.28112	45.9%	0.248541	0.3636129	0.612154	
18	2035	2036	\$ 9,984,810	\$ 1,891	\$ 830,057	\$ 8,073,490	\$ 900	\$ 395,062	\$ 3,842,539	\$ 0.28112	45.9%	0.24242	0.3697345	0.612154	
19	2036	2037	\$ 11,052,437	\$ 1,966	\$ 863,259	\$ 8,936,749	\$ 936	\$ 410,864	\$ 4,253,404	\$ 0.28112	45.9%	0.236298	0.375856	0.612154	
20	2037	2038	\$ 12,162,770	\$ 2,045	\$ 897,790	\$ 9,834,538	\$ 973	\$ 427,299	\$ 4,680,702	\$ 0.28112	45.9%	0.24242	0.3697345	0.612154	
21	2038	2039	\$ 13,317,516	\$ 2,127	\$ 933,701	\$ 10,768,240	\$ 1,012	\$ 444,391	\$ 5,125,093	\$ 0.28112	45.9%	0.248541	0.3636129	0.612154	
22	2039	2040	\$ 14,518,451	\$ 2,212	\$ 971,049	\$ 11,739,289	\$ 1,053	\$ 462,166	\$ 5,587,259	\$ 0.28112	45.9%	0.254663	0.3574914	0.612154	
23	2040	2041	\$ 15,767,424	\$ 2,300	\$ 1,009,891	\$ 12,749,180	\$ 1,095	\$ 480,653	\$ 6,067,912	\$ 0.28112	45.9%	0.260784	0.3513699	0.612154	
24	2041	2042	\$ 17,066,356	\$ 2,392	\$ 1,050,287	\$ 13,799,467	\$ 1,139	\$ 499,879	\$ 6,567,791	\$ 0.28112	45.9%	0.266906	0.3452483	0.612154	
25	2042	2043	\$ 18,417,246	\$ 2,488	\$ 1,092,298	\$ 14,891,765	\$ 1,184	\$ 519,874	\$ 7,087,666	\$ 0.28112	45.9%	0.273027	0.3391268	0.612154	
26	2043	2044	\$ 19,822,171	\$ 2,588	\$ 1,135,990	\$ 16,027,756	\$ 1,232	\$ 540,669	\$ 7,628,335	\$ 0.28112	45.9%	0.279149	0.3330052	0.612154	
27	2044	2045	\$ 21,283,293	\$ 2,691	\$ 1,181,430	\$ 17,209,186	\$ 1,281	\$ 562,296	\$ 8,190,631	\$ 0.28112	45.9%	0.28527	0.3268837	0.612154	
28	2045	2046	\$ 22,802,860	\$ 2,799	\$ 1,228,687	\$ 18,437,873	\$ 1,332	\$ 584,788	\$ 8,775,419	\$ 0.28112	45.9%	0.291392	0.3207622	0.612154	
29	2046	2047	\$ 24,383,209	\$ 2,911	\$ 1,277,835	\$ 19,715,707	\$ 1,385	\$ 608,179	\$ 9,383,598	\$ 0.28112	45.9%	0.297513	0.3146406	0.612154	
30	2047	2048	\$ 26,026,772	\$ 3,027	\$ 1,328,948	\$ 21,044,655	\$ 1,441	\$ 632,507	\$ 10,016,105	\$ 0.28112	45.9%	0.303635	0.3085191	0.612154	
31	2048	2049	\$ 27,736,078	\$ 3,148	\$ 1,382,106	\$ 22,426,761	\$ 1,498	\$ 657,807	\$ 10,673,911	\$ 0.28112	45.9%	0.309756	0.3023975	0.612154	
32	2049	2050	\$ 29,513,757	\$ 3,274	\$ 1,437,390	\$ 23,864,151	\$ 1,558	\$ 684,119	\$ 11,358,031	\$ 0.28112	45.9%	0.315878	0.296276	0.612154	
33	2050	2051	\$ 31,362,542	\$ 3,405	\$ 1,494,886	\$ 25,359,037	\$ 1,621	\$ 711,484	\$ 12,069,514	\$ 0.28112	45.9%	0.322	0.2901545	0.612154	
34	2051	2052	\$ 33,285,279	\$ 3,541	\$ 1,554,681	\$ 26,913,718	\$ 1,686	\$ 739,943	\$ 12,809,458	\$ 0.28112	45.9%	0.328121	0.2840329	0.612154	
35	2052	2053	\$ 35,284,925	\$ 3,683	\$ 1,616,868	\$ 28,530,587	\$ 1,753	\$ 769,541	\$ 13,578,998	\$ 0.28112	45.9%	0.334243	0.2779114	0.612154	
36	2053	2054	\$ 37,364,557	\$ 3,830	\$ 1,681,543	\$ 30,212,130	\$ 1,823	\$ 800,323	\$ 14,379,321	\$ 0.28112	45.9%	0.340364	0.2717898	0.612154	
37	2054	2055	\$ 39,527,375	\$ 3,984	\$ 1,748,805	\$ 31,960,935	\$ 1,896	\$ 832,335	\$ 15,211,656	\$ 0.28112	45.9%	0.346486	0.2656683	0.612154	
38	2055	2056	\$ 41,776,705	\$ 4,143	\$ 1,818,757	\$ 33,779,692	\$ 1,972	\$ 865,629	\$ 16,077,285	\$ 0.28112	45.9%	0.352607	0.2595468	0.612154	
39	2056	2057	\$ 44,116,008	\$ 4,309	\$ 1,891,507	\$ 35,671,199	\$ 2,051	\$ 900,254	\$ 16,977,539	\$ 0.28112	45.9%	0.358729	0.2534252	0.612154	
40	2057	2058	\$ 46,548,883	\$ 4,481	\$ 1,967,168	\$ 37,638,367	\$ 2,133	\$ 936,264	\$ 17,913,804	\$ 0.28112	45.9%	0.36485	0.2473037	0.612154	

			AV Tax Information						Net AV Tax Revenue Calculations						
Zone	Appraisal Year	Fiscal Year					Total AV Revenue					Annual TIRZ Revenue	Annual GF M&O Tax Revenue Net of TIRZ	Net Revenue Available to General Fund (Annual)	Net Revenue Available to General Fund (Cumulative)
			M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue		Annual M&O Revenue Less Public Safety Expense	Cumulative M&O Revenue Less Public Safety Expense						
Base	2017	2018	\$ 71	\$ 71	\$ 36	\$ 36	\$ 107	\$ 71	\$ 71	\$ -	\$ 71	\$ 71	\$ 71		
1	2018	2019	\$ 70	\$ 141	\$ 47	\$ 83	\$ 118	\$ 70	\$ 141	\$ 4	\$ 67	\$ 67	\$ 138		
2	2019	2020	\$ 94	\$ 236	\$ 40	\$ 123	\$ 134	\$ 94	\$ 236	\$ 9	\$ 85	\$ 85	\$ 223		
3	2020	2021	\$ 109	\$ 345	\$ 46	\$ 169	\$ 155	\$ 109	\$ 345	\$ 16	\$ 92	\$ 92	\$ 315		
4	2021	2022	\$ 14,525	\$ 14,869	\$ 7,294	\$ 7,463	\$ 21,818	\$ 3,641	\$ 3,986	\$ 7,425	\$ 7,100	\$ 49,706	\$ 50,021		
5	2022	2023	\$ 180,083	\$ 194,952	\$ 126,621	\$ 134,084	\$ 306,704	\$ 39,499	\$ 43,484	\$ 104,857	\$ 75,226	\$ 649,545	\$ 699,566		
6	2023	2024	\$ 208,986	\$ 403,938	\$ 196,017	\$ 330,101	\$ 405,003	\$ 35,381	\$ 78,866	\$ 138,476	\$ 70,510	\$ 131,082	\$ 830,648		
7	2024	2025	\$ 343,603	\$ 747,541	\$ 335,440	\$ 665,541	\$ 679,042	\$ 40,232	\$ 119,098	\$ 232,198	\$ 111,405	\$ 599,072	\$ 1,429,721		
8	2025	2026	\$ 483,291	\$ 1,230,832	\$ 491,065	\$ 1,156,606	\$ 974,357	\$ 40,051	\$ 159,148	\$ 333,195	\$ 150,096	\$ 1,091,141	\$ 2,520,862		
9	2026	2027	\$ 617,185	\$ 1,848,017	\$ 652,715	\$ 1,809,321	\$ 1,269,900	\$ 33,998	\$ 193,146	\$ 434,271	\$ 182,914	\$ 888,877	\$ 3,409,739		
10	2027	2028	\$ 628,665	\$ 2,476,682	\$ 692,030	\$ 2,501,352	\$ 1,320,696	\$ 22,151	\$ 215,297	\$ 451,643	\$ 177,022	\$ 3,122	\$ 3,412,861		
11	2028	2029	\$ 640,077	\$ 3,116,759	\$ 733,447	\$ 3,234,798	\$ 1,373,524	\$ 9,302	\$ 224,599	\$ 469,710	\$ 170,366	\$ (10,490)	\$ 3,402,371		
12	2029	2030	\$ 651,395	\$ 3,768,154	\$ 777,069	\$ 4,011,868	\$ 1,428,464	\$ (4,611)	\$ 219,987	\$ 488,500	\$ 162,895	\$ (25,196)	\$ 3,377,175		
13	2030	2031	\$ 662,595	\$ 4,430,749	\$ 823,008	\$ 4,834,876	\$ 1,485,603	\$ (19,652)	\$ 200,336	\$ 508,042	\$ 154,553	\$ (41,061)	\$ 3,336,114		
14	2031	2032	\$ 673,648	\$ 5,104,397	\$ 871,379	\$ 5,706,255	\$ 1,545,027	\$ (35,888)	\$ 164,448	\$ 528,365	\$ 145,284	\$ (58,155)	\$ 3,277,959		
15	2032	2033	\$ 684,526	\$ 5,788,923	\$ 922,302	\$ 6,628,557	\$ 1,606,828	\$ (53,392)	\$ 111,056	\$ 549,501	\$ 135,025	\$ (76,551)	\$ 3,201,408		
16	2033	2034	\$ 695,196	\$ 6,484,119	\$ 975,905	\$ 7,604,462	\$ 1,671,101	\$ (72,238)	\$ 38,818	\$ 571,482	\$ 123,714	\$ (96,325)	\$ 3,105,083		
17	2034	2035	\$ 705,624	\$ 7,189,743	\$ 1,032,321	\$ 8,636,783	\$ 1,737,945	\$ (92,507)	\$ (53,689)	\$ 594,343	\$ 111,282	\$ (117,559)	\$ 2,987,523		
18	2035	2036	\$ 715,775	\$ 7,905,518	\$ 1,091,688	\$ 9,728,472	\$ 1,807,463	\$ (114,282)	\$ (167,971)	\$ 618,118	\$ 97,657	\$ (140,338)	\$ 2,847,186		
19	2036	2037	\$ 725,608	\$ 8,631,126	\$ 1,154,154	\$ 10,882,626	\$ 1,879,762	\$ (137,651)	\$ (305,623)	\$ 642,844	\$ 82,764	\$ (164,750)	\$ 2,682,436		
20	2037	2038	\$ 774,182	\$ 9,405,308	\$ 1,180,770	\$ 12,063,396	\$ 1,954,952	\$ (123,608)	\$ (429,230)	\$ 668,559	\$ 105,623	\$ (151,792)	\$ 2,530,643		
21	2038	2039	\$ 825,481	\$ 10,230,789	\$ 1,207,670	\$ 13,271,065	\$ 2,033,150	\$ (108,220)	\$ (537,451)	\$ 695,303	\$ 130,178	\$ (137,534)	\$ 2,393,110		
22	2039	2040	\$ 879,645	\$ 11,110,434	\$ 1,234,832	\$ 14,505,897	\$ 2,114,476	\$ (91,405)	\$ (628,855)	\$ 723,116	\$ 156,529	\$ (121,892)	\$ 2,271,218		
23	2040	2041	\$ 936,821	\$ 12,047,255	\$ 1,262,234	\$ 15,768,131	\$ 2,199,055	\$ (73,070)	\$ (701,925)	\$ 752,042	\$ 184,779	\$ (104,778)	\$ 2,166,440		
24	2041	2042	\$ 997,164	\$ 13,044,419	\$ 1,289,854	\$ 17,057,985	\$ 2,287,018	\$ (53,123)	\$ (755,048)	\$ 782,125	\$ 215,039	\$ (86,100)	\$ 2,080,340		
25	2042	2043	\$ 1,060,836	\$ 14,105,254	\$ 1,317,663	\$ 18,375,648	\$ 2,378,498	\$ (31,463)	\$ (786,511)	\$ 813,412	\$ 247,424	\$ (65,761)	\$ 2,014,579		
26	2043	2044	\$ 1,128,005	\$ 15,233,260	\$ 1,345,633	\$ 19,721,280	\$ 2,473,638	\$ (7,985)	\$ (794,496)	\$ -	\$ 1,128,005	\$ 802,293	\$ 2,816,872		
27	2044	2045	\$ 1,198,852	\$ 16,432,111	\$ 1,373,732	\$ 21,095,013	\$ 2,572,584	\$ 17,422	\$ (777,074)	\$ -	\$ 1,198,852	\$ 860,111	\$ 3,676,983		
28	2045	2046	\$ 1,273,560	\$ 17,705,672	\$ 1,401,927	\$ 22,496,939	\$ 2,675,487	\$ 44,873	\$ (732,201)	\$ -	\$ 1,273,560	\$ 921,270	\$ 4,598,253		
29	2046	2047	\$ 1,352,328	\$ 19,058,000	\$ 1,430,179	\$ 23,927,118	\$ 2,782,507	\$ 74,493	\$ (657,708)	\$ -	\$ 1,352,328	\$ 985,946	\$ 5,584,199		
30	2047	2048	\$ 1,435,359	\$ 20,493,359	\$ 1,458,448	\$ 25,385,566	\$ 2,893,807	\$ 106,411	\$ (551,296)	\$ -	\$ 1,435,359	\$ 1,054,322	\$ 6,638,521		
31	2048	2049	\$ 1,522,869	\$ 22,016,228	\$ 1,486,690	\$ 26,872,256	\$ 3,009,559	\$ 140,763	\$ (410,533)	\$ -	\$ 1,522,869	\$ 1,126,590	\$ 7,765,111		
32	2049	2050	\$ 1,615,083	\$ 23,631,311	\$ 1,514,858	\$ 28,387,114	\$ 3,129,942	\$ 177,693	\$ (232,840)	\$ -	\$ 1,615,083	\$ 1,202,953	\$ 8,968,065		
33	2050	2051	\$ 1,712,238	\$ 25,343,549	\$ 1,542,901	\$ 29,930,015	\$ 3,255,139	\$ 217,352	\$ (15,488)	\$ -	\$ 1,712,238	\$ 1,283,623	\$ 10,251,688		
34	2051	2052	\$ 1,814,581	\$ 27,158,130	\$ 1,570,764	\$ 31,500,779	\$ 3,385,345	\$ 259,900	\$ 244,412	\$ -	\$ 1,814,581	\$ 1,368,821	\$ 11,620,509		
35	2052	2053	\$ 1,922,372	\$ 29,080,502	\$ 1,598,387	\$ 33,099,166	\$ 3,520,759	\$ 305,503	\$ 549,915	\$ -	\$ 1,922,372	\$ 1,458,782	\$ 13,079,291		
36	2053	2054	\$ 2,035,883	\$ 31,116,384	\$ 1,625,706	\$ 34,724,872	\$ 3,661,589	\$ 354,339	\$ 904,254	\$ -	\$ 2,035,883	\$ 1,553,749	\$ 14,633,040		
37	2054	2055	\$ 2,155,398	\$ 33,271,783	\$ 1,652,654	\$ 36,377,526	\$ 3,808,052	\$ 406,593	\$ 1,310,848	\$ -	\$ 2,155,398	\$ 1,653,979	\$ 16,287,019		
38	2055	2056	\$ 2,281,218	\$ 35,553,001	\$ 1,679,157	\$ 38,056,683	\$ 3,960,375	\$ 462,461	\$ 1,773,309	\$ -	\$ 2,281,218	\$ 1,759,742	\$ 18,046,761		
39	2056	2057	\$ 2,413,655	\$ 37,966,655	\$ 1,705,135	\$ 39,761,818	\$ 4,118,789	\$ 522,147	\$ 2,295,456	\$ -	\$ 2,413,655	\$ 1,871,320	\$ 19,918,081		
40	2057	2058	\$ 2,553,036	\$ 40,519,691	\$ 1,730,505	\$ 41,492,323	\$ 4,283,541	\$ 585,869	\$ 2,881,325	\$ -	\$ 2,553,036	\$ 1,989,008	\$ 21,907,089		

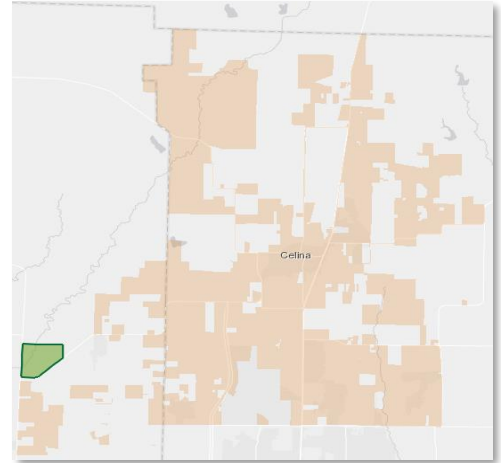


Life Connected.

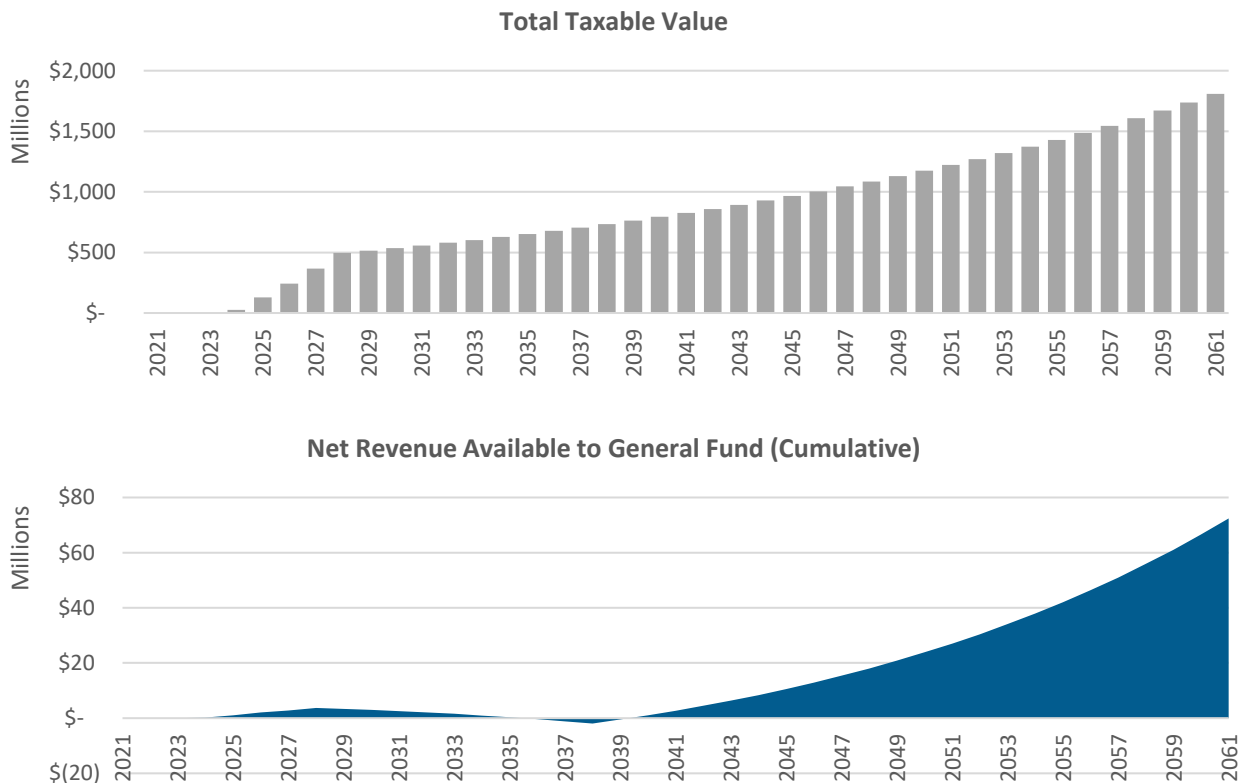
**TIRZ-12 | Edgewood Creek
Detailed Report and Model Summaries**



TIRZ-12 | Edgewood Creek is a ±246.5 acre TIRZ located in the northern portion of the City. The TIRZ is located within the City limits and Prosper ISD. The City's participation rate in TIRZ-12 | Edgewood Creek is 47.00% and the TIRZ is scheduled to terminate on 12/31/2059 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$21,108,677.



The charts below indicate two elements of the long-term financial forecast for TIRZ-12 | Edgewood Creek. The model forecasts a total build-out taxable value within the TIRZ of ±\$1,808,200,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$72,400,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ-12 | Edgewood Creek is forecast to generate approximately \$445,000,000 for Prosper ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$17,566,444	\$60,179,280	\$123,256,687	\$216,626,658
TIRZ Revenues @ 0.47% TIRZ Contribution Rate	\$8,252,516	\$21,425,754	\$21,425,754	\$21,425,754
City AV Revenue Net of TIRZ Contributions	\$9,313,927	\$38,753,525	\$101,830,932	\$195,200,904
City Permit Revenue	\$4,213,958	\$4,213,958	\$4,213,958	\$4,213,958
Estimated City Sales Tax Revenue	\$1,212,095	\$3,976,953	\$8,069,617	\$14,127,760
City I&S Costs	\$9,321,498	\$34,437,563	\$66,970,490	\$105,790,173
Net City Revenues Available for M&O	\$5,418,483	\$12,506,873	\$47,144,017	\$107,752,449
Estimated Total Public Safety Cost of Service (M&O Supported)	\$2,865,084	\$9,819,372	\$20,113,417	\$35,351,118
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$2,553,399	\$2,687,501	\$27,030,600	\$72,401,330
Cumulative ISD Tax Revenue	\$36,085,136	\$123,621,346	\$253,196,322	\$444,998,938

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields	Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
Input data in yellow shaded boxes only	General RE Value Growth Rate (CAGR):	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Prosper ISD	2024 Public Safety Expense/Capita (Service Area)	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Prosper ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	TIRZ-D	2024 Net AV Tax Revenue/Capita	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	TIRZ-D AV Rate	\$0.079810	Population/EDU Factor	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Annual Rate Reduction Goal	\$0.000000	2024 Total GF Cost/EDU (City Limits)	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (Service Area)	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Rate Category Shift	1.0%	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700				FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648				FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491				FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
							FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
							FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207
							FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255
							FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305
							FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358
							FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412
							FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468
							FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527
							FY2071	72.60%	\$0.444430	\$0.167724	\$0.612154	\$62,361	\$1,588

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ-12 Edgewood Creek	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$115,779	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$115,779	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$0	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$500,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	47.00%	Fully Developed Commerical SF	-
Phase I Approved Units	301	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	Future Phase	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2020
Future Phase Average Value/Unit - 2024	\$500,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2059
Future Phase Approved Units	546	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	\$ -
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$21,108,677
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Prosper ISD	Est. Non-Project Costs	\$12,446,551
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Prosper ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$33,555,228
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Prosper ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$21,108,677
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$28,521,316
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	847	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				

WILLDAN					New Construction										
					Phase I			Future Phase						Total New	
														Construction	
Zone Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	Phase I Units Absorbption	Phase I Unit Value	New Phase I Construction Value	Future Phase Units Absorption	Future Phase Unit Value	New Future Phase Construction Value	Total New Units			Value	Annual Permit Revenue
Base	2020	2021	\$ 115,779			\$ -					-	\$ -	\$ -		\$ -
1	2021	2022	\$ 115,779	10%	-	\$ 414,456	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		\$ -
2	2022	2023	\$ 115,779	16%	-	\$ 480,769	\$ -	-	\$ -	\$ -	-	\$ -	\$ -		\$ -
3	2023	2024	\$ 115,779	4%	50	\$ 500,000	\$ 25,000,000	-	\$ 500,000	\$ -	50	\$ 25,000,000	\$ 191,504		
4	2024	2025	\$ 115,779	4%	200	\$ 520,000	\$ 104,000,000	-	\$ 520,000	\$ -	200	\$ 104,000,000	\$ 905,456		
5	2025	2026	\$ 115,779	4%	51	\$ 540,800	\$ 27,580,800	149	\$ 540,800	\$ 80,579,200	200	\$ 108,160,000	\$ 1,070,279		
6	2026	2027	\$ 115,779	4%	-	\$ 562,432	\$ -	200	\$ 562,432	\$ 112,486,400	200	\$ 112,486,400	\$ 923,886		
7	2027	2028	\$ 115,779	4%	-	\$ 584,929	\$ -	197	\$ 584,929	\$ 115,231,068	197	\$ 115,231,068	\$ 1,122,833		
8	2028	2029	\$ 115,779	4%	-	\$ 608,326	\$ -	-	\$ 608,326	\$ -	-	\$ -	\$ -		
9	2029	2030	\$ 115,779	4%	-	\$ 632,660	\$ -	-	\$ 632,660	\$ -	-	\$ -	\$ -		
10	2030	2031	\$ 115,779	4%	-	\$ 657,966	\$ -	-	\$ 657,966	\$ -	-	\$ -	\$ -		
11	2031	2032	\$ 115,779	4%	-	\$ 684,285	\$ -	-	\$ 684,285	\$ -	-	\$ -	\$ -		
12	2032	2033	\$ 115,779	4%	-	\$ 711,656	\$ -	-	\$ 711,656	\$ -	-	\$ -	\$ -		
13	2033	2034	\$ 115,779	4%	-	\$ 740,122	\$ -	-	\$ 740,122	\$ -	-	\$ -	\$ -		
14	2034	2035	\$ 115,779	4%	-	\$ 769,727	\$ -	-	\$ 769,727	\$ -	-	\$ -	\$ -		
15	2035	2036	\$ 115,779	4%	-	\$ 800,516	\$ -	-	\$ 800,516	\$ -	-	\$ -	\$ -		
16	2036	2037	\$ 115,779	4%	-	\$ 832,537	\$ -	-	\$ 832,537	\$ -	-	\$ -	\$ -		
17	2037	2038	\$ 115,779	4%	-	\$ 865,838	\$ -	-	\$ 865,838	\$ -	-	\$ -	\$ -		
18	2038	2039	\$ 115,779	4%	-	\$ 900,472	\$ -	-	\$ 900,472	\$ -	-	\$ -	\$ -		
19	2039	2040	\$ 115,779	4%	-	\$ 936,491	\$ -	-	\$ 936,491	\$ -	-	\$ -	\$ -		
20	2040	2041	\$ 115,779	4%	-	\$ 973,950	\$ -	-	\$ 973,950	\$ -	-	\$ -	\$ -		
21	2041	2042	\$ 115,779	4%	-	\$ 1,012,908	\$ -	-	\$ 1,012,908	\$ -	-	\$ -	\$ -		
22	2042	2043	\$ 115,779	4%	-	\$ 1,053,425	\$ -	-	\$ 1,053,425	\$ -	-	\$ -	\$ -		
23	2043	2044	\$ 115,779	4%	-	\$ 1,095,562	\$ -	-	\$ 1,095,562	\$ -	-	\$ -	\$ -		
24	2044	2045	\$ 115,779	4%	-	\$ 1,139,384	\$ -	-	\$ 1,139,384	\$ -	-	\$ -	\$ -		
25	2045	2046	\$ 115,779	4%	-	\$ 1,184,959	\$ -	-	\$ 1,184,959	\$ -	-	\$ -	\$ -		
26	2046	2047	\$ 115,779	4%	-	\$ 1,232,358	\$ -	-	\$ 1,232,358	\$ -	-	\$ -	\$ -		
27	2047	2048	\$ 115,779	4%	-	\$ 1,281,652	\$ -	-	\$ 1,281,652	\$ -	-	\$ -	\$ -		
28	2048	2049	\$ 115,779	4%	-	\$ 1,332,918	\$ -	-	\$ 1,332,918	\$ -	-	\$ -	\$ -		
29	2049	2050	\$ 115,779	4%	-	\$ 1,386,235	\$ -	-	\$ 1,386,235	\$ -	-	\$ -	\$ -		
30	2050	2051	\$ 115,779	4%	-	\$ 1,441,684	\$ -	-	\$ 1,441,684	\$ -	-	\$ -	\$ -		
31	2051	2052	\$ 115,779	4%	-	\$ 1,499,352	\$ -	-	\$ 1,499,352	\$ -	-	\$ -	\$ -		
32	2052	2053	\$ 115,779	4%	-	\$ 1,559,326	\$ -	-	\$ 1,559,326	\$ -	-	\$ -	\$ -		
33	2053	2054	\$ 115,779	4%	-	\$ 1,621,699	\$ -	-	\$ 1,621,699	\$ -	-	\$ -	\$ -		
34	2054	2055	\$ 115,779	4%	-	\$ 1,686,567	\$ -	-	\$ 1,686,567	\$ -	-	\$ -	\$ -		
35	2055	2056	\$ 115,779	4%	-	\$ 1,754,029	\$ -	-	\$ 1,754,029	\$ -	-	\$ -	\$ -		
36	2056	2057	\$ 115,779	4%	-	\$ 1,824,191	\$ -	-	\$ 1,824,191	\$ -	-	\$ -	\$ -		
37	2057	2058	\$ 115,779	4%	-	\$ 1,897,158	\$ -	-	\$ 1,897,158	\$ -	-	\$ -	\$ -		
38	2058	2059	\$ 115,779	4%	-	\$ 1,973,044	\$ -	-	\$ 1,973,044	\$ -	-	\$ -	\$ -		
39	2059	2060	\$ 115,779	4%	-	\$ 2,051,966	\$ -	-	\$ 2,051,966	\$ -	-	\$ -	\$ -		
40	2060	2061	\$ 115,779	4%	-	\$ 2,134,045	\$ -	-	\$ 2,134,045	\$ -	-	\$ -	\$ -		



		Fiscal Year	Cumulative New										TIRZ	
Zone	Appraisal Year		Cumulative Permit Revenue	Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	Participation Rate	Annual TIRZ Revenue	
Base	2020	2021	\$ -	\$ -	\$ 115,779	\$ -	\$ 0.00645000	\$ 747	\$ 747	\$ 747	\$ 747	47.00%	\$ -	
1	2021	2022	\$ -	\$ -	\$ 127,254	\$ 11,475	\$ 0.00645000	\$ 747	\$ 1,494	\$ 821	\$ 1,568	47.00%	\$ 35	
2	2022	2023	\$ -	\$ -	\$ 147,615	\$ 31,836	\$ 0.00634759	\$ 735	\$ 2,228	\$ 937	\$ 2,505	47.00%	\$ 95	
3	2023	2024	\$ 191,504	\$ 25,000,000	\$ 25,153,520	\$ 25,037,741	\$ 0.00612154	\$ 709	\$ 2,937	\$ 153,978	\$ 156,483	47.00%	\$ 72,037	
4	2024	2025	\$ 1,096,960	\$ 130,000,000	\$ 130,159,660	\$ 130,043,881	\$ 0.00612154	\$ 709	\$ 3,646	\$ 796,778	\$ 953,260	47.00%	\$ 374,152	
5	2025	2026	\$ 2,167,239	\$ 243,360,000	\$ 243,526,047	\$ 243,410,268	\$ 0.00612154	\$ 709	\$ 4,355	\$ 1,490,754	\$ 2,444,015	47.00%	\$ 700,321	
6	2026	2027	\$ 3,091,125	\$ 365,580,800	\$ 365,753,489	\$ 365,637,710	\$ 0.00612154	\$ 709	\$ 5,063	\$ 2,238,975	\$ 4,682,989	47.00%	\$ 1,051,985	
7	2027	2028	\$ 4,213,958	\$ 495,435,100	\$ 495,614,696	\$ 495,498,917	\$ 0.00612154	\$ 709	\$ 5,772	\$ 3,033,925	\$ 7,716,915	47.00%	\$ 1,425,612	
8	2028	2029	\$ 4,213,958	\$ 515,252,504	\$ 515,439,284	\$ 515,323,505	\$ 0.00612154	\$ 709	\$ 6,481	\$ 3,155,282	\$ 10,872,197	47.00%	\$ 1,482,650	
9	2029	2030	\$ 4,213,958	\$ 535,862,604	\$ 536,056,856	\$ 535,941,077	\$ 0.00612154	\$ 709	\$ 7,190	\$ 3,281,493	\$ 14,153,690	47.00%	\$ 1,541,969	
10	2030	2031	\$ 4,213,958	\$ 557,297,109	\$ 557,499,130	\$ 557,383,351	\$ 0.00612154	\$ 709	\$ 7,898	\$ 3,412,753	\$ 17,566,444	47.00%	\$ 1,603,661	
11	2031	2032	\$ 4,213,958	\$ 579,588,993	\$ 579,799,095	\$ 579,683,316	\$ 0.00612154	\$ 709	\$ 8,607	\$ 3,549,263	\$ 21,115,707	47.00%	\$ 1,667,821	
12	2032	2033	\$ 4,213,958	\$ 602,772,553	\$ 602,991,059	\$ 602,875,280	\$ 0.00612154	\$ 709	\$ 9,316	\$ 3,691,234	\$ 24,806,941	47.00%	\$ 1,734,547	
13	2033	2034	\$ 4,213,958	\$ 626,883,455	\$ 627,110,701	\$ 626,994,922	\$ 0.00612154	\$ 709	\$ 10,025	\$ 3,838,883	\$ 28,645,824	47.00%	\$ 1,803,942	
14	2034	2035	\$ 4,213,958	\$ 651,958,793	\$ 652,195,129	\$ 652,079,350	\$ 0.00612154	\$ 709	\$ 10,733	\$ 3,992,439	\$ 32,638,263	47.00%	\$ 1,876,113	
15	2035	2036	\$ 4,213,958	\$ 678,037,145	\$ 678,282,934	\$ 678,167,155	\$ 0.00612154	\$ 709	\$ 11,442	\$ 4,152,136	\$ 36,790,399	47.00%	\$ 1,951,171	
16	2036	2037	\$ 4,213,958	\$ 705,158,630	\$ 705,414,252	\$ 705,298,473	\$ 0.00612154	\$ 709	\$ 12,151	\$ 4,318,222	\$ 41,108,620	47.00%	\$ 2,029,231	
17	2037	2038	\$ 4,213,958	\$ 733,364,976	\$ 733,630,822	\$ 733,515,043	\$ 0.00612154	\$ 709	\$ 12,860	\$ 4,490,950	\$ 45,599,571	47.00%	\$ 2,110,414	
18	2038	2039	\$ 4,213,958	\$ 762,699,575	\$ 762,976,055	\$ 762,860,276	\$ 0.00612154	\$ 709	\$ 13,568	\$ 4,670,588	\$ 50,270,159	0.00%	\$ -	
19	2039	2040	\$ 4,213,958	\$ 793,207,558	\$ 793,495,097	\$ 793,379,318	\$ 0.00612154	\$ 709	\$ 14,277	\$ 4,857,412	\$ 55,127,571	0.00%	\$ -	
20	2040	2041	\$ 4,213,958	\$ 824,935,860	\$ 825,234,901	\$ 825,119,122	\$ 0.00612154	\$ 709	\$ 14,986	\$ 5,051,708	\$ 60,179,280	0.00%	\$ -	
21	2041	2042	\$ 4,213,958	\$ 857,933,294	\$ 858,244,297	\$ 858,128,518	\$ 0.00612154	\$ 709	\$ 15,695	\$ 5,253,777	\$ 65,433,056	0.00%	\$ -	
22	2042	2043	\$ 4,213,958	\$ 892,250,626	\$ 892,574,069	\$ 892,458,290	\$ 0.00612154	\$ 709	\$ 16,403	\$ 5,463,928	\$ 70,896,984	0.00%	\$ -	
23	2043	2044	\$ 4,213,958	\$ 927,940,651	\$ 928,277,032	\$ 928,161,253	\$ 0.00612154	\$ 709	\$ 17,112	\$ 5,682,485	\$ 76,579,469	0.00%	\$ -	
24	2044	2045	\$ 4,213,958	\$ 965,058,277	\$ 965,408,113	\$ 965,292,334	\$ 0.00612154	\$ 709	\$ 17,821	\$ 5,909,784	\$ 82,489,254	0.00%	\$ -	
25	2045	2046	\$ 4,213,958	\$ 1,003,660,608	\$ 1,004,024,437	\$ 1,003,908,658	\$ 0.00612154	\$ 709	\$ 18,530	\$ 6,146,176	\$ 88,635,429	0.00%	\$ -	
26	2046	2047	\$ 4,213,958	\$ 1,043,807,033	\$ 1,044,185,415	\$ 1,044,069,636	\$ 0.00612154	\$ 709	\$ 19,238	\$ 6,392,023	\$ 95,027,452	0.00%	\$ -	
27	2047	2048	\$ 4,213,958	\$ 1,085,559,314	\$ 1,085,952,831	\$ 1,085,837,052	\$ 0.00612154	\$ 709	\$ 19,947	\$ 6,647,704	\$ 101,675,156	0.00%	\$ -	
28	2048	2049	\$ 4,213,958	\$ 1,128,981,686	\$ 1,129,390,945	\$ 1,129,275,166	\$ 0.00612154	\$ 709	\$ 20,656	\$ 6,913,612	\$ 108,588,768	0.00%	\$ -	
29	2049	2050	\$ 4,213,958	\$ 1,174,140,954	\$ 1,174,566,582	\$ 1,174,450,803	\$ 0.00612154	\$ 709	\$ 21,365	\$ 7,190,156	\$ 115,778,924	0.00%	\$ -	
30	2050	2051	\$ 4,213,958	\$ 1,221,106,592	\$ 1,221,549,246	\$ 1,221,433,467	\$ 0.00612154	\$ 709	\$ 22,073	\$ 7,477,763	\$ 123,256,687	0.00%	\$ -	
31	2051	2052	\$ 4,213,958	\$ 1,269,950,856	\$ 1,270,411,216	\$ 1,270,295,437	\$ 0.00612154	\$ 709	\$ 22,782	\$ 7,776,873	\$ 131,033,560	0.00%	\$ -	
32	2052	2053	\$ 4,213,958	\$ 1,320,748,890	\$ 1,321,227,664	\$ 1,321,111,885	\$ 0.00612154	\$ 709	\$ 23,491	\$ 8,087,948	\$ 139,121,508	0.00%	\$ -	
33	2053	2054	\$ 4,213,958	\$ 1,373,578,845	\$ 1,374,076,771	\$ 1,373,960,992	\$ 0.00612154	\$ 709	\$ 24,200	\$ 8,411,466	\$ 147,532,974	0.00%	\$ -	
34	2054	2055	\$ 4,213,958	\$ 1,428,521,999	\$ 1,429,039,842	\$ 1,428,924,063	\$ 0.00612154	\$ 709	\$ 24,908	\$ 8,747,925	\$ 156,280,898	0.00%	\$ -	
35	2055	2056	\$ 4,213,958	\$ 1,485,662,879	\$ 1,486,201,435	\$ 1,486,085,656	\$ 0.00612154	\$ 709	\$ 25,617	\$ 9,097,842	\$ 165,378,740	0.00%	\$ -	
36	2056	2057	\$ 4,213,958	\$ 1,545,089,394	\$ 1,545,649,493	\$ 1,545,533,714	\$ 0.00612154	\$ 709	\$ 26,326	\$ 9,461,755	\$ 174,840,495	0.00%	\$ -	
37	2057	2058	\$ 4,213,958	\$ 1,606,892,970	\$ 1,607,475,472	\$ 1,607,359,693	\$ 0.00612154	\$ 709	\$ 27,035	\$ 9,840,225	\$ 184,680,720	0.00%	\$ -	
38	2058	2059	\$ 4,213,958	\$ 1,671,168,689	\$ 1,671,774,491	\$ 1,671,658,712	\$ 0.00612154	\$ 709	\$ 27,743	\$ 10,233,834	\$ 194,914,555	0.00%	\$ -	
39	2059	2060	\$ 4,213,958	\$ 1,738,015,437	\$ 1,738,645,471	\$ 1,738,529,692	\$ 0.00612154	\$ 709	\$ 28,452	\$ 10,643,188	\$ 205,557,742	0.00%	\$ -	
40	2060	2061	\$ 4,213,958	\$ 1,807,536,054	\$ 1,808,191,290	\$ 1,808,075,511	\$ 0.00612154	\$ 709	\$ 29,161	\$ 11,068,915	\$ 216,626,658	0.00%	\$ -	

TIRZ-12 / Edgewood Cr



				City AV Revenue Net of TIRZ		Total		Total						
Zone	Year	Fiscal Year	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ	Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue
Base	2020	2021	\$ -	\$ 747	\$ 747	\$ -	\$ -	\$ 747	\$ 747				\$ -	\$ -
1	2021	2022	\$ 35	\$ 786	\$ 1,533	\$ 35	\$ 35	\$ 786	\$ 1,533				\$ -	\$ -
2	2022	2023	\$ 130	\$ 842	\$ 2,375	\$ 95	\$ 130	\$ 842	\$ 2,375	\$ 35		\$ -	\$ -	\$ -
3	2023	2024	\$ 72,166	\$ 81,942	\$ 84,316	\$ 72,037	\$ 72,166	\$ 81,942	\$ 84,316	\$ 95	\$ 95		\$ 191,504	\$ 191,504
4	2024	2025	\$ 446,319	\$ 422,625	\$ 506,942	\$ 374,152	\$ 446,319	\$ 422,625	\$ 506,942	\$ 72,037	\$ 72,132		\$ 905,456	\$ 1,096,960
5	2025	2026	\$ 1,146,640	\$ 790,433	\$ 1,297,375	\$ 700,321	\$ 1,146,640	\$ 790,433	\$ 1,297,375	\$ 374,152	\$ 446,284		\$ 1,070,279	\$ 2,167,239
6	2026	2027	\$ 2,198,625	\$ 1,186,990	\$ 2,484,364	\$ 1,051,985	\$ 2,198,625	\$ 1,186,990	\$ 2,484,364	\$ 700,321	\$ 1,146,605		\$ 923,886	\$ 3,091,125
7	2027	2028	\$ 3,624,237	\$ 1,608,313	\$ 4,092,678	\$ 1,425,612	\$ 3,624,237	\$ 1,608,313	\$ 4,092,678	\$ 1,051,985	\$ 2,198,590		\$ 1,122,833	\$ 4,213,958
8	2028	2029	\$ 5,106,886	\$ 1,672,633	\$ 5,765,310	\$ 1,482,650	\$ 5,106,886	\$ 1,672,633	\$ 5,765,310	\$ 1,425,612	\$ 3,624,202		\$ -	\$ 4,213,958
9	2029	2030	\$ 6,648,855	\$ 1,739,525	\$ 7,504,835	\$ 1,541,969	\$ 6,648,855	\$ 1,739,525	\$ 7,504,835	\$ 1,482,650	\$ 5,106,852		\$ -	\$ 4,213,958
10	2030	2031	\$ 8,252,516	\$ 1,809,092	\$ 9,313,927	\$ 1,603,661	\$ 8,252,516	\$ 1,809,092	\$ 9,313,927	\$ 1,541,969	\$ 6,648,821		\$ -	\$ 4,213,958
11	2031	2032	\$ 9,920,337	\$ 1,881,443	\$ 11,195,370	\$ 1,667,821	\$ 9,920,337	\$ 1,881,443	\$ 11,195,370	\$ 1,603,661	\$ 8,252,481		\$ -	\$ 4,213,958
12	2032	2033	\$ 11,654,884	\$ 1,956,687	\$ 13,152,057	\$ 1,734,547	\$ 11,654,884	\$ 1,956,687	\$ 13,152,057	\$ 1,667,821	\$ 9,920,302		\$ -	\$ 4,213,958
13	2033	2034	\$ 13,458,826	\$ 2,034,941	\$ 15,186,998	\$ 1,803,942	\$ 13,458,826	\$ 2,034,941	\$ 15,186,998	\$ 1,734,547	\$ 11,654,849		\$ -	\$ 4,213,958
14	2034	2035	\$ 15,334,939	\$ 2,116,326	\$ 17,303,324	\$ 1,876,113	\$ 15,334,939	\$ 2,116,326	\$ 17,303,324	\$ 1,803,942	\$ 13,458,791		\$ -	\$ 4,213,958
15	2035	2036	\$ 17,286,110	\$ 2,200,965	\$ 19,504,289	\$ 1,951,171	\$ 17,286,110	\$ 2,200,965	\$ 19,504,289	\$ 1,876,113	\$ 15,334,904		\$ -	\$ 4,213,958
16	2036	2037	\$ 19,315,341	\$ 2,288,991	\$ 21,793,280	\$ 2,029,231	\$ 19,315,341	\$ 2,288,991	\$ 21,793,280	\$ 1,951,171	\$ 17,286,075		\$ -	\$ 4,213,958
17	2037	2038	\$ 21,425,754	\$ 2,380,537	\$ 24,173,817	\$ 2,110,414	\$ 21,425,754	\$ 2,380,537	\$ 24,173,817	\$ 2,029,231	\$ 19,315,306		\$ -	\$ 4,213,958
18	2038	2039	\$ 21,425,754	\$ 4,670,588	\$ 28,844,405	\$ -	\$ 21,425,754	\$ 4,670,588	\$ 28,844,405	\$ 2,110,414	\$ 21,425,719		\$ -	\$ 4,213,958
19	2039	2040	\$ 21,425,754	\$ 4,857,412	\$ 33,701,817	\$ -	\$ 21,425,754	\$ 4,857,412	\$ 33,701,817	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
20	2040	2041	\$ 21,425,754	\$ 5,051,708	\$ 38,753,525	\$ -	\$ 21,425,754	\$ 5,051,708	\$ 38,753,525	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
21	2041	2042	\$ 21,425,754	\$ 5,253,777	\$ 44,007,302	\$ -	\$ 21,425,754	\$ 5,253,777	\$ 44,007,302	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
22	2042	2043	\$ 21,425,754	\$ 5,463,928	\$ 49,471,230	\$ -	\$ 21,425,754	\$ 5,463,928	\$ 49,471,230	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
23	2043	2044	\$ 21,425,754	\$ 5,682,485	\$ 55,153,715	\$ -	\$ 21,425,754	\$ 5,682,485	\$ 55,153,715	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
24	2044	2045	\$ 21,425,754	\$ 5,909,784	\$ 61,063,499	\$ -	\$ 21,425,754	\$ 5,909,784	\$ 61,063,499	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
25	2045	2046	\$ 21,425,754	\$ 6,146,176	\$ 67,209,675	\$ -	\$ 21,425,754	\$ 6,146,176	\$ 67,209,675	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
26	2046	2047	\$ 21,425,754	\$ 6,392,023	\$ 73,601,698	\$ -	\$ 21,425,754	\$ 6,392,023	\$ 73,601,698	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
27	2047	2048	\$ 21,425,754	\$ 6,647,704	\$ 80,249,402	\$ -	\$ 21,425,754	\$ 6,647,704	\$ 80,249,402	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
28	2048	2049	\$ 21,425,754	\$ 6,913,612	\$ 87,163,013	\$ -	\$ 21,425,754	\$ 6,913,612	\$ 87,163,013	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
29	2049	2050	\$ 21,425,754	\$ 7,190,156	\$ 94,353,170	\$ -	\$ 21,425,754	\$ 7,190,156	\$ 94,353,170	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
30	2050	2051	\$ 21,425,754	\$ 7,477,763	\$ 101,830,932	\$ -	\$ 21,425,754	\$ 7,477,763	\$ 101,830,932	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
31	2051	2052	\$ 21,425,754	\$ 7,776,873	\$ 109,607,805	\$ -	\$ 21,425,754	\$ 7,776,873	\$ 109,607,805	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
32	2052	2053	\$ 21,425,754	\$ 8,087,948	\$ 117,695,753	\$ -	\$ 21,425,754	\$ 8,087,948	\$ 117,695,753	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
33	2053	2054	\$ 21,425,754	\$ 8,411,466	\$ 126,107,219	\$ -	\$ 21,425,754	\$ 8,411,466	\$ 126,107,219	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
34	2054	2055	\$ 21,425,754	\$ 8,747,925	\$ 134,855,144	\$ -	\$ 21,425,754	\$ 8,747,925	\$ 134,855,144	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
35	2055	2056	\$ 21,425,754	\$ 9,097,842	\$ 143,952,985	\$ -	\$ 21,425,754	\$ 9,097,842	\$ 143,952,985	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
36	2056	2057	\$ 21,425,754	\$ 9,461,755	\$ 153,414,741	\$ -	\$ 21,425,754	\$ 9,461,755	\$ 153,414,741	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
37	2057	2058	\$ 21,425,754	\$ 9,840,225	\$ 163,254,966	\$ -	\$ 21,425,754	\$ 9,840,225	\$ 163,254,966	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
38	2058	2059	\$ 21,425,754	\$ 10,233,834	\$ 173,488,800	\$ -	\$ 21,425,754	\$ 10,233,834	\$ 173,488,800	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
39	2059	2060	\$ 21,425,754	\$ 10,643,188	\$ 184,131,988	\$ -	\$ 21,425,754	\$ 10,643,188	\$ 184,131,988	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958
40	2060	2061	\$ 21,425,754	\$ 11,068,915	\$ 195,200,904	\$ -	\$ 21,425,754	\$ 11,068,915	\$ 195,200,904	\$ -	\$ 21,425,719		\$ -	\$ 4,213,958



		Fiscal		Total Annual	Cumulative
Zone Year	Appraisal Year	Year	Year	Sales Tax Revenue	Sales Tax Revenue
Base	2020	2021		-	-
1	2021	2022		-	-
2	2022	2023		-	-
3	2023	2024		12,569	12,569
4	2024	2025		62,844	75,412
5	2025	2026		113,118	188,531
6	2026	2027		163,393	351,924
7	2027	2028		212,914	564,837
8	2028	2029		212,914	777,751
9	2029	2030		212,914	990,665
10	2030	2031		221,430	1,212,095
11	2031	2032		230,288	1,442,383
12	2032	2033		239,499	1,681,882
13	2033	2034		249,079	1,930,961
14	2034	2035		259,042	2,190,003
15	2035	2036		269,404	2,459,407
16	2036	2037		280,180	2,739,587
17	2037	2038		291,387	3,030,975
18	2038	2039		303,043	3,334,017
19	2039	2040		315,164	3,649,182
20	2040	2041		327,771	3,976,953
21	2041	2042		340,882	4,317,835
22	2042	2043		354,517	4,672,352
23	2043	2044		368,698	5,041,050
24	2044	2045		383,446	5,424,495
25	2045	2046		398,784	5,823,279
26	2046	2047		414,735	6,238,014
27	2047	2048		431,324	6,669,338
28	2048	2049		448,577	7,117,915
29	2049	2050		466,520	7,584,436
30	2050	2051		485,181	8,069,617
31	2051	2052		504,588	8,574,206
32	2052	2053		524,772	9,098,977
33	2053	2054		545,763	9,644,740
34	2054	2055		567,593	10,212,334
35	2055	2056		590,297	10,802,631
36	2056	2057		613,909	11,416,540
37	2057	2058		638,465	12,055,005
38	2058	2059		664,004	12,719,009
39	2059	2060		690,564	13,409,573
40	2060	2061		718,187	14,127,760



			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs
			Inflation	New EDUs										
Base	2020	2021	0.0%	\$ 115,779	\$ -	\$ 115,779	0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -
1	2021	2022	9.9%	\$ 127,254	\$ -	\$ 127,254	4.0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -
2	2022	2023	16.0%	\$ 147,615	\$ -	\$ 147,615	4.0%	-	-	\$ 2,830	-	-	\$ 1,241	\$ -
3	2023	2024	4.0%	\$ 153,520	\$ 25,000,000	\$ 25,153,520	4.0%	50	50	\$ 2,948	147,381	147,381	\$ 1,292	\$ 64,611
4	2024	2025	4.0%	\$ 159,660	\$ 104,000,000	\$ 130,159,660	4.0%	200	250	\$ 3,070	767,612	914,993	\$ 1,346	\$ 336,515
5	2025	2026	4.0%	\$ 166,047	\$ 108,160,000	\$ 243,526,047	4.0%	200	450	\$ 3,198	1,439,272	2,354,265	\$ 1,402	\$ 630,965
6	2026	2027	4.0%	\$ 172,689	\$ 112,486,400	\$ 365,753,489	4.0%	200	650	\$ 3,332	2,165,572	4,519,837	\$ 1,461	\$ 949,369
7	2027	2028	4.0%	\$ 179,596	\$ 115,231,068	\$ 495,614,696	4.0%	197	847	\$ 3,465	2,934,783	7,454,620	\$ 1,519	\$ 1,286,585
8	2028	2029	4.0%	\$ 186,780	\$ -	\$ 515,439,284	4.0%	-	847	\$ 3,604	3,052,174	10,506,793	\$ 1,580	\$ 1,338,049
9	2029	2030	4.0%	\$ 194,251	\$ -	\$ 536,056,856	4.0%	-	847	\$ 3,748	3,174,261	13,681,054	\$ 1,643	\$ 1,391,571
10	2030	2031	4.0%	\$ 202,021	\$ -	\$ 557,499,130	4.0%	-	847	\$ 3,898	3,301,231	16,982,285	\$ 1,709	\$ 1,447,233
11	2031	2032	4.0%	\$ 210,102	\$ -	\$ 579,799,095	4.0%	-	847	\$ 4,053	3,433,280	20,415,566	\$ 1,777	\$ 1,505,123
12	2032	2033	4.0%	\$ 218,506	\$ -	\$ 602,991,059	4.0%	-	847	\$ 4,216	3,570,612	23,986,178	\$ 1,848	\$ 1,565,328
13	2033	2034	4.0%	\$ 227,247	\$ -	\$ 627,110,701	4.0%	-	847	\$ 4,384	3,713,436	27,699,614	\$ 1,922	\$ 1,627,941
14	2034	2035	4.0%	\$ 236,336	\$ -	\$ 652,195,129	4.0%	-	847	\$ 4,560	3,861,974	31,561,587	\$ 1,999	\$ 1,693,058
15	2035	2036	4.0%	\$ 245,790	\$ -	\$ 678,282,934	4.0%	-	847	\$ 4,742	4,016,453	35,578,040	\$ 2,079	\$ 1,760,781
16	2036	2037	4.0%	\$ 255,622	\$ -	\$ 705,414,252	4.0%	-	847	\$ 4,932	4,177,111	39,755,151	\$ 2,162	\$ 1,831,212
17	2037	2038	4.0%	\$ 265,846	\$ -	\$ 733,630,822	4.0%	-	847	\$ 5,129	4,344,195	44,099,346	\$ 2,248	\$ 1,904,460
18	2038	2039	4.0%	\$ 276,480	\$ -	\$ 762,976,055	4.0%	-	847	\$ 5,334	4,517,963	48,617,309	\$ 2,338	\$ 1,980,639
19	2039	2040	4.0%	\$ 287,539	\$ -	\$ 793,495,097	4.0%	-	847	\$ 5,547	4,698,681	53,315,990	\$ 2,432	\$ 2,059,864
20	2040	2041	4.0%	\$ 299,041	\$ -	\$ 825,234,901	4.0%	-	847	\$ 5,769	4,886,629	58,202,619	\$ 2,529	\$ 2,142,259
21	2041	2042	4.0%	\$ 311,003	\$ -	\$ 858,244,297	4.0%	-	847	\$ 6,000	5,082,094	63,284,713	\$ 2,630	\$ 2,227,949
22	2042	2043	4.0%	\$ 323,443	\$ -	\$ 892,574,069	4.0%	-	847	\$ 6,240	5,285,378	68,570,090	\$ 2,736	\$ 2,317,067
23	2043	2044	4.0%	\$ 336,380	\$ -	\$ 928,277,032	4.0%	-	847	\$ 6,490	5,496,793	74,066,883	\$ 2,845	\$ 2,409,750
24	2044	2045	4.0%	\$ 349,836	\$ -	\$ 965,408,113	4.0%	-	847	\$ 6,749	5,716,664	79,783,547	\$ 2,959	\$ 2,506,140
25	2045	2046	4.0%	\$ 363,829	\$ -	\$ 1,004,024,437	4.0%	-	847	\$ 7,019	5,945,331	85,728,878	\$ 3,077	\$ 2,606,386
26	2046	2047	4.0%	\$ 378,382	\$ -	\$ 1,044,185,415	4.0%	-	847	\$ 7,300	6,183,144	91,912,022	\$ 3,200	\$ 2,710,641
27	2047	2048	4.0%	\$ 393,518	\$ -	\$ 1,085,952,831	4.0%	-	847	\$ 7,592	6,430,470	98,342,492	\$ 3,328	\$ 2,819,067
28	2048	2049	4.0%	\$ 409,258	\$ -	\$ 1,129,390,945	4.0%	-	847	\$ 7,896	6,687,689	105,030,181	\$ 3,461	\$ 2,931,829
29	2049	2050	4.0%	\$ 425,629	\$ -	\$ 1,174,566,582	4.0%	-	847	\$ 8,212	6,955,196	111,985,377	\$ 3,600	\$ 3,049,103
30	2050	2051	4.0%	\$ 442,654	\$ -	\$ 1,221,549,246	4.0%	-	847	\$ 8,540	7,233,404	119,218,781	\$ 3,744	\$ 3,171,067
31	2051	2052	4.0%	\$ 460,360	\$ -	\$ 1,270,411,216	4.0%	-	847	\$ 8,882	7,522,740	126,741,522	\$ 3,894	\$ 3,297,909
32	2052	2053	4.0%	\$ 478,774	\$ -	\$ 1,321,227,664	4.0%	-	847	\$ 9,237	7,823,650	134,565,172	\$ 4,049	\$ 3,429,826
33	2053	2054	4.0%	\$ 497,925	\$ -	\$ 1,374,076,771	4.0%	-	847	\$ 9,606	8,136,596	142,701,768	\$ 4,211	\$ 3,567,019
34	2054	2055	4.0%	\$ 517,842	\$ -	\$ 1,429,039,842	4.0%	-	847	\$ 9,991	8,462,060	151,163,827	\$ 4,380	\$ 3,709,699
35	2055	2056	4.0%	\$ 538,556	\$ -	\$ 1,486,201,435	4.0%	-	847	\$ 10,390	8,800,542	159,964,370	\$ 4,555	\$ 3,858,087
36	2056	2057	4.0%	\$ 560,098	\$ -	\$ 1,545,649,493	4.0%	-	847	\$ 10,806	9,152,564	169,116,933	\$ 4,737	\$ 4,012,411
37	2057	2058	4.0%	\$ 582,502	\$ -	\$ 1,607,475,472	4.0%	-	847	\$ 11,238	9,518,666	178,635,600	\$ 4,927	\$ 4,172,907
38	2058	2059	4.0%	\$ 605,802	\$ -	\$ 1,671,774,491	4.0%	-	847	\$ 11,688	9,899,413	188,535,013	\$ 5,124	\$ 4,339,824
39	2059	2060	4.0%	\$ 630,034	\$ -	\$ 1,738,645,471	4.0%	-	847	\$ 12,155	10,295,390	198,830,403	\$ 5,329	\$ 4,513,417
40	2060	2061	4.0%	\$ 655,236	\$ -	\$ 1,808,191,290	4.0%	-	847	\$ 12,641	10,707,205	209,537,608	\$ 5,542	\$ 4,693,953

			Cost of Service												
				Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service							Supported Public Safety Cost of Service
Base	2020	2021	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.453125	0.191875	0.645	
1	2021	2022	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.429385	0.215615	0.645	
2	2022	2023	\$ -	\$ 1,003	\$ -	\$ -	\$ 477	\$ -	\$ -	-	-	0.372702	0.262057	0.634759	
3	2023	2024	\$ 64,611	\$ 1,045	\$ 52,243	\$ 52,243	\$ 497	\$ 24,865	\$ 24,865	\$ 0.20770	33.9%	0.315878	0.296276	0.612154	
4	2024	2025	\$ 401,126	\$ 1,088	\$ 272,098	\$ 324,341	\$ 518	\$ 129,504	\$ 154,369	\$ 0.20905	34.1%	0.309756	0.3023975	0.612154	
5	2025	2026	\$ 1,032,091	\$ 1,134	\$ 510,184	\$ 834,525	\$ 540	\$ 242,820	\$ 397,188	\$ 0.20950	34.2%	0.303635	0.3085191	0.612154	
6	2026	2027	\$ 1,981,460	\$ 1,181	\$ 767,638	\$ 1,602,164	\$ 562	\$ 365,354	\$ 762,542	\$ 0.20988	34.3%	0.297513	0.3146406	0.612154	
7	2027	2028	\$ 3,268,046	\$ 1,228	\$ 1,040,304	\$ 2,642,467	\$ 585	\$ 495,128	\$ 1,257,670	\$ 0.20990	34.3%	0.291392	0.3207622	0.612154	
8	2028	2029	\$ 4,606,094	\$ 1,277	\$ 1,081,916	\$ 3,724,383	\$ 608	\$ 514,933	\$ 1,772,603	\$ 0.20990	34.3%	0.28527	0.3268837	0.612154	
9	2029	2030	\$ 5,997,665	\$ 1,328	\$ 1,125,192	\$ 4,849,575	\$ 632	\$ 535,530	\$ 2,308,133	\$ 0.20990	34.3%	0.279149	0.3330052	0.612154	
10	2030	2031	\$ 7,444,898	\$ 1,382	\$ 1,170,200	\$ 6,019,775	\$ 658	\$ 556,951	\$ 2,865,084	\$ 0.20990	34.3%	0.273027	0.3391268	0.612154	
11	2031	2032	\$ 8,950,021	\$ 1,437	\$ 1,217,008	\$ 7,236,783	\$ 684	\$ 579,229	\$ 3,444,313	\$ 0.20990	34.3%	0.266906	0.3452483	0.612154	
12	2032	2033	\$ 10,515,349	\$ 1,494	\$ 1,265,688	\$ 8,502,471	\$ 711	\$ 602,398	\$ 4,046,711	\$ 0.20990	34.3%	0.260784	0.3513699	0.612154	
13	2033	2034	\$ 12,143,290	\$ 1,554	\$ 1,316,316	\$ 9,818,787	\$ 740	\$ 626,494	\$ 4,673,206	\$ 0.20990	34.3%	0.254663	0.3574914	0.612154	
14	2034	2035	\$ 13,836,348	\$ 1,616	\$ 1,368,968	\$ 11,187,756	\$ 769	\$ 651,554	\$ 5,324,760	\$ 0.20990	34.3%	0.248541	0.3636129	0.612154	
15	2035	2036	\$ 15,597,129	\$ 1,681	\$ 1,423,727	\$ 12,611,483	\$ 800	\$ 677,616	\$ 6,002,376	\$ 0.20990	34.3%	0.24242	0.3697345	0.612154	
16	2036	2037	\$ 17,428,341	\$ 1,748	\$ 1,480,676	\$ 14,092,159	\$ 832	\$ 704,721	\$ 6,707,097	\$ 0.20990	34.3%	0.236298	0.375856	0.612154	
17	2037	2038	\$ 19,332,801	\$ 1,818	\$ 1,539,903	\$ 15,632,063	\$ 865	\$ 732,910	\$ 7,440,007	\$ 0.20990	34.3%	0.24242	0.3697345	0.612154	
18	2038	2039	\$ 21,313,440	\$ 1,891	\$ 1,601,499	\$ 17,233,562	\$ 900	\$ 762,226	\$ 8,202,233	\$ 0.20990	34.3%	0.248541	0.3636129	0.612154	
19	2039	2040	\$ 23,373,304	\$ 1,966	\$ 1,665,559	\$ 18,899,121	\$ 936	\$ 792,715	\$ 8,994,948	\$ 0.20990	34.3%	0.254663	0.3574914	0.612154	
20	2040	2041	\$ 25,515,563	\$ 2,045	\$ 1,732,182	\$ 20,631,303	\$ 973	\$ 824,424	\$ 9,819,372	\$ 0.20990	34.3%	0.260784	0.3513699	0.612154	
21	2041	2042	\$ 27,743,513	\$ 2,127	\$ 1,801,469	\$ 22,432,772	\$ 1,012	\$ 857,401	\$ 10,676,772	\$ 0.20990	34.3%	0.266906	0.3452483	0.612154	
22	2042	2043	\$ 30,060,580	\$ 2,212	\$ 1,873,528	\$ 24,306,300	\$ 1,053	\$ 891,697	\$ 11,568,469	\$ 0.20990	34.3%	0.273027	0.3391268	0.612154	
23	2043	2044	\$ 32,470,330	\$ 2,300	\$ 1,948,469	\$ 26,254,769	\$ 1,095	\$ 927,365	\$ 12,495,834	\$ 0.20990	34.3%	0.279149	0.3330052	0.612154	
24	2044	2045	\$ 34,976,470	\$ 2,392	\$ 2,026,408	\$ 28,281,177	\$ 1,139	\$ 964,459	\$ 13,460,293	\$ 0.20990	34.3%	0.28527	0.3268837	0.612154	
25	2045	2046	\$ 37,582,856	\$ 2,488	\$ 2,107,464	\$ 30,388,641	\$ 1,184	\$ 1,003,038	\$ 14,463,331	\$ 0.20990	34.3%	0.291392	0.3207622	0.612154	
26	2046	2047	\$ 40,293,497	\$ 2,588	\$ 2,191,763	\$ 32,580,404	\$ 1,232	\$ 1,043,159	\$ 15,506,490	\$ 0.20990	34.3%	0.297513	0.3146406	0.612154	
27	2047	2048	\$ 43,112,564	\$ 2,691	\$ 2,279,433	\$ 34,859,837	\$ 1,281	\$ 1,084,885	\$ 16,591,375	\$ 0.20990	34.3%	0.303635	0.3085191	0.612154	
28	2048	2049	\$ 46,044,393	\$ 2,799	\$ 2,370,610	\$ 37,230,447	\$ 1,332	\$ 1,128,281	\$ 17,719,656	\$ 0.20990	34.3%	0.309756	0.3023975	0.612154	
29	2049	2050	\$ 49,093,495	\$ 2,911	\$ 2,465,435	\$ 39,695,882	\$ 1,385	\$ 1,173,412	\$ 18,893,068	\$ 0.20990	34.3%	0.315878	0.296276	0.612154	
30	2050	2051	\$ 52,264,562	\$ 3,027	\$ 2,564,052	\$ 42,259,934	\$ 1,441	\$ 1,220,349	\$ 20,113,417	\$ 0.20990	34.3%	0.322	0.2901545	0.612154	
31	2051	2052	\$ 55,562,471	\$ 3,148	\$ 2,666,614	\$ 44,926,548	\$ 1,498	\$ 1,269,163	\$ 21,382,579	\$ 0.20990	34.3%	0.328121	0.2840329	0.612154	
32	2052	2053	\$ 58,992,297	\$ 3,274	\$ 2,773,279	\$ 47,699,827	\$ 1,558	\$ 1,319,929	\$ 22,702,508	\$ 0.20990	34.3%	0.334243	0.2779114	0.612154	
33	2053	2054	\$ 62,559,316	\$ 3,405	\$ 2,884,210	\$ 50,584,037	\$ 1,621	\$ 1,372,726	\$ 24,075,235	\$ 0.20990	34.3%	0.340364	0.2717898	0.612154	
34	2054	2055	\$ 66,269,015	\$ 3,541	\$ 2,999,578	\$ 53,583,616	\$ 1,686	\$ 1,427,635	\$ 25,502,870	\$ 0.20990	34.3%	0.346486	0.2656683	0.612154	
35	2055	2056	\$ 70,127,103	\$ 3,683	\$ 3,119,562	\$ 56,703,178	\$ 1,753	\$ 1,484,741	\$ 26,987,611	\$ 0.20990	34.3%	0.352607	0.2595468	0.612154	
36	2056	2057	\$ 74,139,514	\$ 3,830	\$ 3,244,344	\$ 59,947,522	\$ 1,823	\$ 1,544,130	\$ 28,531,741	\$ 0.20990	34.3%	0.358729	0.2534252	0.612154	
37	2057	2058	\$ 78,312,421	\$ 3,984	\$ 3,374,118	\$ 63,321,639	\$ 1,896	\$ 1,605,896	\$ 30,137,636	\$ 0.20990	34.3%	0.36485	0.2473037	0.612154	
38	2058	2059	\$ 82,652,245	\$ 4,143	\$ 3,509,083	\$ 66,830,722	\$ 1,972	\$ 1,670,131	\$ 31,807,768	\$ 0.20990	34.3%	0.370972	0.2411821	0.612154	
39	2059	2060	\$ 87,165,661	\$ 4,309	\$ 3,649,446	\$ 70,480,168	\$ 2,051	\$ 1,736,937	\$ 33,544,704	\$ 0.20990	34.3%	0.377093	0.2350606	0.612154	
40	2060	2061	\$ 91,859,615	\$ 4,481	\$ 3,795,424	\$ 74,275,591	\$ 2,133	\$ 1,806,414	\$ 35,351,118	\$ 0.20990	34.3%	0.383215	0.2289391	0.612154	

			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue	Total AV Revenue	Annual M&O	Cumulative M&O	Annual TIRZ Revenue	Annual GF M&O	Net Revenue	Net Revenue
								Revenue Less Public Safety Expense	Revenue Less Public Safety Expense		Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Available to General Fund (Cumulative)
Base	2020	2021	\$ 525	\$ 525	\$ 222	\$ 222	\$ 747	\$ 525	\$ 525	\$ -	\$ 525	\$ 525	\$ 525
1	2021	2022	\$ 546	\$ 1,071	\$ 274	\$ 497	\$ 821	\$ 546	\$ 1,071	\$ 35	\$ 512	\$ 512	\$ 1,036
2	2022	2023	\$ 550	\$ 1,621	\$ 387	\$ 883	\$ 937	\$ 550	\$ 1,621	\$ 95	\$ 455	\$ 455	\$ 1,491
3	2023	2024	\$ 79,454	\$ 81,076	\$ 74,524	\$ 75,407	\$ 153,978	\$ 27,212	\$ 28,833	\$ 72,037	\$ 7,418	\$ 186,626	\$ 188,117
4	2024	2025	\$ 403,178	\$ 484,254	\$ 393,600	\$ 469,007	\$ 796,778	\$ 131,080	\$ 159,912	\$ 374,152	\$ 29,026	\$ 867,821	\$ 1,055,938
5	2025	2026	\$ 739,430	\$ 1,223,684	\$ 751,324	\$ 1,220,331	\$ 1,490,754	\$ 229,246	\$ 389,158	\$ 700,321	\$ 39,109	\$ 979,686	\$ 2,035,625
6	2026	2027	\$ 1,088,166	\$ 2,311,849	\$ 1,150,809	\$ 2,371,140	\$ 2,238,975	\$ 320,527	\$ 709,685	\$ 1,051,985	\$ 36,181	\$ 758,106	\$ 2,793,731
7	2027	2028	\$ 1,444,181	\$ 3,756,030	\$ 1,589,744	\$ 3,960,885	\$ 3,033,925	\$ 403,877	\$ 1,113,563	\$ 1,425,612	\$ 18,569	\$ 859,188	\$ 3,652,919
8	2028	2029	\$ 1,470,395	\$ 5,226,425	\$ 1,684,887	\$ 5,645,772	\$ 3,155,282	\$ 388,480	\$ 1,502,042	\$ 1,482,650	\$ (12,254)	\$ (314,273)	\$ 3,338,646
9	2029	2030	\$ 1,496,396	\$ 6,722,821	\$ 1,785,097	\$ 7,430,869	\$ 3,281,493	\$ 371,204	\$ 1,873,246	\$ 1,541,969	\$ (45,573)	\$ (368,189)	\$ 2,970,457
10	2030	2031	\$ 1,522,124	\$ 8,244,946	\$ 1,890,629	\$ 9,321,498	\$ 3,412,753	\$ 351,924	\$ 2,225,170	\$ 1,603,661	\$ (81,537)	\$ (417,057)	\$ 2,553,399
11	2031	2032	\$ 1,547,517	\$ 9,792,462	\$ 2,001,747	\$ 11,323,244	\$ 3,549,263	\$ 330,509	\$ 2,555,679	\$ 1,667,821	\$ (120,304)	\$ (469,246)	\$ 2,084,154
12	2032	2033	\$ 1,572,505	\$ 11,364,967	\$ 2,118,729	\$ 13,441,973	\$ 3,691,234	\$ 306,817	\$ 2,862,496	\$ 1,734,547	\$ (162,042)	\$ (524,941)	\$ 1,559,213
13	2033	2034	\$ 1,597,016	\$ 12,961,984	\$ 2,241,867	\$ 15,683,840	\$ 3,838,883	\$ 280,701	\$ 3,143,197	\$ 1,803,942	\$ (206,926)	\$ (584,341)	\$ 974,872
14	2034	2035	\$ 1,620,973	\$ 14,582,957	\$ 2,371,466	\$ 18,055,306	\$ 3,992,439	\$ 252,004	\$ 3,395,201	\$ 1,876,113	\$ (255,140)	\$ (647,652)	\$ 327,220
15	2035	2036	\$ 1,644,290	\$ 16,227,247	\$ 2,507,846	\$ 20,563,152	\$ 4,152,136	\$ 220,563	\$ 3,615,764	\$ 1,951,171	\$ (306,881)	\$ (715,093)	\$ (387,873)
16	2036	2037	\$ 1,666,880	\$ 17,894,126	\$ 2,651,342	\$ 23,214,494	\$ 4,318,222	\$ 186,203	\$ 3,801,967	\$ 2,029,231	\$ (362,351)	\$ (786,892)	\$ (1,174,766)
17	2037	2038	\$ 1,778,464	\$ 19,672,591	\$ 2,712,486	\$ 25,926,980	\$ 4,490,950	\$ 238,561	\$ 4,040,528	\$ 2,110,414	\$ (331,949)	\$ (773,472)	\$ (1,948,237)
18	2038	2039	\$ 1,896,309	\$ 21,568,900	\$ 2,774,280	\$ 28,701,260	\$ 4,670,588	\$ 294,809	\$ 4,335,338	\$ -	\$ 1,896,309	\$ 1,437,125	\$ (511,112)
19	2039	2040	\$ 2,020,735	\$ 23,589,635	\$ 2,836,677	\$ 31,537,936	\$ 4,857,412	\$ 355,176	\$ 4,690,513	\$ -	\$ 2,020,735	\$ 1,543,185	\$ 1,032,072
20	2040	2041	\$ 2,152,082	\$ 25,741,716	\$ 2,899,627	\$ 34,437,563	\$ 5,051,708	\$ 419,900	\$ 5,110,413	\$ -	\$ 2,152,082	\$ 1,655,429	\$ 2,687,501
21	2041	2042	\$ 2,290,703	\$ 28,032,419	\$ 2,963,074	\$ 37,400,637	\$ 5,253,777	\$ 489,234	\$ 5,599,647	\$ -	\$ 2,290,703	\$ 1,774,184	\$ 4,461,685
22	2042	2043	\$ 2,436,970	\$ 30,469,389	\$ 3,026,958	\$ 40,427,595	\$ 5,463,928	\$ 563,442	\$ 6,163,089	\$ -	\$ 2,436,970	\$ 1,899,791	\$ 6,361,476
23	2043	2044	\$ 2,591,274	\$ 33,060,663	\$ 3,091,211	\$ 43,518,806	\$ 5,682,485	\$ 642,805	\$ 6,805,894	\$ -	\$ 2,591,274	\$ 2,032,607	\$ 8,394,083
24	2044	2045	\$ 2,754,023	\$ 35,814,686	\$ 3,155,762	\$ 46,674,568	\$ 5,909,784	\$ 727,615	\$ 7,533,509	\$ -	\$ 2,754,023	\$ 2,173,009	\$ 10,567,092
25	2045	2046	\$ 2,925,645	\$ 38,740,331	\$ 3,220,530	\$ 49,895,098	\$ 6,146,176	\$ 818,181	\$ 8,351,690	\$ -	\$ 2,925,645	\$ 2,321,391	\$ 12,888,483
26	2046	2047	\$ 3,106,591	\$ 41,846,922	\$ 3,285,431	\$ 53,180,530	\$ 6,392,023	\$ 914,829	\$ 9,266,519	\$ -	\$ 3,106,591	\$ 2,478,167	\$ 15,366,650
27	2047	2048	\$ 3,297,332	\$ 45,144,254	\$ 3,350,372	\$ 56,530,901	\$ 6,647,704	\$ 1,017,899	\$ 10,284,418	\$ -	\$ 3,297,332	\$ 2,643,771	\$ 18,010,421
28	2048	2049	\$ 3,498,361	\$ 48,642,616	\$ 3,415,250	\$ 59,946,152	\$ 6,913,612	\$ 1,127,751	\$ 11,412,169	\$ -	\$ 3,498,361	\$ 2,818,658	\$ 20,829,079
29	2049	2050	\$ 3,710,197	\$ 52,352,813	\$ 3,479,959	\$ 63,426,111	\$ 7,190,156	\$ 1,244,763	\$ 12,656,931	\$ -	\$ 3,710,197	\$ 3,003,306	\$ 23,832,385
30	2050	2051	\$ 3,933,383	\$ 56,286,196	\$ 3,544,380	\$ 66,970,490	\$ 7,477,763	\$ 1,369,331	\$ 14,026,262	\$ -	\$ 3,933,383	\$ 3,198,216	\$ 27,030,600
31	2051	2052	\$ 4,168,487	\$ 60,454,683	\$ 3,608,386	\$ 70,578,876	\$ 7,776,873	\$ 1,501,873	\$ 15,528,135	\$ -	\$ 4,168,487	\$ 3,403,913	\$ 30,434,513
32	2052	2053	\$ 4,416,106	\$ 64,870,789	\$ 3,671,842	\$ 74,250,718	\$ 8,087,948	\$ 1,642,827	\$ 17,170,962	\$ -	\$ 4,416,106	\$ 3,620,949	\$ 34,055,462
33	2053	2054	\$ 4,676,865	\$ 69,547,654	\$ 3,734,601	\$ 77,985,319	\$ 8,411,466	\$ 1,792,655	\$ 18,963,617	\$ -	\$ 4,676,865	\$ 3,849,902	\$ 37,905,364
34	2054	2055	\$ 4,951,419	\$ 74,499,073	\$ 3,796,506	\$ 81,781,825	\$ 8,747,925	\$ 1,951,840	\$ 20,915,457	\$ -	\$ 4,951,419	\$ 4,091,377	\$ 41,996,740
35	2055	2056	\$ 5,240,454	\$ 79,739,527	\$ 3,857,388	\$ 85,639,213	\$ 9,097,842	\$ 2,120,892	\$ 23,036,349	\$ -	\$ 5,240,454	\$ 4,346,010	\$ 46,342,751
36	2056	2057	\$ 5,544,690	\$ 85,284,216	\$ 3,917,066	\$ 89,556,279	\$ 9,461,755	\$ 2,300,346	\$ 25,336,695	\$ -	\$ 5,544,690	\$ 4,614,468	\$ 50,957,219
37	2057	2058	\$ 5,864,879	\$ 91,149,096	\$ 3,975,346	\$ 93,531,625	\$ 9,840,225	\$ 2,490,762	\$ 27,827,456	\$ -	\$ 5,864,879	\$ 4,897,449	\$ 55,854,668
38	2058	2059	\$ 6,201,813	\$ 97,350,909	\$ 4,032,021	\$ 97,563,646	\$ 10,233,834	\$ 2,692,730	\$ 30,520,187	\$ -	\$ 6,201,813	\$ 5,195,686	\$ 61,050,354
39	2059	2060	\$ 6,556,317	\$ 103,907,226	\$ 4,086,870	#####	\$ 10,643,188	\$ 2,906,871	\$ 33,427,058	\$ -	\$ 6,556,317	\$ 5,509,945	\$ 66,560,299
40	2060	2061	\$ 6,929,259	\$ 110,836,485	\$ 4,139,656	#####	\$ 11,068,915	\$ 3,133,835	\$ 36,560,894	\$ -	\$ 6,929,259	\$ 5,841,032	\$ 72,401,330

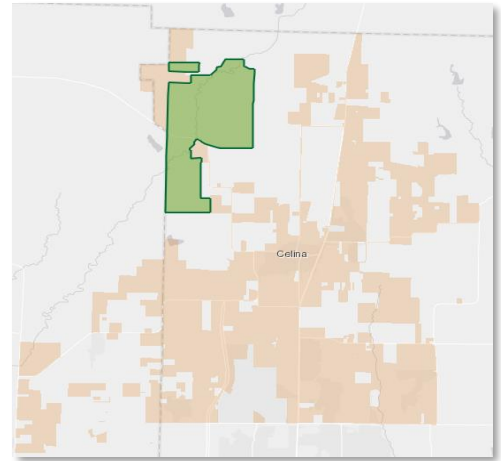


Life Connected.

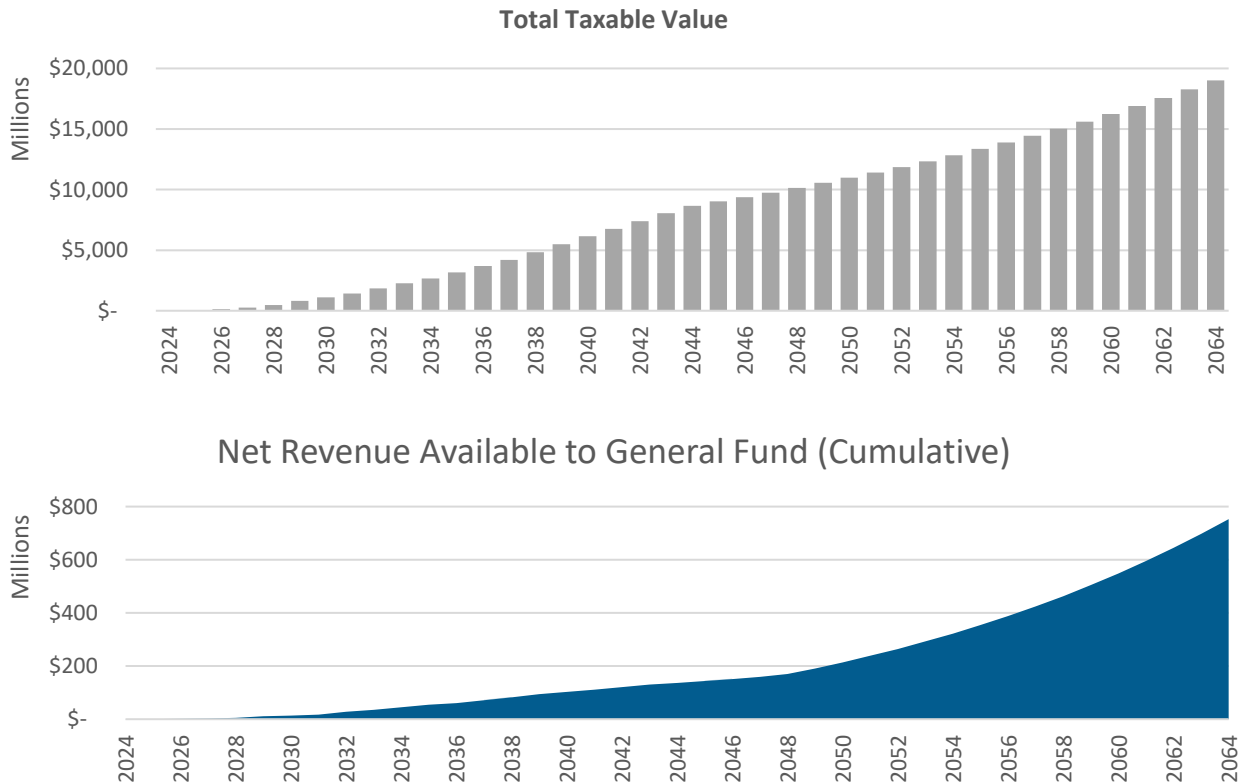
**TIRZ 13 | Legacy Hills - Dynavest
Detailed Report and Model Summaries**



TIRZ 13 | Legacy Hills - Dynavest is a ±3,132.3 acre TIRZ located in the northwestern portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 13 | Legacy Hills - Dynavest is \$0.1000 and the TIRZ is scheduled to terminate on 12/31/2057 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$106,494,281.



The charts below indicate two elements of the long-term financial forecast for TIRZ 13 | Legacy Hills - Dynavest. The model forecasts a total build-out taxabale value within the TIRZ of ±\$0 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$752,800,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 13 | Legacy Hills - Dynavest is forecast to generate approximately \$4,183,200,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$67,262,009	\$424,623,150	\$1,087,389,534	\$2,068,445,687
TIRZ Revenues @ 0.1% TIRZ Contribution Rate	\$10,983,550	\$69,357,378	\$107,649,343	\$107,649,343
City AV Revenue Net of TIRZ Contributions	\$56,278,458	\$355,265,772	\$979,740,192	\$1,960,796,344
City Permit Revenue	\$38,313,662	\$100,090,780	\$100,090,780	\$100,090,780
Estimated City Sales Tax Revenue	\$5,881,650	\$35,049,184	\$88,338,665	\$167,220,115
City I&S Costs	\$37,771,915	\$243,889,494	\$565,836,193	\$944,290,340
Net City Revenues Available for M&O	\$62,701,855	\$246,516,242	\$602,333,443	\$1,283,816,899
Estimated Total Public Safety Cost of Service (M&O Supported)	\$17,576,622	\$110,404,771	\$280,003,065	\$531,049,969
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$45,125,233	\$136,111,470	\$322,330,378	\$752,766,931
Cumulative ISD Tax Revenue	\$136,028,461	\$858,743,812	\$2,199,100,624	\$4,183,156,135

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields	Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
Input data in yellow shaded boxes only	General RE Value Growth Rate (CAGR):	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Denton County	2024 Total Public Safety Expenditures	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Denton County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238000	2024 GF Cost/Capita - Net of Sales Tax	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	TIRZ-D	2024 Net AV Tax Revenue/Capita	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
							FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 GF Expenditures	\$43,322,178	TIRZ-D AV Rate	\$0.000000	Population/EDU Factor	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
						2024 Total Public Safety Exp/EDU (Service Area)	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2016 Permit Value/EDU	\$3,240			2024 GF Cost/EDU - Net of Sales Tax	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2017 Permit Value/EDU	\$3,830			2024 Net AV Revenue/EDU (Service Area)	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2018 Permit Value/EDU	\$4,527			GF M&O Support Ratio (Including Contra)	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Excluding Contra)	FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2020 Permit Value/EDU	\$4,619				FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2021 Permit Value/EDU	\$5,700				FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
		2022 Permit Value/EDU	\$10,648				FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
		2023 Permit Value/EDU	\$9,491				FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
		2023 Commercial Permit Value/SF	\$0.30				FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
												\$20,796	\$530
												\$21,628	\$551
												\$22,493	\$573
												\$23,393	\$596
												\$24,328	\$620
												\$25,302	\$644
												\$26,314	\$670
												\$27,366	\$697
												\$28,461	\$725
												\$29,599	\$754
												\$30,783	\$784
												\$32,015	\$815
												\$33,295	\$848
												\$34,627	\$882
												\$36,012	\$917
												\$37,452	\$954
												\$38,951	\$992
												\$40,509	\$1,032
												\$42,129	\$1,073
												\$43,814	\$1,116
												\$45,567	\$1,160
												\$47,389	\$1,207
												\$49,285	\$1,255
												\$51,256	\$1,305
												\$53,307	\$1,358
												\$55,439	\$1,412
												\$57,656	\$1,468
												\$59,963	\$1,527

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 13 Legacy Hills - Dynavest	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$382,632	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$382,632	Average MF Density	41
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$500,000,000	Total MF Units	4074
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$0	Commercial Acreage	150.00
Type A Label	60' SF	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.20
60' SF Average Value/Unit - 2024	\$500,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	\$ 0.10	Fully Developed Commerical SF	1,306,800
60' SF Approved Units	1095	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	6,955
Type B Label	50' SF	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2016
50' SF Average Value/Unit - 2024	\$475,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2057
50' SF Approved Units	3637	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Denton County	TIRZ Duration 2	\$500,000,000
Type C Label	40' SF	2024 Sales Tax Rebates	\$ (600,000)	Denton County TIRZ Participation	0.0%	TIRZ Duration 3	
40' SF Average Value/Unit - 2024	\$425,000	2024 AV Tax Net Revenue	\$ 16,672,043	Denton County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$106,494,281
40' SF Approved Units	2223	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$319,000,000
Type D Label	MF	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
MF Average Value/Unit - 2024	\$150,000	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238000	Cumulative Payments Through 2022-23	\$0
MF Approved Units	4074	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Retail	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$106,494,281
Retail Average Value/Unit - 2024	\$225	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.000000	% TIRZ Project Costs Remaining	100.0%
Retail Approved Units	673,000	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Office	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Office Average Value/Unit - 2024	\$200	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$106,494,281
Office Approved Units	665,010.00	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	1,349,039	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				

TIRZ 13 | Legacy Hills - Dynavest



					New Construction									
					60' SF			50' SF			40' SF			
Zone	Year	Fiscal Year	Base Taxable Value	Value Change/Year	60' SF Units Absorbption	60' SF Unit Value	New 60' SF Construction Value	50' SF Units Absorption	50' SF Unit Value	New 50' SF Construction Value	40' SF Units	40' SF Unit Value	New 40' SF Construction Value	MF Units
Base	2023	2024	\$ 382,632	0%										
1	2024	2025	\$ 382,632	4%	8	\$ 500,000	\$ 3,936,017	26	\$ 475,000	\$ 12,419,662	16	\$ 425,000	\$ 6,792,056	-
2	2025	2026	\$ 382,632	4%	16	\$ 520,000	\$ 8,186,916	52	\$ 494,000	\$ 25,832,897	32	\$ 442,000	\$ 14,127,477	300
3	2026	2027	\$ 382,632	4%	31	\$ 540,800	\$ 17,028,785	105	\$ 513,760	\$ 53,732,426	64	\$ 459,680	\$ 29,385,151	-
4	2027	2028	\$ 382,632	4%	47	\$ 562,432	\$ 26,564,905	157	\$ 534,310	\$ 83,822,585	96	\$ 478,067	\$ 45,840,836	300
5	2028	2029	\$ 382,632	4%	63	\$ 584,929	\$ 36,836,668	209	\$ 555,683	\$ 116,233,984	128	\$ 497,190	\$ 63,565,960	450
6	2029	2030	\$ 382,632	4%	63	\$ 608,326	\$ 38,310,135	209	\$ 577,910	\$ 120,883,344	128	\$ 517,077	\$ 66,108,598	-
7	2030	2031	\$ 382,632	4%	63	\$ 632,660	\$ 39,842,540	209	\$ 601,027	\$ 125,718,677	128	\$ 537,761	\$ 68,752,942	-
8	2031	2032	\$ 382,632	4%	63	\$ 657,966	\$ 41,436,242	209	\$ 625,068	\$ 130,747,425	128	\$ 559,271	\$ 71,503,059	500
9	2032	2033	\$ 382,632	4%	63	\$ 684,285	\$ 43,093,691	209	\$ 650,070	\$ 135,977,321	128	\$ 581,642	\$ 74,363,182	350
10	2033	2034	\$ 382,632	4%	63	\$ 711,656	\$ 44,817,439	209	\$ 676,073	\$ 141,416,414	128	\$ 604,908	\$ 77,337,709	-
11	2034	2035	\$ 382,632	4%	63	\$ 740,122	\$ 46,627,695	209	\$ 703,116	\$ 147,073,071	128	\$ 629,104	\$ 80,525,289	425
12	2035	2036	\$ 382,632	4%	63	\$ 769,727	\$ 48,492,803	209	\$ 731,241	\$ 152,955,994	128	\$ 654,268	\$ 83,746,301	400
13	2036	2037	\$ 382,632	4%	63	\$ 800,516	\$ 50,432,515	209	\$ 760,490	\$ 159,074,234	128	\$ 680,439	\$ 87,096,153	-
14	2037	2038	\$ 382,632	4%	63	\$ 832,537	\$ 52,449,815	209	\$ 790,910	\$ 165,437,203	128	\$ 707,656	\$ 90,579,999	475
15	2038	2039	\$ 382,632	4%	63	\$ 865,838	\$ 54,547,808	209	\$ 822,546	\$ 172,054,691	128	\$ 735,962	\$ 94,203,199	450
16	2039	2040	\$ 382,632	4%	63	\$ 900,472	\$ 56,729,720	209	\$ 855,448	\$ 178,936,879	128	\$ 765,401	\$ 97,971,327	424
17	2040	2041	\$ 382,632	4%	63	\$ 936,491	\$ 58,998,909	209	\$ 889,666	\$ 186,094,354	128	\$ 796,017	\$ 101,890,180	-
18	2041	2042	\$ 382,632	4%	63	\$ 973,950	\$ 61,358,866	209	\$ 925,253	\$ 193,538,128	128	\$ 827,858	\$ 105,965,787	-
19	2042	2043	\$ 382,632	4%	63	\$ 1,012,908	\$ 63,813,220	209	\$ 962,263	\$ 201,279,653	128	\$ 860,972	\$ 110,204,418	-
20	2043	2044	\$ 382,632	4%	48	\$ 1,053,425	\$ 50,564,380	159	\$ 1,000,753	\$ 159,119,784	96	\$ 895,411	\$ 85,959,446	-
21	2044	2045	\$ 382,632	4%	-	\$ 1,095,562	\$ -	-	\$ 1,040,783	\$ -	-	\$ 931,227	\$ -	-
22	2045	2046	\$ 382,632	4%	-	\$ 1,139,384	\$ -	-	\$ 1,082,415	\$ -	-	\$ 968,476	\$ -	-
23	2046	2047	\$ 382,632	4%	-	\$ 1,184,959	\$ -	-	\$ 1,125,711	\$ -	-	\$ 1,007,215	\$ -	-
24	2047	2048	\$ 382,632	4%	-	\$ 1,232,358	\$ -	-	\$ 1,170,740	\$ -	-	\$ 1,047,504	\$ -	-
25	2048	2049	\$ 382,632	4%	-	\$ 1,281,652	\$ -	-	\$ 1,217,569	\$ -	-	\$ 1,089,404	\$ -	-
26	2049	2050	\$ 382,632	4%	-	\$ 1,332,918	\$ -	-	\$ 1,266,272	\$ -	-	\$ 1,132,980	\$ -	-
27	2050	2051	\$ 382,632	4%	-	\$ 1,386,235	\$ -	-	\$ 1,316,923	\$ -	-	\$ 1,178,300	\$ -	-
28	2051	2052	\$ 382,632	4%	-	\$ 1,441,684	\$ -	-	\$ 1,369,600	\$ -	-	\$ 1,225,432	\$ -	-
29	2052	2053	\$ 382,632	4%	-	\$ 1,499,352	\$ -	-	\$ 1,424,384	\$ -	-	\$ 1,274,449	\$ -	-
30	2053	2054	\$ 382,632	4%	-	\$ 1,559,326	\$ -	-	\$ 1,481,359	\$ -	-	\$ 1,325,427	\$ -	-
31	2054	2055	\$ 382,632	4%	-	\$ 1,621,699	\$ -	-	\$ 1,540,614	\$ -	-	\$ 1,378,444	\$ -	-
32	2055	2056	\$ 382,632	4%	-	\$ 1,686,567	\$ -	-	\$ 1,602,238	\$ -	-	\$ 1,433,582	\$ -	-
33	2056	2057	\$ 382,632	4%	-	\$ 1,754,029	\$ -	-	\$ 1,666,328	\$ -	-	\$ 1,490,925	\$ -	-
34	2057	2058	\$ 382,632	4%	-	\$ 1,824,191	\$ -	-	\$ 1,732,981	\$ -	-	\$ 1,550,562	\$ -	-
35	2058	2059	\$ 382,632	4%	-	\$ 1,897,158	\$ -	-	\$ 1,802,300	\$ -	-	\$ 1,612,584	\$ -	-
36	2059	2060	\$ 382,632	4%	-	\$ 1,973,044	\$ -	-	\$ 1,874,392	\$ -	-	\$ 1,677,088	\$ -	-
37	2060	2061	\$ 382,632	4%	-	\$ 2,051,966	\$ -	-	\$ 1,949,368	\$ -	-	\$ 1,744,171	\$ -	-
38	2061	2062	\$ 382,632	4%	-	\$ 2,134,045	\$ -	-	\$ 2,027,343	\$ -	-	\$ 1,813,938	\$ -	-
39	2062	2063	\$ 382,632	4%	-	\$ 2,219,407	\$ -	-	\$ 2,108,436	\$ -	-	\$ 1,886,496	\$ -	-
40	2063	2064	\$ 382,632	4%	-	\$ 2,308,183	\$ -	-	\$ 2,192,774	\$ -	-	\$ 1,961,956	\$ -	-



		Fiscal		MF		Retail		Office				Total New		Annual Permit	
Zone	Year	Appraisal Year	Year	MF Unit Value	New MF Construction Value	Retail Units	Retail Unit Value	New Retail Construction Value	Office Units	Office Unit Value	New Office Construction Value	Total New Units (RES)	Total New Units (COM)	Construction Value	Revenue (RES)
Base		2023	2024									-	-	\$ -	\$ -
1		2024	2025	\$ 150,000	\$ -	-	\$ 225	\$ -	-	\$ 200	\$ -	50	-	\$ 23,147,735	\$ 12,569
2		2025	2026	\$ 156,000	\$ 46,800,000	36,375	\$ 234	\$ 8,511,750	23,394	\$ 208	\$ 4,865,952	400	59,769	\$ 108,324,992	\$ 1,296,099
3		2026	2027	\$ 162,240	\$ -	36,375	\$ 243	\$ 8,852,220	23,863	\$ 216	\$ 5,162,044	200	60,238	\$ 114,160,627	\$ 766,016
4		2027	2028	\$ 168,730	\$ 50,618,880	36,375	\$ 253	\$ 9,206,309	23,960	\$ 225	\$ 5,390,348	600	60,335	\$ 221,443,863	\$ 2,716,368
5		2028	2029	\$ 175,479	\$ 78,965,453	36,375	\$ 263	\$ 9,574,561	49,712	\$ 234	\$ 11,631,202	850	86,087	\$ 316,807,827	\$ 4,548,686
6		2029	2030	\$ 182,498	\$ -	51,800	\$ 274	\$ 14,180,090	50,284	\$ 243	\$ 12,235,635	400	102,084	\$ 251,717,801	\$ 1,847,773
7		2030	2031	\$ 189,798	\$ -	51,800	\$ 285	\$ 14,747,293	50,551	\$ 253	\$ 12,792,628	400	102,351	\$ 261,854,081	\$ 2,279,863
8		2031	2032	\$ 197,390	\$ 98,694,883	51,800	\$ 296	\$ 15,337,185	51,000	\$ 263	\$ 13,422,504	900	102,800	\$ 371,141,298	\$ 9,582,991
9		2032	2033	\$ 205,285	\$ 71,849,875	51,800	\$ 308	\$ 15,950,672	54,124	\$ 274	\$ 14,814,486	750	105,924	\$ 356,049,228	\$ 7,118,278
10		2033	2034	\$ 213,497	\$ -	51,800	\$ 320	\$ 16,588,699	54,803	\$ 285	\$ 15,600,351	400	106,603	\$ 295,760,613	\$ 8,145,020
11		2034	2035	\$ 222,037	\$ 94,365,573	53,700	\$ 333	\$ 17,885,052	55,373	\$ 296	\$ 16,393,113	825	109,073	\$ 402,869,793	\$ 8,214,183
12		2035	2036	\$ 230,918	\$ 92,367,243	53,700	\$ 346	\$ 18,600,454	56,122	\$ 308	\$ 17,279,448	800	109,822	\$ 413,442,242	\$ 4,272,300
13		2036	2037	\$ 240,155	\$ -	53,700	\$ 360	\$ 19,344,472	56,608	\$ 320	\$ 18,126,246	400	110,308	\$ 334,073,619	\$ 9,717,198
14		2037	2038	\$ 249,761	\$ 118,636,487	53,700	\$ 375	\$ 20,118,251	57,268	\$ 333	\$ 19,071,086	875	110,968	\$ 466,292,841	\$ 9,817,204
15		2038	2039	\$ 259,751	\$ 116,888,160	53,700	\$ 390	\$ 20,922,981	57,948	\$ 346	\$ 20,069,437	850	111,648	\$ 478,686,276	\$ 9,897,653
16		2039	2040	\$ 270,142	\$ 114,540,007	-	\$ 405	\$ -	-	\$ 360	\$ -	824	-	\$ 448,177,933	\$ 4,997,987
17		2040	2041	\$ 280,947	\$ -	-	\$ 421	\$ -	-	\$ 375	\$ -	400	-	\$ 346,983,443	\$ 5,197,906
18		2041	2042	\$ 292,185	\$ -	-	\$ 438	\$ -	-	\$ 390	\$ -	400	-	\$ 360,862,780	\$ 5,405,823
19		2042	2043	\$ 303,872	\$ -	-	\$ 456	\$ -	-	\$ 405	\$ -	400	-	\$ 375,297,292	\$ 4,256,863
20		2043	2044	\$ 316,027	\$ -	-	\$ 474	\$ -	-	\$ 421	\$ -	303	-	\$ 295,643,611	\$ -
21		2044	2045	\$ 328,668	\$ -	-	\$ 493	\$ -	-	\$ 438	\$ -	-	-	\$ -	\$ -
22		2045	2046	\$ 341,815	\$ -	-	\$ 513	\$ -	-	\$ 456	\$ -	-	-	\$ -	\$ -
23		2046	2047	\$ 355,488	\$ -	-	\$ 533	\$ -	-	\$ 474	\$ -	-	-	\$ -	\$ -
24		2047	2048	\$ 369,707	\$ -	-	\$ 555	\$ -	-	\$ 493	\$ -	-	-	\$ -	\$ -
25		2048	2049	\$ 384,496	\$ -	-	\$ 577	\$ -	-	\$ 513	\$ -	-	-	\$ -	\$ -
26		2049	2050	\$ 399,875	\$ -	-	\$ 600	\$ -	-	\$ 533	\$ -	-	-	\$ -	\$ -
27		2050	2051	\$ 415,870	\$ -	-	\$ 624	\$ -	-	\$ 554	\$ -	-	-	\$ -	\$ -
28		2051	2052	\$ 432,505	\$ -	-	\$ 649	\$ -	-	\$ 577	\$ -	-	-	\$ -	\$ -
29		2052	2053	\$ 449,805	\$ -	-	\$ 675	\$ -	-	\$ 600	\$ -	-	-	\$ -	\$ -
30		2053	2054	\$ 467,798	\$ -	-	\$ 702	\$ -	-	\$ 624	\$ -	-	-	\$ -	\$ -
31		2054	2055	\$ 486,510	\$ -	-	\$ 730	\$ -	-	\$ 649	\$ -	-	-	\$ -	\$ -
32		2055	2056	\$ 505,970	\$ -	-	\$ 759	\$ -	-	\$ 675	\$ -	-	-	\$ -	\$ -
33		2056	2057	\$ 526,209	\$ -	-	\$ 789	\$ -	-	\$ 702	\$ -	-	-	\$ -	\$ -
34		2057	2058	\$ 547,257	\$ -	-	\$ 821	\$ -	-	\$ 730	\$ -	-	-	\$ -	\$ -
35		2058	2059	\$ 569,147	\$ -	-	\$ 854	\$ -	-	\$ 759	\$ -	-	-	\$ -	\$ -
36		2059	2060	\$ 591,913	\$ -	-	\$ 888	\$ -	-	\$ 789	\$ -	-	-	\$ -	\$ -
37		2060	2061	\$ 615,590	\$ -	-	\$ 923	\$ -	-	\$ 821	\$ -	-	-	\$ -	\$ -
38		2061	2062	\$ 640,213	\$ -	-	\$ 960	\$ -	-	\$ 854	\$ -	-	-	\$ -	\$ -
39		2062	2063	\$ 665,822	\$ -	-	\$ 999	\$ -	-	\$ 888	\$ -	-	-	\$ -	\$ -
40		2063	2064	\$ 692,455	\$ -	-	\$ 1,039	\$ -	-	\$ 923	\$ -	-	-	\$ -	\$ -



		Fiscal	Cumulative New									
Zone	Year	Year	Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue
Base	2023	2024	\$ -	\$ -	\$ -	\$ -	\$ 382,632	\$ -	\$ 0.00612154	\$ 2,342	\$ 2,342	\$ 2,342
1	2024	2025	\$ -	\$ 12,569	\$ 12,569	\$ 23,147,735	\$ 23,545,673	\$ 23,163,041	\$ 0.00612154	\$ 2,342	\$ 4,685	\$ 144,136
2	2025	2026	\$ 17,931	\$ 1,314,030	\$ 1,308,668	\$ 132,398,637	\$ 132,812,491	\$ 132,429,859	\$ 0.00612154	\$ 2,342	\$ 7,027	\$ 813,017
3	2026	2027	\$ 18,071	\$ 784,087	\$ 2,074,683	\$ 251,855,209	\$ 252,285,618	\$ 251,902,986	\$ 0.00612154	\$ 2,342	\$ 9,369	\$ 1,544,377
4	2027	2028	\$ 18,101	\$ 2,734,469	\$ 4,791,052	\$ 483,373,280	\$ 483,820,905	\$ 483,438,273	\$ 0.00612154	\$ 2,342	\$ 11,711	\$ 2,961,729
5	2028	2029	\$ 25,826	\$ 4,574,512	\$ 9,339,738	\$ 819,516,038	\$ 819,981,569	\$ 819,598,937	\$ 0.00612154	\$ 2,342	\$ 14,054	\$ 5,019,550
6	2029	2030	\$ 30,625	\$ 1,878,398	\$ 11,187,510	\$ 1,104,014,481	\$ 1,104,498,632	\$ 1,104,116,000	\$ 0.00612154	\$ 2,342	\$ 16,396	\$ 6,761,233
7	2030	2031	\$ 30,705	\$ 2,310,569	\$ 13,467,373	\$ 1,410,029,140	\$ 1,410,532,658	\$ 1,410,150,026	\$ 0.00612154	\$ 2,342	\$ 18,738	\$ 8,634,632
8	2031	2032	\$ 30,840	\$ 9,613,831	\$ 23,050,365	\$ 1,837,571,604	\$ 1,838,095,262	\$ 1,837,712,630	\$ 0.00612154	\$ 2,342	\$ 21,081	\$ 11,251,974
9	2032	2033	\$ 31,777	\$ 7,150,055	\$ 30,168,642	\$ 2,267,123,696	\$ 2,267,668,301	\$ 2,267,285,669	\$ 0.00612154	\$ 2,342	\$ 23,423	\$ 13,881,622
10	2033	2034	\$ 31,981	\$ 8,177,001	\$ 38,313,662	\$ 2,653,569,257	\$ 2,654,135,646	\$ 2,653,753,014	\$ 0.00612154	\$ 2,342	\$ 25,765	\$ 16,247,398
11	2034	2035	\$ 32,722	\$ 8,246,905	\$ 46,527,846	\$ 3,162,581,820	\$ 3,163,170,865	\$ 3,162,788,233	\$ 0.00612154	\$ 2,342	\$ 28,108	\$ 19,363,477
12	2035	2036	\$ 32,947	\$ 4,305,247	\$ 50,800,146	\$ 3,702,527,336	\$ 3,703,139,942	\$ 3,702,757,310	\$ 0.00612154	\$ 2,342	\$ 30,450	\$ 22,668,919
13	2036	2037	\$ 33,092	\$ 9,750,291	\$ 60,517,344	\$ 4,184,702,048	\$ 4,185,339,159	\$ 4,184,956,527	\$ 0.00612154	\$ 2,342	\$ 32,792	\$ 25,620,721
14	2037	2038	\$ 33,290	\$ 9,850,494	\$ 70,334,548	\$ 4,818,382,971	\$ 4,819,045,566	\$ 4,818,662,934	\$ 0.00612154	\$ 2,342	\$ 35,134	\$ 29,499,980
15	2038	2039	\$ 33,494	\$ 9,931,147	\$ 80,232,201	\$ 5,489,804,566	\$ 5,490,493,665	\$ 5,490,111,033	\$ 0.00612154	\$ 2,342	\$ 37,477	\$ 33,610,277
16	2039	2040	\$ -	\$ 4,997,987	\$ 85,230,188	\$ 6,157,574,681	\$ 6,158,291,344	\$ 6,157,908,712	\$ 0.00612154	\$ 2,342	\$ 39,819	\$ 37,698,227
17	2040	2041	\$ -	\$ 5,197,906	\$ 90,428,094	\$ 6,750,861,111	\$ 6,751,606,441	\$ 6,751,223,809	\$ 0.00612154	\$ 2,342	\$ 42,161	\$ 41,330,229
18	2041	2042	\$ -	\$ 5,405,823	\$ 95,833,917	\$ 7,381,758,336	\$ 7,382,533,479	\$ 7,382,150,847	\$ 0.00612154	\$ 2,342	\$ 44,504	\$ 45,192,474
19	2042	2043	\$ -	\$ 4,256,863	\$ 100,090,780	\$ 8,052,325,962	\$ 8,053,132,109	\$ 8,052,749,477	\$ 0.00612154	\$ 2,342	\$ 46,846	\$ 49,297,570
20	2043	2044	\$ -	\$ -	\$ 100,090,780	\$ 8,670,062,611	\$ 8,670,901,004	\$ 8,670,518,372	\$ 0.00612154	\$ 2,342	\$ 49,188	\$ 53,079,267
21	2044	2045	\$ -	\$ -	\$ 100,090,780	\$ 9,016,865,115	\$ 9,017,737,045	\$ 9,017,354,413	\$ 0.00612154	\$ 2,342	\$ 51,531	\$ 55,202,438
22	2045	2046	\$ -	\$ -	\$ 100,090,780	\$ 9,377,539,720	\$ 9,378,446,526	\$ 9,378,063,894	\$ 0.00612154	\$ 2,342	\$ 53,873	\$ 57,410,536
23	2046	2047	\$ -	\$ -	\$ 100,090,780	\$ 9,752,641,308	\$ 9,753,584,387	\$ 9,753,201,755	\$ 0.00612154	\$ 2,342	\$ 56,215	\$ 59,706,957
24	2047	2048	\$ -	\$ -	\$ 100,090,780	\$ 10,142,746,961	\$ 10,143,727,763	\$ 10,143,345,131	\$ 0.00612154	\$ 2,342	\$ 58,557	\$ 62,095,235
25	2048	2049	\$ -	\$ -	\$ 100,090,780	\$ 10,548,456,839	\$ 10,549,476,873	\$ 10,549,094,241	\$ 0.00612154	\$ 2,342	\$ 60,900	\$ 64,579,045
26	2049	2050	\$ -	\$ -	\$ 100,090,780	\$ 10,970,395,113	\$ 10,971,455,948	\$ 10,971,073,316	\$ 0.00612154	\$ 2,342	\$ 63,242	\$ 67,162,206
27	2050	2051	\$ -	\$ -	\$ 100,090,780	\$ 11,409,210,917	\$ 11,410,314,186	\$ 11,409,931,554	\$ 0.00612154	\$ 2,342	\$ 65,584	\$ 69,848,695
28	2051	2052	\$ -	\$ -	\$ 100,090,780	\$ 11,865,579,354	\$ 11,866,726,754	\$ 11,866,344,122	\$ 0.00612154	\$ 2,342	\$ 67,927	\$ 72,642,642
29	2052	2053	\$ -	\$ -	\$ 100,090,780	\$ 12,340,202,528	\$ 12,341,395,824	\$ 12,341,013,192	\$ 0.00612154	\$ 2,342	\$ 70,269	\$ 75,548,348
30	2053	2054	\$ -	\$ -	\$ 100,090,780	\$ 12,833,810,629	\$ 12,835,051,657	\$ 12,834,669,025	\$ 0.00612154	\$ 2,342	\$ 72,611	\$ 78,570,282
31	2054	2055	\$ -	\$ -	\$ 100,090,780	\$ 13,347,163,054	\$ 13,348,453,723	\$ 13,348,071,091	\$ 0.00612154	\$ 2,342	\$ 74,954	\$ 81,713,093
32	2055	2056	\$ -	\$ -	\$ 100,090,780	\$ 13,881,049,577	\$ 13,882,391,872	\$ 13,882,009,240	\$ 0.00612154	\$ 2,342	\$ 77,296	\$ 84,981,617
33	2056	2057	\$ -	\$ -	\$ 100,090,780	\$ 14,436,291,560	\$ 14,437,687,547	\$ 14,437,304,915	\$ 0.00612154	\$ 2,342	\$ 79,638	\$ 88,380,882
34	2057	2058	\$ -	\$ -	\$ 100,090,780	\$ 15,013,743,222	\$ 15,015,195,049	\$ 15,014,812,417	\$ 0.00612154	\$ 2,342	\$ 81,980	\$ 91,916,117
35	2058	2059	\$ -	\$ -	\$ 100,090,780	\$ 15,614,292,951	\$ 15,615,802,851	\$ 15,615,420,219	\$ 0.00612154	\$ 2,342	\$ 84,323	\$ 95,592,762
36	2059	2060	\$ -	\$ -	\$ 100,090,780	\$ 16,238,864,669	\$ 16,240,434,965	\$ 16,240,052,333	\$ 0.00612154	\$ 2,342	\$ 86,665	\$ 99,416,472
37	2060	2061	\$ -	\$ -	\$ 100,090,780	\$ 16,888,419,256	\$ 16,890,052,363	\$ 16,889,669,731	\$ 0.00612154	\$ 2,342	\$ 89,007	\$ 103,393,131
38	2061	2062	\$ -	\$ -	\$ 100,090,780	\$ 17,563,956,026	\$ 17,565,654,458	\$ 17,565,271,826	\$ 0.00612154	\$ 2,342	\$ 91,350	\$ 107,528,856
39	2062	2063	\$ -	\$ -	\$ 100,090,780	\$ 18,266,514,267	\$ 18,268,280,636	\$ 18,267,898,004	\$ 0.00612154	\$ 2,342	\$ 93,692	\$ 111,830,011
40	2063	2064	\$ -	\$ -	\$ 100,090,780	\$ 18,997,174,838	\$ 18,999,011,862	\$ 18,998,629,230	\$ 0.00612154	\$ 2,342	\$ 96,034	\$ 116,303,211

TIRZ 13 | Legacy Hills - I



		TIRZ								Total Annual		Cumulative AV		
Zone	Year	Fiscal	Cumulative AV	Participation	Annual TIRZ	Cumulative TIRZ	Annual Net	Cumulative Net	Total Annual	Cumulative TIRZ	AV Revenue	Revenue Net of	Annual Credit	
	Appraisal	Year	Revenue	Rate	Revenue	Revenue	Revenue	Revenue	TIRZ Revenue	Revenue	Net of TIRZ	TIRZ	Payments	
Base	2023	2024	\$ 2,342	\$ 0.0010	\$ -	\$ -	\$ 2,342	\$ 2,342	\$ -	\$ -	\$ 2,342	\$ 2,342		
1	2024	2025	\$ 146,478	\$ 0.0010	\$ 23,163	\$ 23,163	\$ 120,973	\$ 123,315	\$ 23,163	\$ 23,163	\$ 120,973	\$ 123,315	\$ -	
2	2025	2026	\$ 959,495	\$ 0.0010	\$ 132,430	\$ 155,593	\$ 680,587	\$ 803,902	\$ 132,430	\$ 155,593	\$ 680,587	\$ 803,902	\$ 23,163	
3	2026	2027	\$ 2,503,872	\$ 0.0010	\$ 251,903	\$ 407,496	\$ 1,292,474	\$ 2,096,376	\$ 251,903	\$ 407,496	\$ 1,292,474	\$ 2,096,376	\$ 132,430	
4	2027	2028	\$ 5,465,601	\$ 0.0010	\$ 483,438	\$ 890,934	\$ 2,478,291	\$ 4,574,666	\$ 483,438	\$ 890,934	\$ 2,478,291	\$ 4,574,666	\$ 251,903	
5	2028	2029	\$ 10,485,151	\$ 0.0010	\$ 819,599	\$ 1,710,533	\$ 4,199,951	\$ 8,774,617	\$ 819,599	\$ 1,710,533	\$ 4,199,951	\$ 8,774,617	\$ 483,438	
6	2029	2030	\$ 17,246,383	\$ 0.0010	\$ 1,104,116	\$ 2,814,649	\$ 5,657,117	\$ 14,431,734	\$ 1,104,116	\$ 2,814,649	\$ 5,657,117	\$ 14,431,734	\$ 819,599	
7	2030	2031	\$ 25,881,015	\$ 0.0010	\$ 1,410,150	\$ 4,224,799	\$ 7,224,482	\$ 21,656,216	\$ 1,410,150	\$ 4,224,799	\$ 7,224,482	\$ 21,656,216	\$ 1,104,116	
8	2031	2032	\$ 37,132,989	\$ 0.0010	\$ 1,837,713	\$ 6,062,512	\$ 9,414,261	\$ 31,070,477	\$ 1,837,713	\$ 6,062,512	\$ 9,414,261	\$ 31,070,477	\$ 1,410,150	
9	2032	2033	\$ 51,014,611	\$ 0.0010	\$ 2,267,286	\$ 8,329,797	\$ 11,614,337	\$ 42,684,814	\$ 2,267,286	\$ 8,329,797	\$ 11,614,337	\$ 42,684,814	\$ 1,837,713	
10	2033	2034	\$ 67,262,009	\$ 0.0010	\$ 2,653,753	\$ 10,983,550	\$ 13,593,645	\$ 56,278,458	\$ 2,653,753	\$ 10,983,550	\$ 13,593,645	\$ 56,278,458	\$ 2,267,286	
11	2034	2035	\$ 86,625,486	\$ 0.0010	\$ 3,162,788	\$ 14,146,339	\$ 16,200,689	\$ 72,479,147	\$ 3,162,788	\$ 14,146,339	\$ 16,200,689	\$ 72,479,147	\$ 2,653,753	
12	2035	2036	\$ 109,294,405	\$ 0.0010	\$ 3,702,757	\$ 17,849,096	\$ 18,966,162	\$ 91,445,309	\$ 3,702,757	\$ 17,849,096	\$ 18,966,162	\$ 91,445,309	\$ 3,162,788	
13	2036	2037	\$ 134,915,126	\$ 0.0010	\$ 4,184,957	\$ 22,034,053	\$ 21,435,765	\$ 112,881,073	\$ 4,184,957	\$ 22,034,053	\$ 21,435,765	\$ 112,881,073	\$ 3,702,757	
14	2037	2038	\$ 164,415,106	\$ 0.0010	\$ 4,818,663	\$ 26,852,715	\$ 24,681,317	\$ 137,562,391	\$ 4,818,663	\$ 26,852,715	\$ 24,681,317	\$ 137,562,391	\$ 4,184,957	
15	2038	2039	\$ 198,025,383	\$ 0.0010	\$ 5,490,111	\$ 32,342,826	\$ 28,120,166	\$ 165,682,556	\$ 5,490,111	\$ 32,342,826	\$ 28,120,166	\$ 165,682,556	\$ 4,818,663	
16	2039	2040	\$ 235,723,610	\$ 0.0010	\$ 6,157,909	\$ 38,500,735	\$ 31,540,318	\$ 197,222,874	\$ 6,157,909	\$ 38,500,735	\$ 31,540,318	\$ 197,222,874	\$ 5,490,111	
17	2040	2041	\$ 277,053,838	\$ 0.0010	\$ 6,751,224	\$ 45,251,959	\$ 34,579,005	\$ 231,801,879	\$ 6,751,224	\$ 45,251,959	\$ 34,579,005	\$ 231,801,879	\$ 6,157,909	
18	2041	2042	\$ 322,246,312	\$ 0.0010	\$ 7,382,151	\$ 52,634,110	\$ 37,810,323	\$ 269,612,203	\$ 7,382,151	\$ 52,634,110	\$ 37,810,323	\$ 269,612,203	\$ 6,751,224	
19	2042	2043	\$ 371,543,883	\$ 0.0010	\$ 8,052,749	\$ 60,686,859	\$ 41,244,821	\$ 310,857,023	\$ 8,052,749	\$ 60,686,859	\$ 41,244,821	\$ 310,857,023	\$ 7,382,151	
20	2043	2044	\$ 424,623,150	\$ 0.0010	\$ 8,670,518	\$ 69,357,378	\$ 44,408,749	\$ 355,265,772	\$ 8,670,518	\$ 69,357,378	\$ 44,408,749	\$ 355,265,772	\$ 8,052,749	
21	2044	2045	\$ 479,825,588	\$ 0.0010	\$ 9,017,354	\$ 78,374,732	\$ 46,185,084	\$ 401,450,856	\$ 9,017,354	\$ 78,374,732	\$ 46,185,084	\$ 401,450,856	\$ 8,670,518	
22	2045	2046	\$ 537,236,124	\$ 0.0010	\$ 9,378,064	\$ 87,752,796	\$ 48,032,472	\$ 449,483,328	\$ 9,378,064	\$ 87,752,796	\$ 48,032,472	\$ 449,483,328	\$ 9,017,354	
23	2046	2047	\$ 596,943,081	\$ 0.0010	\$ 9,753,202	\$ 97,505,998	\$ 49,953,755	\$ 499,437,083	\$ 9,753,202	\$ 97,505,998	\$ 49,953,755	\$ 499,437,083	\$ 9,378,064	
24	2047	2048	\$ 659,038,316	\$ 0.0010	\$ 10,143,345	\$ 107,649,343	\$ 51,951,890	\$ 551,388,973	\$ 10,143,345	\$ 107,649,343	\$ 51,951,890	\$ 551,388,973	\$ 9,753,202	
25	2048	2049	\$ 723,617,361	\$ -	\$ -	\$ 107,649,343	\$ 64,579,045	\$ 615,968,018	\$ -	\$ 107,649,343	\$ 64,579,045	\$ 615,968,018	\$ 10,143,345	
26	2049	2050	\$ 790,779,567	\$ -	\$ -	\$ 107,649,343	\$ 67,162,206	\$ 683,130,224	\$ -	\$ 107,649,343	\$ 67,162,206	\$ 683,130,224	\$ -	
27	2050	2051	\$ 860,628,262	\$ -	\$ -	\$ 107,649,343	\$ 69,848,695	\$ 752,978,919	\$ -	\$ 107,649,343	\$ 69,848,695	\$ 752,978,919	\$ -	
28	2051	2052	\$ 933,270,904	\$ -	\$ -	\$ 107,649,343	\$ 72,642,642	\$ 825,621,561	\$ -	\$ 107,649,343	\$ 72,642,642	\$ 825,621,561	\$ -	
29	2052	2053	\$ 1,008,819,252	\$ -	\$ -	\$ 107,649,343	\$ 75,548,348	\$ 901,169,909	\$ -	\$ 107,649,343	\$ 75,548,348	\$ 901,169,909	\$ -	
30	2053	2054	\$ 1,087,389,534	\$ -	\$ -	\$ 107,649,343	\$ 78,570,282	\$ 979,740,192	\$ -	\$ 107,649,343	\$ 78,570,282	\$ 979,740,192	\$ -	
31	2054	2055	\$ 1,169,102,628	\$ -	\$ -	\$ 107,649,343	\$ 81,713,093	\$ 1,061,453,285	\$ -	\$ 107,649,343	\$ 81,713,093	\$ 1,061,453,285	\$ -	
32	2055	2056	\$ 1,254,084,245	\$ -	\$ -	\$ 107,649,343	\$ 84,981,617	\$ 1,146,434,902	\$ -	\$ 107,649,343	\$ 84,981,617	\$ 1,146,434,902	\$ -	
33	2056	2057	\$ 1,342,465,127	\$ -	\$ -	\$ 107,649,343	\$ 88,380,882	\$ 1,234,815,784	\$ -	\$ 107,649,343	\$ 88,380,882	\$ 1,234,815,784	\$ -	
34	2057	2058	\$ 1,434,381,244	\$ -	\$ -	\$ 107,649,343	\$ 91,916,117	\$ 1,326,731,901	\$ -	\$ 107,649,343	\$ 91,916,117	\$ 1,326,731,901	\$ -	
35	2058	2059	\$ 1,529,974,006	\$ -	\$ -	\$ 107,649,343	\$ 95,592,762	\$ 1,422,324,663	\$ -	\$ 107,649,343	\$ 95,592,762	\$ 1,422,324,663	\$ -	
36	2059	2060	\$ 1,629,390,478	\$ -	\$ -	\$ 107,649,343	\$ 99,416,472	\$ 1,521,741,135	\$ -	\$ 107,649,343	\$ 99,416,472	\$ 1,521,741,135	\$ -	
37	2060	2061	\$ 1,732,783,609	\$ -	\$ -	\$ 107,649,343	\$ 103,393,131	\$ 1,625,134,266	\$ -	\$ 107,649,343	#####	\$ 1,625,134,266	\$ -	
38	2061	2062	\$ 1,840,312,466	\$ -	\$ -	\$ 107,649,343	\$ 107,528,856	\$ 1,732,663,123	\$ -	\$ 107,649,343	#####	\$ 1,732,663,123	\$ -	
39	2062	2063	\$ 1,952,142,476	\$ -	\$ -	\$ 107,649,343	\$ 111,830,011	\$ 1,844,493,133	\$ -	\$ 107,649,343	#####	\$ 1,844,493,133	\$ -	
40	2063	2064	\$ 2,068,445,687	\$ -	\$ -	\$ 107,649,343	\$ 116,303,211	\$ 1,960,796,344	\$ -	\$ 107,649,343	#####	\$ 1,960,796,344	\$ -	



Zone	Year	Appraisal Year	Fiscal Year	Cumulative	Actual	Total Annual	Cumulative	Total Annual	Cumulative
				Credit Payments	Payments	Permit Revenue	Permit Revenue	Sales Tax Revenue	Sales Tax Revenue
Base		2023	2024			\$ -	\$ -	-	-
	1	2024	2025	\$ -		\$ 12,569	\$ 12,569	12,569	12,569
	2	2025	2026	\$ 23,163		\$ 1,296,099	\$ 1,308,668	113,118	125,687
	3	2026	2027	\$ 155,593		\$ 766,016	\$ 2,074,683	163,393	289,080
	4	2027	2028	\$ 407,496		\$ 2,716,368	\$ 4,791,052	314,218	603,298
	5	2028	2029	\$ 890,934		\$ 4,548,686	\$ 9,339,738	527,885	1,131,183
	6	2029	2030	\$ 1,710,533		\$ 1,847,773	\$ 11,187,510	628,435	1,759,618
	7	2030	2031	\$ 2,814,649		\$ 2,279,863	\$ 13,467,373	728,985	2,488,603
	8	2031	2032	\$ 4,224,799		\$ 9,582,991	\$ 23,050,365	955,221	3,443,824
	9	2032	2033	\$ 6,062,512		\$ 7,118,278	\$ 30,168,642	1,143,752	4,587,576
	10	2033	2034	\$ 8,329,797		\$ 8,145,020	\$ 38,313,662	1,294,074	5,881,650
	11	2034	2035	\$ 10,983,550		\$ 8,214,183	\$ 46,527,846	1,570,190	7,451,839
	12	2035	2036	\$ 14,146,339		\$ 4,272,300	\$ 50,800,146	1,859,256	9,311,095
	13	2036	2037	\$ 17,849,096		\$ 9,717,198	\$ 60,517,344	2,051,306	11,362,401
	14	2037	2038	\$ 22,034,053		\$ 9,817,204	\$ 70,334,548	2,401,016	13,763,417
	15	2038	2039	\$ 26,852,715		\$ 9,897,653	\$ 80,232,201	2,767,470	16,530,887
	16	2039	2040	\$ 32,342,826		\$ 4,997,987	\$ 85,230,188	3,150,798	19,681,685
	17	2040	2041	\$ 38,500,735		\$ 5,197,906	\$ 90,428,094	3,414,499	23,096,184
	18	2041	2042	\$ 45,251,959		\$ 5,405,823	\$ 95,833,917	3,694,254	26,790,438
	19	2042	2043	\$ 52,634,110		\$ 4,256,863	\$ 100,090,780	3,990,927	30,781,365
	20	2043	2044	\$ 60,686,859		\$ -	\$ 100,090,780	4,267,818	35,049,184
	21	2044	2045	\$ 69,357,378		\$ -	\$ 100,090,780	4,438,531	39,487,715
	22	2045	2046	\$ 78,374,732		\$ -	\$ 100,090,780	4,616,072	44,103,787
	23	2046	2047	\$ 87,752,796		\$ -	\$ 100,090,780	4,800,715	48,904,503
	24	2047	2048	\$ 97,505,998		\$ -	\$ 100,090,780	4,992,744	53,897,247
	25	2048	2049	\$ 107,649,343		\$ -	\$ 100,090,780	5,192,454	59,089,700
	26	2049	2050	\$ 107,649,343		\$ -	\$ 100,090,780	5,400,152	64,489,852
	27	2050	2051	\$ 107,649,343		\$ -	\$ 100,090,780	5,616,158	70,106,010
	28	2051	2052	\$ 107,649,343		\$ -	\$ 100,090,780	5,840,804	75,946,815
	29	2052	2053	\$ 107,649,343		\$ -	\$ 100,090,780	6,074,436	82,021,251
	30	2053	2054	\$ 107,649,343		\$ -	\$ 100,090,780	6,317,414	88,338,665
	31	2054	2055	\$ 107,649,343		\$ -	\$ 100,090,780	6,570,110	94,908,775
	32	2055	2056	\$ 107,649,343		\$ -	\$ 100,090,780	6,832,915	101,741,690
	33	2056	2057	\$ 107,649,343		\$ -	\$ 100,090,780	7,106,231	108,847,922
	34	2057	2058	\$ 107,649,343		\$ -	\$ 100,090,780	7,390,481	116,238,403
	35	2058	2059	\$ 107,649,343		\$ -	\$ 100,090,780	7,686,100	123,924,503
	36	2059	2060	\$ 107,649,343		\$ -	\$ 100,090,780	7,993,544	131,918,047
	37	2060	2061	\$ 107,649,343		\$ -	\$ 100,090,780	8,313,286	140,231,332
	38	2061	2062	\$ 107,649,343		\$ -	\$ 100,090,780	8,645,817	148,877,149
	39	2062	2063	\$ 107,649,343		\$ -	\$ 100,090,780	8,991,650	157,868,799
	40	2063	2064	\$ 107,649,343		\$ -	\$ 100,090,780	9,351,316	167,220,115

			Assessed Value Information				General Fund							
Zone	Appraisal Year	Fiscal Year	Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service Inflation	New EDUs	Cumulative EDUs	GF Total Cost of Service/EDU	Annual GF Total Cost for EDUs	Cumulative GF Total Cost of Service	GF M&O Supported Cost of Service/EDU	GF M&O Supported Annual Cost of Service
Base	2023	2024	0.0%	\$ 382,632	\$ -	\$ 382,632	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 397,937	\$ 23,147,735	\$ 23,545,673	4.0%	50	50	\$ 3,465	173,246	173,246	\$ 1,564	\$ 78,204
2	2025	2026	4.0%	\$ 413,855	\$ 108,324,992	\$ 132,812,491	4.0%	400	450	\$ 3,604	1,621,580	1,794,826	\$ 1,627	\$ 731,994
3	2026	2027	4.0%	\$ 430,409	\$ 114,160,627	\$ 252,285,618	4.0%	200	650	\$ 3,748	2,435,973	4,230,799	\$ 1,692	\$ 1,099,618
4	2027	2028	4.0%	\$ 447,625	\$ 221,443,863	\$ 483,820,905	4.0%	600	1,250	\$ 3,898	4,871,947	9,102,746	\$ 1,759	\$ 2,199,235
5	2028	2029	4.0%	\$ 465,530	\$ 316,807,827	\$ 819,981,569	4.0%	850	2,100	\$ 4,053	8,512,266	17,615,012	\$ 1,830	\$ 3,842,503
6	2029	2030	4.0%	\$ 484,152	\$ 251,717,801	\$ 1,104,498,632	4.0%	400	2,500	\$ 4,216	10,538,996	28,154,007	\$ 1,903	\$ 4,757,385
7	2030	2031	4.0%	\$ 503,518	\$ 261,854,081	\$ 1,410,532,658	4.0%	400	2,900	\$ 4,384	12,714,244	40,868,252	\$ 1,979	\$ 5,739,310
8	2031	2032	4.0%	\$ 523,658	\$ 371,141,298	\$ 1,838,095,262	4.0%	900	3,800	\$ 4,560	17,326,446	58,194,698	\$ 2,058	\$ 7,821,294
9	2032	2033	4.0%	\$ 544,605	\$ 356,049,228	\$ 2,267,668,301	4.0%	750	4,550	\$ 4,742	21,575,985	79,770,682	\$ 2,141	\$ 9,739,569
10	2033	2034	4.0%	\$ 566,389	\$ 295,760,613	\$ 2,654,135,646	4.0%	400	4,950	\$ 4,932	24,411,686	104,182,368	\$ 2,226	\$ 11,019,626
11	2034	2035	4.0%	\$ 589,044	\$ 402,869,793	\$ 3,163,170,865	4.0%	825	5,775	\$ 5,129	29,620,401	133,802,769	\$ 2,315	\$ 13,370,881
12	2035	2036	4.0%	\$ 612,606	\$ 413,442,242	\$ 3,703,139,942	4.0%	800	6,575	\$ 5,334	35,073,402	168,876,171	\$ 2,408	\$ 15,832,409
13	2036	2037	4.0%	\$ 637,110	\$ 334,073,619	\$ 4,185,339,159	4.0%	400	6,976	\$ 5,547	38,696,275	207,572,446	\$ 2,504	\$ 17,467,802
14	2037	2038	4.0%	\$ 662,595	\$ 466,292,841	\$ 4,819,045,566	4.0%	875	7,851	\$ 5,769	45,293,296	252,865,742	\$ 2,604	\$ 20,445,749
15	2038	2039	4.0%	\$ 689,099	\$ 478,686,276	\$ 5,490,493,665	4.0%	850	8,701	\$ 6,000	52,206,161	305,071,903	\$ 2,708	\$ 23,566,271
16	2039	2040	4.0%	\$ 716,663	\$ 448,177,933	\$ 6,158,291,344	4.0%	824	9,525	\$ 6,240	59,437,344	364,509,247	\$ 2,817	\$ 26,830,483
17	2040	2041	4.0%	\$ 745,329	\$ 346,983,443	\$ 6,751,606,441	4.0%	400	9,925	\$ 6,490	64,411,850	428,921,097	\$ 2,930	\$ 29,076,014
18	2041	2042	4.0%	\$ 775,142	\$ 360,862,780	\$ 7,382,533,479	4.0%	400	10,325	\$ 6,749	69,689,217	498,610,314	\$ 3,047	\$ 31,458,259
19	2042	2043	4.0%	\$ 806,148	\$ 375,297,292	\$ 8,053,132,109	4.0%	400	10,726	\$ 7,019	75,285,714	573,896,028	\$ 3,169	\$ 33,984,562
20	2043	2044	4.0%	\$ 838,394	\$ 295,643,611	\$ 8,670,901,004	4.0%	303	11,029	\$ 7,300	80,509,058	654,405,087	\$ 3,295	\$ 36,342,421
21	2044	2045	4.0%	\$ 871,930	\$ -	\$ 9,017,737,045	4.0%	-	11,029	\$ 7,592	83,729,421	738,134,507	\$ 3,427	\$ 37,796,117
22	2045	2046	4.0%	\$ 906,807	\$ -	\$ 9,378,446,526	4.0%	-	11,029	\$ 7,896	87,078,598	825,213,105	\$ 3,564	\$ 39,307,962
23	2046	2047	4.0%	\$ 943,079	\$ -	\$ 9,753,584,387	4.0%	-	11,029	\$ 8,212	90,561,741	915,774,846	\$ 3,707	\$ 40,880,281
24	2047	2048	4.0%	\$ 980,802	\$ -	\$ 10,143,727,763	4.0%	-	11,029	\$ 8,540	94,184,211	1,009,959,057	\$ 3,855	\$ 42,515,492
25	2048	2049	4.0%	\$ 1,020,034	\$ -	\$ 10,549,476,873	4.0%	-	11,029	\$ 8,882	97,951,580	1,107,910,637	\$ 4,009	\$ 44,216,111
26	2049	2050	4.0%	\$ 1,060,836	\$ -	\$ 10,971,455,948	4.0%	-	11,029	\$ 9,237	101,869,643	1,209,780,280	\$ 4,170	\$ 45,984,756
27	2050	2051	4.0%	\$ 1,103,269	\$ -	\$ 11,410,314,186	4.0%	-	11,029	\$ 9,606	105,944,428	1,315,724,708	\$ 4,336	\$ 47,824,146
28	2051	2052	4.0%	\$ 1,147,400	\$ -	\$ 11,866,726,754	4.0%	-	11,029	\$ 9,991	110,182,206	1,425,906,914	\$ 4,510	\$ 49,737,112
29	2052	2053	4.0%	\$ 1,193,296	\$ -	\$ 12,341,395,824	4.0%	-	11,029	\$ 10,390	114,589,494	1,540,496,407	\$ 4,690	\$ 51,726,596
30	2053	2054	4.0%	\$ 1,241,028	\$ -	\$ 12,835,051,657	4.0%	-	11,029	\$ 10,806	119,173,074	1,659,669,481	\$ 4,878	\$ 53,795,660
31	2054	2055	4.0%	\$ 1,290,669	\$ -	\$ 13,348,453,723	4.0%	-	11,029	\$ 11,238	123,939,996	1,783,609,477	\$ 5,073	\$ 55,947,487
32	2055	2056	4.0%	\$ 1,342,296	\$ -	\$ 13,882,391,872	4.0%	-	11,029	\$ 11,688	128,897,596	1,912,507,074	\$ 5,276	\$ 58,185,386
33	2056	2057	4.0%	\$ 1,395,987	\$ -	\$ 14,437,687,547	4.0%	-	11,029	\$ 12,155	134,053,500	2,046,560,574	\$ 5,487	\$ 60,512,802
34	2057	2058	4.0%	\$ 1,451,827	\$ -	\$ 15,015,195,049	4.0%	-	11,029	\$ 12,641	139,415,640	2,185,976,214	\$ 5,706	\$ 62,933,314
35	2058	2059	4.0%	\$ 1,509,900	\$ -	\$ 15,615,802,851	4.0%	-	11,029	\$ 13,147	144,992,266	2,330,968,480	\$ 5,935	\$ 65,450,646
36	2059	2060	4.0%	\$ 1,570,296	\$ -	\$ 16,240,434,965	4.0%	-	11,029	\$ 13,673	150,791,956	2,481,760,436	\$ 6,172	\$ 68,068,672
37	2060	2061	4.0%	\$ 1,633,108	\$ -	\$ 16,890,052,363	4.0%	-	11,029	\$ 14,220	156,823,635	2,638,584,071	\$ 6,419	\$ 70,791,419
38	2061	2062	4.0%	\$ 1,698,432	\$ -	\$ 17,565,654,458	4.0%	-	11,029	\$ 14,789	163,096,580	2,801,680,651	\$ 6,676	\$ 73,623,076
39	2062	2063	4.0%	\$ 1,766,369	\$ -	\$ 18,268,280,636	4.0%	-	11,029	\$ 15,380	169,620,443	2,971,301,094	\$ 6,943	\$ 76,567,999
40	2063	2064	4.0%	\$ 1,837,024	\$ -	\$ 18,999,011,862	4.0%	-	11,029	\$ 15,995	176,405,261	3,147,706,355	\$ 7,220	\$ 79,630,719



			Cost of Service												
				Public Safety											
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service							Supported Public Safety Cost of Service
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154	
1	2024	2025	\$ 78,204	\$ 1,228	\$ 61,411	\$ 61,411	\$ 585	\$ 29,228	\$ 29,228	\$ 0.26082	42.6%	0.309756	0.3023975	0.612154	
2	2025	2026	\$ 810,198	\$ 1,277	\$ 574,808	\$ 636,219	\$ 608	\$ 273,577	\$ 302,805	\$ 0.43280	70.7%	0.303635	0.3085191	0.612154	
3	2026	2027	\$ 1,909,816	\$ 1,328	\$ 863,489	\$ 1,499,707	\$ 632	\$ 410,973	\$ 713,779	\$ 0.34227	55.9%	0.297513	0.3146406	0.612154	
4	2027	2028	\$ 4,109,051	\$ 1,382	\$ 1,726,978	\$ 3,226,685	\$ 658	\$ 821,947	\$ 1,535,726	\$ 0.35695	58.3%	0.291392	0.3207622	0.612154	
5	2028	2029	\$ 7,951,554	\$ 1,437	\$ 3,017,375	\$ 6,244,060	\$ 684	\$ 1,436,106	\$ 2,971,831	\$ 0.36798	60.1%	0.28527	0.3268837	0.612154	
6	2029	2030	\$ 12,708,940	\$ 1,494	\$ 3,735,798	\$ 9,979,858	\$ 711	\$ 1,778,035	\$ 4,749,866	\$ 0.33823	55.3%	0.279149	0.3330052	0.612154	
7	2030	2031	\$ 18,448,249	\$ 1,554	\$ 4,506,866	\$ 14,486,724	\$ 740	\$ 2,145,022	\$ 6,894,888	\$ 0.31952	52.2%	0.273027	0.3391268	0.612154	
8	2031	2032	\$ 26,269,543	\$ 1,616	\$ 6,141,771	\$ 20,628,495	\$ 769	\$ 2,923,147	\$ 9,818,035	\$ 0.33414	54.6%	0.266906	0.3452483	0.612154	
9	2032	2033	\$ 36,009,112	\$ 1,681	\$ 7,648,121	\$ 28,276,617	\$ 800	\$ 3,640,087	\$ 13,458,123	\$ 0.33727	55.1%	0.260784	0.3513699	0.612154	
10	2033	2034	\$ 47,028,738	\$ 1,748	\$ 8,653,303	\$ 36,929,920	\$ 832	\$ 4,118,499	\$ 17,576,622	\$ 0.32603	53.3%	0.254663	0.3574914	0.612154	
11	2034	2035	\$ 60,399,619	\$ 1,818	\$ 10,499,656	\$ 47,429,576	\$ 865	\$ 4,997,262	\$ 22,573,883	\$ 0.33193	54.2%	0.248541	0.3636129	0.612154	
12	2035	2036	\$ 76,232,028	\$ 1,891	\$ 12,432,602	\$ 59,862,178	\$ 900	\$ 5,917,238	\$ 28,491,122	\$ 0.33573	54.8%	0.24242	0.3697345	0.612154	
13	2036	2037	\$ 93,699,831	\$ 1,966	\$ 13,716,816	\$ 73,578,993	\$ 936	\$ 6,528,454	\$ 35,019,576	\$ 0.32773	53.5%	0.236298	0.375856	0.612154	
14	2037	2038	\$ 114,145,580	\$ 2,045	\$ 16,055,287	\$ 89,634,280	\$ 973	\$ 7,641,438	\$ 42,661,014	\$ 0.33316	54.4%	0.24242	0.3697345	0.612154	
15	2038	2039	\$ 137,711,850	\$ 2,127	\$ 18,505,716	\$ 108,139,996	\$ 1,012	\$ 8,807,709	\$ 51,468,722	\$ 0.33705	55.1%	0.248541	0.3636129	0.612154	
16	2039	2040	\$ 164,542,334	\$ 2,212	\$ 21,068,981	\$ 129,208,977	\$ 1,053	\$ 10,027,682	\$ 61,496,405	\$ 0.34212	55.9%	0.254663	0.3574914	0.612154	
17	2040	2041	\$ 193,618,348	\$ 2,300	\$ 22,832,313	\$ 152,041,290	\$ 1,095	\$ 10,866,932	\$ 72,363,337	\$ 0.33818	55.2%	0.260784	0.3513699	0.612154	
18	2041	2042	\$ 225,076,607	\$ 2,392	\$ 24,703,001	\$ 176,744,291	\$ 1,139	\$ 11,757,277	\$ 84,120,614	\$ 0.33461	54.7%	0.266906	0.3452483	0.612154	
19	2042	2043	\$ 259,061,169	\$ 2,488	\$ 26,686,813	\$ 203,431,104	\$ 1,184	\$ 12,701,463	\$ 96,822,077	\$ 0.33138	54.1%	0.273027	0.3391268	0.612154	
20	2043	2044	\$ 295,403,590	\$ 2,588	\$ 28,538,352	\$ 231,969,456	\$ 1,232	\$ 13,582,694	\$ 110,404,771	\$ 0.32913	53.8%	0.279149	0.3330052	0.612154	
21	2044	2045	\$ 333,199,707	\$ 2,691	\$ 29,679,886	\$ 261,649,342	\$ 1,281	\$ 14,126,002	\$ 124,530,773	\$ 0.32913	53.8%	0.28527	0.3268837	0.612154	
22	2045	2046	\$ 372,507,669	\$ 2,799	\$ 30,867,081	\$ 292,516,423	\$ 1,332	\$ 14,691,042	\$ 139,221,815	\$ 0.32913	53.8%	0.291392	0.3207622	0.612154	
23	2046	2047	\$ 413,387,950	\$ 2,911	\$ 32,101,764	\$ 324,618,187	\$ 1,385	\$ 15,278,684	\$ 154,500,499	\$ 0.32913	53.8%	0.297513	0.3146406	0.612154	
24	2047	2048	\$ 455,903,441	\$ 3,027	\$ 33,385,835	\$ 358,004,022	\$ 1,441	\$ 15,889,831	\$ 170,390,330	\$ 0.32913	53.8%	0.303635	0.3085191	0.612154	
25	2048	2049	\$ 500,119,553	\$ 3,148	\$ 34,721,268	\$ 392,725,290	\$ 1,498	\$ 16,525,424	\$ 186,915,755	\$ 0.32913	53.8%	0.309756	0.3023975	0.612154	
26	2049	2050	\$ 546,104,309	\$ 3,274	\$ 36,110,119	\$ 428,835,409	\$ 1,558	\$ 17,186,441	\$ 204,102,196	\$ 0.32913	53.8%	0.315878	0.296276	0.612154	
27	2050	2051	\$ 593,928,455	\$ 3,405	\$ 37,554,524	\$ 466,389,933	\$ 1,621	\$ 17,873,899	\$ 221,976,095	\$ 0.32913	53.8%	0.322	0.2901545	0.612154	
28	2051	2052	\$ 643,665,567	\$ 3,541	\$ 39,056,705	\$ 505,446,638	\$ 1,686	\$ 18,588,855	\$ 240,564,950	\$ 0.32913	53.8%	0.328121	0.2840329	0.612154	
29	2052	2053	\$ 695,392,163	\$ 3,683	\$ 40,618,973	\$ 546,065,611	\$ 1,753	\$ 19,332,409	\$ 259,897,359	\$ 0.32913	53.8%	0.334243	0.2779114	0.612154	
30	2053	2054	\$ 749,187,823	\$ 3,830	\$ 42,243,732	\$ 588,309,343	\$ 1,823	\$ 20,105,705	\$ 280,003,065	\$ 0.32913	53.8%	0.340364	0.2717898	0.612154	
31	2054	2055	\$ 805,135,310	\$ 3,984	\$ 43,933,481	\$ 632,242,824	\$ 1,896	\$ 20,909,934	\$ 300,912,998	\$ 0.32913	53.8%	0.346486	0.2656683	0.612154	
32	2055	2056	\$ 863,320,696	\$ 4,143	\$ 45,690,820	\$ 677,933,645	\$ 1,972	\$ 21,746,331	\$ 322,659,329	\$ 0.32913	53.8%	0.352607	0.2595468	0.612154	
33	2056	2057	\$ 923,833,498	\$ 4,309	\$ 47,518,453	\$ 725,452,098	\$ 2,051	\$ 22,616,184	\$ 345,275,514	\$ 0.32913	53.8%	0.358729	0.2534252	0.612154	
34	2057	2058	\$ 986,766,811	\$ 4,481	\$ 49,419,191	\$ 774,871,289	\$ 2,133	\$ 23,520,832	\$ 368,796,345	\$ 0.32913	53.8%	0.36485	0.2473037	0.612154	
35	2058	2059	\$ 1,052,217,458	\$ 4,660	\$ 51,395,959	\$ 826,267,248	\$ 2,218	\$ 24,461,665	\$ 393,258,010	\$ 0.32913	53.8%	0.370972	0.2411821	0.612154	
36	2059	2060	\$ 1,120,286,130	\$ 4,847	\$ 53,451,797	\$ 879,719,046	\$ 2,307	\$ 25,440,132	\$ 418,698,142	\$ 0.32913	53.8%	0.377093	0.2350606	0.612154	
37	2060	2061	\$ 1,191,077,549	\$ 5,041	\$ 55,589,869	\$ 935,308,915	\$ 2,399	\$ 26,457,737	\$ 445,155,879	\$ 0.32913	53.8%	0.383215	0.2289391	0.612154	
38	2061	2062	\$ 1,264,700,624	\$ 5,242	\$ 57,813,464	\$ 993,122,379	\$ 2,495	\$ 27,516,046	\$ 472,671,925	\$ 0.32913	53.8%	0.389336	0.2228175	0.612154	
39	2062	2063	\$ 1,341,268,623	\$ 5,452	\$ 60,126,003	\$ 1,053,248,381	\$ 2,595	\$ 28,616,688	\$ 501,288,613	\$ 0.32913	53.8%	0.395458	0.216696	0.612154	
40	2063	2064	\$ 1,420,899,342	\$ 5,670	\$ 62,531,043	\$ 1,115,779,424	\$ 2,699	\$ 29,761,356	\$ 531,049,969	\$ 0.32913	53.8%	0.40158	0.2105744	0.612154	

WILLDAN			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	M&O Tax		I&S Tax		Total AV Revenue	Annual M&O	Cumulative M&O	Annual TIRZ Revenue	Annual GF M&O	Net Revenue	Net Revenue
			Revenue	M&O Revenue	Revenue	Cumulative I&S Revenue		Revenue Less Public Safety Expense	Revenue Less Public Safety Expense		Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Available to General Fund (Cumulative)
Base	2023	2024	\$ 1,209	\$ 1,209	\$ 1,134	\$ 1,134	\$ 2,342	\$ 1,209	\$ 1,209	\$ -	\$ 1,209	\$ 1,209	\$ 1,209
1	2024	2025	\$ 72,934	\$ 74,143	\$ 71,202	\$ 72,335	\$ 144,136	\$ 11,523	\$ 12,732	\$ 23,163	\$ 49,771	\$ 45,680	\$ 46,889
2	2025	2026	\$ 403,265	\$ 477,408	\$ 409,752	\$ 482,087	\$ 813,017	\$ (171,543)	\$ (158,811)	\$ 132,430	\$ 270,835	\$ 1,406,475	\$ 1,453,364
3	2026	2027	\$ 750,583	\$ 1,227,991	\$ 793,793	\$ 1,275,880	\$ 1,544,377	\$ (112,905)	\$ (271,716)	\$ 251,903	\$ 498,680	\$ 1,017,116	\$ 2,470,480
4	2027	2028	\$ 1,409,815	\$ 2,637,806	\$ 1,551,914	\$ 2,827,794	\$ 2,961,729	\$ (317,163)	\$ (588,879)	\$ 483,438	\$ 926,376	\$ 3,135,015	\$ 5,605,496
5	2028	2029	\$ 2,339,164	\$ 4,976,970	\$ 2,680,386	\$ 5,508,181	\$ 5,019,550	\$ (678,211)	\$ (1,267,090)	\$ 819,599	\$ 1,519,565	\$ 5,160,031	\$ 10,765,527
6	2029	2030	\$ 3,083,194	\$ 8,060,164	\$ 3,678,038	\$ 9,186,219	\$ 6,761,233	\$ (652,604)	\$ (1,919,694)	\$ 1,104,116	\$ 1,979,078	\$ 2,677,250	\$ 13,442,777
7	2030	2031	\$ 3,851,138	\$ 11,911,302	\$ 4,783,494	\$ 13,969,713	\$ 8,634,632	\$ (655,728)	\$ (2,575,422)	\$ 1,410,150	\$ 2,440,988	\$ 3,304,814	\$ 16,747,591
8	2031	2032	\$ 4,905,981	\$ 16,817,283	\$ 6,345,993	\$ 20,315,706	\$ 11,251,974	\$ (1,235,790)	\$ (3,811,212)	\$ 1,837,713	\$ 3,068,268	\$ 10,683,333	\$ 27,430,925
9	2032	2033	\$ 5,913,719	\$ 22,731,002	\$ 7,967,903	\$ 28,283,609	\$ 13,881,622	\$ (1,734,402)	\$ (5,545,614)	\$ 2,267,286	\$ 3,646,434	\$ 8,268,376	\$ 35,699,301
10	2033	2034	\$ 6,759,091	\$ 29,490,093	\$ 9,488,307	\$ 37,771,915	\$ 16,247,398	\$ (1,894,212)	\$ (7,439,827)	\$ 2,653,753	\$ 4,105,338	\$ 9,425,933	\$ 45,125,233
11	2034	2035	\$ 7,861,778	\$ 37,351,871	\$ 11,501,699	\$ 49,273,614	\$ 19,363,477	\$ (2,637,877)	\$ (10,077,704)	\$ 3,162,788	\$ 4,698,990	\$ 9,486,101	\$ 54,611,335
12	2035	2036	\$ 8,977,134	\$ 46,329,006	\$ 13,691,785	\$ 62,965,399	\$ 22,668,919	\$ (3,455,468)	\$ (13,533,172)	\$ 3,702,757	\$ 5,274,377	\$ 5,488,694	\$ 60,100,028
13	2036	2037	\$ 9,889,872	\$ 56,218,877	\$ 15,730,849	\$ 78,696,248	\$ 25,620,721	\$ (3,826,944)	\$ (17,360,116)	\$ 4,184,957	\$ 5,704,915	\$ 10,944,965	\$ 71,044,994
14	2037	2038	\$ 11,682,307	\$ 67,901,185	\$ 17,817,673	\$ 96,513,922	\$ 29,499,980	\$ (4,372,979)	\$ (21,733,095)	\$ 4,818,663	\$ 6,863,644	\$ 11,440,426	\$ 82,485,420
15	2038	2039	\$ 13,646,131	\$ 81,547,316	\$ 19,964,145	\$ 116,478,067	\$ 33,610,277	\$ (4,859,585)	\$ (26,592,680)	\$ 5,490,111	\$ 8,156,020	\$ 12,013,435	\$ 94,498,855
16	2039	2040	\$ 15,682,865	\$ 97,230,181	\$ 22,015,362	\$ 138,493,429	\$ 37,698,227	\$ (5,386,116)	\$ (31,978,796)	\$ 6,157,909	\$ 9,524,956	\$ 7,646,059	\$ 102,144,914
17	2040	2041	\$ 17,607,119	\$ 114,837,299	\$ 23,723,110	\$ 162,216,539	\$ 41,330,229	\$ (5,225,194)	\$ (37,203,991)	\$ 6,751,224	\$ 10,855,895	\$ 8,601,368	\$ 110,746,282
18	2041	2042	\$ 19,704,401	\$ 134,541,701	\$ 25,488,073	\$ 187,704,612	\$ 45,192,474	\$ (4,998,600)	\$ (42,202,591)	\$ 7,382,151	\$ 12,322,250	\$ 9,665,050	\$ 120,411,332
19	2042	2043	\$ 21,987,243	\$ 156,528,943	\$ 27,310,328	\$ 215,014,939	\$ 49,297,570	\$ (4,699,570)	\$ (46,902,161)	\$ 8,052,749	\$ 13,934,493	\$ 9,480,820	\$ 129,892,152
20	2043	2044	\$ 24,204,713	\$ 180,733,656	\$ 28,874,555	\$ 243,889,494	\$ 53,079,267	\$ (4,333,639)	\$ (51,235,800)	\$ 8,670,518	\$ 15,534,194	\$ 6,219,319	\$ 136,111,470
21	2044	2045	\$ 25,724,926	\$ 206,458,581	\$ 29,477,513	\$ 273,367,007	\$ 55,202,438	\$ (3,954,960)	\$ (55,190,760)	\$ 9,017,354	\$ 16,707,571	\$ 7,020,100	\$ 143,131,571
22	2045	2046	\$ 27,328,028	\$ 233,786,609	\$ 30,082,508	\$ 303,449,514	\$ 57,410,536	\$ (3,539,053)	\$ (58,729,813)	\$ 9,378,064	\$ 17,949,964	\$ 7,874,994	\$ 151,006,565
23	2046	2047	\$ 29,018,219	\$ 262,804,828	\$ 30,688,738	\$ 334,138,253	\$ 59,706,957	\$ (3,083,546)	\$ (61,813,359)	\$ 9,753,202	\$ 19,265,017	\$ 8,787,048	\$ 159,793,614
24	2047	2048	\$ 30,799,900	\$ 293,604,728	\$ 31,295,336	\$ 365,433,588	\$ 62,095,235	\$ (2,585,935)	\$ (64,399,294)	\$ 10,143,345	\$ 20,656,555	\$ 9,759,467	\$ 169,553,081
25	2048	2049	\$ 32,677,686	\$ 326,282,414	\$ 31,901,359	\$ 397,334,947	\$ 64,579,045	\$ (2,043,582)	\$ (66,442,877)	\$ -	\$ 32,677,686	\$ 21,344,716	\$ 190,897,796
26	2049	2050	\$ 34,656,416	\$ 360,938,829	\$ 32,505,791	\$ 429,840,738	\$ 67,162,206	\$ (1,453,703)	\$ (67,896,580)	\$ -	\$ 34,656,416	\$ 22,870,126	\$ 213,767,923
27	2050	2051	\$ 36,741,159	\$ 397,679,989	\$ 33,107,536	\$ 462,948,273	\$ 69,848,695	\$ (813,365)	\$ (68,709,945)	\$ -	\$ 36,741,159	\$ 24,483,418	\$ 238,251,341
28	2051	2052	\$ 38,937,232	\$ 436,617,221	\$ 33,705,411	\$ 496,653,684	\$ 72,642,642	\$ (119,473)	\$ (68,829,418)	\$ -	\$ 38,937,232	\$ 26,189,181	\$ 264,440,522
29	2052	2053	\$ 41,250,205	\$ 477,867,425	\$ 34,298,143	\$ 530,951,827	\$ 75,548,348	\$ 631,232	\$ (68,198,186)	\$ -	\$ 41,250,205	\$ 27,992,232	\$ 292,432,754
30	2053	2054	\$ 43,685,916	\$ 521,553,341	\$ 34,884,366	\$ 565,836,193	\$ 78,570,282	\$ 1,442,184	\$ (66,756,002)	\$ -	\$ 43,685,916	\$ 29,897,624	\$ 322,330,378
31	2054	2055	\$ 46,250,483	\$ 567,803,824	\$ 35,462,610	\$ 601,298,804	\$ 81,713,093	\$ 2,317,002	\$ (64,439,000)	\$ -	\$ 46,250,483	\$ 31,910,660	\$ 354,241,039
32	2055	2056	\$ 48,950,319	\$ 616,754,143	\$ 36,031,298	\$ 637,330,102	\$ 84,981,617	\$ 3,259,498	\$ (61,179,501)	\$ -	\$ 48,950,319	\$ 34,036,903	\$ 388,277,941
33	2056	2057	\$ 51,792,140	\$ 668,546,284	\$ 36,588,741	\$ 673,918,843	\$ 88,380,882	\$ 4,273,687	\$ (56,905,814)	\$ -	\$ 51,792,140	\$ 36,282,188	\$ 424,560,129
34	2057	2058	\$ 54,782,987	\$ 723,329,271	\$ 37,133,130	\$ 711,051,973	\$ 91,916,117	\$ 5,363,796	\$ (51,542,018)	\$ -	\$ 54,782,987	\$ 38,652,636	\$ 463,212,765
35	2058	2059	\$ 57,930,234	\$ 781,259,505	\$ 37,662,527	\$ 748,714,501	\$ 95,592,762	\$ 6,534,275	\$ (45,007,743)	\$ -	\$ 57,930,234	\$ 41,154,669	\$ 504,367,434
36	2059	2060	\$ 61,241,608	\$ 842,501,113	\$ 38,174,864	\$ 786,889,365	\$ 99,416,472	\$ 7,789,811	\$ (37,217,932)	\$ -	\$ 61,241,608	\$ 43,795,021	\$ 548,162,455
37	2060	2061	\$ 64,725,204	\$ 907,226,317	\$ 38,667,927	\$ 825,557,292	\$ 103,393,131	\$ 9,135,335	\$ (28,082,597)	\$ -	\$ 64,725,204	\$ 46,580,753	\$ 594,743,208
38	2061	2062	\$ 68,389,501	\$ 975,615,818	\$ 39,139,356	\$ 864,696,647	\$ 107,528,856	\$ 10,576,037	\$ (17,506,561)	\$ -	\$ 68,389,501	\$ 49,519,272	\$ 644,262,480
39	2062	2063	\$ 72,243,381	#####	\$ 39,586,630	\$ 904,283,277	\$ 111,830,011	\$ 12,117,378	\$ (5,389,182)	\$ -	\$ 72,243,381	\$ 52,618,343	\$ 696,880,822
40	2063	2064	\$ 76,296,148	#####	\$ 40,007,063	\$ 944,290,340	\$ 116,303,211	\$ 13,765,106	\$ 8,375,923	\$ -	\$ 76,296,148	\$ 55,886,108	\$ 752,766,931



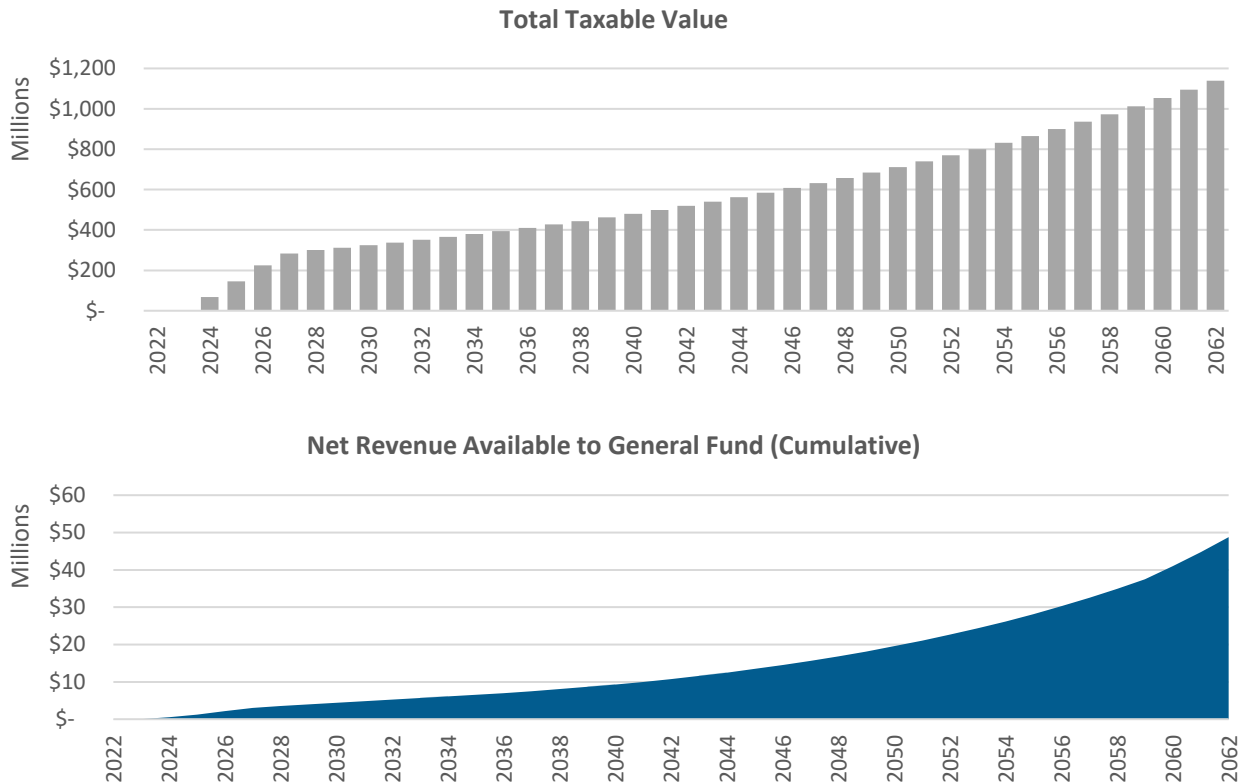
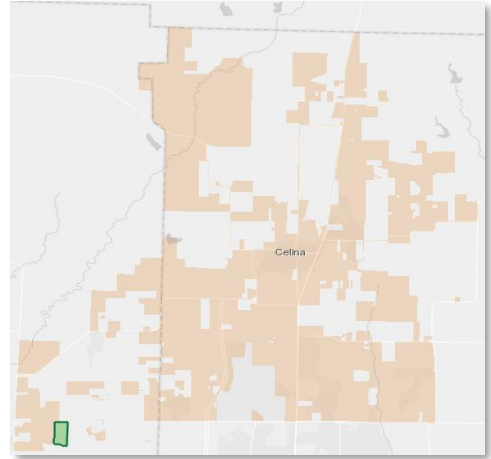
Life Connected.

**TIRZ-14 | Sutton Fields East
Detailed Report and Model Summaries**



TIRZ-14 | Sutton Fields East is a ±109.9 acre TIRZ located in the southwestern portion of the City. The TIRZ is located within the City limits and Prosper ISD. The City's participation rate in TIRZ-14 | Sutton Fields East is 13.22% and the TIRZ is scheduled to terminate on 12/31/2057 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$15,351,333.

The charts below indicate two elements of the long-term financial forecast for TIRZ-14 | Sutton Fields East. The model forecasts a total build-out taxabale value within the TIRZ of ±\$1,138,700,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$48,800,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ-14 | Sutton Fields East is forecast to generate approximately \$287,000,000 for Prosper ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): 10

20

30

40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$14,371,110	\$41,205,461	\$80,926,855	\$139,724,222
TIRZ Revenues @ 0.1322% TIRZ Contribution Rate	\$1,899,682	\$5,447,021	\$10,698,028	\$15,811,441
City AV Revenue Net of TIRZ Contributions	\$12,471,429	\$35,758,440	\$70,228,827	\$123,912,782
City Permit Revenue	\$1,859,876	\$1,859,876	\$1,859,876	\$1,859,876
Estimated City Sales Tax Revenue	\$864,727	\$2,333,659	\$4,508,038	\$7,726,650
City I&S Costs	\$7,936,177	\$23,518,827	\$42,813,970	\$65,495,757
Net City Revenues Available for M&O	\$7,259,855	\$16,433,148	\$33,782,772	\$68,003,550
Estimated Total Public Safety Cost of Service (M&O Supported)	\$1,976,694	\$5,671,416	\$11,140,508	\$19,236,099
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$5,283,149	\$10,761,720	\$22,642,252	\$48,767,440
Cumulative ISD Tax Revenue	\$29,521,422	\$84,645,126	\$166,241,674	\$287,024,498

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Prosper ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Prosper ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	TIRZ-D	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	TIRZ-D AV Rate	\$0.079810	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971	Annual Rate Reduction Goal	\$0.000000	2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Rate Category Shift	1.0%	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244			2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
								FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
								FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
								FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
								FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
								FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
								FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
								FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
								FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
								FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
								FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
								FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725
								FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
								FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
								FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
								FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848
								FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882
								FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917
								FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954
								FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992
								FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032
								FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073
								FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116
								FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160
								FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ-14 Sutton Fields East	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$19,957	MF Acreage	-
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$19,957	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$100,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$0	Commercial Acreage	0.00
Type A Label	Phase I	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.25
Phase I Average Value/Unit - 2024	\$570,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	13.22%	Fully Developed Commerical SF	-
Phase I Approved Units	245	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	-
Type B Label	Phase II	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2021
Phase II Average Value/Unit - 2024	\$570,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2057
Phase II Approved Units	205	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$100,000,000
Type C Label	Type C	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	\$ -
Type C Average Value/Unit - 2024	\$0	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$15,351,333
Type C Approved Units	0	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Prosper ISD	Est. Non-Project Costs	\$0
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Prosper ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$0
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Prosper ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$15,351,333
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.079810	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	0	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$17,079,416
Type F Approved Units	0	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	450	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				

TIRZ-14 | Sutton Fields East



											Total New		Cumulative New		
Zone	Year	Appraisal Year	Fiscal Year	Base Taxable Value	Value Change/Year	Phase I Units		New Phase I		Phase II Units		Construction Value	Annual Permit Revenue	Cumulative Permit Revenue	Construction Value
						Absorbption	Phase I Unit Value	Construction Value	Absorption	Unit Value					
Base		2021	2022	\$ 19,957			\$ -					\$ -	\$ -	\$ -	\$ -
1		2022	2023	\$ 19,957	16%	-	\$ 548,077	\$ -	-	\$ -		\$ -	\$ -	\$ -	\$ -
2		2023	2024	\$ 19,957	4%	120	\$ 570,000	\$ 68,400,000	-	\$ 570,000	\$ 68,400,000	\$ 388,830	\$ 388,830	\$ 68,400,000	
3		2024	2025	\$ 19,957	4%	125	\$ 592,800	\$ 74,100,000	-	\$ 592,800	\$ 74,100,000	\$ 478,760	\$ 867,590	\$ 145,236,000	
4		2025	2026	\$ 19,957	4%	-	\$ 616,512	\$ -	120	\$ 616,512	\$ 73,981,440	\$ 543,274	\$ 1,410,863	\$ 225,026,880	
5		2026	2027	\$ 19,957	4%	-	\$ 641,172	\$ -	77	\$ 641,172	\$ 49,370,281	\$ 412,057	\$ 1,822,921	\$ 283,398,236	
6		2027	2028	\$ 19,957	4%	-	\$ 666,819	\$ -	8	\$ 666,819	\$ 5,334,555	\$ 36,955	\$ 1,859,876	\$ 300,068,721	
7		2028	2029	\$ 19,957	4%	-	\$ 693,492	\$ -	-	\$ 693,492	\$ -	\$ -	\$ 1,859,876	\$ 312,071,469	
8		2029	2030	\$ 19,957	4%	-	\$ 721,232	\$ -	-	\$ 721,232	\$ -	\$ -	\$ 1,859,876	\$ 324,554,328	
9		2030	2031	\$ 19,957	4%	-	\$ 750,081	\$ -	-	\$ 750,081	\$ -	\$ -	\$ 1,859,876	\$ 337,536,501	
10		2031	2032	\$ 19,957	4%	-	\$ 780,084	\$ -	-	\$ 780,084	\$ -	\$ -	\$ 1,859,876	\$ 351,037,961	
11		2032	2033	\$ 19,957	4%	-	\$ 811,288	\$ -	-	\$ 811,288	\$ -	\$ -	\$ 1,859,876	\$ 365,079,480	
12		2033	2034	\$ 19,957	4%	-	\$ 843,739	\$ -	-	\$ 843,739	\$ -	\$ -	\$ 1,859,876	\$ 379,682,659	
13		2034	2035	\$ 19,957	4%	-	\$ 877,489	\$ -	-	\$ 877,489	\$ -	\$ -	\$ 1,859,876	\$ 394,869,965	
14		2035	2036	\$ 19,957	4%	-	\$ 912,588	\$ -	-	\$ 912,588	\$ -	\$ -	\$ 1,859,876	\$ 410,664,764	
15		2036	2037	\$ 19,957	4%	-	\$ 949,092	\$ -	-	\$ 949,092	\$ -	\$ -	\$ 1,859,876	\$ 427,091,355	
16		2037	2038	\$ 19,957	4%	-	\$ 987,056	\$ -	-	\$ 987,056	\$ -	\$ -	\$ 1,859,876	\$ 444,175,009	
17		2038	2039	\$ 19,957	4%	-	\$ 1,026,538	\$ -	-	\$ 1,026,538	\$ -	\$ -	\$ 1,859,876	\$ 461,942,009	
18		2039	2040	\$ 19,957	4%	-	\$ 1,067,599	\$ -	-	\$ 1,067,599	\$ -	\$ -	\$ 1,859,876	\$ 480,419,690	
19		2040	2041	\$ 19,957	4%	-	\$ 1,110,303	\$ -	-	\$ 1,110,303	\$ -	\$ -	\$ 1,859,876	\$ 499,636,477	
20		2041	2042	\$ 19,957	4%	-	\$ 1,154,715	\$ -	-	\$ 1,154,715	\$ -	\$ -	\$ 1,859,876	\$ 519,621,936	
21		2042	2043	\$ 19,957	4%	-	\$ 1,200,904	\$ -	-	\$ 1,200,904	\$ -	\$ -	\$ 1,859,876	\$ 540,406,814	
22		2043	2044	\$ 19,957	4%	-	\$ 1,248,940	\$ -	-	\$ 1,248,940	\$ -	\$ -	\$ 1,859,876	\$ 562,023,086	
23		2044	2045	\$ 19,957	4%	-	\$ 1,298,898	\$ -	-	\$ 1,298,898	\$ -	\$ -	\$ 1,859,876	\$ 584,504,010	
24		2045	2046	\$ 19,957	4%	-	\$ 1,350,854	\$ -	-	\$ 1,350,854	\$ -	\$ -	\$ 1,859,876	\$ 607,884,170	
25		2046	2047	\$ 19,957	4%	-	\$ 1,404,888	\$ -	-	\$ 1,404,888	\$ -	\$ -	\$ 1,859,876	\$ 632,199,537	
26		2047	2048	\$ 19,957	4%	-	\$ 1,461,083	\$ -	-	\$ 1,461,083	\$ -	\$ -	\$ 1,859,876	\$ 657,487,518	
27		2048	2049	\$ 19,957	4%	-	\$ 1,519,527	\$ -	-	\$ 1,519,527	\$ -	\$ -	\$ 1,859,876	\$ 683,787,019	
28		2049	2050	\$ 19,957	4%	-	\$ 1,580,308	\$ -	-	\$ 1,580,308	\$ -	\$ -	\$ 1,859,876	\$ 711,138,500	
29		2050	2051	\$ 19,957	4%	-	\$ 1,643,520	\$ -	-	\$ 1,643,520	\$ -	\$ -	\$ 1,859,876	\$ 739,584,040	
30		2051	2052	\$ 19,957	4%	-	\$ 1,709,261	\$ -	-	\$ 1,709,261	\$ -	\$ -	\$ 1,859,876	\$ 769,167,401	
31		2052	2053	\$ 19,957	4%	-	\$ 1,777,631	\$ -	-	\$ 1,777,631	\$ -	\$ -	\$ 1,859,876	\$ 799,934,097	
32		2053	2054	\$ 19,957	4%	-	\$ 1,848,737	\$ -	-	\$ 1,848,737	\$ -	\$ -	\$ 1,859,876	\$ 831,931,461	
33		2054	2055	\$ 19,957	4%	-	\$ 1,922,686	\$ -	-	\$ 1,922,686	\$ -	\$ -	\$ 1,859,876	\$ 865,208,720	
34		2055	2056	\$ 19,957	4%	-	\$ 1,999,593	\$ -	-	\$ 1,999,593	\$ -	\$ -	\$ 1,859,876	\$ 899,817,069	
35		2056	2057	\$ 19,957	4%	-	\$ 2,079,577	\$ -	-	\$ 2,079,577	\$ -	\$ -	\$ 1,859,876	\$ 935,809,751	
36		2057	2058	\$ 19,957	4%	-	\$ 2,162,760	\$ -	-	\$ 2,162,760	\$ -	\$ -	\$ 1,859,876	\$ 973,242,141	
37		2058	2059	\$ 19,957	4%	-	\$ 2,249,271	\$ -	-	\$ 2,249,271	\$ -	\$ -	\$ 1,859,876	\$ 1,012,171,827	
38		2059	2060	\$ 19,957	4%	-	\$ 2,339,242	\$ -	-	\$ 2,339,242	\$ -	\$ -	\$ 1,859,876	\$ 1,052,658,700	
39		2060	2061	\$ 19,957	4%	-	\$ 2,432,811	\$ -	-	\$ 2,432,811	\$ -	\$ -	\$ 1,859,876	\$ 1,094,765,048	
40		2061	2062	\$ 19,957	4%	-	\$ 2,530,124	\$ -	-	\$ 2,530,124	\$ -	\$ -	\$ 1,859,876	\$ 1,138,555,650	

TIRZ-14 | Sutton Fields

WILLDAN			City										
			Taxable Value		City AV Tax Revenue from Base			City Total AV Tax Revenue		City TIRZ Revenue			City AV Revenue
Zone	Year	Fiscal Year	Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue	Annual Net Revenue
Base	2021	2022	\$ 19,957	\$ -	\$ 0.00645000	\$ 129	\$ 129	\$ 129	\$ 129	13.22%	\$ -	\$ -	\$ 129
1	2022	2023	\$ 23,150	\$ 3,193	\$ 0.00634759	\$ 127	\$ 255	\$ 147	\$ 276	13.22%	\$ 3	\$ 3	\$ 144
2	2023	2024	\$ 68,424,076	\$ 68,404,119	\$ 0.00612154	\$ 122	\$ 378	\$ 418,861	\$ 419,136	13.22%	\$ 55,357	\$ 55,360	\$ 363,503
3	2024	2025	\$ 145,261,039	\$ 145,241,082	\$ 0.00612154	\$ 122	\$ 500	\$ 889,221	\$ 1,308,358	13.22%	\$ 117,539	\$ 172,899	\$ 771,682
4	2025	2026	\$ 225,052,921	\$ 225,032,964	\$ 0.00612154	\$ 122	\$ 622	\$ 1,377,670	\$ 2,686,028	13.22%	\$ 182,112	\$ 355,011	\$ 1,195,559
5	2026	2027	\$ 283,425,319	\$ 283,405,362	\$ 0.00612154	\$ 122	\$ 744	\$ 1,734,999	\$ 4,421,028	13.22%	\$ 229,351	\$ 584,361	\$ 1,505,649
6	2027	2028	\$ 300,096,886	\$ 300,076,929	\$ 0.00612154	\$ 122	\$ 866	\$ 1,837,055	\$ 6,258,083	13.22%	\$ 242,843	\$ 827,204	\$ 1,594,213
7	2028	2029	\$ 312,100,762	\$ 312,080,805	\$ 0.00612154	\$ 122	\$ 988	\$ 1,910,537	\$ 8,168,620	13.22%	\$ 252,557	\$ 1,079,761	\$ 1,657,980
8	2029	2030	\$ 324,584,792	\$ 324,564,835	\$ 0.00612154	\$ 122	\$ 1,111	\$ 1,986,959	\$ 10,155,579	13.22%	\$ 262,660	\$ 1,342,421	\$ 1,724,299
9	2030	2031	\$ 337,568,184	\$ 337,548,227	\$ 0.00612154	\$ 122	\$ 1,233	\$ 2,066,437	\$ 12,222,016	13.22%	\$ 273,167	\$ 1,615,588	\$ 1,793,270
10	2031	2032	\$ 351,070,911	\$ 351,050,954	\$ 0.00612154	\$ 122	\$ 1,355	\$ 2,149,095	\$ 14,371,110	13.22%	\$ 284,094	\$ 1,899,682	\$ 1,865,000
11	2032	2033	\$ 365,113,748	\$ 365,093,791	\$ 0.00612154	\$ 122	\$ 1,477	\$ 2,235,058	\$ 16,606,169	13.22%	\$ 295,459	\$ 2,195,140	\$ 1,939,600
12	2033	2034	\$ 379,718,298	\$ 379,698,341	\$ 0.00612154	\$ 122	\$ 1,599	\$ 2,324,461	\$ 18,930,630	13.22%	\$ 307,278	\$ 2,502,418	\$ 2,017,183
13	2034	2035	\$ 394,907,030	\$ 394,887,073	\$ 0.00612154	\$ 122	\$ 1,721	\$ 2,417,439	\$ 21,348,069	13.22%	\$ 319,569	\$ 2,821,987	\$ 2,097,870
14	2035	2036	\$ 410,703,311	\$ 410,683,354	\$ 0.00612154	\$ 122	\$ 1,844	\$ 2,514,137	\$ 23,862,206	13.22%	\$ 332,353	\$ 3,154,340	\$ 2,181,784
15	2036	2037	\$ 427,131,443	\$ 427,111,486	\$ 0.00612154	\$ 122	\$ 1,966	\$ 2,614,702	\$ 26,476,908	13.22%	\$ 345,647	\$ 3,499,987	\$ 2,269,055
16	2037	2038	\$ 444,216,701	\$ 444,196,744	\$ 0.00612154	\$ 122	\$ 2,088	\$ 2,719,290	\$ 29,196,198	13.22%	\$ 359,474	\$ 3,859,461	\$ 2,359,816
17	2038	2039	\$ 461,985,369	\$ 461,965,412	\$ 0.00612154	\$ 122	\$ 2,210	\$ 2,828,062	\$ 32,024,260	13.22%	\$ 373,854	\$ 4,233,315	\$ 2,454,208
18	2039	2040	\$ 480,464,784	\$ 480,444,827	\$ 0.00612154	\$ 122	\$ 2,332	\$ 2,941,184	\$ 34,965,444	13.22%	\$ 388,808	\$ 4,622,123	\$ 2,552,376
19	2040	2041	\$ 499,683,375	\$ 499,663,418	\$ 0.00612154	\$ 122	\$ 2,454	\$ 3,058,832	\$ 38,024,276	13.22%	\$ 404,361	\$ 5,026,485	\$ 2,654,470
20	2041	2042	\$ 519,670,710	\$ 519,650,753	\$ 0.00612154	\$ 122	\$ 2,577	\$ 3,181,185	\$ 41,205,461	13.22%	\$ 420,537	\$ 5,447,021	\$ 2,760,649
21	2042	2043	\$ 540,457,538	\$ 540,437,581	\$ 0.00612154	\$ 122	\$ 2,699	\$ 3,308,432	\$ 44,513,894	13.22%	\$ 437,359	\$ 5,884,380	\$ 2,871,074
22	2043	2044	\$ 562,075,840	\$ 562,055,883	\$ 0.00612154	\$ 122	\$ 2,821	\$ 3,440,770	\$ 47,954,663	13.22%	\$ 454,854	\$ 6,339,234	\$ 2,985,916
23	2044	2045	\$ 584,558,874	\$ 584,538,917	\$ 0.00612154	\$ 122	\$ 2,943	\$ 3,578,401	\$ 51,533,064	13.22%	\$ 473,048	\$ 6,812,282	\$ 3,105,352
24	2045	2046	\$ 607,941,228	\$ 607,921,271	\$ 0.00612154	\$ 122	\$ 3,065	\$ 3,721,537	\$ 55,254,600	13.22%	\$ 491,971	\$ 7,304,253	\$ 3,229,566
25	2046	2047	\$ 632,258,878	\$ 632,238,921	\$ 0.00612154	\$ 122	\$ 3,187	\$ 3,870,398	\$ 59,124,998	13.22%	\$ 511,650	\$ 7,815,903	\$ 3,358,748
26	2047	2048	\$ 657,549,233	\$ 657,529,276	\$ 0.00612154	\$ 122	\$ 3,310	\$ 4,025,214	\$ 63,150,212	13.22%	\$ 532,117	\$ 8,348,021	\$ 3,493,097
27	2048	2049	\$ 683,851,202	\$ 683,831,245	\$ 0.00612154	\$ 122	\$ 3,432	\$ 4,186,222	\$ 67,336,435	13.22%	\$ 553,402	\$ 8,901,423	\$ 3,632,820
28	2049	2050	\$ 711,205,250	\$ 711,185,293	\$ 0.00612154	\$ 122	\$ 3,554	\$ 4,353,671	\$ 71,690,106	13.22%	\$ 575,539	\$ 9,476,962	\$ 3,778,132
29	2050	2051	\$ 739,653,460	\$ 739,633,503	\$ 0.00612154	\$ 122	\$ 3,676	\$ 4,527,818	\$ 76,217,924	13.22%	\$ 598,561	\$ 10,075,524	\$ 3,929,257
30	2051	2052	\$ 769,239,599	\$ 769,219,642	\$ 0.00612154	\$ 122	\$ 3,798	\$ 4,708,931	\$ 80,926,855	13.22%	\$ 622,505	\$ 10,698,028	\$ 4,086,426
31	2052	2053	\$ 800,009,182	\$ 799,989,225	\$ 0.00612154	\$ 122	\$ 3,920	\$ 4,897,288	\$ 85,824,144	13.22%	\$ 647,405	\$ 11,345,434	\$ 4,249,883
32	2053	2054	\$ 832,009,550	\$ 831,989,593	\$ 0.00612154	\$ 122	\$ 4,043	\$ 5,093,180	\$ 90,917,323	13.22%	\$ 673,302	\$ 12,018,736	\$ 4,419,878
33	2054	2055	\$ 865,289,932	\$ 865,269,975	\$ 0.00612154	\$ 122	\$ 4,165	\$ 5,296,907	\$ 96,214,230	13.22%	\$ 700,235	\$ 12,718,971	\$ 4,596,672
34	2055	2056	\$ 899,901,529	\$ 899,881,572	\$ 0.00612154	\$ 122	\$ 4,287	\$ 5,508,783	\$ 101,723,014	13.22%	\$ 728,245	\$ 13,447,216	\$ 4,780,538
35	2056	2057	\$ 935,897,590	\$ 935,877,633	\$ 0.00612154	\$ 122	\$ 4,409	\$ 5,729,135	\$ 107,452,148	13.22%	\$ 757,375	\$ 14,204,591	\$ 4,971,759
36	2057	2058	\$ 973,333,494	\$ 973,313,537	\$ 0.00612154	\$ 122	\$ 4,531	\$ 5,958,300	\$ 113,410,448	13.22%	\$ 787,671	\$ 14,992,262	\$ 5,170,629
37	2058	2059	\$ 1,012,266,834	\$ 1,012,246,877	\$ 0.00612154	\$ 122	\$ 4,653	\$ 6,196,632	\$ 119,607,080	13.22%	\$ 819,179	\$ 15,811,441	\$ 5,377,453
38	2059	2060	\$ 1,052,757,507	\$ 1,052,737,550	\$ 0.00612154	\$ 122	\$ 4,776	\$ 6,444,497	\$ 126,051,577	0.00%	\$ -	\$ 15,811,441	\$ 6,444,497
39	2060	2061	\$ 1,094,867,807	\$ 1,094,847,850	\$ 0.00612154	\$ 122	\$ 4,898	\$ 6,702,277	\$ 132,753,854	0.00%	\$ -	\$ 15,811,441	\$ 6,702,277
40	2061	2062	\$ 1,138,662,519	\$ 1,138,642,562	\$ 0.00612154	\$ 122	\$ 5,020	\$ 6,970,368	\$ 139,724,222	0.00%	\$ -	\$ 15,811,441	\$ 6,970,368

TIRZ-14 | Sutton Fields



			Value Net of TIRZ	Total		Total	
Zone	Year	Fiscal Year	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue	Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ
Base	2021	2022	\$ 129	\$ -	\$ -	\$ 129	\$ 129
1	2022	2023	\$ 273	\$ 3	\$ 3	\$ 144	\$ 273
2	2023	2024	\$ 363,776	\$ 55,357	\$ 55,360	\$ 363,503	\$ 363,776
3	2024	2025	\$ 1,135,459	\$ 117,539	\$ 172,899	\$ 771,682	\$ 1,135,459
4	2025	2026	\$ 2,331,017	\$ 182,112	\$ 355,011	\$ 1,195,559	\$ 2,331,017
5	2026	2027	\$ 3,836,666	\$ 229,351	\$ 584,361	\$ 1,505,649	\$ 3,836,666
6	2027	2028	\$ 5,430,879	\$ 242,843	\$ 827,204	\$ 1,594,213	\$ 5,430,879
7	2028	2029	\$ 7,088,859	\$ 252,557	\$ 1,079,761	\$ 1,657,980	\$ 7,088,859
8	2029	2030	\$ 8,813,158	\$ 262,660	\$ 1,342,421	\$ 1,724,299	\$ 8,813,158
9	2030	2031	\$ 10,606,428	\$ 273,167	\$ 1,615,588	\$ 1,793,270	\$ 10,606,428
10	2031	2032	\$ 12,471,429	\$ 284,094	\$ 1,899,682	\$ 1,865,000	\$ 12,471,429
11	2032	2033	\$ 14,411,029	\$ 295,459	\$ 2,195,140	\$ 1,939,600	\$ 14,411,029
12	2033	2034	\$ 16,428,212	\$ 307,278	\$ 2,502,418	\$ 2,017,183	\$ 16,428,212
13	2034	2035	\$ 18,526,082	\$ 319,569	\$ 2,821,987	\$ 2,097,870	\$ 18,526,082
14	2035	2036	\$ 20,707,866	\$ 332,353	\$ 3,154,340	\$ 2,181,784	\$ 20,707,866
15	2036	2037	\$ 22,976,920	\$ 345,647	\$ 3,499,987	\$ 2,269,055	\$ 22,976,920
16	2037	2038	\$ 25,336,737	\$ 359,474	\$ 3,859,461	\$ 2,359,816	\$ 25,336,737
17	2038	2039	\$ 27,790,945	\$ 373,854	\$ 4,233,315	\$ 2,454,208	\$ 27,790,945
18	2039	2040	\$ 30,343,321	\$ 388,808	\$ 4,622,123	\$ 2,552,376	\$ 30,343,321
19	2040	2041	\$ 32,997,791	\$ 404,361	\$ 5,026,485	\$ 2,654,470	\$ 32,997,791
20	2041	2042	\$ 35,758,440	\$ 420,537	\$ 5,447,021	\$ 2,760,649	\$ 35,758,440
21	2042	2043	\$ 38,629,514	\$ 437,359	\$ 5,884,380	\$ 2,871,074	\$ 38,629,514
22	2043	2044	\$ 41,615,430	\$ 454,854	\$ 6,339,234	\$ 2,985,916	\$ 41,615,430
23	2044	2045	\$ 44,720,782	\$ 473,048	\$ 6,812,282	\$ 3,105,352	\$ 44,720,782
24	2045	2046	\$ 47,950,347	\$ 491,971	\$ 7,304,253	\$ 3,229,566	\$ 47,950,347
25	2046	2047	\$ 51,309,095	\$ 511,650	\$ 7,815,903	\$ 3,358,748	\$ 51,309,095
26	2047	2048	\$ 54,802,192	\$ 532,117	\$ 8,348,021	\$ 3,493,097	\$ 54,802,192
27	2048	2049	\$ 58,435,012	\$ 553,402	\$ 8,901,423	\$ 3,632,820	\$ 58,435,012
28	2049	2050	\$ 62,213,144	\$ 575,539	\$ 9,476,962	\$ 3,778,132	\$ 62,213,144
29	2050	2051	\$ 66,142,401	\$ 598,561	\$ 10,075,524	\$ 3,929,257	\$ 66,142,401
30	2051	2052	\$ 70,228,827	\$ 622,505	\$ 10,698,028	\$ 4,086,426	\$ 70,228,827
31	2052	2053	\$ 74,478,710	\$ 647,405	\$ 11,345,434	\$ 4,249,883	\$ 74,478,710
32	2053	2054	\$ 78,898,588	\$ 673,302	\$ 12,018,736	\$ 4,419,878	\$ 78,898,588
33	2054	2055	\$ 83,495,260	\$ 700,235	\$ 12,718,971	\$ 4,596,672	\$ 83,495,260
34	2055	2056	\$ 88,275,798	\$ 728,245	\$ 13,447,216	\$ 4,780,538	\$ 88,275,798
35	2056	2057	\$ 93,247,557	\$ 757,375	\$ 14,204,591	\$ 4,971,759	\$ 93,247,557
36	2057	2058	\$ 98,418,186	\$ 787,671	\$ 14,992,262	\$ 5,170,629	\$ 98,418,186
37	2058	2059	\$ 103,795,639	\$ 819,179	\$ 15,811,441	\$ 5,377,453	\$ 103,795,639
38	2059	2060	\$ 110,240,136	\$ -	\$ 15,811,441	\$ 6,444,497	\$ 110,240,136
39	2060	2061	\$ 116,942,413	\$ -	\$ 15,811,441	\$ 6,702,277	\$ 116,942,413
40	2061	2062	\$ 123,912,782	\$ -	\$ 15,811,441	\$ 6,970,368	\$ 123,912,782

Annual Credit Payments	Cumulative Credit Payments	Actual Payments	Total Annual Permit Revenue	Cumulative Permit Revenue	Total Annual Sales Tax Revenue	Cumulative Sales Tax Revenue
			\$ -	\$ -	-	-
			\$ -	\$ -	-	-
\$ 3		\$ -	\$ 388,830	\$ 388,830	30,165	30,165
\$ 55,357	\$ 55,357		\$ 478,760	\$ 867,590	61,587	91,752
\$ 117,539	\$ 172,896		\$ 543,274	\$ 1,410,863	91,752	183,503
\$ 182,112	\$ 355,008		\$ 412,057	\$ 1,822,921	111,107	294,610
\$ 229,351	\$ 584,359		\$ 36,955	\$ 1,859,876	113,118	407,729
\$ 242,843	\$ 827,201		\$ -	\$ 1,859,876	113,118	520,847
\$ 252,557	\$ 1,079,758		\$ -	\$ 1,859,876	113,118	633,965
\$ 262,660	\$ 1,342,418		\$ -	\$ 1,859,876	113,118	747,084
\$ 273,167	\$ 1,615,585		\$ -	\$ 1,859,876	117,643	864,727
\$ 284,094	\$ 1,899,679		\$ -	\$ 1,859,876	122,349	987,075
\$ 295,459	\$ 2,195,138		\$ -	\$ 1,859,876	127,243	1,114,318
\$ 307,278	\$ 2,502,415		\$ -	\$ 1,859,876	132,332	1,246,651
\$ 319,569	\$ 2,821,984		\$ -	\$ 1,859,876	137,626	1,384,276
\$ 332,353	\$ 3,154,337		\$ -	\$ 1,859,876	143,131	1,527,407
\$ 345,647	\$ 3,499,985		\$ -	\$ 1,859,876	148,856	1,676,263
\$ 359,474	\$ 3,859,459		\$ -	\$ 1,859,876	154,810	1,831,073
\$ 373,854	\$ 4,233,312		\$ -	\$ 1,859,876	161,003	1,992,076
\$ 388,808	\$ 4,622,121		\$ -	\$ 1,859,876	167,443	2,159,519
\$ 404,361	\$ 5,026,482		\$ -	\$ 1,859,876	174,140	2,333,659
\$ 420,537	\$ 5,447,019		\$ -	\$ 1,859,876	181,106	2,514,765
\$ 437,359	\$ 5,884,377		\$ -	\$ 1,859,876	188,350	2,703,116
\$ 454,854	\$ 6,339,231		\$ -	\$ 1,859,876	195,884	2,899,000
\$ 473,048	\$ 6,812,279		\$ -	\$ 1,859,876	203,720	3,102,720
\$ 491,971	\$ 7,304,250		\$ -	\$ 1,859,876	211,868	3,314,588
\$ 511,650	\$ 7,815,901		\$ -	\$ 1,859,876	220,343	3,534,931
\$ 532,117	\$ 8,348,018		\$ -	\$ 1,859,876	229,157	3,764,088
\$ 553,402	\$ 8,901,420		\$ -	\$ 1,859,876	238,323	4,002,411
\$ 575,539	\$ 9,476,960		\$ -	\$ 1,859,876	247,856	4,250,268
\$ 598,561	\$ 10,075,521		\$ -	\$ 1,859,876	257,770	4,508,038
\$ 622,505	\$ 10,698,025		\$ -	\$ 1,859,876	268,081	4,776,119
\$ 647,405	\$ 11,345,431		\$ -	\$ 1,859,876	278,804	5,054,924
\$ 673,302	\$ 12,018,733		\$ -	\$ 1,859,876	289,957	5,344,880
\$ 700,235	\$ 12,718,968		\$ -	\$ 1,859,876	301,555	5,646,435
\$ 728,245	\$ 13,447,213		\$ -	\$ 1,859,876	313,617	5,960,052
\$ 757,375	\$ 14,204,588		\$ -	\$ 1,859,876	326,162	6,286,214
\$ 787,671	\$ 14,992,260		\$ -	\$ 1,859,876	339,208	6,625,423
\$ 819,179	\$ 15,811,438		\$ -	\$ 1,859,876	352,777	6,978,199
\$ -	\$ 15,811,438		\$ -	\$ 1,859,876	366,888	7,345,087
\$ -	\$ 15,811,438		\$ -	\$ 1,859,876	381,563	7,726,650



 WILLDAN			Assessed Value Information					General Fund							
			Zone	Appraisal	Fiscal	Value	Total Value of Base Year						AV of New	Total Taxable	GF Cost of Service
Year	Year	Year	Change/Year	Improvements	Construction		Value	Inflation		EDUs	of	Total Cost	Total Cost of	Supported Cost	Supported
					This Year						Service/EDU	for EDUs	Service	of Service/EDU	Annual Cost of
Base	2021	2022	0.0%	\$ 19,957	\$ -	\$ 19,957	0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -	
1	2022	2023	16.0%	\$ 23,150	\$ -	\$ 23,150	4.0%	-	-	\$ 2,717	-	-	\$ 1,191	\$ -	
2	2023	2024	4.0%	\$ 24,076	\$ 68,400,000	\$ 68,424,076	4.0%	120	120	\$ 2,830	339,567	339,567	\$ 1,241	\$ 148,863	
3	2024	2025	4.0%	\$ 25,039	\$ 74,100,000	\$ 145,261,039	4.0%	125	245	\$ 2,948	722,169	1,061,736	\$ 1,292	\$ 316,593	
4	2025	2026	4.0%	\$ 26,041	\$ 73,981,440	\$ 225,052,921	4.0%	120	365	\$ 3,070	1,120,713	2,182,449	\$ 1,346	\$ 491,312	
5	2026	2027	4.0%	\$ 27,082	\$ 49,370,281	\$ 283,425,319	4.0%	77	442	\$ 3,198	1,413,685	3,596,134	\$ 1,402	\$ 619,748	
6	2027	2028	4.0%	\$ 28,166	\$ 5,334,555	\$ 300,096,886	4.0%	8	450	\$ 3,332	1,499,242	5,095,376	\$ 1,461	\$ 657,256	
7	2028	2029	4.0%	\$ 29,292	\$ -	\$ 312,100,762	4.0%	-	450	\$ 3,465	1,559,212	6,654,588	\$ 1,519	\$ 683,546	
8	2029	2030	4.0%	\$ 30,464	\$ -	\$ 324,584,792	4.0%	-	450	\$ 3,604	1,621,580	8,276,168	\$ 1,580	\$ 710,888	
9	2030	2031	4.0%	\$ 31,683	\$ -	\$ 337,568,184	4.0%	-	450	\$ 3,748	1,686,443	9,962,611	\$ 1,643	\$ 739,323	
10	2031	2032	4.0%	\$ 32,950	\$ -	\$ 351,070,911	4.0%	-	450	\$ 3,898	1,753,901	11,716,512	\$ 1,709	\$ 768,896	
11	2032	2033	4.0%	\$ 34,268	\$ -	\$ 365,113,748	4.0%	-	450	\$ 4,053	1,824,057	13,540,569	\$ 1,777	\$ 799,652	
12	2033	2034	4.0%	\$ 35,639	\$ -	\$ 379,718,298	4.0%	-	450	\$ 4,216	1,897,019	15,437,588	\$ 1,848	\$ 831,638	
13	2034	2035	4.0%	\$ 37,064	\$ -	\$ 394,907,030	4.0%	-	450	\$ 4,384	1,972,900	17,410,488	\$ 1,922	\$ 864,904	
14	2035	2036	4.0%	\$ 38,547	\$ -	\$ 410,703,311	4.0%	-	450	\$ 4,560	2,051,816	19,462,304	\$ 1,999	\$ 899,500	
15	2036	2037	4.0%	\$ 40,089	\$ -	\$ 427,131,443	4.0%	-	450	\$ 4,742	2,133,889	21,596,193	\$ 2,079	\$ 935,480	
16	2037	2038	4.0%	\$ 41,692	\$ -	\$ 444,216,701	4.0%	-	450	\$ 4,932	2,219,244	23,815,437	\$ 2,162	\$ 972,899	
17	2038	2039	4.0%	\$ 43,360	\$ -	\$ 461,985,369	4.0%	-	450	\$ 5,129	2,308,014	26,123,451	\$ 2,248	\$ 1,011,815	
18	2039	2040	4.0%	\$ 45,094	\$ -	\$ 480,464,784	4.0%	-	450	\$ 5,334	2,400,334	28,523,785	\$ 2,338	\$ 1,052,287	
19	2040	2041	4.0%	\$ 46,898	\$ -	\$ 499,683,375	4.0%	-	450	\$ 5,547	2,496,348	31,020,133	\$ 2,432	\$ 1,094,379	
20	2041	2042	4.0%	\$ 48,774	\$ -	\$ 519,670,710	4.0%	-	450	\$ 5,769	2,596,202	33,616,335	\$ 2,529	\$ 1,138,154	
21	2042	2043	4.0%	\$ 50,725	\$ -	\$ 540,457,538	4.0%	-	450	\$ 6,000	2,700,050	36,316,385	\$ 2,630	\$ 1,183,680	
22	2043	2044	4.0%	\$ 52,754	\$ -	\$ 562,075,840	4.0%	-	450	\$ 6,240	2,808,052	39,124,436	\$ 2,736	\$ 1,231,028	
23	2044	2045	4.0%	\$ 54,864	\$ -	\$ 584,558,874	4.0%	-	450	\$ 6,490	2,920,374	42,044,810	\$ 2,845	\$ 1,280,269	
24	2045	2046	4.0%	\$ 57,058	\$ -	\$ 607,941,228	4.0%	-	450	\$ 6,749	3,037,189	45,081,999	\$ 2,959	\$ 1,331,479	
25	2046	2047	4.0%	\$ 59,341	\$ -	\$ 632,258,878	4.0%	-	450	\$ 7,019	3,158,676	48,240,676	\$ 3,077	\$ 1,384,739	
26	2047	2048	4.0%	\$ 61,714	\$ -	\$ 657,549,233	4.0%	-	450	\$ 7,300	3,285,023	51,525,699	\$ 3,200	\$ 1,440,128	
27	2048	2049	4.0%	\$ 64,183	\$ -	\$ 683,851,202	4.0%	-	450	\$ 7,592	3,416,424	54,942,123	\$ 3,328	\$ 1,497,733	
28	2049	2050	4.0%	\$ 66,750	\$ -	\$ 711,205,250	4.0%	-	450	\$ 7,896	3,553,081	58,495,205	\$ 3,461	\$ 1,557,643	
29	2050	2051	4.0%	\$ 69,420	\$ -	\$ 739,653,460	4.0%	-	450	\$ 8,212	3,695,205	62,190,410	\$ 3,600	\$ 1,619,948	
30	2051	2052	4.0%	\$ 72,197	\$ -	\$ 769,239,599	4.0%	-	450	\$ 8,540	3,843,013	66,033,422	\$ 3,744	\$ 1,684,746	
31	2052	2053	4.0%	\$ 75,085	\$ -	\$ 800,009,182	4.0%	-	450	\$ 8,882	3,996,733	70,030,156	\$ 3,894	\$ 1,752,136	
32	2053	2054	4.0%	\$ 78,088	\$ -	\$ 832,009,550	4.0%	-	450	\$ 9,237	4,156,603	74,186,758	\$ 4,049	\$ 1,822,221	
33	2054	2055	4.0%	\$ 81,212	\$ -	\$ 865,289,932	4.0%	-	450	\$ 9,606	4,322,867	78,509,625	\$ 4,211	\$ 1,895,110	
34	2055	2056	4.0%	\$ 84,460	\$ -	\$ 899,901,529	4.0%	-	450	\$ 9,991	4,495,781	83,005,407	\$ 4,380	\$ 1,970,915	
35	2056	2057	4.0%	\$ 87,839	\$ -	\$ 935,897,590	4.0%	-	450	\$ 10,390	4,675,613	87,681,019	\$ 4,555	\$ 2,049,751	
36	2057	2058	4.0%	\$ 91,352	\$ -	\$ 973,333,494	4.0%	-	450	\$ 10,806	4,862,637	92,543,657	\$ 4,737	\$ 2,131,741	
37	2058	2059	4.0%	\$ 95,007	\$ -	\$ 1,012,266,834	4.0%	-	450	\$ 11,238	5,057,143	97,600,799	\$ 4,927	\$ 2,217,011	
38	2059	2060	4.0%	\$ 98,807	\$ -	\$ 1,052,757,507	4.0%	-	450	\$ 11,688	5,259,428	102,860,228	\$ 5,124	\$ 2,305,691	
39	2060	2061	4.0%	\$ 102,759	\$ -	\$ 1,094,867,807	4.0%	-	450	\$ 12,155	5,469,806	108,330,033	\$ 5,329	\$ 2,397,919	
40	2061	2062	4.0%	\$ 106,869	\$ -	\$ 1,138,662,519	4.0%	-	450	\$ 12,641	5,688,598	114,018,631	\$ 5,542	\$ 2,493,836	



			Cost of Service												
			Public Safety												
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate	
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service	Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)	PSETR as % of Total				
Base	2021	2022	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.315878	0.296276	0.612154	
1	2022	2023	\$ -	\$ 963	\$ -	\$ -	\$ 458	\$ -	\$ -	-	-	0.309756	0.3023975	0.612154	
2	2023	2024	\$ 148,863	\$ 1,003	\$ 120,368	\$ 120,368	\$ 477	\$ 57,288	\$ 57,288	\$ 0.17591	28.7%	0.303635	0.3085191	0.612154	
3	2024	2025	\$ 465,457	\$ 1,045	\$ 255,990	\$ 376,358	\$ 497	\$ 121,837	\$ 179,126	\$ 0.17623	28.8%	0.297513	0.3146406	0.612154	
4	2025	2026	\$ 956,768	\$ 1,088	\$ 397,263	\$ 773,621	\$ 518	\$ 189,076	\$ 368,201	\$ 0.17652	28.8%	0.291392	0.3207622	0.612154	
5	2026	2027	\$ 1,576,517	\$ 1,134	\$ 501,114	\$ 1,274,735	\$ 540	\$ 238,503	\$ 606,704	\$ 0.17681	28.9%	0.28527	0.3268837	0.612154	
6	2027	2028	\$ 2,233,772	\$ 1,181	\$ 531,442	\$ 1,806,177	\$ 562	\$ 252,937	\$ 859,642	\$ 0.17709	28.9%	0.279149	0.3330052	0.612154	
7	2028	2029	\$ 2,917,318	\$ 1,228	\$ 552,700	\$ 2,358,877	\$ 585	\$ 263,055	\$ 1,122,696	\$ 0.17709	28.9%	0.273027	0.3391268	0.612154	
8	2029	2030	\$ 3,628,206	\$ 1,277	\$ 574,808	\$ 2,933,685	\$ 608	\$ 273,577	\$ 1,396,273	\$ 0.17709	28.9%	0.266906	0.3452483	0.612154	
9	2030	2031	\$ 4,367,529	\$ 1,328	\$ 597,800	\$ 3,531,485	\$ 632	\$ 284,520	\$ 1,680,793	\$ 0.17709	28.9%	0.260784	0.3513699	0.612154	
10	2031	2032	\$ 5,136,425	\$ 1,382	\$ 621,712	\$ 4,153,196	\$ 658	\$ 295,901	\$ 1,976,694	\$ 0.17709	28.9%	0.254663	0.3574914	0.612154	
11	2032	2033	\$ 5,936,077	\$ 1,437	\$ 646,580	\$ 4,799,777	\$ 684	\$ 307,737	\$ 2,284,431	\$ 0.17709	28.9%	0.248541	0.3636129	0.612154	
12	2033	2034	\$ 6,767,715	\$ 1,494	\$ 672,444	\$ 5,472,220	\$ 711	\$ 320,046	\$ 2,604,478	\$ 0.17709	28.9%	0.24242	0.3697345	0.612154	
13	2034	2035	\$ 7,632,619	\$ 1,554	\$ 699,341	\$ 6,171,562	\$ 740	\$ 332,848	\$ 2,937,326	\$ 0.17709	28.9%	0.236298	0.375856	0.612154	
14	2035	2036	\$ 8,532,119	\$ 1,616	\$ 727,315	\$ 6,898,877	\$ 769	\$ 346,162	\$ 3,283,488	\$ 0.17709	28.9%	0.24242	0.3697345	0.612154	
15	2036	2037	\$ 9,467,598	\$ 1,681	\$ 756,408	\$ 7,655,284	\$ 800	\$ 360,009	\$ 3,643,497	\$ 0.17709	28.9%	0.248541	0.3636129	0.612154	
16	2037	2038	\$ 10,440,497	\$ 1,748	\$ 786,664	\$ 8,441,948	\$ 832	\$ 374,409	\$ 4,017,906	\$ 0.17709	28.9%	0.254663	0.3574914	0.612154	
17	2038	2039	\$ 11,452,312	\$ 1,818	\$ 818,130	\$ 9,260,079	\$ 865	\$ 389,385	\$ 4,407,291	\$ 0.17709	28.9%	0.260784	0.3513699	0.612154	
18	2039	2040	\$ 12,504,600	\$ 1,891	\$ 850,856	\$ 10,110,934	\$ 900	\$ 404,961	\$ 4,812,252	\$ 0.17709	28.9%	0.266906	0.3452483	0.612154	
19	2040	2041	\$ 13,598,979	\$ 1,966	\$ 884,890	\$ 10,995,824	\$ 936	\$ 421,159	\$ 5,233,411	\$ 0.17709	28.9%	0.273027	0.3391268	0.612154	
20	2041	2042	\$ 14,737,133	\$ 2,045	\$ 920,286	\$ 11,916,110	\$ 973	\$ 438,006	\$ 5,671,416	\$ 0.17709	28.9%	0.279149	0.3330052	0.612154	
21	2042	2043	\$ 15,920,813	\$ 2,127	\$ 957,097	\$ 12,873,207	\$ 1,012	\$ 455,526	\$ 6,126,942	\$ 0.17709	28.9%	0.28527	0.3268837	0.612154	
22	2043	2044	\$ 17,151,841	\$ 2,212	\$ 995,381	\$ 13,868,588	\$ 1,053	\$ 473,747	\$ 6,600,689	\$ 0.17709	28.9%	0.291392	0.3207622	0.612154	
23	2044	2045	\$ 18,432,109	\$ 2,300	\$ 1,035,196	\$ 14,903,784	\$ 1,095	\$ 492,697	\$ 7,093,386	\$ 0.17709	28.9%	0.297513	0.3146406	0.612154	
24	2045	2046	\$ 19,763,589	\$ 2,392	\$ 1,076,604	\$ 15,980,387	\$ 1,139	\$ 512,405	\$ 7,605,790	\$ 0.17709	28.9%	0.303635	0.3085191	0.612154	
25	2046	2047	\$ 21,148,327	\$ 2,488	\$ 1,119,668	\$ 17,100,055	\$ 1,184	\$ 532,901	\$ 8,138,691	\$ 0.17709	28.9%	0.309756	0.3023975	0.612154	
26	2047	2048	\$ 22,588,455	\$ 2,588	\$ 1,164,455	\$ 18,264,510	\$ 1,232	\$ 554,217	\$ 8,692,908	\$ 0.17709	28.9%	0.315878	0.296276	0.612154	
27	2048	2049	\$ 24,086,188	\$ 2,691	\$ 1,211,033	\$ 19,475,543	\$ 1,281	\$ 576,385	\$ 9,269,293	\$ 0.17709	28.9%	0.322	0.2901545	0.612154	
28	2049	2050	\$ 25,643,831	\$ 2,799	\$ 1,259,474	\$ 20,735,017	\$ 1,332	\$ 599,441	\$ 9,868,734	\$ 0.17709	28.9%	0.328121	0.2840329	0.612154	
29	2050	2051	\$ 27,263,779	\$ 2,911	\$ 1,309,853	\$ 22,044,871	\$ 1,385	\$ 623,418	\$ 10,492,152	\$ 0.17709	28.9%	0.334243	0.2779114	0.612154	
30	2051	2052	\$ 28,948,525	\$ 3,027	\$ 1,362,247	\$ 23,407,118	\$ 1,441	\$ 648,355	\$ 11,140,508	\$ 0.17709	28.9%	0.340364	0.2717898	0.612154	
31	2052	2053	\$ 30,700,661	\$ 3,148	\$ 1,416,737	\$ 24,823,855	\$ 1,498	\$ 674,289	\$ 11,814,797	\$ 0.17709	28.9%	0.346486	0.2656683	0.612154	
32	2053	2054	\$ 32,522,883	\$ 3,274	\$ 1,473,407	\$ 26,297,262	\$ 1,558	\$ 701,261	\$ 12,516,058	\$ 0.17709	28.9%	0.352607	0.2595468	0.612154	
33	2054	2055	\$ 34,417,993	\$ 3,405	\$ 1,532,343	\$ 27,829,605	\$ 1,621	\$ 729,311	\$ 13,245,370	\$ 0.17709	28.9%	0.358729	0.2534252	0.612154	
34	2055	2056	\$ 36,388,908	\$ 3,541	\$ 1,593,637	\$ 29,423,242	\$ 1,686	\$ 758,484	\$ 14,003,853	\$ 0.17709	28.9%	0.36485	0.2473037	0.612154	
35	2056	2057	\$ 38,438,659	\$ 3,683	\$ 1,657,382	\$ 31,080,624	\$ 1,753	\$ 788,823	\$ 14,792,677	\$ 0.17709	28.9%	0.370972	0.2411821	0.612154	
36	2057	2058	\$ 40,570,400	\$ 3,830	\$ 1,723,677	\$ 32,804,301	\$ 1,823	\$ 820,376	\$ 15,613,053	\$ 0.17709	28.9%	0.377093	0.2350606	0.612154	
37	2058	2059	\$ 42,787,411	\$ 3,984	\$ 1,792,625	\$ 34,596,926	\$ 1,896	\$ 853,191	\$ 16,466,244	\$ 0.17709	28.9%	0.383215	0.2289391	0.612154	
38	2059	2060	\$ 45,093,103	\$ 4,143	\$ 1,864,330	\$ 36,461,256	\$ 1,972	\$ 887,319	\$ 17,353,563	\$ 0.17709	28.9%	0.389336	0.2228175	0.612154	
39	2060	2061	\$ 47,491,022	\$ 4,309	\$ 1,938,903	\$ 38,400,158	\$ 2,051	\$ 922,812	\$ 18,276,375	\$ 0.17709	28.9%	0.395458	0.216696	0.612154	
40	2061	2062	\$ 49,984,858	\$ 4,481	\$ 2,016,459	\$ 40,416,617	\$ 2,133	\$ 959,724	\$ 19,236,099	\$ 0.17709	28.9%	0.40158	0.2105744	0.612154	



			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	M&O Tax	Cumulative	I&S Tax	Cumulative	Total AV	Annual M&O	Cumulative M&O	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O
Year	Year	Year	Revenue	M&O Revenue	Revenue	I&S Revenue	Revenue	Revenue Less GF	Revenue Less GF	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue
								Expense	Expense	Safety Expense	Safety Expense		Net of TIRZ
Base	2021	2022	\$ 63	\$ 63	\$ 59	\$ 59	\$ 122	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ 63
1	2022	2023	\$ 72	\$ 135	\$ 70	\$ 129	\$ 142	\$ 72	\$ 135	\$ 72	\$ 135	\$ 3	\$ 69
2	2023	2024	\$ 207,759	\$ 207,894	\$ 211,101	\$ 211,230	\$ 418,861	\$ (131,808)	\$ (131,673)	\$ 87,392	\$ 87,527	\$ 55,357	\$ 152,402
3	2024	2025	\$ 432,171	\$ 640,065	\$ 457,050	\$ 668,281	\$ 889,221	\$ (289,998)	\$ (421,671)	\$ 176,181	\$ 263,708	\$ 117,539	\$ 314,632
4	2025	2026	\$ 655,786	\$ 1,295,851	\$ 721,885	\$ 1,390,165	\$ 1,377,670	\$ (464,927)	\$ (886,598)	\$ 258,522	\$ 522,230	\$ 182,112	\$ 473,674
5	2026	2027	\$ 808,528	\$ 2,104,379	\$ 926,471	\$ 2,316,636	\$ 1,734,999	\$ (605,157)	\$ (1,491,755)	\$ 307,414	\$ 829,644	\$ 229,351	\$ 579,177
6	2027	2028	\$ 837,717	\$ 2,942,096	\$ 999,338	\$ 3,315,975	\$ 1,837,055	\$ (661,525)	\$ (2,153,280)	\$ 306,275	\$ 1,135,919	\$ 242,843	\$ 594,874
7	2028	2029	\$ 852,120	\$ 3,794,216	\$ 1,058,417	\$ 4,374,392	\$ 1,910,537	\$ (707,091)	\$ (2,860,372)	\$ 299,420	\$ 1,435,339	\$ 252,557	\$ 599,563
8	2029	2030	\$ 866,335	\$ 4,660,551	\$ 1,120,624	\$ 5,495,016	\$ 1,986,959	\$ (755,245)	\$ (3,615,616)	\$ 291,528	\$ 1,726,867	\$ 262,660	\$ 603,675
9	2030	2031	\$ 880,324	\$ 5,540,876	\$ 1,186,113	\$ 6,681,128	\$ 2,066,437	\$ (806,119)	\$ (4,421,735)	\$ 282,524	\$ 2,009,391	\$ 273,167	\$ 607,157
10	2031	2032	\$ 894,046	\$ 6,434,922	\$ 1,255,048	\$ 7,936,177	\$ 2,149,095	\$ (859,855)	\$ (5,281,590)	\$ 272,334	\$ 2,281,725	\$ 284,094	\$ 609,952
11	2032	2033	\$ 907,458	\$ 7,342,379	\$ 1,327,601	\$ 9,263,778	\$ 2,235,058	\$ (916,599)	\$ (6,198,189)	\$ 260,877	\$ 2,542,603	\$ 295,459	\$ 611,999
12	2033	2034	\$ 920,511	\$ 8,262,891	\$ 1,403,949	\$ 10,667,727	\$ 2,324,461	\$ (976,508)	\$ (7,174,697)	\$ 248,068	\$ 2,790,670	\$ 307,278	\$ 613,234
13	2034	2035	\$ 933,157	\$ 9,196,048	\$ 1,484,282	\$ 12,152,009	\$ 2,417,439	\$ (1,039,743)	\$ (8,214,440)	\$ 233,816	\$ 3,024,486	\$ 319,569	\$ 613,588
14	2035	2036	\$ 995,625	\$ 10,191,673	\$ 1,518,512	\$ 13,670,521	\$ 2,514,137	\$ (1,056,191)	\$ (9,270,631)	\$ 268,310	\$ 3,292,796	\$ 332,353	\$ 663,272
15	2036	2037	\$ 1,061,597	\$ 11,253,270	\$ 1,553,105	\$ 15,223,626	\$ 2,614,702	\$ (1,072,292)	\$ (10,342,922)	\$ 305,189	\$ 3,597,986	\$ 345,647	\$ 715,950
16	2037	2038	\$ 1,131,254	\$ 12,384,524	\$ 1,588,037	\$ 16,811,662	\$ 2,719,290	\$ (1,087,990)	\$ (11,430,913)	\$ 344,590	\$ 3,942,576	\$ 359,474	\$ 771,780
17	2038	2039	\$ 1,204,785	\$ 13,589,308	\$ 1,623,277	\$ 18,434,940	\$ 2,828,062	\$ (1,103,229)	\$ (12,534,142)	\$ 386,654	\$ 4,329,230	\$ 373,854	\$ 830,931
18	2039	2040	\$ 1,282,388	\$ 14,871,696	\$ 1,658,797	\$ 20,093,736	\$ 2,941,184	\$ (1,117,947)	\$ (13,652,089)	\$ 431,532	\$ 4,760,762	\$ 388,808	\$ 893,579
19	2040	2041	\$ 1,364,272	\$ 16,235,968	\$ 1,694,560	\$ 21,788,296	\$ 3,058,832	\$ (1,132,076)	\$ (14,784,165)	\$ 479,382	\$ 5,240,144	\$ 404,361	\$ 959,910
20	2041	2042	\$ 1,450,654	\$ 17,686,622	\$ 1,730,531	\$ 23,518,827	\$ 3,181,185	\$ (1,145,547)	\$ (15,929,712)	\$ 530,369	\$ 5,770,512	\$ 420,537	\$ 1,030,118
21	2042	2043	\$ 1,541,765	\$ 19,228,387	\$ 1,766,668	\$ 25,285,495	\$ 3,308,432	\$ (1,158,285)	\$ (17,087,997)	\$ 584,668	\$ 6,355,180	\$ 437,359	\$ 1,104,406
22	2043	2044	\$ 1,637,843	\$ 20,866,230	\$ 1,802,927	\$ 27,088,421	\$ 3,440,770	\$ (1,170,209)	\$ (18,258,206)	\$ 642,462	\$ 6,997,643	\$ 454,854	\$ 1,182,990
23	2044	2045	\$ 1,739,141	\$ 22,605,371	\$ 1,839,260	\$ 28,927,681	\$ 3,578,401	\$ (1,181,233)	\$ (19,439,439)	\$ 703,945	\$ 7,701,587	\$ 473,048	\$ 1,266,092
24	2045	2046	\$ 1,845,922	\$ 24,451,293	\$ 1,875,615	\$ 30,803,296	\$ 3,721,537	\$ (1,191,267)	\$ (20,630,706)	\$ 769,318	\$ 8,470,905	\$ 491,971	\$ 1,353,951
25	2046	2047	\$ 1,958,463	\$ 26,409,756	\$ 1,911,935	\$ 32,715,231	\$ 3,870,398	\$ (1,200,214)	\$ (21,830,920)	\$ 838,795	\$ 9,309,700	\$ 511,650	\$ 1,446,812
26	2047	2048	\$ 2,077,053	\$ 28,486,809	\$ 1,948,161	\$ 34,663,392	\$ 4,025,214	\$ (1,207,970)	\$ (23,038,890)	\$ 912,599	\$ 10,222,299	\$ 532,117	\$ 1,544,936
27	2048	2049	\$ 2,201,998	\$ 30,688,807	\$ 1,984,225	\$ 36,647,616	\$ 4,186,222	\$ (1,214,427)	\$ (24,253,317)	\$ 990,965	\$ 11,213,264	\$ 553,402	\$ 1,648,595
28	2049	2050	\$ 2,333,614	\$ 33,022,421	\$ 2,020,057	\$ 38,667,673	\$ 4,353,671	\$ (1,219,467)	\$ (25,472,784)	\$ 1,074,140	\$ 12,287,404	\$ 575,539	\$ 1,758,075
29	2050	2051	\$ 2,472,237	\$ 35,494,658	\$ 2,055,581	\$ 40,723,255	\$ 4,527,818	\$ (1,222,968)	\$ (26,695,751)	\$ 1,162,384	\$ 13,449,788	\$ 598,561	\$ 1,873,676
30	2051	2052	\$ 2,618,216	\$ 38,112,874	\$ 2,090,715	\$ 42,813,970	\$ 4,708,931	\$ (1,224,797)	\$ (27,920,548)	\$ 1,255,969	\$ 14,705,756	\$ 622,505	\$ 1,995,711
31	2052	2053	\$ 2,771,917	\$ 40,884,791	\$ 2,125,371	\$ 44,939,340	\$ 4,897,288	\$ (1,224,816)	\$ (29,145,364)	\$ 1,355,180	\$ 16,060,936	\$ 647,405	\$ 2,124,512
32	2053	2054	\$ 2,933,726	\$ 43,818,517	\$ 2,159,454	\$ 47,098,794	\$ 5,093,180	\$ (1,222,877)	\$ (30,368,241)	\$ 1,460,319	\$ 17,521,255	\$ 673,302	\$ 2,260,424
33	2054	2055	\$ 3,104,044	\$ 46,922,561	\$ 2,192,863	\$ 49,291,657	\$ 5,296,907	\$ (1,218,823)	\$ (31,587,064)	\$ 1,571,701	\$ 19,092,956	\$ 700,235	\$ 2,403,809
34	2055	2056	\$ 3,283,294	\$ 50,205,855	\$ 2,225,490	\$ 51,517,147	\$ 5,508,783	\$ (1,212,488)	\$ (32,799,552)	\$ 1,689,657	\$ 20,782,613	\$ 728,245	\$ 2,555,049
35	2056	2057	\$ 3,471,917	\$ 53,677,772	\$ 2,257,218	\$ 53,774,365	\$ 5,729,135	\$ (1,203,696)	\$ (34,003,248)	\$ 1,814,535	\$ 22,597,148	\$ 757,375	\$ 2,714,541
36	2057	2058	\$ 3,670,376	\$ 57,348,148	\$ 2,287,924	\$ 56,062,288	\$ 5,958,300	\$ (1,192,261)	\$ (35,195,509)	\$ 1,946,699	\$ 24,543,847	\$ 787,671	\$ 2,882,705
37	2058	2059	\$ 3,879,158	\$ 61,227,306	\$ 2,317,474	\$ 58,379,762	\$ 6,196,632	\$ (1,177,985)	\$ (36,373,493)	\$ 2,086,533	\$ 26,630,380	\$ 819,179	\$ 3,059,979
38	2059	2060	\$ 4,098,769	\$ 65,326,075	\$ 2,345,728	\$ 60,725,490	\$ 6,444,497	\$ (1,160,659)	\$ (37,534,153)	\$ 2,234,439	\$ 28,864,819	\$ -	\$ 4,098,769
39	2060	2061	\$ 4,329,743	\$ 69,655,817	\$ 2,372,535	\$ 63,098,025	\$ 6,702,277	\$ (1,140,063)	\$ (38,674,216)	\$ 2,390,840	\$ 31,255,659	\$ -	\$ 4,329,743
40	2061	2062	\$ 4,572,636	\$ 74,228,453	\$ 2,397,732	\$ 65,495,757	\$ 6,970,368	\$ (1,115,962)	\$ (39,790,178)	\$ 2,556,177	\$ 33,811,836	\$ -	\$ 4,572,636

Zone	Appraisal Year	Fiscal Year	Net Revenue Available to General Fund	
			(Annual)	(Cumulative)
Base	2021	2022	\$ 63	\$ 63
1	2022	2023	\$ 69	\$ 132
2	2023	2024	\$ 514,108	\$ 514,240
3	2024	2025	\$ 733,141	\$ 1,247,382
4	2025	2026	\$ 919,623	\$ 2,167,005
5	2026	2027	\$ 863,839	\$ 3,030,844
6	2027	2028	\$ 492,011	\$ 3,522,855
7	2028	2029	\$ 449,627	\$ 3,972,482
8	2029	2030	\$ 443,217	\$ 4,415,699
9	2030	2031	\$ 435,756	\$ 4,851,454
10	2031	2032	\$ 431,694	\$ 5,283,149
11	2032	2033	\$ 426,611	\$ 5,709,760
12	2033	2034	\$ 420,430	\$ 6,130,190
13	2034	2035	\$ 413,072	\$ 6,543,262
14	2035	2036	\$ 454,736	\$ 6,997,998
15	2036	2037	\$ 499,072	\$ 7,497,069
16	2037	2038	\$ 546,227	\$ 8,043,296
17	2038	2039	\$ 596,356	\$ 8,639,652
18	2039	2040	\$ 649,621	\$ 9,289,273
19	2040	2041	\$ 706,194	\$ 9,995,467
20	2041	2042	\$ 766,253	\$ 10,761,720
21	2042	2043	\$ 829,987	\$ 11,591,706
22	2043	2044	\$ 897,593	\$ 12,489,299
23	2044	2045	\$ 969,280	\$ 13,458,579
24	2045	2046	\$ 1,045,266	\$ 14,503,845
25	2046	2047	\$ 1,125,780	\$ 15,629,625
26	2047	2048	\$ 1,211,063	\$ 16,840,688
27	2048	2049	\$ 1,301,367	\$ 18,142,055
28	2049	2050	\$ 1,396,958	\$ 19,539,012
29	2050	2051	\$ 1,498,113	\$ 21,037,126
30	2051	2052	\$ 1,605,127	\$ 22,642,252
31	2052	2053	\$ 1,718,304	\$ 24,360,556
32	2053	2054	\$ 1,837,967	\$ 26,198,523
33	2054	2055	\$ 1,964,454	\$ 28,162,978
34	2055	2056	\$ 2,098,120	\$ 30,261,097
35	2056	2057	\$ 2,239,335	\$ 32,500,432
36	2057	2058	\$ 2,388,491	\$ 34,888,923
37	2058	2059	\$ 2,545,996	\$ 37,434,920
38	2059	2060	\$ 3,564,227	\$ 40,999,146
39	2060	2061	\$ 3,773,819	\$ 44,772,965
40	2061	2062	\$ 3,994,475	\$ 48,767,440

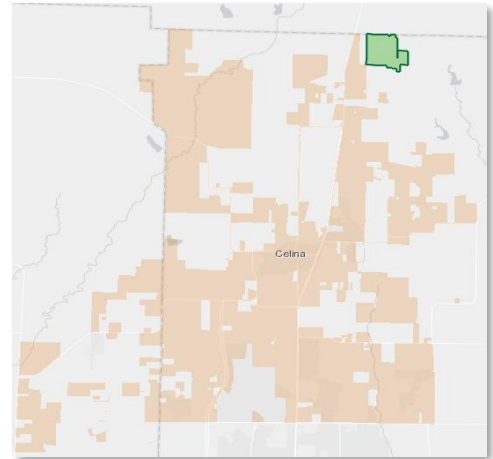


Life Connected.

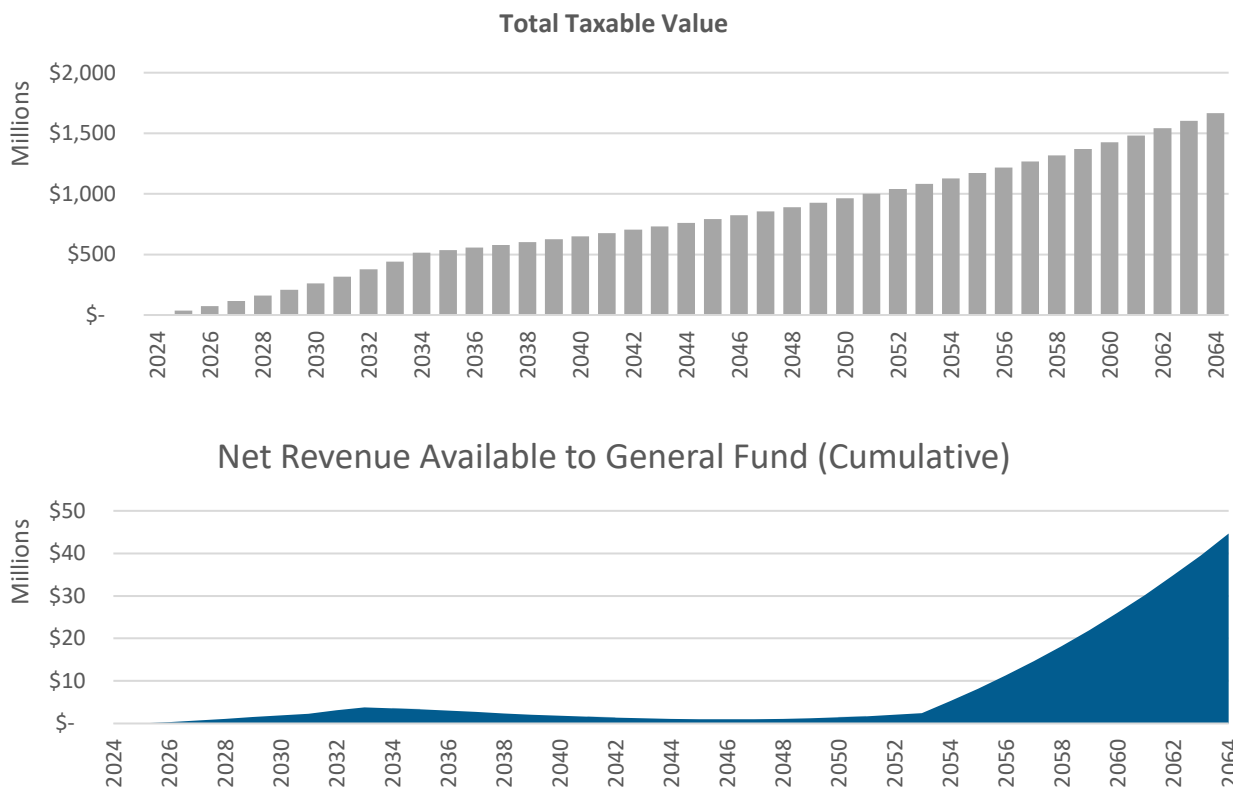
**TIRZ 15 | Serenade
Detailed Report and Model Summaries**



TIRZ 15 | Serenade is a ±409.6 acre TIRZ located in the northeastern portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 15 | Serenade is \$0.2000 and the TIRZ is scheduled to terminate on 12/31/2060 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$32,583,628.



The charts below indicate two elements of the long-term financial forecast for TIRZ 15 | Serenade. The model forecasts a total build-out taxable value within the TIRZ of ±\$0 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$44,700,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 15 | Serenade is forecast to generate approximately \$408,500,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10**
20
30
40

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$15,339,148	\$54,627,100	\$112,782,867	\$198,867,608
TIRZ Revenues @ 0.2% TIRZ Contribution Rate	\$5,005,724	\$17,836,413	\$34,579,557	\$34,579,557
City AV Revenue Net of TIRZ Contributions	\$10,333,425	\$36,790,688	\$78,203,311	\$164,288,052
City Permit Revenue	\$4,071,092	\$4,071,092	\$4,071,092	\$4,071,092
Estimated City Sales Tax Revenue	\$1,186,827	\$3,990,856	\$8,141,504	\$14,285,476
City I&S Costs	\$8,533,526	\$31,347,957	\$59,597,816	\$92,806,035
Net City Revenues Available for M&O	\$7,057,818	\$13,504,679	\$30,818,090	\$89,838,586
Estimated Total Public Safety Cost of Service (M&O Supported)	\$3,483,475	\$12,407,534	\$25,617,322	\$45,171,036
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$3,574,343	\$1,097,145	\$5,200,768	\$44,667,549
Cumulative ISD Tax Revenue	\$31,510,011	\$112,216,172	\$231,681,007	\$408,518,147

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Information		City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
Client	City of Celina, TX	City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Analysis Year	2024	Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
General RE Value Growth Rate (CAGR):	4%	Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
Input data in yellow shaded boxes only		City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Denton County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
		Service Area Population as of 1/1/2024	49,853	Denton County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
		Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
		Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.257500	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
		GF Cost of Service Inflation	4.0%	TIRZ Participant D	TIRZ-D	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
		2024 GF Expenditures	\$43,322,178	TIRZ-D AV Rate	\$0.000000	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
		2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	Denton County	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
		2024 Sales Tax Rebates	-\$600,000	Denton County AV Rate	\$0.189485	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
		2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
		2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
		2024 Police Expenditures	\$9,751,715	Annual Rate Reduction Goal	\$0.000000	2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
		2024 Fire & EMS Expenditures	\$9,240,382	Total Tax Rate Target	\$0.575000	2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
		2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Rate Category Shift	1.0%	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
		2024 Homestead Residences (Cat A Only)	\$5,742			2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
		Sales Tax Multiplier (xHH)	\$251			2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
		2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
		2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
		2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
		2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
		2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
		2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
		2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
		2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
		2023 Commercial Permit Value/SF	\$0.30					FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
								FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
							FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509	
							FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530	
							FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551	
							FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573	
							FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596	
							FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620	
							FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644	
							FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670	
							FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697	
							FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725	
							FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754	
							FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784	
							FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815	
							FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848	
							FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882	
							FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917	
							FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954	
							FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992	
							FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032	
							FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073	
							FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116	
							FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160	
							FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207	
							FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255	
							FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305	
							FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358	
							FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412	
							FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468	
							FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527	

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 15 Serenade	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$264,044	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$489,409	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$200,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$0	Commercial Acreage	0.00
Type A Label	50' Lots	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.20
50' Lots Average Value/Unit - 2024	\$405,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	\$ 0.20	Fully Developed Commerical SF	-
50' Lots Approved Units	692	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	859
Type B Label	60' Lots	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2021
60' Lots Average Value/Unit - 2024	\$450,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2060
60' Lots Approved Units	46	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Denton County	TIRZ Duration 2	\$200,000,000
Type C Label	70' Lots	2024 Sales Tax Rebates	\$ (600,000)	Denton County TIRZ Participation	0.0%	TIRZ Duration 3	
70' Lots Average Value/Unit - 2024	\$495,000	2024 AV Tax Net Revenue	\$ 16,672,043	Denton County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$32,583,628
70' Lots Approved Units	121	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$263,930,000
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$296,513,628
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.257500	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$32,583,628
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.000000	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	-	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	Denton County	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	Denton County TIRZ Participation	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	Denton County AV Rate	\$0.189485	Project Costs (CIP Value)	\$32,183,628
Type F Approved Units	-	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	859	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



					New Construction									
					50' Lots			60' Lots			70' Lots			Total New Units (RES)
Zone	Year	Fiscal Year	Base Taxable Value	Value Change/Year	50' Lots Units Absorbption	50' Lots Unit Value	New 50' Lots Construction Value	60' Lots Units Absorption	60' Lots Unit Value	New 60' Lots Construction Value	70' Lots Units	70' Lots Unit Value	New 70' Lots Construction Value	
Base		2023	\$ 264,044	0%										-
1		2024	\$ 264,044	4%	69	\$ 405,000	\$ 27,945,000	4	\$ 450,000	\$ 1,800,000	12	\$ 495,000	\$ 5,940,000	85
2		2025	\$ 264,044	4%	69	\$ 421,200	\$ 29,062,800	4	\$ 468,000	\$ 1,872,000	12	\$ 514,800	\$ 6,177,600	85
3		2026	\$ 264,044	4%	69	\$ 438,048	\$ 30,225,312	4	\$ 486,720	\$ 1,946,880	12	\$ 535,392	\$ 6,424,704	85
4		2027	\$ 264,044	4%	69	\$ 455,570	\$ 31,434,324	4	\$ 506,189	\$ 2,024,755	12	\$ 556,808	\$ 6,681,692	85
5		2028	\$ 264,044	4%	69	\$ 473,793	\$ 32,691,697	4	\$ 526,436	\$ 2,105,745	12	\$ 579,080	\$ 6,948,960	85
6		2029	\$ 264,044	4%	69	\$ 492,744	\$ 33,999,365	4	\$ 547,494	\$ 2,189,975	12	\$ 602,243	\$ 7,226,918	85
7		2030	\$ 264,044	4%	69	\$ 512,454	\$ 35,359,340	4	\$ 569,394	\$ 2,277,574	12	\$ 626,333	\$ 7,515,995	85
8		2031	\$ 264,044	4%	69	\$ 532,952	\$ 36,773,714	5	\$ 592,169	\$ 2,960,847	12	\$ 651,386	\$ 7,816,635	86
9		2032	\$ 264,044	4%	69	\$ 554,270	\$ 38,244,662	5	\$ 615,856	\$ 3,079,280	12	\$ 677,442	\$ 8,129,300	86
10		2033	\$ 264,044	4%	71	\$ 576,441	\$ 40,927,331	8	\$ 640,490	\$ 5,123,923	13	\$ 704,539	\$ 9,159,012	92
11		2034	\$ 264,044	4%	-	\$ 599,499	\$ -	-	\$ 666,110	\$ -	-	\$ 732,721	\$ -	-
12		2035	\$ 264,044	4%	-	\$ 623,479	\$ -	-	\$ 692,754	\$ -	-	\$ 762,030	\$ -	-
13		2036	\$ 264,044	4%	-	\$ 648,418	\$ -	-	\$ 720,464	\$ -	-	\$ 792,511	\$ -	-
14		2037	\$ 264,044	4%	-	\$ 674,355	\$ -	-	\$ 749,283	\$ -	-	\$ 824,211	\$ -	-
15		2038	\$ 264,044	4%	-	\$ 701,329	\$ -	-	\$ 779,254	\$ -	-	\$ 857,180	\$ -	-
16		2039	\$ 264,044	4%	-	\$ 729,382	\$ -	-	\$ 810,425	\$ -	-	\$ 891,467	\$ -	-
17		2040	\$ 264,044	4%	-	\$ 758,557	\$ -	-	\$ 842,842	\$ -	-	\$ 927,126	\$ -	-
18		2041	\$ 264,044	4%	-	\$ 788,900	\$ -	-	\$ 876,555	\$ -	-	\$ 964,211	\$ -	-
19		2042	\$ 264,044	4%	-	\$ 820,456	\$ -	-	\$ 911,617	\$ -	-	\$ 1,002,779	\$ -	-
20		2043	\$ 264,044	4%	-	\$ 853,274	\$ -	-	\$ 948,082	\$ -	-	\$ 1,042,890	\$ -	-
21		2044	\$ 264,044	4%	-	\$ 887,405	\$ -	-	\$ 986,005	\$ -	-	\$ 1,084,606	\$ -	-
22		2045	\$ 264,044	4%	-	\$ 922,901	\$ -	-	\$ 1,025,446	\$ -	-	\$ 1,127,990	\$ -	-
23		2046	\$ 264,044	4%	-	\$ 959,817	\$ -	-	\$ 1,066,463	\$ -	-	\$ 1,173,110	\$ -	-
24		2047	\$ 264,044	4%	-	\$ 998,210	\$ -	-	\$ 1,109,122	\$ -	-	\$ 1,220,034	\$ -	-
25		2048	\$ 264,044	4%	-	\$ 1,038,138	\$ -	-	\$ 1,153,487	\$ -	-	\$ 1,268,836	\$ -	-
26		2049	\$ 264,044	4%	-	\$ 1,079,664	\$ -	-	\$ 1,199,626	\$ -	-	\$ 1,319,589	\$ -	-
27		2050	\$ 264,044	4%	-	\$ 1,122,850	\$ -	-	\$ 1,247,611	\$ -	-	\$ 1,372,373	\$ -	-
28		2051	\$ 264,044	4%	-	\$ 1,167,764	\$ -	-	\$ 1,297,516	\$ -	-	\$ 1,427,267	\$ -	-
29		2052	\$ 264,044	4%	-	\$ 1,214,475	\$ -	-	\$ 1,349,416	\$ -	-	\$ 1,484,358	\$ -	-
30		2053	\$ 264,044	4%	-	\$ 1,263,054	\$ -	-	\$ 1,403,393	\$ -	-	\$ 1,543,732	\$ -	-
31		2054	\$ 264,044	4%	-	\$ 1,313,576	\$ -	-	\$ 1,459,529	\$ -	-	\$ 1,605,482	\$ -	-
32		2055	\$ 264,044	4%	-	\$ 1,366,119	\$ -	-	\$ 1,517,910	\$ -	-	\$ 1,669,701	\$ -	-
33		2056	\$ 264,044	4%	-	\$ 1,420,764	\$ -	-	\$ 1,578,626	\$ -	-	\$ 1,736,489	\$ -	-
34		2057	\$ 264,044	4%	-	\$ 1,477,594	\$ -	-	\$ 1,641,771	\$ -	-	\$ 1,805,949	\$ -	-
35		2058	\$ 264,044	4%	-	\$ 1,536,698	\$ -	-	\$ 1,707,442	\$ -	-	\$ 1,878,187	\$ -	-
36		2059	\$ 264,044	4%	-	\$ 1,598,166	\$ -	-	\$ 1,775,740	\$ -	-	\$ 1,953,314	\$ -	-
37		2060	\$ 264,044	4%	-	\$ 1,662,093	\$ -	-	\$ 1,846,770	\$ -	-	\$ 2,031,447	\$ -	-
38		2061	\$ 264,044	4%	-	\$ 1,728,576	\$ -	-	\$ 1,920,640	\$ -	-	\$ 2,112,704	\$ -	-
39		2062	\$ 264,044	4%	-	\$ 1,797,719	\$ -	-	\$ 1,997,466	\$ -	-	\$ 2,197,213	\$ -	-
40		2063	\$ 264,044	4%	-	\$ 1,869,628	\$ -	-	\$ 2,077,365	\$ -	-	\$ 2,285,101	\$ -	-

TIRZ 15 | Serenade



											Taxable Value		City AV
Zone	Year	Appraisal Year	Fiscal Year	Total New Units (COM)	Total New Construction Value	Annual Permit Revenue (RES)	Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Cumulative New Construction Value	Total Taxable Value	Incremental Value	AV Tax Rate
Base		2023	2024	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,044	\$ -	\$ 0.00612154
1		2024	2025	-	\$ 35,685,000	\$ 21,367	\$ -	\$ 21,367	\$ 21,367	\$ 35,685,000	\$ 35,959,606	\$ 35,695,562	\$ 0.00612154
2		2025	2026	-	\$ 37,112,400	\$ 275,421	\$ -	\$ 275,421	\$ 296,788	\$ 74,224,800	\$ 74,510,390	\$ 74,246,346	\$ 0.00612154
3		2026	2027	-	\$ 38,596,896	\$ 325,557	\$ -	\$ 325,557	\$ 622,345	\$ 115,790,688	\$ 116,087,702	\$ 115,823,658	\$ 0.00612154
4		2027	2028	-	\$ 40,140,772	\$ 384,819	\$ -	\$ 384,819	\$ 1,007,163	\$ 160,563,087	\$ 160,871,981	\$ 160,607,937	\$ 0.00612154
5		2028	2029	-	\$ 41,746,403	\$ 454,869	\$ -	\$ 454,869	\$ 1,462,032	\$ 208,732,014	\$ 209,053,263	\$ 208,789,219	\$ 0.00612154
6		2029	2030	-	\$ 43,416,259	\$ 392,652	\$ -	\$ 392,652	\$ 1,854,684	\$ 260,497,553	\$ 260,831,653	\$ 260,567,609	\$ 0.00612154
7		2030	2031	-	\$ 45,152,909	\$ 484,471	\$ -	\$ 484,471	\$ 2,339,155	\$ 316,070,364	\$ 316,417,828	\$ 316,153,784	\$ 0.00612154
8		2031	2032	-	\$ 47,551,195	\$ 915,708	\$ -	\$ 915,708	\$ 3,254,863	\$ 376,264,374	\$ 376,625,736	\$ 376,361,692	\$ 0.00612154
9		2032	2033	-	\$ 49,453,243	\$ 816,229	\$ -	\$ 816,229	\$ 4,071,092	\$ 440,768,191	\$ 441,144,008	\$ 440,879,964	\$ 0.00612154
10		2033	2034	-	\$ 55,210,265	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 513,609,184	\$ 514,000,034	\$ 513,735,990	\$ 0.00612154
11		2034	2035	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 534,153,551	\$ 534,560,035	\$ 534,295,991	\$ 0.00612154
12		2035	2036	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 555,519,693	\$ 555,942,436	\$ 555,678,392	\$ 0.00612154
13		2036	2037	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 577,740,481	\$ 578,180,134	\$ 577,916,090	\$ 0.00612154
14		2037	2038	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 600,850,100	\$ 601,307,339	\$ 601,043,295	\$ 0.00612154
15		2038	2039	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 624,884,104	\$ 625,359,633	\$ 625,095,589	\$ 0.00612154
16		2039	2040	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 649,879,469	\$ 650,374,018	\$ 650,109,974	\$ 0.00612154
17		2040	2041	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 675,874,647	\$ 676,388,979	\$ 676,124,935	\$ 0.00612154
18		2041	2042	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 702,909,633	\$ 703,444,538	\$ 703,180,494	\$ 0.00612154
19		2042	2043	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 731,026,019	\$ 731,582,320	\$ 731,318,276	\$ 0.00612154
20		2043	2044	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 760,267,059	\$ 760,845,612	\$ 760,581,568	\$ 0.00612154
21		2044	2045	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 790,677,742	\$ 791,279,437	\$ 791,015,393	\$ 0.00612154
22		2045	2046	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 822,304,851	\$ 822,930,614	\$ 822,666,570	\$ 0.00612154
23		2046	2047	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 855,197,046	\$ 855,847,839	\$ 855,583,795	\$ 0.00612154
24		2047	2048	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 889,404,927	\$ 890,081,752	\$ 889,817,708	\$ 0.00612154
25		2048	2049	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 924,981,124	\$ 925,685,023	\$ 925,420,979	\$ 0.00612154
26		2049	2050	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 961,980,369	\$ 962,712,423	\$ 962,448,379	\$ 0.00612154
27		2050	2051	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,000,459,584	\$ 1,001,220,920	\$ 1,000,956,876	\$ 0.00612154
28		2051	2052	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,040,477,968	\$ 1,041,269,757	\$ 1,041,005,713	\$ 0.00612154
29		2052	2053	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,082,097,086	\$ 1,082,920,547	\$ 1,082,656,503	\$ 0.00612154
30		2053	2054	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,125,380,970	\$ 1,126,237,369	\$ 1,125,973,325	\$ 0.00612154
31		2054	2055	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,170,396,208	\$ 1,171,286,864	\$ 1,171,022,820	\$ 0.00612154
32		2055	2056	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,217,212,057	\$ 1,218,138,339	\$ 1,217,874,295	\$ 0.00612154
33		2056	2057	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,265,900,539	\$ 1,266,863,872	\$ 1,266,599,828	\$ 0.00612154
34		2057	2058	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,316,536,561	\$ 1,317,538,427	\$ 1,317,274,383	\$ 0.00612154
35		2058	2059	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,369,198,023	\$ 1,370,239,964	\$ 1,369,975,920	\$ 0.00612154
36		2059	2060	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,423,965,944	\$ 1,425,049,563	\$ 1,424,785,519	\$ 0.00612154
37		2060	2061	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,480,924,582	\$ 1,482,051,545	\$ 1,481,787,501	\$ 0.00612154
38		2061	2062	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,540,161,565	\$ 1,541,333,607	\$ 1,541,069,563	\$ 0.00612154
39		2062	2063	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,601,768,028	\$ 1,602,986,951	\$ 1,602,722,907	\$ 0.00612154
40		2063	2064	-	\$ -	\$ -	\$ -	\$ -	\$ 4,071,092	\$ 1,665,838,749	\$ 1,667,106,429	\$ 1,666,842,385	\$ 0.00612154

TIRZ 15 | Serenade



			City										Total	
Tax Revenue from Base			City Total AV Tax Revenue				City TIRZ Revenue			City AV Revenue Net of TIRZ				
Zone	Year	Appraisal Year	Fiscal Year	Annual AV Revenue	Cumulative AV Revenue	Annual AV Revenue	Cumulative AV Revenue	TIRZ			Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue
								Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue				
Base		2023	2024	\$ 1,616	\$ 1,616	\$ 1,616	\$ 1,616	\$ 0.0020	\$ -	\$ -	\$ 1,616	\$ 1,616	\$ -	\$ -
1		2024	2025	\$ 1,616	\$ 3,233	\$ 220,128	\$ 221,745	\$ 0.0020	\$ 71,391	\$ 71,391	\$ 148,737	\$ 150,353	\$ 71,391	\$ 71,391
2		2025	2026	\$ 1,616	\$ 4,849	\$ 456,118	\$ 677,863	\$ 0.0020	\$ 148,493	\$ 219,884	\$ 307,626	\$ 457,979	\$ 148,493	\$ 219,884
3		2026	2027	\$ 1,616	\$ 6,465	\$ 710,636	\$ 1,388,498	\$ 0.0020	\$ 231,647	\$ 451,531	\$ 478,988	\$ 936,967	\$ 231,647	\$ 451,531
4		2027	2028	\$ 1,616	\$ 8,082	\$ 984,784	\$ 2,373,283	\$ 0.0020	\$ 321,216	\$ 772,747	\$ 663,568	\$ 1,600,536	\$ 321,216	\$ 772,747
5		2028	2029	\$ 1,616	\$ 9,698	\$ 1,279,728	\$ 3,653,011	\$ 0.0020	\$ 417,578	\$ 1,190,325	\$ 862,149	\$ 2,462,685	\$ 417,578	\$ 1,190,325
6		2029	2030	\$ 1,616	\$ 11,314	\$ 1,596,691	\$ 5,249,702	\$ 0.0020	\$ 521,135	\$ 1,711,461	\$ 1,075,556	\$ 3,538,241	\$ 521,135	\$ 1,711,461
7		2030	2031	\$ 1,616	\$ 12,931	\$ 1,936,964	\$ 7,186,666	\$ 0.0020	\$ 632,308	\$ 2,343,768	\$ 1,304,657	\$ 4,842,898	\$ 632,308	\$ 2,343,768
8		2031	2032	\$ 1,616	\$ 14,547	\$ 2,305,530	\$ 9,492,196	\$ 0.0020	\$ 752,723	\$ 3,096,492	\$ 1,552,806	\$ 6,395,704	\$ 752,723	\$ 3,096,492
9		2032	2033	\$ 1,616	\$ 16,164	\$ 2,700,481	\$ 12,192,677	\$ 0.0020	\$ 881,760	\$ 3,978,252	\$ 1,818,721	\$ 8,214,425	\$ 881,760	\$ 3,978,252
10		2033	2034	\$ 1,616	\$ 17,780	\$ 3,146,472	\$ 15,339,148	\$ 0.0020	\$ 1,027,472	\$ 5,005,724	\$ 2,119,000	\$ 10,333,425	\$ 1,027,472	\$ 5,005,724
11		2034	2035	\$ 1,616	\$ 19,396	\$ 3,272,331	\$ 18,611,479	\$ 0.0020	\$ 1,068,592	\$ 6,074,316	\$ 2,203,739	\$ 12,537,163	\$ 1,068,592	\$ 6,074,316
12		2035	2036	\$ 1,616	\$ 21,013	\$ 3,403,224	\$ 22,014,703	\$ 0.0020	\$ 1,111,357	\$ 7,185,672	\$ 2,291,867	\$ 14,829,031	\$ 1,111,357	\$ 7,185,672
13		2036	2037	\$ 1,616	\$ 22,629	\$ 3,539,353	\$ 25,554,056	\$ 0.0020	\$ 1,155,832	\$ 8,341,504	\$ 2,383,521	\$ 17,212,551	\$ 1,155,832	\$ 8,341,504
14		2037	2038	\$ 1,616	\$ 24,245	\$ 3,680,927	\$ 29,234,983	\$ 0.0020	\$ 1,202,087	\$ 9,543,591	\$ 2,478,840	\$ 19,691,391	\$ 1,202,087	\$ 9,543,591
15		2038	2039	\$ 1,616	\$ 25,862	\$ 3,828,164	\$ 33,063,147	\$ 0.0020	\$ 1,250,191	\$ 10,793,782	\$ 2,577,973	\$ 22,269,364	\$ 1,250,191	\$ 10,793,782
16		2039	2040	\$ 1,616	\$ 27,478	\$ 3,981,291	\$ 37,044,437	\$ 0.0020	\$ 1,300,220	\$ 12,094,002	\$ 2,681,071	\$ 24,950,435	\$ 1,300,220	\$ 12,094,002
17		2040	2041	\$ 1,616	\$ 29,094	\$ 4,140,542	\$ 41,184,979	\$ 0.0020	\$ 1,352,250	\$ 13,446,252	\$ 2,788,292	\$ 27,738,727	\$ 1,352,250	\$ 13,446,252
18		2041	2042	\$ 1,616	\$ 30,711	\$ 4,306,164	\$ 45,491,143	\$ 0.0020	\$ 1,406,361	\$ 14,852,613	\$ 2,899,803	\$ 30,638,530	\$ 1,406,361	\$ 14,852,613
19		2042	2043	\$ 1,616	\$ 32,327	\$ 4,478,410	\$ 49,969,554	\$ 0.0020	\$ 1,462,637	\$ 16,315,250	\$ 3,015,774	\$ 33,654,304	\$ 1,462,637	\$ 16,315,250
20		2043	2044	\$ 1,616	\$ 33,943	\$ 4,657,547	\$ 54,627,100	\$ 0.0020	\$ 1,521,163	\$ 17,836,413	\$ 3,136,384	\$ 36,790,688	\$ 1,521,163	\$ 17,836,413
21		2044	2045	\$ 1,616	\$ 35,560	\$ 4,843,849	\$ 59,470,949	\$ 0.0020	\$ 1,582,031	\$ 19,418,444	\$ 3,261,818	\$ 40,052,506	\$ 1,582,031	\$ 19,418,444
22		2045	2046	\$ 1,616	\$ 37,176	\$ 5,037,603	\$ 64,508,552	\$ 0.0020	\$ 1,645,333	\$ 21,063,777	\$ 3,392,270	\$ 43,444,775	\$ 1,645,333	\$ 21,063,777
23		2046	2047	\$ 1,616	\$ 38,793	\$ 5,239,107	\$ 69,747,659	\$ 0.0020	\$ 1,711,168	\$ 22,774,944	\$ 3,527,939	\$ 46,972,714	\$ 1,711,168	\$ 22,774,944
24		2047	2048	\$ 1,616	\$ 40,409	\$ 5,448,671	\$ 75,196,330	\$ 0.0020	\$ 1,779,635	\$ 24,554,580	\$ 3,669,036	\$ 50,641,750	\$ 1,779,635	\$ 24,554,580
25		2048	2049	\$ 1,616	\$ 42,025	\$ 5,666,618	\$ 80,862,948	\$ 0.0020	\$ 1,850,842	\$ 26,405,422	\$ 3,815,776	\$ 54,457,526	\$ 1,850,842	\$ 26,405,422
26		2049	2050	\$ 1,616	\$ 43,642	\$ 5,893,283	\$ 86,756,230	\$ 0.0020	\$ 1,924,897	\$ 28,330,318	\$ 3,968,386	\$ 58,425,912	\$ 1,924,897	\$ 28,330,318
27		2050	2051	\$ 1,616	\$ 45,258	\$ 6,129,014	\$ 92,885,244	\$ 0.0020	\$ 2,001,914	\$ 30,332,232	\$ 4,127,100	\$ 62,553,012	\$ 2,001,914	\$ 30,332,232
28		2051	2052	\$ 1,616	\$ 46,874	\$ 6,374,174	\$ 99,259,419	\$ 0.0020	\$ 2,082,011	\$ 32,414,244	\$ 4,292,163	\$ 66,845,175	\$ 2,082,011	\$ 32,414,244
29		2052	2053	\$ 1,616	\$ 48,491	\$ 6,629,141	\$ 105,888,560	\$ 0.0020	\$ 2,165,313	\$ 34,579,557	\$ 4,463,828	\$ 71,309,003	\$ 2,165,313	\$ 34,579,557
30		2053	2054	\$ 1,616	\$ 50,107	\$ 6,894,307	\$ 112,782,867	\$ -	\$ -	\$ 34,579,557	\$ 6,894,307	\$ 78,203,311	\$ -	\$ 34,579,557
31		2054	2055	\$ 1,616	\$ 51,723	\$ 7,170,079	\$ 119,952,947	\$ -	\$ -	\$ 34,579,557	\$ 7,170,079	\$ 85,373,390	\$ -	\$ 34,579,557
32		2055	2056	\$ 1,616	\$ 53,340	\$ 7,456,883	\$ 127,409,829	\$ -	\$ -	\$ 34,579,557	\$ 7,456,883	\$ 92,830,273	\$ -	\$ 34,579,557
33		2056	2057	\$ 1,616	\$ 54,956	\$ 7,755,158	\$ 135,164,987	\$ -	\$ -	\$ 34,579,557	\$ 7,755,158	\$ 100,585,430	\$ -	\$ 34,579,557
34		2057	2058	\$ 1,616	\$ 56,572	\$ 8,065,364	\$ 143,230,351	\$ -	\$ -	\$ 34,579,557	\$ 8,065,364	\$ 108,650,795	\$ -	\$ 34,579,557
35		2058	2059	\$ 1,616	\$ 58,189	\$ 8,387,979	\$ 151,618,330	\$ -	\$ -	\$ 34,579,557	\$ 8,387,979	\$ 117,038,773	\$ -	\$ 34,579,557
36		2059	2060	\$ 1,616	\$ 59,805	\$ 8,723,498	\$ 160,341,828	\$ -	\$ -	\$ 34,579,557	\$ 8,723,498	\$ 125,762,271	\$ -	\$ 34,579,557
37		2060	2061	\$ 1,616	\$ 61,422	\$ 9,072,438	\$ 169,414,266	\$ -	\$ -	\$ 34,579,557	\$ 9,072,438	\$ 134,834,709	\$ -	\$ 34,579,557
38		2061	2062	\$ 1,616	\$ 63,038	\$ 9,435,335	\$ 178,849,601	\$ -	\$ -	\$ 34,579,557	\$ 9,435,335	\$ 144,270,044	\$ -	\$ 34,579,557
39		2062	2063	\$ 1,616	\$ 64,654	\$ 9,812,749	\$ 188,662,350	\$ -	\$ -	\$ 34,579,557	\$ 9,812,749	\$ 154,082,793	\$ -	\$ 34,579,557
40		2063	2064	\$ 1,616	\$ 66,271	\$ 10,205,259	\$ 198,867,608	\$ -	\$ -	\$ 34,579,557	\$ 10,205,259	\$ 164,288,052	\$ -	\$ 34,579,557

TIRZ 15 | Serenade



Total

Zone	Year	Appraisal Year	Fiscal Year	Total Annual	Cumulative AV				Total Annual	Total Annual	Cumulative	
				AV Revenue	Revenue Net of	Annual Credit	Credit	Actual	Permit	Cumulative	Sales Tax	Sales Tax
				Net of TIRZ	TIRZ	Payments	Payments	Payments	Revenue	Permit Revenue	Revenue	Revenue
Base		2023	2024	\$ 1,616	\$ 1,616				\$ -	\$ -	-	
1		2024	2025	\$ 148,737	\$ 150,353	\$ -	\$ -		\$ 21,367	\$ 21,367	21,367	
2		2025	2026	\$ 307,626	\$ 457,979	\$ 71,391	\$ 71,391		\$ 275,421	\$ 296,788	42,734	
3		2026	2027	\$ 478,988	\$ 936,967	\$ 148,493	\$ 219,884		\$ 325,557	\$ 622,345	64,100	
4		2027	2028	\$ 663,568	\$ 1,600,536	\$ 231,647	\$ 451,531		\$ 384,819	\$ 1,007,163	85,467	
5		2028	2029	\$ 862,149	\$ 2,462,685	\$ 321,216	\$ 772,747		\$ 454,869	\$ 1,462,032	106,834	
6		2029	2030	\$ 1,075,556	\$ 3,538,241	\$ 417,578	\$ 1,190,325		\$ 392,652	\$ 1,854,684	128,201	
7		2030	2031	\$ 1,304,657	\$ 4,842,898	\$ 521,135	\$ 1,711,461		\$ 484,471	\$ 2,339,155	149,568	
8		2031	2032	\$ 1,552,806	\$ 6,395,704	\$ 632,308	\$ 2,343,768		\$ 915,708	\$ 3,254,863	171,186	
9		2032	2033	\$ 1,818,721	\$ 8,214,425	\$ 752,723	\$ 3,096,492		\$ 816,229	\$ 4,071,092	192,804	
10		2033	2034	\$ 2,119,000	\$ 10,333,425	\$ 881,760	\$ 3,978,252		\$ -	\$ 4,071,092	224,568	
11		2034	2035	\$ 2,203,739	\$ 12,537,163	\$ 1,027,472	\$ 5,005,724		\$ -	\$ 4,071,092	233,550	
12		2035	2036	\$ 2,291,867	\$ 14,829,031	\$ 1,068,592	\$ 6,074,316		\$ -	\$ 4,071,092	242,892	
13		2036	2037	\$ 2,383,521	\$ 17,212,551	\$ 1,111,357	\$ 7,185,672		\$ -	\$ 4,071,092	252,608	
14		2037	2038	\$ 2,478,840	\$ 19,691,391	\$ 1,155,832	\$ 8,341,504		\$ -	\$ 4,071,092	262,712	
15		2038	2039	\$ 2,577,973	\$ 22,269,364	\$ 1,202,087	\$ 9,543,591		\$ -	\$ 4,071,092	273,221	
16		2039	2040	\$ 2,681,071	\$ 24,950,435	\$ 1,250,191	\$ 10,793,782		\$ -	\$ 4,071,092	284,150	
17		2040	2041	\$ 2,788,292	\$ 27,738,727	\$ 1,300,220	\$ 12,094,002		\$ -	\$ 4,071,092	295,516	
18		2041	2042	\$ 2,899,803	\$ 30,638,530	\$ 1,352,250	\$ 13,446,252		\$ -	\$ 4,071,092	307,336	
19		2042	2043	\$ 3,015,774	\$ 33,654,304	\$ 1,406,361	\$ 14,852,613		\$ -	\$ 4,071,092	319,630	
20		2043	2044	\$ 3,136,384	\$ 36,790,688	\$ 1,462,637	\$ 16,315,250		\$ -	\$ 4,071,092	332,415	
21		2044	2045	\$ 3,261,818	\$ 40,052,506	\$ 1,521,163	\$ 17,836,413		\$ -	\$ 4,071,092	345,711	
22		2045	2046	\$ 3,392,270	\$ 43,444,775	\$ 1,582,031	\$ 19,418,444		\$ -	\$ 4,071,092	359,540	
23		2046	2047	\$ 3,527,939	\$ 46,972,714	\$ 1,645,333	\$ 21,063,777		\$ -	\$ 4,071,092	373,921	
24		2047	2048	\$ 3,669,036	\$ 50,641,750	\$ 1,711,168	\$ 22,774,944		\$ -	\$ 4,071,092	388,878	
25		2048	2049	\$ 3,815,776	\$ 54,457,526	\$ 1,779,635	\$ 24,554,580		\$ -	\$ 4,071,092	404,433	
26		2049	2050	\$ 3,968,386	\$ 58,425,912	\$ 1,850,842	\$ 26,405,422		\$ -	\$ 4,071,092	420,611	
27		2050	2051	\$ 4,127,100	\$ 62,553,012	\$ 1,924,897	\$ 28,330,318		\$ -	\$ 4,071,092	437,435	
28		2051	2052	\$ 4,292,163	\$ 66,845,175	\$ 2,001,914	\$ 30,332,232		\$ -	\$ 4,071,092	454,933	
29		2052	2053	\$ 4,463,828	\$ 71,309,003	\$ 2,082,011	\$ 32,414,244		\$ -	\$ 4,071,092	473,130	
30		2053	2054	\$ 6,894,307	\$ 78,203,311	\$ 2,165,313	\$ 34,579,557		\$ -	\$ 4,071,092	492,055	
31		2054	2055	\$ 7,170,079	\$ 85,373,390	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	511,737	
32		2055	2056	\$ 7,456,883	\$ 92,830,273	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	532,207	
33		2056	2057	\$ 7,755,158	\$ 100,585,430	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	553,495	
34		2057	2058	\$ 8,065,364	\$ 108,650,795	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	575,635	
35		2058	2059	\$ 8,387,979	\$ 117,038,773	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	598,660	
36		2059	2060	\$ 8,723,498	\$ 125,762,271	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	622,607	
37		2060	2061	\$ 9,072,438	\$ 134,834,709	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	647,511	
38		2061	2062	\$ 9,435,335	\$ 144,270,044	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	673,411	
39		2062	2063	\$ 9,812,749	\$ 154,082,793	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	700,348	
40		2063	2064	\$ 10,205,259	\$ 164,288,052	\$ -	\$ 34,579,557		\$ -	\$ 4,071,092	728,362	

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service Inflation	New EDUs	Cumulative EDUs
Base	2023	2024	0.0%	\$ 489,409	\$ -	\$ 264,044	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 508,985	\$ 35,685,000	\$ 35,959,606	4.0%	85	85	\$ 3,465	294,518	294,518	\$ 1,564	\$ 132,948
2	2025	2026	4.0%	\$ 529,345	\$ 37,112,400	\$ 74,510,390	4.0%	85	170	\$ 3,604	612,597	907,115	\$ 1,627	\$ 276,531
3	2026	2027	4.0%	\$ 550,519	\$ 38,596,896	\$ 116,087,702	4.0%	85	255	\$ 3,748	955,651	1,862,766	\$ 1,692	\$ 431,388
4	2027	2028	4.0%	\$ 572,539	\$ 40,140,772	\$ 160,871,981	4.0%	85	340	\$ 3,898	1,325,170	3,187,935	\$ 1,759	\$ 598,192
5	2028	2029	4.0%	\$ 595,441	\$ 41,746,403	\$ 209,053,263	4.0%	85	425	\$ 4,053	1,722,720	4,910,656	\$ 1,830	\$ 777,650
6	2029	2030	4.0%	\$ 619,259	\$ 43,416,259	\$ 260,831,653	4.0%	85	510	\$ 4,216	2,149,955	7,060,611	\$ 1,903	\$ 970,507
7	2030	2031	4.0%	\$ 644,029	\$ 45,152,909	\$ 316,417,828	4.0%	85	595	\$ 4,384	2,608,612	9,669,223	\$ 1,979	\$ 1,177,548
8	2031	2032	4.0%	\$ 669,790	\$ 47,551,195	\$ 376,625,736	4.0%	86	681	\$ 4,560	3,105,082	12,774,305	\$ 2,058	\$ 1,401,658
9	2032	2033	4.0%	\$ 696,582	\$ 49,453,243	\$ 441,144,008	4.0%	86	767	\$ 4,742	3,637,095	16,411,399	\$ 2,141	\$ 1,641,813
10	2033	2034	4.0%	\$ 724,445	\$ 55,210,265	\$ 514,000,034	4.0%	92	859	\$ 4,932	4,236,291	20,647,690	\$ 2,226	\$ 1,912,295
11	2034	2035	4.0%	\$ 753,423	\$ -	\$ 534,560,035	4.0%	-	859	\$ 5,129	4,405,742	25,053,432	\$ 2,315	\$ 1,988,787
12	2035	2036	4.0%	\$ 783,560	\$ -	\$ 555,942,436	4.0%	-	859	\$ 5,334	4,581,972	29,635,404	\$ 2,408	\$ 2,068,338
13	2036	2037	4.0%	\$ 814,902	\$ -	\$ 578,180,134	4.0%	-	859	\$ 5,547	4,765,251	34,400,654	\$ 2,504	\$ 2,151,072
14	2037	2038	4.0%	\$ 847,498	\$ -	\$ 601,307,339	4.0%	-	859	\$ 5,769	4,955,861	39,356,515	\$ 2,604	\$ 2,237,114
15	2038	2039	4.0%	\$ 881,398	\$ -	\$ 625,359,633	4.0%	-	859	\$ 6,000	5,154,095	44,510,610	\$ 2,708	\$ 2,326,599
16	2039	2040	4.0%	\$ 916,654	\$ -	\$ 650,374,018	4.0%	-	859	\$ 6,240	5,360,259	49,870,869	\$ 2,817	\$ 2,419,663
17	2040	2041	4.0%	\$ 953,320	\$ -	\$ 676,388,979	4.0%	-	859	\$ 6,490	5,574,669	55,445,538	\$ 2,930	\$ 2,516,449
18	2041	2042	4.0%	\$ 991,453	\$ -	\$ 703,444,538	4.0%	-	859	\$ 6,749	5,797,656	61,243,194	\$ 3,047	\$ 2,617,107
19	2042	2043	4.0%	\$ 1,031,111	\$ -	\$ 731,582,320	4.0%	-	859	\$ 7,019	6,029,562	67,272,757	\$ 3,169	\$ 2,721,792
20	2043	2044	4.0%	\$ 1,072,355	\$ -	\$ 760,845,612	4.0%	-	859	\$ 7,300	6,270,745	73,543,502	\$ 3,295	\$ 2,830,663
21	2044	2045	4.0%	\$ 1,115,250	\$ -	\$ 791,279,437	4.0%	-	859	\$ 7,592	6,521,575	80,065,076	\$ 3,427	\$ 2,943,890
22	2045	2046	4.0%	\$ 1,159,860	\$ -	\$ 822,930,614	4.0%	-	859	\$ 7,896	6,782,438	86,847,514	\$ 3,564	\$ 3,061,646
23	2046	2047	4.0%	\$ 1,206,254	\$ -	\$ 855,847,839	4.0%	-	859	\$ 8,212	7,053,735	93,901,249	\$ 3,707	\$ 3,184,111
24	2047	2048	4.0%	\$ 1,254,504	\$ -	\$ 890,081,752	4.0%	-	859	\$ 8,540	7,335,885	101,237,133	\$ 3,855	\$ 3,311,476
25	2048	2049	4.0%	\$ 1,304,684	\$ -	\$ 925,685,023	4.0%	-	859	\$ 8,882	7,629,320	108,866,453	\$ 4,009	\$ 3,443,935
26	2049	2050	4.0%	\$ 1,356,872	\$ -	\$ 962,712,423	4.0%	-	859	\$ 9,237	7,934,493	116,800,946	\$ 4,170	\$ 3,581,692
27	2050	2051	4.0%	\$ 1,411,147	\$ -	\$ 1,001,220,920	4.0%	-	859	\$ 9,606	8,251,872	125,052,818	\$ 4,336	\$ 3,724,960
28	2051	2052	4.0%	\$ 1,467,592	\$ -	\$ 1,041,269,757	4.0%	-	859	\$ 9,991	8,581,947	133,634,766	\$ 4,510	\$ 3,873,958
29	2052	2053	4.0%	\$ 1,526,296	\$ -	\$ 1,082,920,547	4.0%	-	859	\$ 10,390	8,925,225	142,559,991	\$ 4,690	\$ 4,028,917
30	2053	2054	4.0%	\$ 1,587,348	\$ -	\$ 1,126,237,369	4.0%	-	859	\$ 10,806	9,282,234	151,842,225	\$ 4,878	\$ 4,190,073
31	2054	2055	4.0%	\$ 1,650,842	\$ -	\$ 1,171,286,864	4.0%	-	859	\$ 11,238	9,653,524	161,495,749	\$ 5,073	\$ 4,357,676
32	2055	2056	4.0%	\$ 1,716,876	\$ -	\$ 1,218,138,339	4.0%	-	859	\$ 11,688	10,039,664	171,535,413	\$ 5,276	\$ 4,531,983
33	2056	2057	4.0%	\$ 1,785,551	\$ -	\$ 1,266,863,872	4.0%	-	859	\$ 12,155	10,441,251	181,976,664	\$ 5,487	\$ 4,713,263
34	2057	2058	4.0%	\$ 1,856,973	\$ -	\$ 1,317,538,427	4.0%	-	859	\$ 12,641	10,858,901	192,835,565	\$ 5,706	\$ 4,901,793
35	2058	2059	4.0%	\$ 1,931,251	\$ -	\$ 1,370,239,964	4.0%	-	859	\$ 13,147	11,293,257	204,128,822	\$ 5,935	\$ 5,097,865
36	2059	2060	4.0%	\$ 2,008,502	\$ -	\$ 1,425,049,563	4.0%	-	859	\$ 13,673	11,744,987	215,873,810	\$ 6,172	\$ 5,301,779
37	2060	2061	4.0%	\$ 2,088,842	\$ -	\$ 1,482,051,545	4.0%	-	859	\$ 14,220	12,214,787	228,088,597	\$ 6,419	\$ 5,513,851
38	2061	2062	4.0%	\$ 2,172,395	\$ -	\$ 1,541,333,607	4.0%	-	859	\$ 14,789	12,703,378	240,791,975	\$ 6,676	\$ 5,734,405
39	2062	2063	4.0%	\$ 2,259,291	\$ -	\$ 1,602,986,951	4.0%	-	859	\$ 15,380	13,211,514	254,003,489	\$ 6,943	\$ 5,963,781
40	2063	2064	4.0%	\$ 2,349,663	\$ -	\$ 1,667,106,429	4.0%	-	859	\$ 15,995	13,739,974	267,743,463	\$ 7,220	\$ 6,202,332

			Cost of Service											
				Public Safety										
Zone	Appraisal Year	Fiscal Year	GF M&O Supported	Total Public Safety		Cumulative Total Public Safety COS	Annual M&O		Cumulative M&O	Public Safety		M&O Tax Rate	Debt Tax Rate	Total Tax Rate
			Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)		M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service		Supported Public Safety Cost of Service	Equivalent Tax Rate (PSETR)			
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154
1	2024	2025	\$ 132,948	\$ 1,228	\$ 104,399	\$ 104,399	\$ 585	\$ 49,688	\$ 49,688	\$ 0.29032	47.4%	0.309756	0.3023975	0.612154
2	2025	2026	\$ 409,479	\$ 1,277	\$ 217,150	\$ 321,548	\$ 608	\$ 103,351	\$ 153,039	\$ 0.29144	47.6%	0.303635	0.3085191	0.612154
3	2026	2027	\$ 840,867	\$ 1,328	\$ 338,753	\$ 660,302	\$ 632	\$ 161,228	\$ 314,267	\$ 0.29181	47.7%	0.297513	0.3146406	0.612154
4	2027	2028	\$ 1,439,059	\$ 1,382	\$ 469,738	\$ 1,130,040	\$ 658	\$ 223,570	\$ 537,837	\$ 0.29199	47.7%	0.291392	0.3207622	0.612154
5	2028	2029	\$ 2,216,709	\$ 1,437	\$ 610,659	\$ 1,740,699	\$ 684	\$ 290,640	\$ 828,477	\$ 0.29211	47.7%	0.28527	0.3268837	0.612154
6	2029	2030	\$ 3,187,215	\$ 1,494	\$ 762,103	\$ 2,502,802	\$ 711	\$ 362,719	\$ 1,191,197	\$ 0.29218	47.7%	0.279149	0.3330052	0.612154
7	2030	2031	\$ 4,364,763	\$ 1,554	\$ 924,685	\$ 3,427,486	\$ 740	\$ 440,099	\$ 1,631,296	\$ 0.29224	47.7%	0.273027	0.3391268	0.612154
8	2031	2032	\$ 5,766,421	\$ 1,616	\$ 1,100,670	\$ 4,528,156	\$ 769	\$ 523,859	\$ 2,155,155	\$ 0.29225	47.7%	0.266906	0.3452483	0.612154
9	2032	2033	\$ 7,408,234	\$ 1,681	\$ 1,289,255	\$ 5,817,411	\$ 800	\$ 613,615	\$ 2,768,769	\$ 0.29225	47.7%	0.260784	0.3513699	0.612154
10	2033	2034	\$ 9,320,529	\$ 1,748	\$ 1,501,654	\$ 7,319,065	\$ 832	\$ 714,705	\$ 3,483,475	\$ 0.29215	47.7%	0.254663	0.3574914	0.612154
11	2034	2035	\$ 11,309,316	\$ 1,818	\$ 1,561,720	\$ 8,880,785	\$ 865	\$ 743,293	\$ 4,226,768	\$ 0.29215	47.7%	0.248541	0.3636129	0.612154
12	2035	2036	\$ 13,377,654	\$ 1,891	\$ 1,624,189	\$ 10,504,974	\$ 900	\$ 773,025	\$ 4,999,793	\$ 0.29215	47.7%	0.24242	0.3697345	0.612154
13	2036	2037	\$ 15,528,725	\$ 1,966	\$ 1,689,157	\$ 12,194,131	\$ 936	\$ 803,946	\$ 5,803,739	\$ 0.29215	47.7%	0.236298	0.375856	0.612154
14	2037	2038	\$ 17,765,840	\$ 2,045	\$ 1,756,723	\$ 13,950,853	\$ 973	\$ 836,104	\$ 6,639,843	\$ 0.29215	47.7%	0.24242	0.3697345	0.612154
15	2038	2039	\$ 20,092,439	\$ 2,127	\$ 1,826,992	\$ 15,777,845	\$ 1,012	\$ 869,548	\$ 7,509,391	\$ 0.29215	47.7%	0.248541	0.3636129	0.612154
16	2039	2040	\$ 22,512,102	\$ 2,212	\$ 1,900,071	\$ 17,677,916	\$ 1,053	\$ 904,330	\$ 8,413,721	\$ 0.29215	47.7%	0.254663	0.3574914	0.612154
17	2040	2041	\$ 25,028,551	\$ 2,300	\$ 1,976,074	\$ 19,653,991	\$ 1,095	\$ 940,503	\$ 9,354,224	\$ 0.29215	47.7%	0.260784	0.3513699	0.612154
18	2041	2042	\$ 27,645,658	\$ 2,392	\$ 2,055,117	\$ 21,709,108	\$ 1,139	\$ 978,123	\$ 10,332,348	\$ 0.29215	47.7%	0.266906	0.3452483	0.612154
19	2042	2043	\$ 30,367,450	\$ 2,488	\$ 2,137,322	\$ 23,846,430	\$ 1,184	\$ 1,017,248	\$ 11,349,596	\$ 0.29215	47.7%	0.273027	0.3391268	0.612154
20	2043	2044	\$ 33,198,114	\$ 2,588	\$ 2,222,815	\$ 26,069,244	\$ 1,232	\$ 1,057,938	\$ 12,407,534	\$ 0.29215	47.7%	0.279149	0.3330052	0.612154
21	2044	2045	\$ 36,142,003	\$ 2,691	\$ 2,311,727	\$ 28,380,972	\$ 1,281	\$ 1,100,256	\$ 13,507,790	\$ 0.29215	47.7%	0.28527	0.3268837	0.612154
22	2045	2046	\$ 39,203,649	\$ 2,799	\$ 2,404,196	\$ 30,785,168	\$ 1,332	\$ 1,144,266	\$ 14,652,056	\$ 0.29215	47.7%	0.291392	0.3207622	0.612154
23	2046	2047	\$ 42,387,760	\$ 2,911	\$ 2,500,364	\$ 33,285,532	\$ 1,385	\$ 1,190,037	\$ 15,842,093	\$ 0.29215	47.7%	0.297513	0.3146406	0.612154
24	2047	2048	\$ 45,699,236	\$ 3,027	\$ 2,600,379	\$ 35,885,911	\$ 1,441	\$ 1,237,638	\$ 17,079,731	\$ 0.29215	47.7%	0.303635	0.3085191	0.612154
25	2048	2049	\$ 49,143,171	\$ 3,148	\$ 2,704,394	\$ 38,590,305	\$ 1,498	\$ 1,287,144	\$ 18,366,874	\$ 0.29215	47.7%	0.309756	0.3023975	0.612154
26	2049	2050	\$ 52,724,863	\$ 3,274	\$ 2,812,570	\$ 41,402,875	\$ 1,558	\$ 1,338,629	\$ 19,705,504	\$ 0.29215	47.7%	0.315878	0.296276	0.612154
27	2050	2051	\$ 56,449,823	\$ 3,405	\$ 2,925,073	\$ 44,327,947	\$ 1,621	\$ 1,392,175	\$ 21,097,678	\$ 0.29215	47.7%	0.322	0.2901545	0.612154
28	2051	2052	\$ 60,323,782	\$ 3,541	\$ 3,042,075	\$ 47,370,023	\$ 1,686	\$ 1,447,861	\$ 22,545,540	\$ 0.29215	47.7%	0.328121	0.2840329	0.612154
29	2052	2053	\$ 64,352,698	\$ 3,683	\$ 3,163,758	\$ 50,533,781	\$ 1,753	\$ 1,505,776	\$ 24,051,315	\$ 0.29215	47.7%	0.334243	0.2779114	0.612154
30	2053	2054	\$ 68,542,772	\$ 3,830	\$ 3,290,309	\$ 53,824,090	\$ 1,823	\$ 1,566,007	\$ 25,617,322	\$ 0.29215	47.7%	0.340364	0.2717898	0.612154
31	2054	2055	\$ 72,900,448	\$ 3,984	\$ 3,421,921	\$ 57,246,011	\$ 1,896	\$ 1,628,647	\$ 27,245,970	\$ 0.29215	47.7%	0.346486	0.2656683	0.612154
32	2055	2056	\$ 77,432,431	\$ 4,143	\$ 3,558,798	\$ 60,804,809	\$ 1,972	\$ 1,693,793	\$ 28,939,763	\$ 0.29215	47.7%	0.352607	0.2595468	0.612154
33	2056	2057	\$ 82,145,694	\$ 4,309	\$ 3,701,150	\$ 64,505,959	\$ 2,051	\$ 1,761,545	\$ 30,701,308	\$ 0.29215	47.7%	0.358729	0.2534252	0.612154
34	2057	2058	\$ 87,047,487	\$ 4,481	\$ 3,849,196	\$ 68,355,155	\$ 2,133	\$ 1,832,007	\$ 32,533,315	\$ 0.29215	47.7%	0.36485	0.2473037	0.612154
35	2058	2059	\$ 92,145,352	\$ 4,660	\$ 4,003,164	\$ 72,358,319	\$ 2,218	\$ 1,905,287	\$ 34,438,601	\$ 0.29215	47.7%	0.370972	0.2411821	0.612154
36	2059	2060	\$ 97,447,131	\$ 4,847	\$ 4,163,290	\$ 76,521,609	\$ 2,307	\$ 1,981,498	\$ 36,420,100	\$ 0.29215	47.7%	0.377093	0.2350606	0.612154
37	2060	2061	\$ 102,960,982	\$ 5,041	\$ 4,329,822	\$ 80,851,431	\$ 2,399	\$ 2,060,758	\$ 38,480,858	\$ 0.29215	47.7%	0.383215	0.2289391	0.612154
38	2061	2062	\$ 108,695,387	\$ 5,242	\$ 4,503,015	\$ 85,354,446	\$ 2,495	\$ 2,143,189	\$ 40,624,047	\$ 0.29215	47.7%	0.389336	0.2228175	0.612154
39	2062	2063	\$ 114,659,167	\$ 5,452	\$ 4,683,135	\$ 90,037,581	\$ 2,595	\$ 2,228,916	\$ 42,852,963	\$ 0.29215	47.7%	0.395458	0.216696	0.612154
40	2063	2064	\$ 120,861,499	\$ 5,670	\$ 4,870,461	\$ 94,908,042	\$ 2,699	\$ 2,318,073	\$ 45,171,036	\$ 0.29215	47.7%	0.40158	0.2105744	0.612154

			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal Year	Fiscal Year	M&O Tax Revenue	Cumulative M&O Revenue	I&S Tax Revenue	Cumulative I&S Revenue	Total AV Revenue	Annual M&O	Cumulative M&O	Annual TIRZ Revenue	Annual GF M&O	Net Revenue	Net Revenue
								Revenue Less Public Safety Expense	Revenue Less Public Safety Expense		Tax Revenue Net of TIRZ	Available to General Fund (Annual)	Available to General Fund (Cumulative)
Base	2023	2024	\$ 834	\$ 834	\$ 782	\$ 782	\$ 1,616	\$ 834	\$ 834	\$ -	\$ 834	\$ 834	\$ 834
1	2024	2025	\$ 111,387	\$ 112,221	\$ 108,741	\$ 109,523	\$ 220,128	\$ 6,988	\$ 7,822	\$ 71,391	\$ 39,996	\$ 33,042	\$ 33,876
2	2025	2026	\$ 226,240	\$ 338,461	\$ 229,879	\$ 339,402	\$ 456,118	\$ 9,090	\$ 16,912	\$ 148,493	\$ 77,747	\$ 292,550	\$ 326,426
3	2026	2027	\$ 345,376	\$ 683,837	\$ 365,259	\$ 704,661	\$ 710,636	\$ 6,623	\$ 23,536	\$ 231,647	\$ 113,729	\$ 342,158	\$ 668,584
4	2027	2028	\$ 468,768	\$ 1,152,605	\$ 516,016	\$ 1,220,678	\$ 984,784	\$ (970)	\$ 22,566	\$ 321,216	\$ 147,552	\$ 394,268	\$ 1,062,852
5	2028	2029	\$ 596,367	\$ 1,748,972	\$ 683,361	\$ 1,904,039	\$ 1,279,728	\$ (14,292)	\$ 8,273	\$ 417,578	\$ 178,788	\$ 449,851	\$ 1,512,703
6	2029	2030	\$ 728,108	\$ 2,477,080	\$ 868,583	\$ 2,772,622	\$ 1,596,691	\$ (33,994)	\$ (25,721)	\$ 521,135	\$ 206,973	\$ 365,106	\$ 1,877,809
7	2030	2031	\$ 863,907	\$ 3,340,987	\$ 1,073,058	\$ 3,845,679	\$ 1,936,964	\$ (60,778)	\$ (86,499)	\$ 632,308	\$ 231,599	\$ 425,538	\$ 2,303,348
8	2031	2032	\$ 1,005,235	\$ 4,346,223	\$ 1,300,294	\$ 5,145,973	\$ 2,305,530	\$ (95,435)	\$ (181,934)	\$ 752,723	\$ 252,512	\$ 815,547	\$ 3,118,895
9	2032	2033	\$ 1,150,434	\$ 5,496,656	\$ 1,550,047	\$ 6,696,020	\$ 2,700,481	\$ (138,821)	\$ (320,755)	\$ 881,760	\$ 268,674	\$ 664,092	\$ 3,782,987
10	2033	2034	\$ 1,308,966	\$ 6,805,622	\$ 1,837,506	\$ 8,533,526	\$ 3,146,472	\$ (192,688)	\$ (513,443)	\$ 1,027,472	\$ 281,494	\$ (208,644)	\$ 3,574,343
11	2034	2035	\$ 1,328,601	\$ 8,134,223	\$ 1,943,729	\$ 10,477,256	\$ 3,272,331	\$ (233,119)	\$ (746,562)	\$ 1,068,592	\$ 260,009	\$ (249,734)	\$ 3,324,609
12	2035	2036	\$ 1,347,713	\$ 9,481,936	\$ 2,055,511	\$ 12,532,767	\$ 3,403,224	\$ (276,476)	\$ (1,023,038)	\$ 1,111,357	\$ 236,356	\$ (293,777)	\$ 3,030,832
13	2036	2037	\$ 1,366,228	\$ 10,848,164	\$ 2,173,125	\$ 14,705,891	\$ 3,539,353	\$ (322,929)	\$ (1,345,966)	\$ 1,155,832	\$ 210,396	\$ (340,942)	\$ 2,689,890
14	2037	2038	\$ 1,457,686	\$ 12,305,851	\$ 2,223,241	\$ 16,929,132	\$ 3,680,927	\$ (299,036)	\$ (1,645,003)	\$ 1,202,087	\$ 255,600	\$ (317,792)	\$ 2,372,098
15	2038	2039	\$ 1,554,275	\$ 13,860,126	\$ 2,273,889	\$ 19,203,021	\$ 3,828,164	\$ (272,716)	\$ (1,917,719)	\$ 1,250,191	\$ 304,084	\$ (292,243)	\$ 2,079,855
16	2039	2040	\$ 1,656,259	\$ 15,516,385	\$ 2,325,031	\$ 21,528,052	\$ 3,981,291	\$ (243,812)	\$ (2,161,531)	\$ 1,300,220	\$ 356,039	\$ (264,141)	\$ 1,815,714
17	2040	2041	\$ 1,763,915	\$ 17,280,301	\$ 2,376,627	\$ 23,904,679	\$ 4,140,542	\$ (212,159)	\$ (2,373,690)	\$ 1,352,250	\$ 411,665	\$ (233,322)	\$ 1,582,392
18	2041	2042	\$ 1,877,533	\$ 19,157,834	\$ 2,428,630	\$ 26,333,309	\$ 4,306,164	\$ (177,584)	\$ (2,551,274)	\$ 1,406,361	\$ 471,172	\$ (199,615)	\$ 1,382,777
19	2042	2043	\$ 1,997,419	\$ 21,155,253	\$ 2,480,992	\$ 28,814,301	\$ 4,478,410	\$ (139,903)	\$ (2,691,177)	\$ 1,462,637	\$ 534,782	\$ (162,836)	\$ 1,219,941
20	2043	2044	\$ 2,123,891	\$ 23,279,144	\$ 2,533,656	\$ 31,347,957	\$ 4,657,547	\$ (98,924)	\$ (2,790,100)	\$ 1,521,163	\$ 602,728	\$ (122,795)	\$ 1,097,145
21	2044	2045	\$ 2,257,285	\$ 25,536,429	\$ 2,586,564	\$ 33,934,520	\$ 4,843,849	\$ (54,442)	\$ (2,844,542)	\$ 1,582,031	\$ 675,254	\$ (79,290)	\$ 1,017,855
22	2045	2046	\$ 2,397,953	\$ 27,934,382	\$ 2,639,650	\$ 36,574,170	\$ 5,037,603	\$ (6,244)	\$ (2,850,786)	\$ 1,645,333	\$ 752,620	\$ (32,107)	\$ 985,748
23	2046	2047	\$ 2,546,262	\$ 30,480,644	\$ 2,692,845	\$ 39,267,015	\$ 5,239,107	\$ 45,898	\$ (2,804,889)	\$ 1,711,168	\$ 835,094	\$ 18,979	\$ 1,004,728
24	2047	2048	\$ 2,702,599	\$ 33,183,243	\$ 2,746,072	\$ 42,013,087	\$ 5,448,671	\$ 102,220	\$ (2,702,668)	\$ 1,779,635	\$ 922,964	\$ 74,204	\$ 1,078,931
25	2048	2049	\$ 2,867,369	\$ 36,050,612	\$ 2,799,249	\$ 44,812,336	\$ 5,666,618	\$ 162,975	\$ (2,539,693)	\$ 1,850,842	\$ 1,016,527	\$ 133,817	\$ 1,212,748
26	2049	2050	\$ 3,040,997	\$ 39,091,609	\$ 2,852,286	\$ 47,664,622	\$ 5,893,283	\$ 228,427	\$ (2,311,266)	\$ 1,924,897	\$ 1,116,100	\$ 198,081	\$ 1,410,830
27	2050	2051	\$ 3,223,927	\$ 42,315,535	\$ 2,905,087	\$ 50,569,709	\$ 6,129,014	\$ 298,854	\$ (2,012,412)	\$ 2,001,914	\$ 1,222,013	\$ 267,274	\$ 1,678,103
28	2051	2052	\$ 3,416,626	\$ 45,732,161	\$ 2,957,549	\$ 53,527,258	\$ 6,374,174	\$ 374,550	\$ (1,637,862)	\$ 2,082,011	\$ 1,334,614	\$ 341,685	\$ 2,019,789
29	2052	2053	\$ 3,619,582	\$ 49,351,743	\$ 3,009,559	\$ 56,536,817	\$ 6,629,141	\$ 455,824	\$ (1,182,038)	\$ 2,165,313	\$ 1,454,269	\$ 421,623	\$ 2,441,412
30	2053	2054	\$ 3,833,308	\$ 53,185,051	\$ 3,060,999	\$ 59,597,816	\$ 6,894,307	\$ 543,000	\$ (639,039)	\$ -	\$ 3,833,308	\$ 2,759,356	\$ 5,200,768
31	2054	2055	\$ 4,058,341	\$ 57,243,393	\$ 3,111,738	\$ 62,709,554	\$ 7,170,079	\$ 636,420	\$ (2,618)	\$ -	\$ 4,058,341	\$ 2,941,431	\$ 8,142,199
32	2055	2056	\$ 4,295,244	\$ 61,538,637	\$ 3,161,639	\$ 65,871,192	\$ 7,456,883	\$ 736,446	\$ 733,828	\$ -	\$ 4,295,244	\$ 3,133,658	\$ 11,275,857
33	2056	2057	\$ 4,544,605	\$ 66,083,242	\$ 3,210,553	\$ 69,081,745	\$ 7,755,158	\$ 843,455	\$ 1,577,283	\$ -	\$ 4,544,605	\$ 3,336,555	\$ 14,612,412
34	2057	2058	\$ 4,807,043	\$ 70,890,285	\$ 3,258,321	\$ 72,340,066	\$ 8,065,364	\$ 957,847	\$ 2,535,130	\$ -	\$ 4,807,043	\$ 3,550,671	\$ 18,163,084
35	2058	2059	\$ 5,083,205	\$ 75,973,490	\$ 3,304,774	\$ 75,644,840	\$ 8,387,979	\$ 1,080,041	\$ 3,615,171	\$ -	\$ 5,083,205	\$ 3,776,578	\$ 21,939,662
36	2059	2060	\$ 5,373,768	\$ 81,347,258	\$ 3,349,730	\$ 78,994,570	\$ 8,723,498	\$ 1,210,478	\$ 4,825,649	\$ -	\$ 5,373,768	\$ 4,014,876	\$ 25,954,538
37	2060	2061	\$ 5,679,443	\$ 87,026,701	\$ 3,392,995	\$ 82,387,565	\$ 9,072,438	\$ 1,349,621	\$ 6,175,270	\$ -	\$ 5,679,443	\$ 4,266,195	\$ 30,220,733
38	2061	2062	\$ 6,000,974	\$ 93,027,675	\$ 3,434,361	\$ 85,821,926	\$ 9,435,335	\$ 1,497,959	\$ 7,673,229	\$ -	\$ 6,000,974	\$ 4,531,197	\$ 34,751,930
39	2062	2063	\$ 6,339,140	\$ 99,366,815	\$ 3,473,608	\$ 89,295,535	\$ 9,812,749	\$ 1,656,005	\$ 9,329,234	\$ -	\$ 6,339,140	\$ 4,810,572	\$ 39,562,502
40	2063	2064	\$ 6,694,759	\$ 106,061,574	\$ 3,510,500	\$ 92,806,035	\$ 10,205,259	\$ 1,824,298	\$ 11,153,532	\$ -	\$ 6,694,759	\$ 5,105,047	\$ 44,667,549

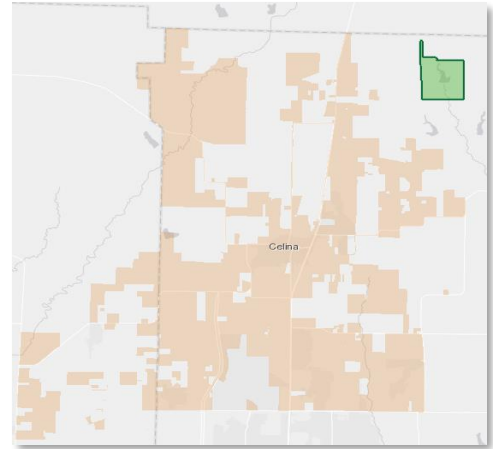


Life Connected.

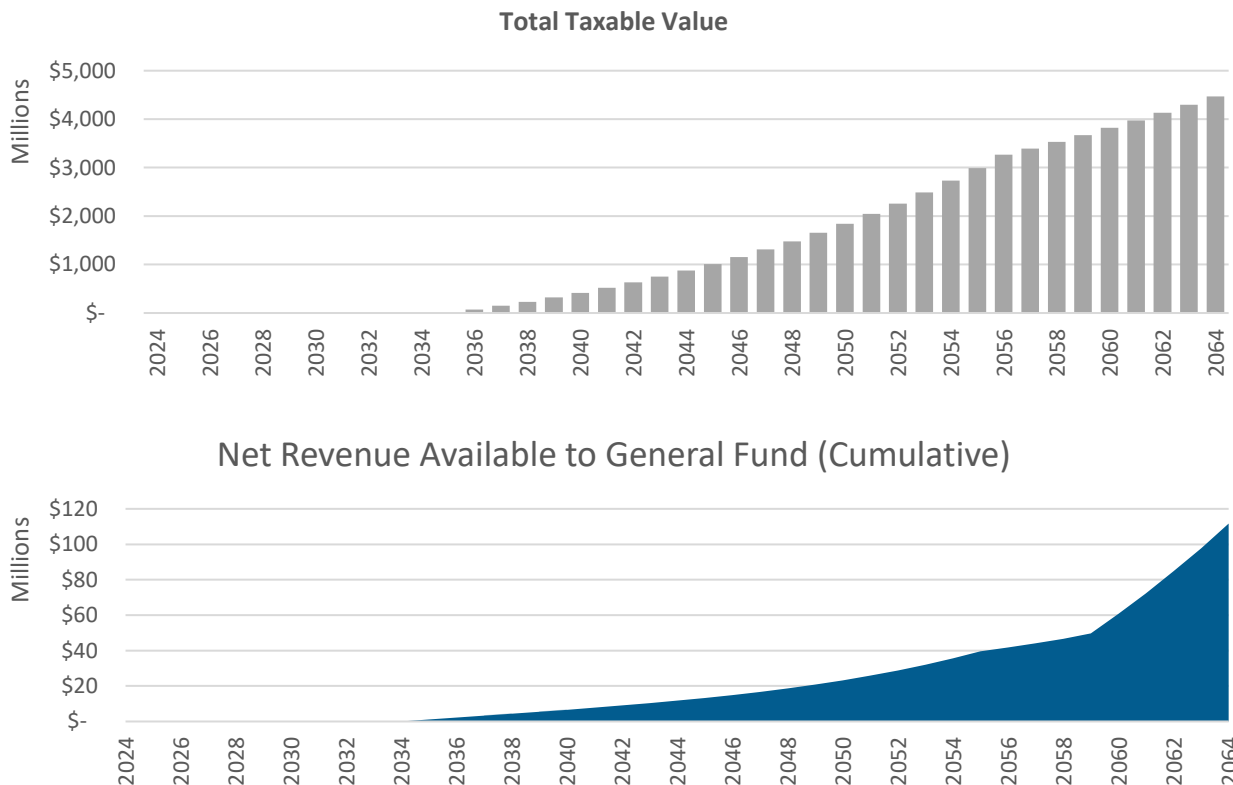
**TIRZ 16 | LaUna
Detailed Report and Model Summaries**



TIRZ 16 | LaUna is a ±665.6 acre TIRZ located in the northeastern portion of the City. The TIRZ is located within the City limits and Celina ISD. The City's participation rate in TIRZ 16 | LaUna is \$0.2000 and the TIRZ is scheduled to terminate on 12/31/2072 or when all TIRZ obligations are satisfied. Total project costs based on the TIRZ Project and Financing Plan are \$76,579,531.



The charts below indicate two elements of the long-term financial forecast for TIRZ 16 | LaUna. The model forecasts a total build-out taxable value within the TIRZ of ±\$4,468,000,000 by the end of the forecast period. The forecasted net revenue available to the General Fund after paying all TIRZ obligations, debt obligations, and associated public safety costs is ±\$111,700,000 (cumulative) over the 40-year outlook.



In addition to net revenues available to the General Fund, TIRZ 16 | LaUna is forecast to generate approximately \$736,500,000 for Celina ISD in property tax revenues over the 40-year long-term financial forecast.

Analysis Timeframe (Years): **10** **20** **30** **40**

ALL FIGURES ARE CUMULATIVE				
Total City AV Tax Revenue (Pre-TIRZ)	\$0	\$24,282,967	\$134,340,470	\$364,126,166
TIRZ Revenues @ 0.2% TIRZ Contribution Rate	\$0	\$7,933,614	\$43,891,070	\$77,592,837
City AV Revenue Net of TIRZ Contributions	\$0	\$16,349,353	\$90,449,400	\$286,533,329
City Permit Revenue	\$0	\$12,765,437	\$31,556,579	\$33,918,343
Estimated City Sales Tax Revenue	\$0	\$1,633,116	\$9,039,252	\$24,504,715
City I&S Costs	\$0	\$13,803,080	\$66,659,725	\$155,257,493
Net City Revenues Available for M&O	\$0	\$16,944,825	\$64,385,507	\$189,698,893
Estimated Total Public Safety Cost of Service (M&O Supported)	\$0	\$5,197,530	\$28,768,187	\$77,988,332
Estimated GF Revenues Available After Covering Public Safety Cost of Service	\$0	\$11,747,296	\$35,617,319	\$111,710,561
Cumulative ISD Tax Revenue	\$0	\$49,113,036	\$271,707,667	\$736,456,196

NOTES

Estimates and forecasts are based on data available at the time of this analysis, and are heavily dependent on certain assumptions. We believe the assumptions to be reasonable at the time of these analyses, but are subject to change if additional information becomes available.

Base Assumptions & Calculations

City Information		Tax Information		Calculated Fields		Tax Rate Estimates	M&O%	M&O	I&S	Total	Average Permit Revenue/EDU	Average Sales Tax Revenue/EDU
City Population (2020 Census P1)	16,739	TIRZ Participant A	City	City AV Rate	\$ 0.61215400	FY2014	71.56%	\$0.461565	\$0.183435	\$0.645000	\$6,562	\$167
Total Housing Units (2020 Census H1)	5,421	City M&O tax Rate	\$0.315878	2024 Total GF Cost/Capita (City Limits)	\$1,075	FY2015	67.09%	\$0.432737	\$0.212263	\$0.645000	\$6,836	\$174
Annual Growth Rate Estimate (2020 - 2024)	34.0%	City Debt Rate	\$0.296276	2024 Total GF Cost/Capita (Service Area)	\$869	FY2016	67.21%	\$0.433512	\$0.211488	\$0.645000	\$7,121	\$181
City Population Estimate as of 1/1/2024	40,310	TIRZ Participant B	Collin County	2024 Total Public Safety Expenditures	\$18,992,097	FY2017	65.62%	\$0.423269	\$0.221731	\$0.645000	\$7,417	\$189
Service Area Population as of 1/1/2024	49,853	Collin County AV Rate	\$0.14934300	2024 Public Safety Exp/Capita (City Limits)	\$471	FY2018	66.33%	\$0.427800	\$0.217200	\$0.645000	\$7,726	\$197
Estimated 2024 EDUs (City Limits)	13,003	TIRZ Participant C	Celina ISD	2024 Public Safety Expense/Capita (Service Area)	\$381	FY2019	59.75%	\$0.385416	\$0.259584	\$0.645000	\$8,048	\$205
Projected Population CAGR (Y1-Y10)	11.455%	Celina ISD AV Rate	\$1.238100	2024 GF Cost/Capita - Net of Sales Tax	\$989	FY2020	70.34%	\$0.453683	\$0.191317	\$0.645000	\$8,384	\$214
GF Cost of Service Inflation	4.0%	TIRZ Participant D	TIRZ-D	2024 Net AV Tax Revenue/Capita	\$414	FY2021	70.25%	\$0.453125	\$0.191875	\$0.645000	\$8,733	\$222
2024 GF Expenditures	\$43,322,178	TIRZ-D AV Rate	\$0.000000	Population/EDU Factor	3.10	FY2022	66.57%	\$0.429385	\$0.215615	\$0.645000	\$9,097	\$232
2024 Sales Tax Revenues	\$4,042,500	TIRZ Participant E	TIRZ-E	Estimated 2024 EDUs (Outside City)	3,078	FY2023	58.72%	\$0.372702	\$0.262057	\$0.634759	\$9,476	\$241
2024 Sales Tax Rebates	-\$600,000	TIRZ-E AV Rate	\$0.000000	Estimated 2024 Service Area EDUs (Combined)	16,082	FY2024	51.60%	\$0.315878	\$0.296276	\$0.612154	\$9,871	\$251
2024 M&O Tax Net Revenue Contra Deduct	\$16,672,043	Tax Rate Targets		2024 Public Safety Ratio	43.8%	FY2025	50.60%	\$0.309756	\$0.302398	\$0.612154	\$10,266	\$261
2024 M&O Tax Net Revenue No Contra Deduct	\$19,555,971			2024 Public Safety Tax \$/EDU Equivalent	\$562	FY2026	49.60%	\$0.303635	\$0.308519	\$0.612154	\$10,676	\$272
2024 Police Expenditures	\$9,751,715			2024 Total GF Cost/EDU (City Limits)	\$3,332	FY2027	48.60%	\$0.297513	\$0.314641	\$0.612154	\$11,103	\$283
2024 Fire & EMS Expenditures	\$9,240,382			2024 Total GF Cost/EDU (Service Area)	\$2,694	FY2028	47.60%	\$0.291392	\$0.320762	\$0.612154	\$11,547	\$294
2022 Certified Avg Homestead Market Value (Cat A Only)	\$624,244	Annual Rate Reduction Goal	\$0.000000	2024 M&O Supported Cost No Contra Deduct/EDU (City Limits)	\$1,504	FY2029	46.60%	\$0.285270	\$0.326884	\$0.612154	\$12,009	\$306
2024 Homestead Residences (Cat A Only)	\$5,742	Total Tax Rate Target	\$0.575000	2024 M&O Supported With Contra Deduct/EDU (City Limits)	\$1,282	FY2030	45.60%	\$0.279149	\$0.333005	\$0.612154	\$12,490	\$318
Sales Tax Multiplier (xHH)	\$251	Rate Category Shift	1.0%	2024 Total Public Safety Exp/EDU (City Limits)	\$1,461	FY2031	44.60%	\$0.273027	\$0.339127	\$0.612154	\$12,989	\$331
2016 Permit Value/EDU	\$3,240			2024 Total Public Safety Exp/EDU (Service Area)	\$1,181	FY2032	43.60%	\$0.266906	\$0.345248	\$0.612154	\$13,509	\$344
2017 Permit Value/EDU	\$3,830			2024 GF Cost/EDU - Net of Sales Tax	\$3,067	FY2033	42.60%	\$0.260784	\$0.351370	\$0.612154	\$14,049	\$358
2018 Permit Value/EDU	\$4,527			2024 Net AV Revenue/EDU (Service Area)	\$1,037	FY2034	41.60%	\$0.254663	\$0.357491	\$0.612154	\$14,611	\$372
2019 Permit Value/EDU	\$5,351			GF M&O Support Ratio (Including Contra)	38.5%	FY2035	40.60%	\$0.248541	\$0.363613	\$0.612154	\$15,195	\$387
2020 Permit Value/EDU	\$4,619			GF M&O Support Ratio (Excluding Contra)	45.1%	FY2036	39.60%	\$0.242420	\$0.369734	\$0.612154	\$15,803	\$402
2021 Permit Value/EDU	\$5,700					FY2037	38.60%	\$0.236298	\$0.375856	\$0.612154	\$16,435	\$419
2022 Permit Value/EDU	\$10,648					FY2038	39.60%	\$0.242420	\$0.369734	\$0.612154	\$17,093	\$435
2023 Permit Value/EDU	\$9,491					FY2039	40.60%	\$0.248541	\$0.363613	\$0.612154	\$17,777	\$453
2023 Commercial Permit Value/SF	\$0.30					FY2040	41.60%	\$0.254663	\$0.357491	\$0.612154	\$18,488	\$471
						FY2041	42.60%	\$0.260784	\$0.351370	\$0.612154	\$19,227	\$490
						FY2042	43.60%	\$0.266906	\$0.345248	\$0.612154	\$19,996	\$509
						FY2043	44.60%	\$0.273027	\$0.339127	\$0.612154	\$20,796	\$530
						FY2044	45.60%	\$0.279149	\$0.333005	\$0.612154	\$21,628	\$551
						FY2045	46.60%	\$0.285270	\$0.326884	\$0.612154	\$22,493	\$573
						FY2046	47.60%	\$0.291392	\$0.320762	\$0.612154	\$23,393	\$596
						FY2047	48.60%	\$0.297513	\$0.314641	\$0.612154	\$24,328	\$620
						FY2048	49.60%	\$0.303635	\$0.308519	\$0.612154	\$25,302	\$644
						FY2049	50.60%	\$0.309756	\$0.302398	\$0.612154	\$26,314	\$670
						FY2050	51.60%	\$0.315878	\$0.296276	\$0.612154	\$27,366	\$697
						FY2051	52.60%	\$0.322000	\$0.290154	\$0.612154	\$28,461	\$725
						FY2052	53.60%	\$0.328121	\$0.284033	\$0.612154	\$29,599	\$754
						FY2053	54.60%	\$0.334243	\$0.277911	\$0.612154	\$30,783	\$784
						FY2054	55.60%	\$0.340364	\$0.271790	\$0.612154	\$32,015	\$815
						FY2055	56.60%	\$0.346486	\$0.265668	\$0.612154	\$33,295	\$848
						FY2056	57.60%	\$0.352607	\$0.259547	\$0.612154	\$34,627	\$882
						FY2057	58.60%	\$0.358729	\$0.253425	\$0.612154	\$36,012	\$917
						FY2058	59.60%	\$0.364850	\$0.247304	\$0.612154	\$37,452	\$954
						FY2059	60.60%	\$0.370972	\$0.241182	\$0.612154	\$38,951	\$992
						FY2060	61.60%	\$0.377093	\$0.235061	\$0.612154	\$40,509	\$1,032
						FY2061	62.60%	\$0.383215	\$0.228939	\$0.612154	\$42,129	\$1,073
						FY2062	63.60%	\$0.389336	\$0.222818	\$0.612154	\$43,814	\$1,116
						FY2063	64.60%	\$0.395458	\$0.216696	\$0.612154	\$45,567	\$1,160

FY2064	65.60%	\$0.401580	\$0.210574	\$0.612154	\$47,389	\$1,207
FY2065	66.60%	\$0.407701	\$0.204453	\$0.612154	\$49,285	\$1,255
FY2066	67.60%	\$0.413823	\$0.198331	\$0.612154	\$51,256	\$1,305
FY2067	68.60%	\$0.419944	\$0.192210	\$0.612154	\$53,307	\$1,358
FY2068	69.60%	\$0.426066	\$0.186088	\$0.612154	\$55,439	\$1,412
FY2069	70.60%	\$0.432187	\$0.179967	\$0.612154	\$57,656	\$1,468
FY2070	71.60%	\$0.438309	\$0.173845	\$0.612154	\$59,963	\$1,527

Development Information		City Information		Tax Information		Additional Information	
Name of Development	TIRZ 16 LaUna	City Population (2020 Census P1)	16,739	TIRZ Base Value	\$0	MF Acreage	100
Client	City of Celina, TX	Total Housing Units (2020 Census H1)	5,421	Taxable Value at Model Start	\$501,205	Average MF Density	-
Analysis Year	2024	Annual Growth Rate Estimate (2020 - 2024)	34.0%	TIRZ Payments Cap	\$200,000,000	Total MF Units	0
General Real Estate Value Growth Rate:	4%	City Population Estimate as of 1/1/2024	40,310	2023 Tax Year Assessed Value	\$501,205	Commercial Acreage	0.00
Type A Label	40' Lots	Population/EDU Factor	3.1	TIRZ Participant A	City	GLA/SF of Land	0.20
40' Lots Average Value/Unit - 2024	\$405,000	Equivalent Dwelling Units (EDUs) Estimated	13,003	City TIRZ Participation Rate	\$ 0.20	Fully Developed Commerical SF	-
40' Lots Approved Units	1154	Projected Population CAGR (Y1-Y10)	11.46%	City M&O tax Rate	\$0.315878	Total Approved SF Units	2,171
Type B Label	50' x 100' Lots	GF Cost of Service Inflation	4.0%	City Debt Rate	\$0.296276	TIRZ Base Tax Year	1/1/2023
50' x 100' Lots Average Value/Unit - 2024	\$450,000	2024 GF Expenditures	\$ 43,322,178	City AV Rate	\$0.612154	TIRZ Duration 1	12/31/2072
50' x 100' Lots Approved Units	65	2024 Sales Tax Revenues	\$ 4,042,500	TIRZ Participant B	Collin County	TIRZ Duration 2	\$200,000,000
Type C Label	50' x 110' Lots	2024 Sales Tax Rebates	\$ (600,000)	Collin County TIRZ Participation Rate	0.0%	TIRZ Duration 3	
50' x 110' Lots Average Value/Unit - 2024	\$495,000	2024 AV Tax Net Revenue	\$ 16,672,043	Collin County AV Rate	\$0.14934300	Est. TIRZ Project Costs	\$76,579,531
50' x 110' Lots Approved Units	952	2024 Police Expenditures	\$ 9,751,715	TIRZ Participant C	Celina ISD	Est. Non-Project Costs	\$619,016,000
Type D Label	Type D	2024 Fire & EMS Expenditures	\$ 9,240,382	Celina ISD TIRZ Participation Rate	0.0%	Est. Total Public Improvements	\$695,595,531
Type D Average Value/Unit - 2024	\$0	2024 GF Cost/Capita	\$1,075	Celina ISD AV Rate	\$1.238100	Cumulative Payments Through 2022-23	\$0
Type D Approved Units	0	2024 GF Cost/EDU	\$3,332	TIRZ Participant D	Collin College	% TIRZ Project Costs Paid	0.0%
Type E Label	Type E	2024 Public Safety Expenditures	\$18,992,097	Collin College TIRZ Participation Rate	0.0%	\$ TIRZ Project Costs Remaining	\$76,579,531
Type E Average Value/Unit - 2024	\$0	2024 Public Safety Exp/Capita	\$471	Collin College AV Rate	\$0.000000	% TIRZ Project Costs Remaining	100.0%
Type E Approved Units	-	2024 Public Safety Exp/EDU	\$1,461	TIRZ Participant E	TIRZ-E	Bond Interest Rate	5.0%
Type F Label	Type F	2024 GF Cost/Capita - Net of Sales Tax	\$989	TIRZ-E TIRZ Participation Rate	0.0%	Bond Term (Years)	30

Development Information		City Information		Tax Information		Additional Information	
Type F Average Value/Unit - 2024	\$0	2024 GF Cost/EDU - Net of Sales Tax	\$3,067	TIRZ-E AV Rate	\$0.000000	Project Costs (CIP Value)	\$76,579,531
Type F Approved Units	-	2024 Average AV Investment/Capita	\$414	Note: "TIRZ Payment Cap" and "TIRZ Duration 2" fields are only used in the event a TIRZ has an actual pre-determined monetary cap on total obligations. At the time of this report, this does not apply to any TIRZs, but the model can be updated if a monetary cap is established in the future. To retain this future functionality, these fields are set at value that clearly exceeds known obligations and do not represent an actual cap on obligations.			
Total Approved Units	2,171	2024 AV Tax Investment/EDU	\$1,282				
		2024 Net AV Investment Cost/EDU	\$1,282				
		2024 Public Safety Ratio	43.8%				
		2024 Net Public Safety \$/EDU	\$562				
		2022 Certified Avg Homestead Value (Cat A)	\$624,244				



WILLDAN					New Construction									
					40' Lots			50' x 100' Lots			50' x 110' Lots			
					40' Lots Units			50' x 100' Lots			50' x 110' Lots			Total New
Zone	Year	Fiscal	Base Taxable	Value	40' Lots Units	New 40' Lots		Units	50' x 100' Lots	New 50' x 100' Lots	50' x 110' Lots	50' x 110' Lots	New 50' x 110' Lots	Construction
	Appraisal	Year	Value	Change/Year	Absorbption	40' Lots Unit Value	Construction Value	Absorption	Unit Value	Construction Value	Units	Unit Value	Construction Value	Value
Base	2023	2024	\$ -	16%										\$ -
1	2024	2025	\$ -	4%	-	\$ 405,000	\$ -	-	\$ 450,000	\$ -	-	\$ 495,000	\$ -	\$ -
2	2025	2026	\$ -	4%	-	\$ 421,200	\$ -	-	\$ 468,000	\$ -	-	\$ 514,800	\$ -	\$ -
3	2026	2027	\$ -	4%	-	\$ 438,048	\$ -	-	\$ 486,720	\$ -	-	\$ 535,392	\$ -	\$ -
4	2027	2028	\$ -	4%	-	\$ 455,570	\$ -	-	\$ 506,189	\$ -	-	\$ 556,808	\$ -	\$ -
5	2028	2029	\$ -	4%	-	\$ 473,793	\$ -	-	\$ 526,436	\$ -	-	\$ 579,080	\$ -	\$ -
6	2029	2030	\$ -	4%	-	\$ 492,744	\$ -	-	\$ 547,494	\$ -	-	\$ 602,243	\$ -	\$ -
7	2030	2031	\$ -	4%	-	\$ 512,454	\$ -	-	\$ 569,394	\$ -	-	\$ 626,333	\$ -	\$ -
8	2031	2032	\$ -	4%	-	\$ 532,952	\$ -	-	\$ 592,169	\$ -	-	\$ 651,386	\$ -	\$ -
9	2032	2033	\$ -	4%	-	\$ 554,270	\$ -	-	\$ 615,856	\$ -	-	\$ 677,442	\$ -	\$ -
10	2033	2034	\$ -	4%	-	\$ 576,441	\$ -	-	\$ 640,490	\$ -	-	\$ 704,539	\$ -	\$ -
11	2034	2035	\$ -	4%	-	\$ 599,499	\$ -	-	\$ 666,110	\$ -	-	\$ 732,721	\$ -	\$ -
12	2035	2036	\$ -	4%	54	\$ 623,479	\$ 33,667,860	3	\$ 692,754	\$ 2,078,263	46	\$ 762,030	\$ 35,053,369	\$ 70,799,492
13	2036	2037	\$ -	4%	55	\$ 648,418	\$ 35,662,993	3	\$ 720,464	\$ 2,161,393	46	\$ 792,511	\$ 36,455,504	\$ 74,279,890
14	2037	2038	\$ -	4%	55	\$ 674,355	\$ 37,089,512	3	\$ 749,283	\$ 2,247,849	46	\$ 824,211	\$ 37,913,724	\$ 77,251,085
15	2038	2039	\$ -	4%	55	\$ 701,329	\$ 38,573,093	3	\$ 779,254	\$ 2,337,763	46	\$ 857,180	\$ 39,430,273	\$ 80,341,129
16	2039	2040	\$ -	4%	55	\$ 729,382	\$ 40,116,017	3	\$ 810,425	\$ 2,431,274	46	\$ 891,467	\$ 41,007,484	\$ 83,554,774
17	2040	2041	\$ -	4%	55	\$ 758,557	\$ 41,720,657	3	\$ 842,842	\$ 2,528,525	46	\$ 927,126	\$ 42,647,783	\$ 86,896,965
18	2041	2042	\$ -	4%	55	\$ 788,900	\$ 43,389,484	3	\$ 876,555	\$ 2,629,666	46	\$ 964,211	\$ 44,353,694	\$ 90,372,843
19	2042	2043	\$ -	4%	55	\$ 820,456	\$ 45,125,063	3	\$ 911,617	\$ 2,734,852	45	\$ 1,002,779	\$ 45,125,063	\$ 92,984,978
20	2043	2044	\$ -	4%	55	\$ 853,274	\$ 46,930,065	3	\$ 948,082	\$ 2,844,246	45	\$ 1,042,890	\$ 46,930,065	\$ 96,704,377
21	2044	2045	\$ -	4%	55	\$ 887,405	\$ 48,807,268	3	\$ 986,005	\$ 2,958,016	45	\$ 1,084,606	\$ 48,807,268	\$ 100,572,552
22	2045	2046	\$ -	4%	55	\$ 922,901	\$ 50,759,559	3	\$ 1,025,446	\$ 3,076,337	45	\$ 1,127,990	\$ 50,759,559	\$ 104,595,454
23	2046	2047	\$ -	4%	55	\$ 959,817	\$ 52,789,941	3	\$ 1,066,463	\$ 3,199,390	45	\$ 1,173,110	\$ 52,789,941	\$ 108,779,273
24	2047	2048	\$ -	4%	55	\$ 998,210	\$ 54,901,539	3	\$ 1,109,122	\$ 3,327,366	45	\$ 1,220,034	\$ 54,901,539	\$ 113,130,443
25	2048	2049	\$ -	4%	55	\$ 1,038,138	\$ 57,097,600	3	\$ 1,153,487	\$ 3,460,461	45	\$ 1,268,836	\$ 57,097,600	\$ 117,655,661
26	2049	2050	\$ -	4%	55	\$ 1,079,664	\$ 59,381,504	3	\$ 1,199,626	\$ 3,598,879	45	\$ 1,319,589	\$ 59,381,504	\$ 122,361,888
27	2050	2051	\$ -	4%	55	\$ 1,122,850	\$ 61,756,764	3	\$ 1,247,611	\$ 3,742,834	45	\$ 1,372,373	\$ 61,756,764	\$ 127,256,363
28	2051	2052	\$ -	4%	55	\$ 1,167,764	\$ 64,227,035	3	\$ 1,297,516	\$ 3,892,548	45	\$ 1,427,267	\$ 64,227,035	\$ 132,346,618
29	2052	2053	\$ -	4%	55	\$ 1,214,475	\$ 66,796,116	3	\$ 1,349,416	\$ 4,048,249	45	\$ 1,484,358	\$ 66,796,116	\$ 137,640,482
30	2053	2054	\$ -	4%	55	\$ 1,263,054	\$ 69,467,961	3	\$ 1,403,393	\$ 4,210,179	45	\$ 1,543,732	\$ 69,467,961	\$ 143,146,102
31	2054	2055	\$ -	4%	55	\$ 1,313,576	\$ 72,246,680	3	\$ 1,459,529	\$ 4,378,587	45	\$ 1,605,482	\$ 72,246,680	\$ 148,871,946
32	2055	2056	\$ -	4%	55	\$ 1,366,119	\$ 75,136,547	5	\$ 1,517,910	\$ 7,589,550	45	\$ 1,669,701	\$ 75,136,547	\$ 157,862,644
33	2056	2057	\$ -	4%	-	\$ 1,420,764	\$ -	-	\$ 1,578,626	\$ -	-	\$ 1,736,489	\$ -	\$ -
34	2057	2058	\$ -	4%	-	\$ 1,477,594	\$ -	-	\$ 1,641,771	\$ -	-	\$ 1,805,949	\$ -	\$ -
35	2058	2059	\$ -	4%	-	\$ 1,536,698	\$ -	-	\$ 1,707,442	\$ -	-	\$ 1,878,187	\$ -	\$ -
36	2059	2060	\$ -	4%	-	\$ 1,598,166	\$ -	-	\$ 1,775,740	\$ -	-	\$ 1,953,314	\$ -	\$ -
37	2060	2061	\$ -	4%	-	\$ 1,662,093	\$ -	-	\$ 1,846,770	\$ -	-	\$ 2,031,447	\$ -	\$ -
38	2061	2062	\$ -	4%	-	\$ 1,728,576	\$ -	-	\$ 1,920,640	\$ -	-	\$ 2,112,704	\$ -	\$ -
39	2062	2063	\$ -	4%	-	\$ 1,797,719	\$ -	-	\$ 1,997,466	\$ -	-	\$ 2,197,213	\$ -	\$ -
40	2063	2064	\$ -	4%	-	\$ 1,869,628	\$ -	-	\$ 2,077,365	\$ -	-	\$ 2,285,101	\$ -	\$ -



										Taxable Value		City AV Tax Revenue from Base		
Zone	Year	Fiscal Year	Annual Permit Revenue (RES)	Annual Permit Revenue (COM)	Total Annual Permit Revenue	Cumulative Permit Revenue	Cumulative New Construction Value			Total Taxable Value	Incremental Value	AV Tax Rate	Annual AV Revenue	Cumulative AV Revenue
Base		2023	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
1		2024	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
2		2025	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
3		2026	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
4		2027	2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
5		2028	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
6		2029	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
7		2030	2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
8		2031	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
9		2032	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
10		2033	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
11		2034	2035	\$ 1,057,347	\$ -	\$ 1,057,347	\$ 1,057,347	\$ -	\$ -	\$ -	\$ -	\$ 0.00612154	\$ -	\$ -
12		2035	2036	\$ 1,110,317	\$ -	\$ 1,110,317	\$ 2,167,664	\$ 70,799,492	\$ 70,799,492	\$ 70,799,492	\$ 70,799,492	\$ 0.00612154	\$ -	\$ -
13		2036	2037	\$ 1,154,730	\$ -	\$ 1,154,730	\$ 3,322,394	\$ 147,911,362	\$ 147,911,362	\$ 147,911,362	\$ 147,911,362	\$ 0.00612154	\$ -	\$ -
14		2037	2038	\$ 1,200,919	\$ -	\$ 1,200,919	\$ 4,523,313	\$ 231,078,901	\$ 231,078,901	\$ 231,078,901	\$ 231,078,901	\$ 0.00612154	\$ -	\$ -
15		2038	2039	\$ 1,248,956	\$ -	\$ 1,248,956	\$ 5,772,269	\$ 320,663,186	\$ 320,663,186	\$ 320,663,186	\$ 320,663,186	\$ 0.00612154	\$ -	\$ -
16		2039	2040	\$ 1,298,914	\$ -	\$ 1,298,914	\$ 7,071,183	\$ 417,044,488	\$ 417,044,488	\$ 417,044,488	\$ 417,044,488	\$ 0.00612154	\$ -	\$ -
17		2040	2041	\$ 1,350,871	\$ -	\$ 1,350,871	\$ 8,422,053	\$ 520,623,232	\$ 520,623,232	\$ 520,623,232	\$ 520,623,232	\$ 0.00612154	\$ -	\$ -
18		2041	2042	\$ 1,391,397	\$ -	\$ 1,391,397	\$ 9,813,450	\$ 631,821,005	\$ 631,821,005	\$ 631,821,005	\$ 631,821,005	\$ 0.00612154	\$ -	\$ -
19		2042	2043	\$ 1,447,053	\$ -	\$ 1,447,053	\$ 11,260,502	\$ 750,078,823	\$ 750,078,823	\$ 750,078,823	\$ 750,078,823	\$ 0.00612154	\$ -	\$ -
20		2043	2044	\$ 1,504,935	\$ -	\$ 1,504,935	\$ 12,765,437	\$ 876,786,353	\$ 876,786,353	\$ 876,786,353	\$ 876,786,353	\$ 0.00612154	\$ -	\$ -
21		2044	2045	\$ 1,565,132	\$ -	\$ 1,565,132	\$ 14,330,569	\$ 1,012,430,359	\$ 1,012,430,359	\$ 1,012,430,359	\$ 1,012,430,359	\$ 0.00612154	\$ -	\$ -
22		2045	2046	\$ 1,627,737	\$ -	\$ 1,627,737	\$ 15,958,306	\$ 1,157,523,028	\$ 1,157,523,028	\$ 1,157,523,028	\$ 1,157,523,028	\$ 0.00612154	\$ -	\$ -
23		2046	2047	\$ 1,692,847	\$ -	\$ 1,692,847	\$ 17,651,153	\$ 1,312,603,222	\$ 1,312,603,222	\$ 1,312,603,222	\$ 1,312,603,222	\$ 0.00612154	\$ -	\$ -
24		2047	2048	\$ 1,760,561	\$ -	\$ 1,760,561	\$ 19,411,714	\$ 1,478,237,794	\$ 1,478,237,794	\$ 1,478,237,794	\$ 1,478,237,794	\$ 0.00612154	\$ -	\$ -
25		2048	2049	\$ 1,830,983	\$ -	\$ 1,830,983	\$ 21,242,697	\$ 1,655,022,967	\$ 1,655,022,967	\$ 1,655,022,967	\$ 1,655,022,967	\$ 0.00612154	\$ -	\$ -
26		2049	2050	\$ 1,904,222	\$ -	\$ 1,904,222	\$ 23,146,919	\$ 1,843,585,773	\$ 1,843,585,773	\$ 1,843,585,773	\$ 1,843,585,773	\$ 0.00612154	\$ -	\$ -
27		2050	2051	\$ 1,980,391	\$ -	\$ 1,980,391	\$ 25,127,310	\$ 2,044,585,567	\$ 2,044,585,567	\$ 2,044,585,567	\$ 2,044,585,567	\$ 0.00612154	\$ -	\$ -
28		2051	2052	\$ 2,059,607	\$ -	\$ 2,059,607	\$ 27,186,917	\$ 2,258,715,608	\$ 2,258,715,608	\$ 2,258,715,608	\$ 2,258,715,608	\$ 0.00612154	\$ -	\$ -
29		2052	2053	\$ 2,141,991	\$ -	\$ 2,141,991	\$ 29,328,908	\$ 2,486,704,714	\$ 2,486,704,714	\$ 2,486,704,714	\$ 2,486,704,714	\$ 0.00612154	\$ -	\$ -
30		2053	2054	\$ 2,227,671	\$ -	\$ 2,227,671	\$ 31,556,579	\$ 2,729,319,005	\$ 2,729,319,005	\$ 2,729,319,005	\$ 2,729,319,005	\$ 0.00612154	\$ -	\$ -
31		2054	2055	\$ 2,361,764	\$ -	\$ 2,361,764	\$ 33,918,343	\$ 2,987,363,711	\$ 2,987,363,711	\$ 2,987,363,711	\$ 2,987,363,711	\$ 0.00612154	\$ -	\$ -
32		2055	2056	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,264,720,903	\$ 3,264,720,903	\$ 3,264,720,903	\$ 3,264,720,903	\$ 0.00612154	\$ -	\$ -
33		2056	2057	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,395,309,739	\$ 3,395,309,739	\$ 3,395,309,739	\$ 3,395,309,739	\$ 0.00612154	\$ -	\$ -
34		2057	2058	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,531,122,128	\$ 3,531,122,128	\$ 3,531,122,128	\$ 3,531,122,128	\$ 0.00612154	\$ -	\$ -
35		2058	2059	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,672,367,013	\$ 3,672,367,013	\$ 3,672,367,013	\$ 3,672,367,013	\$ 0.00612154	\$ -	\$ -
36		2059	2060	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,819,261,694	\$ 3,819,261,694	\$ 3,819,261,694	\$ 3,819,261,694	\$ 0.00612154	\$ -	\$ -
37		2060	2061	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 3,972,032,162	\$ 3,972,032,162	\$ 3,972,032,162	\$ 3,972,032,162	\$ 0.00612154	\$ -	\$ -
38		2061	2062	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 4,130,913,448	\$ 4,130,913,448	\$ 4,130,913,448	\$ 4,130,913,448	\$ 0.00612154	\$ -	\$ -
39		2062	2063	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 4,296,149,986	\$ 4,296,149,986	\$ 4,296,149,986	\$ 4,296,149,986	\$ 0.00612154	\$ -	\$ -
40		2063	2064	\$ -	\$ -	\$ -	\$ 33,918,343	\$ 4,467,995,986	\$ 4,467,995,986	\$ 4,467,995,986	\$ 4,467,995,986	\$ 0.00612154	\$ -	\$ -

WILLDAN			City								Total				
			City Total AV Tax Revenue		City TIRZ Revenue			City AV Revenue Net of TIRZ							
Zone	Year	Appraisal Year	Fiscal Year	TIRZ										Total Annual AV Revenue Net of TIRZ	Cumulative AV Revenue Net of TIRZ
				Annual AV Revenue	Cumulative AV Revenue	Participation Rate	Annual TIRZ Revenue	Cumulative TIRZ Revenue	Annual Net Revenue	Cumulative Net Revenue	Total Annual TIRZ Revenue	Cumulative TIRZ Revenue			
Base		2023	2024	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2024	2025	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2	2025	2026	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2026	2027	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2027	2028	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	5	2028	2029	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	6	2029	2030	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	7	2030	2031	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	8	2031	2032	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	9	2032	2033	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	10	2033	2034	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	11	2034	2035	\$ -	\$ -	\$ 0.0020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	12	2035	2036	\$ 433,402	\$ 433,402	\$ 0.0020	\$ 141,599	\$ 141,599	\$ 291,803	\$ 291,803	\$ 141,599	\$ 141,599	\$ 291,803	\$ 291,803	\$ 291,803
	13	2036	2037	\$ 905,445	\$ 1,338,847	\$ 0.0020	\$ 295,823	\$ 437,422	\$ 609,623	\$ 901,426	\$ 295,823	\$ 437,422	\$ 609,623	\$ 901,426	\$ 901,426
	14	2037	2038	\$ 1,414,559	\$ 2,753,406	\$ 0.0020	\$ 462,158	\$ 899,580	\$ 952,401	\$ 1,853,826	\$ 462,158	\$ 899,580	\$ 952,401	\$ 1,853,826	\$ 1,853,826
	15	2038	2039	\$ 1,962,953	\$ 4,716,358	\$ 0.0020	\$ 641,326	\$ 1,540,906	\$ 1,321,626	\$ 3,175,453	\$ 641,326	\$ 1,540,906	\$ 1,321,626	\$ 3,175,453	\$ 3,175,453
	16	2039	2040	\$ 2,552,955	\$ 7,269,313	\$ 0.0020	\$ 834,089	\$ 2,374,995	\$ 1,718,866	\$ 4,894,318	\$ 834,089	\$ 2,374,995	\$ 1,718,866	\$ 4,894,318	\$ 4,894,318
	17	2040	2041	\$ 3,187,016	\$ 10,456,329	\$ 0.0020	\$ 1,041,246	\$ 3,416,241	\$ 2,145,769	\$ 7,040,088	\$ 1,041,246	\$ 3,416,241	\$ 2,145,769	\$ 7,040,088	\$ 7,040,088
	18	2041	2042	\$ 3,867,718	\$ 14,324,047	\$ 0.0020	\$ 1,263,642	\$ 4,679,883	\$ 2,604,076	\$ 9,644,163	\$ 1,263,642	\$ 4,679,883	\$ 2,604,076	\$ 9,644,163	\$ 9,644,163
	19	2042	2043	\$ 4,591,638	\$ 18,915,684	\$ 0.0020	\$ 1,500,158	\$ 6,180,041	\$ 3,091,480	\$ 12,735,643	\$ 1,500,158	\$ 6,180,041	\$ 3,091,480	\$ 12,735,643	\$ 12,735,643
	20	2043	2044	\$ 5,367,283	\$ 24,282,967	\$ 0.0020	\$ 1,753,573	\$ 7,933,614	\$ 3,613,710	\$ 16,349,353	\$ 1,753,573	\$ 7,933,614	\$ 3,613,710	\$ 16,349,353	\$ 16,349,353
	21	2044	2045	\$ 6,197,633	\$ 30,480,600	\$ 0.0020	\$ 2,024,861	\$ 9,958,474	\$ 4,172,772	\$ 20,522,125	\$ 2,024,861	\$ 9,958,474	\$ 4,172,772	\$ 20,522,125	\$ 20,522,125
	22	2045	2046	\$ 7,085,824	\$ 37,566,423	\$ 0.0020	\$ 2,315,046	\$ 12,273,520	\$ 4,770,777	\$ 25,292,903	\$ 2,315,046	\$ 12,273,520	\$ 4,770,777	\$ 25,292,903	\$ 25,292,903
	23	2046	2047	\$ 8,035,153	\$ 45,601,576	\$ 0.0020	\$ 2,625,206	\$ 14,898,727	\$ 5,409,947	\$ 30,702,849	\$ 2,625,206	\$ 14,898,727	\$ 5,409,947	\$ 30,702,849	\$ 30,702,849
	24	2047	2048	\$ 9,049,092	\$ 54,650,668	\$ 0.0020	\$ 2,956,476	\$ 17,855,202	\$ 6,092,616	\$ 36,795,466	\$ 2,956,476	\$ 17,855,202	\$ 6,092,616	\$ 36,795,466	\$ 36,795,466
	25	2048	2049	\$ 10,131,289	\$ 64,781,957	\$ 0.0020	\$ 3,310,046	\$ 21,165,248	\$ 6,821,243	\$ 43,616,709	\$ 3,310,046	\$ 21,165,248	\$ 6,821,243	\$ 43,616,709	\$ 43,616,709
	26	2049	2050	\$ 11,285,584	\$ 76,067,541	\$ 0.0020	\$ 3,687,172	\$ 24,852,420	\$ 7,598,413	\$ 51,215,122	\$ 3,687,172	\$ 24,852,420	\$ 7,598,413	\$ 51,215,122	\$ 51,215,122
	27	2050	2051	\$ 12,516,012	\$ 88,583,554	\$ 0.0020	\$ 4,089,171	\$ 28,941,591	\$ 8,426,841	\$ 59,641,963	\$ 4,089,171	\$ 28,941,591	\$ 8,426,841	\$ 59,641,963	\$ 59,641,963
	28	2051	2052	\$ 13,826,818	\$ 102,410,372	\$ 0.0020	\$ 4,517,431	\$ 33,459,022	\$ 9,309,387	\$ 68,951,349	\$ 4,517,431	\$ 33,459,022	\$ 9,309,387	\$ 68,951,349	\$ 68,951,349
	29	2052	2053	\$ 15,222,462	\$ 117,632,834	\$ 0.0020	\$ 4,973,409	\$ 38,432,432	\$ 10,249,053	\$ 79,200,402	\$ 4,973,409	\$ 38,432,432	\$ 10,249,053	\$ 79,200,402	\$ 79,200,402
	30	2053	2054	\$ 16,707,635	\$ 134,340,470	\$ 0.0020	\$ 5,458,638	\$ 43,891,070	\$ 11,248,997	\$ 90,449,400	\$ 5,458,638	\$ 43,891,070	\$ 11,248,997	\$ 90,449,400	\$ 90,449,400
	31	2054	2055	\$ 18,287,266	\$ 152,627,736	\$ 0.0020	\$ 5,974,727	\$ 49,865,797	\$ 12,312,539	\$ 102,761,939	\$ 5,974,727	\$ 49,865,797	\$ 12,312,539	\$ 102,761,939	\$ 102,761,939
	32	2055	2056	\$ 19,985,120	\$ 172,612,856	\$ 0.0020	\$ 6,529,442	\$ 56,395,239	\$ 13,455,678	\$ 116,217,617	\$ 6,529,442	\$ 56,395,239	\$ 13,455,678	\$ 116,217,617	\$ 116,217,617
	33	2056	2057	\$ 20,784,524	\$ 193,397,380	\$ 0.0020	\$ 6,790,619	\$ 63,185,858	\$ 13,993,905	\$ 130,211,522	\$ 6,790,619	\$ 63,185,858	\$ 13,993,905	\$ 130,211,522	\$ 130,211,522
	34	2057	2058	\$ 21,615,905	\$ 215,013,285	\$ 0.0020	\$ 7,062,244	\$ 70,248,103	\$ 14,553,661	\$ 144,765,183	\$ 7,062,244	\$ 70,248,103	\$ 14,553,661	\$ 144,765,183	\$ 144,765,183
	35	2058	2059	\$ 22,480,542	\$ 237,493,827	\$ 0.0020	\$ 7,344,734	\$ 77,592,837	\$ 15,135,808	\$ 159,900,990	\$ 7,344,734	\$ 77,592,837	\$ 15,135,808	\$ 159,900,990	\$ 159,900,990
	36	2059	2060	\$ 23,379,763	\$ 260,873,590	\$ -	\$ -	\$ 77,592,837	\$ 23,379,763	\$ 183,280,753	\$ -	\$ 77,592,837	\$ 23,379,763	\$ 183,280,753	\$ 183,280,753
	37	2060	2061	\$ 24,314,954	\$ 285,188,544	\$ -	\$ -	\$ 77,592,837	\$ 24,314,954	\$ 207,595,707	\$ -	\$ 77,592,837	\$ 24,314,954	\$ 207,595,707	\$ 207,595,707
	38	2061	2062	\$ 25,287,552	\$ 310,476,096	\$ -	\$ -	\$ 77,592,837	\$ 25,287,552	\$ 232,883,259	\$ -	\$ 77,592,837	\$ 25,287,552	\$ 232,883,259	\$ 232,883,259
	39	2062	2063	\$ 26,299,054	\$ 336,775,150	\$ -	\$ -	\$ 77,592,837	\$ 26,299,054	\$ 259,182,313	\$ -	\$ 77,592,837	\$ 26,299,054	\$ 259,182,313	\$ 259,182,313
	40	2063	2064	\$ 27,351,016	\$ 364,126,166	\$ -	\$ -	\$ 77,592,837	\$ 27,351,016	\$ 286,533,329	\$ -	\$ 77,592,837	\$ 27,351,016	\$ 286,533,329	\$ 286,533,329



		Fiscal		Cumulative		Actual		Total Annual		Total Annual		Cumulative	
Zone	Year	Appraisal Year	Year	Annual Credit	Credit	Payments	Payments	Permit	Cumulative	Sales Tax	Revenue	Sales Tax	Revenue
				Payments	Payments			Revenue	Permit Revenue	Revenue		Revenue	
Base		2023	2024					\$ -	\$ -	-		-	
1		2024	2025	\$ -	\$ -			\$ -	\$ -	-		-	
2		2025	2026	\$ -	\$ -			\$ -	\$ -	-		-	
3		2026	2027	\$ -	\$ -			\$ -	\$ -	-		-	
4		2027	2028	\$ -	\$ -			\$ -	\$ -	-		-	
5		2028	2029	\$ -	\$ -			\$ -	\$ -	-		-	
6		2029	2030	\$ -	\$ -			\$ -	\$ -	-		-	
7		2030	2031	\$ -	\$ -			\$ -	\$ -	-		-	
8		2031	2032	\$ -	\$ -			\$ -	\$ -	-		-	
9		2032	2033	\$ -	\$ -			\$ -	\$ -	-		-	
10		2033	2034	\$ -	\$ -			\$ -	\$ -	-		-	
11		2034	2035	\$ -	\$ -			\$ 1,057,347	\$ 1,057,347	-		-	
12		2035	2036	\$ -	\$ -			\$ 1,110,317	\$ 2,167,664	29,124		29,124	
13		2036	2037	\$ 141,599	\$ 141,599			\$ 1,154,730	\$ 3,322,394	60,873		89,997	
14		2037	2038	\$ 295,823	\$ 437,422			\$ 1,200,919	\$ 4,523,313	95,115		185,112	
15		2038	2039	\$ 462,158	\$ 899,580			\$ 1,248,956	\$ 5,772,269	131,998		317,110	
16		2039	2040	\$ 641,326	\$ 1,540,906			\$ 1,298,914	\$ 7,071,183	171,681		488,791	
17		2040	2041	\$ 834,089	\$ 2,374,995			\$ 1,350,871	\$ 8,422,053	214,326		703,117	
18		2041	2042	\$ 1,041,246	\$ 3,416,241			\$ 1,391,397	\$ 9,813,450	260,109		963,226	
19		2042	2043	\$ 1,263,642	\$ 4,679,883			\$ 1,447,053	\$ 11,260,502	308,839		1,272,065	
20		2043	2044	\$ 1,500,158	\$ 6,180,041			\$ 1,504,935	\$ 12,765,437	361,051		1,633,116	
21		2044	2045	\$ 1,753,573	\$ 7,933,614			\$ 1,565,132	\$ 14,330,569	416,946		2,050,062	
22		2045	2046	\$ 2,024,861	\$ 9,958,474			\$ 1,627,737	\$ 15,958,306	476,736		2,526,798	
23		2046	2047	\$ 2,315,046	\$ 12,273,520			\$ 1,692,847	\$ 17,651,153	540,641		3,067,439	
24		2047	2048	\$ 2,625,206	\$ 14,898,727			\$ 1,760,561	\$ 19,411,714	608,896		3,676,334	
25		2048	2049	\$ 2,956,476	\$ 17,855,202			\$ 1,830,983	\$ 21,242,697	681,746		4,358,080	
26		2049	2050	\$ 3,310,046	\$ 21,165,248			\$ 1,904,222	\$ 23,146,919	759,450		5,117,530	
27		2050	2051	\$ 3,687,172	\$ 24,852,420			\$ 1,980,391	\$ 25,127,310	842,279		5,959,809	
28		2051	2052	\$ 4,089,171	\$ 28,941,591			\$ 2,059,607	\$ 27,186,917	930,520		6,890,328	
29		2052	2053	\$ 4,517,431	\$ 33,459,022			\$ 2,141,991	\$ 29,328,908	1,024,472		7,914,801	
30		2053	2054	\$ 4,973,409	\$ 38,432,432			\$ 2,227,671	\$ 31,556,579	1,124,452		9,039,252	
31		2054	2055	\$ 5,458,638	\$ 43,891,070			\$ 2,361,764	\$ 33,918,343	1,230,791		10,270,043	
32		2055	2056	\$ 5,974,727	\$ 49,865,797			\$ -	\$ 33,918,343	1,345,077		11,615,120	
33		2056	2057	\$ 6,529,442	\$ 56,395,239			\$ -	\$ 33,918,343	1,398,880		13,014,000	
34		2057	2058	\$ 6,790,619	\$ 63,185,858			\$ -	\$ 33,918,343	1,454,835		14,468,835	
35		2058	2059	\$ 7,062,244	\$ 70,248,103			\$ -	\$ 33,918,343	1,513,028		15,981,863	
36		2059	2060	\$ 7,344,734	\$ 77,592,837			\$ -	\$ 33,918,343	1,573,549		17,555,412	
37		2060	2061	\$ -	\$ 77,592,837			\$ -	\$ 33,918,343	1,636,491		19,191,904	
38		2061	2062	\$ -	\$ 77,592,837			\$ -	\$ 33,918,343	1,701,951		20,893,855	
39		2062	2063	\$ -	\$ 77,592,837			\$ -	\$ 33,918,343	1,770,029		22,663,884	
40		2063	2064	\$ -	\$ 77,592,837			\$ -	\$ 33,918,343	1,840,830		24,504,715	

			Assessed Value Information					General Fund						
Zone	Appraisal Year	Fiscal Year						Value Change/Year	Total Value of Base Year Improvements	AV of New Construction This Year	Total Taxable Value	GF Cost of Service		Cumulative EDUs
			Inflation	New EDUs										
Base	2023	2024	16.0%	\$ 501,205	\$ -	\$ -	0%	-	-	\$ 3,332	-	-	\$ 1,504	\$ -
1	2024	2025	4.0%	\$ 521,253	\$ -	\$ -	4.0%	-	-	\$ 3,465	-	-	\$ 1,564	\$ -
2	2025	2026	4.0%	\$ 542,103	\$ -	\$ -	4.0%	-	-	\$ 3,604	-	-	\$ 1,627	\$ -
3	2026	2027	4.0%	\$ 563,787	\$ -	\$ -	4.0%	-	-	\$ 3,748	-	-	\$ 1,692	\$ -
4	2027	2028	4.0%	\$ 586,339	\$ -	\$ -	4.0%	-	-	\$ 3,898	-	-	\$ 1,759	\$ -
5	2028	2029	4.0%	\$ 609,793	\$ -	\$ -	4.0%	-	-	\$ 4,053	-	-	\$ 1,830	\$ -
6	2029	2030	4.0%	\$ 634,184	\$ -	\$ -	4.0%	-	-	\$ 4,216	-	-	\$ 1,903	\$ -
7	2030	2031	4.0%	\$ 659,552	\$ -	\$ -	4.0%	-	-	\$ 4,384	-	-	\$ 1,979	\$ -
8	2031	2032	4.0%	\$ 685,934	\$ -	\$ -	4.0%	-	-	\$ 4,560	-	-	\$ 2,058	\$ -
9	2032	2033	4.0%	\$ 713,371	\$ -	\$ -	4.0%	-	-	\$ 4,742	-	-	\$ 2,141	\$ -
10	2033	2034	4.0%	\$ 741,906	\$ -	\$ -	4.0%	-	-	\$ 4,932	-	-	\$ 2,226	\$ -
11	2034	2035	4.0%	\$ 771,582	\$ -	\$ -	4.0%	-	-	\$ 5,129	-	-	\$ 2,315	\$ -
12	2035	2036	4.0%	\$ 802,445	\$ 70,799,492	\$ 70,799,492	4.0%	103	103	\$ 5,334	549,410	549,410	\$ 2,408	\$ 248,008
13	2036	2037	4.0%	\$ 834,543	\$ 74,279,890	\$ 147,911,362	4.0%	104	207	\$ 5,547	1,148,320	1,697,730	\$ 2,504	\$ 518,361
14	2037	2038	4.0%	\$ 867,925	\$ 77,251,085	\$ 231,078,901	4.0%	104	311	\$ 5,769	1,794,264	3,491,994	\$ 2,604	\$ 809,945
15	2038	2039	4.0%	\$ 902,642	\$ 80,341,129	\$ 320,663,186	4.0%	104	415	\$ 6,000	2,490,046	5,982,040	\$ 2,708	\$ 1,124,026
16	2039	2040	4.0%	\$ 938,748	\$ 83,554,774	\$ 417,044,488	4.0%	104	519	\$ 6,240	3,238,620	9,220,660	\$ 2,817	\$ 1,461,938
17	2040	2041	4.0%	\$ 976,297	\$ 86,896,965	\$ 520,623,232	4.0%	104	623	\$ 6,490	4,043,095	13,263,755	\$ 2,930	\$ 1,825,085
18	2041	2042	4.0%	\$ 1,015,349	\$ 90,372,843	\$ 631,821,005	4.0%	104	727	\$ 6,749	4,906,747	18,170,502	\$ 3,047	\$ 2,214,944
19	2042	2043	4.0%	\$ 1,055,963	\$ 92,984,978	\$ 750,078,823	4.0%	103	830	\$ 7,019	5,826,003	23,996,506	\$ 3,169	\$ 2,629,904
20	2043	2044	4.0%	\$ 1,098,202	\$ 96,704,377	\$ 876,786,353	4.0%	103	933	\$ 7,300	6,810,949	30,807,454	\$ 3,295	\$ 3,074,516
21	2044	2045	4.0%	\$ 1,142,130	\$ 100,572,552	\$ 1,012,430,359	4.0%	103	1,036	\$ 7,592	7,865,368	38,672,822	\$ 3,427	\$ 3,550,489
22	2045	2046	4.0%	\$ 1,187,815	\$ 104,595,454	\$ 1,157,523,028	4.0%	103	1,139	\$ 7,896	8,993,244	47,666,066	\$ 3,564	\$ 4,059,621
23	2046	2047	4.0%	\$ 1,235,328	\$ 108,779,273	\$ 1,312,603,222	4.0%	103	1,242	\$ 8,212	10,198,765	57,864,831	\$ 3,707	\$ 4,603,802
24	2047	2048	4.0%	\$ 1,284,741	\$ 113,130,443	\$ 1,478,237,794	4.0%	103	1,345	\$ 8,540	11,486,338	69,351,169	\$ 3,855	\$ 5,185,023
25	2048	2049	4.0%	\$ 1,336,130	\$ 117,655,661	\$ 1,655,022,967	4.0%	103	1,448	\$ 8,882	12,860,600	82,211,769	\$ 4,009	\$ 5,805,376
26	2049	2050	4.0%	\$ 1,389,576	\$ 122,361,888	\$ 1,843,585,773	4.0%	103	1,551	\$ 9,237	14,326,424	96,538,193	\$ 4,170	\$ 6,467,060
27	2050	2051	4.0%	\$ 1,445,159	\$ 127,256,363	\$ 2,044,585,567	4.0%	103	1,654	\$ 9,606	15,888,937	112,427,130	\$ 4,336	\$ 7,172,391
28	2051	2052	4.0%	\$ 1,502,965	\$ 132,346,618	\$ 2,258,715,608	4.0%	103	1,757	\$ 9,991	17,553,529	129,980,659	\$ 4,510	\$ 7,923,801
29	2052	2053	4.0%	\$ 1,563,084	\$ 137,640,482	\$ 2,486,704,714	4.0%	103	1,860	\$ 10,390	19,325,866	149,306,525	\$ 4,690	\$ 8,723,847
30	2053	2054	4.0%	\$ 1,625,607	\$ 143,146,102	\$ 2,729,319,005	4.0%	103	1,963	\$ 10,806	21,211,904	170,518,429	\$ 4,878	\$ 9,575,220
31	2054	2055	4.0%	\$ 1,690,631	\$ 148,871,946	\$ 2,987,363,711	4.0%	103	2,066	\$ 11,238	23,217,904	193,736,333	\$ 5,073	\$ 10,480,744
32	2055	2056	4.0%	\$ 1,758,257	\$ 157,862,644	\$ 3,264,720,903	4.0%	105	2,171	\$ 11,688	25,373,820	219,110,154	\$ 5,276	\$ 11,453,942
33	2056	2057	4.0%	\$ 1,828,587	\$ -	\$ 3,395,309,739	4.0%	-	2,171	\$ 12,155	26,388,773	245,498,927	\$ 5,487	\$ 11,912,099
34	2057	2058	4.0%	\$ 1,901,730	\$ -	\$ 3,531,122,128	4.0%	-	2,171	\$ 12,641	27,444,324	272,943,251	\$ 5,706	\$ 12,388,583
35	2058	2059	4.0%	\$ 1,977,800	\$ -	\$ 3,672,367,013	4.0%	-	2,171	\$ 13,147	28,542,097	301,485,348	\$ 5,935	\$ 12,884,126
36	2059	2060	4.0%	\$ 2,056,912	\$ -	\$ 3,819,261,694	4.0%	-	2,171	\$ 13,673	29,683,781	331,169,128	\$ 6,172	\$ 13,399,492
37	2060	2061	4.0%	\$ 2,139,188	\$ -	\$ 3,972,032,162	4.0%	-	2,171	\$ 14,220	30,871,132	362,040,260	\$ 6,419	\$ 13,935,471
38	2061	2062	4.0%	\$ 2,224,755	\$ -	\$ 4,130,913,448	4.0%	-	2,171	\$ 14,789	32,105,977	394,146,238	\$ 6,676	\$ 14,492,890
39	2062	2063	4.0%	\$ 2,313,746	\$ -	\$ 4,296,149,986	4.0%	-	2,171	\$ 15,380	33,390,216	427,536,454	\$ 6,943	\$ 15,072,606
40	2063	2064	4.0%	\$ 2,406,296	\$ -	\$ 4,467,995,986	4.0%	-	2,171	\$ 15,995	34,725,825	462,262,279	\$ 7,220	\$ 15,675,510



WILLDAN			Cost of Service													
				Public Safety												
			GF M&O Supported	Total Public Safety			Annual M&O		Cumulative M&O							
Zone	Appraisal	Fiscal	Cumulative Cost of Service	Cost of Service/EDU (Service Area)	Annual Total Public Safety COS (This Area)	Cumulative Total Public Safety COS	M&O Supported Public Safety Cost of Service/EDU	Supported Public Safety Cost of Service	Supported Public Safety Cost of Service	Public Safety Equivalent Tax Rate (PSETR)	PSETR as % of Total	M&O Tax Rate	Debt Tax Rate	Total Tax Rate		
Base	2023	2024	\$ -	\$ 1,181	\$ -	\$ -	\$ 562	\$ -	\$ -	-	-	0.315878	0.296276	0.612154		
1	2024	2025	\$ -	\$ 1,228	\$ -	\$ -	\$ 585	\$ -	\$ -	-	-	0.309756	0.3023975	0.612154		
2	2025	2026	\$ -	\$ 1,277	\$ -	\$ -	\$ 608	\$ -	\$ -	-	-	0.303635	0.3085191	0.612154		
3	2026	2027	\$ -	\$ 1,328	\$ -	\$ -	\$ 632	\$ -	\$ -	-	-	0.297513	0.3146406	0.612154		
4	2027	2028	\$ -	\$ 1,382	\$ -	\$ -	\$ 658	\$ -	\$ -	-	-	0.291392	0.3207622	0.612154		
5	2028	2029	\$ -	\$ 1,437	\$ -	\$ -	\$ 684	\$ -	\$ -	-	-	0.28527	0.3268837	0.612154		
6	2029	2030	\$ -	\$ 1,494	\$ -	\$ -	\$ 711	\$ -	\$ -	-	-	0.279149	0.3330052	0.612154		
7	2030	2031	\$ -	\$ 1,554	\$ -	\$ -	\$ 740	\$ -	\$ -	-	-	0.273027	0.3391268	0.612154		
8	2031	2032	\$ -	\$ 1,616	\$ -	\$ -	\$ 769	\$ -	\$ -	-	-	0.266906	0.3452483	0.612154		
9	2032	2033	\$ -	\$ 1,681	\$ -	\$ -	\$ 800	\$ -	\$ -	-	-	0.260784	0.3513699	0.612154		
10	2033	2034	\$ -	\$ 1,748	\$ -	\$ -	\$ 832	\$ -	\$ -	-	-	0.254663	0.3574914	0.612154		
11	2034	2035	\$ -	\$ 1,818	\$ -	\$ -	\$ 865	\$ -	\$ -	-	-	0.248541	0.3636129	0.612154		
12	2035	2036	\$ 248,008	\$ 1,891	\$ 194,751	\$ 194,751	\$ 900	\$ 92,691	\$ 92,691	\$ 0.27507	44.9%	0.24242	0.3697345	0.612154		
13	2036	2037	\$ 766,369	\$ 1,966	\$ 407,049	\$ 601,801	\$ 936	\$ 193,733	\$ 286,424	\$ 0.27520	45.0%	0.236298	0.375856	0.612154		
14	2037	2038	\$ 1,576,313	\$ 2,045	\$ 636,020	\$ 1,237,820	\$ 973	\$ 302,711	\$ 589,135	\$ 0.27524	45.0%	0.24242	0.3697345	0.612154		
15	2038	2039	\$ 2,700,340	\$ 2,127	\$ 882,656	\$ 2,120,476	\$ 1,012	\$ 420,096	\$ 1,009,231	\$ 0.27526	45.0%	0.248541	0.3636129	0.612154		
16	2039	2040	\$ 4,162,278	\$ 2,212	\$ 1,148,006	\$ 3,268,482	\$ 1,053	\$ 546,388	\$ 1,555,619	\$ 0.27527	45.0%	0.254663	0.3574914	0.612154		
17	2040	2041	\$ 5,987,363	\$ 2,300	\$ 1,433,171	\$ 4,701,654	\$ 1,095	\$ 682,111	\$ 2,237,730	\$ 0.27528	45.0%	0.260784	0.3513699	0.612154		
18	2041	2042	\$ 8,202,307	\$ 2,392	\$ 1,739,313	\$ 6,440,967	\$ 1,139	\$ 827,818	\$ 3,065,548	\$ 0.27529	45.0%	0.266906	0.3452483	0.612154		
19	2042	2043	\$ 10,832,211	\$ 2,488	\$ 2,065,165	\$ 8,506,132	\$ 1,184	\$ 982,906	\$ 4,048,454	\$ 0.27533	45.0%	0.273027	0.3391268	0.612154		
20	2043	2044	\$ 13,906,726	\$ 2,588	\$ 2,414,303	\$ 10,920,435	\$ 1,232	\$ 1,149,076	\$ 5,197,530	\$ 0.27536	45.0%	0.279149	0.3330052	0.612154		
21	2044	2045	\$ 17,457,215	\$ 2,691	\$ 2,788,067	\$ 13,708,502	\$ 1,281	\$ 1,326,967	\$ 6,524,497	\$ 0.27538	45.0%	0.28527	0.3268837	0.612154		
22	2045	2046	\$ 21,516,836	\$ 2,799	\$ 3,187,869	\$ 16,896,371	\$ 1,332	\$ 1,517,251	\$ 8,041,749	\$ 0.27540	45.0%	0.291392	0.3207622	0.612154		
23	2046	2047	\$ 26,120,639	\$ 2,911	\$ 3,615,195	\$ 20,511,566	\$ 1,385	\$ 1,720,635	\$ 9,762,384	\$ 0.27542	45.0%	0.297513	0.3146406	0.612154		
24	2047	2048	\$ 31,305,662	\$ 3,027	\$ 4,071,606	\$ 24,583,172	\$ 1,441	\$ 1,937,862	\$ 11,700,245	\$ 0.27544	45.0%	0.303635	0.3085191	0.612154		
25	2048	2049	\$ 37,111,038	\$ 3,148	\$ 4,558,746	\$ 29,141,918	\$ 1,498	\$ 2,169,714	\$ 13,869,959	\$ 0.27545	45.0%	0.309756	0.3023975	0.612154		
26	2049	2050	\$ 43,578,098	\$ 3,274	\$ 5,078,342	\$ 34,220,260	\$ 1,558	\$ 2,417,013	\$ 16,286,972	\$ 0.27546	45.0%	0.315878	0.296276	0.612154		
27	2050	2051	\$ 50,750,488	\$ 3,405	\$ 5,632,212	\$ 39,852,472	\$ 1,621	\$ 2,680,625	\$ 18,967,596	\$ 0.27547	45.0%	0.322	0.2901545	0.612154		
28	2051	2052	\$ 58,674,289	\$ 3,541	\$ 6,222,266	\$ 46,074,738	\$ 1,686	\$ 2,961,458	\$ 21,929,055	\$ 0.27548	45.0%	0.328121	0.2840329	0.612154		
29	2052	2053	\$ 67,398,137	\$ 3,683	\$ 6,850,513	\$ 52,925,251	\$ 1,753	\$ 3,260,469	\$ 25,189,524	\$ 0.27549	45.0%	0.334243	0.2779114	0.612154		
30	2053	2054	\$ 76,973,357	\$ 3,830	\$ 7,519,064	\$ 60,444,315	\$ 1,823	\$ 3,578,663	\$ 28,768,187	\$ 0.27549	45.0%	0.340364	0.2717898	0.612154		
31	2054	2055	\$ 87,454,101	\$ 3,984	\$ 8,230,139	\$ 68,674,454	\$ 1,896	\$ 3,917,096	\$ 32,685,283	\$ 0.27550	45.0%	0.346486	0.2656683	0.612154		
32	2055	2056	\$ 98,908,042	\$ 4,143	\$ 8,994,354	\$ 77,668,808	\$ 1,972	\$ 4,280,821	\$ 36,966,104	\$ 0.27550	45.0%	0.352607	0.2595468	0.612154		
33	2056	2057	\$ 110,820,141	\$ 4,309	\$ 9,354,129	\$ 87,022,937	\$ 2,051	\$ 4,452,054	\$ 41,418,157	\$ 0.27550	45.0%	0.358729	0.2534252	0.612154		
34	2057	2058	\$ 123,208,724	\$ 4,481	\$ 9,728,294	\$ 96,751,230	\$ 2,133	\$ 4,630,136	\$ 46,048,293	\$ 0.27550	45.0%	0.36485	0.2473037	0.612154		
35	2058	2059	\$ 136,092,851	\$ 4,660	\$ 10,117,425	\$ 106,868,656	\$ 2,218	\$ 4,815,341	\$ 50,863,634	\$ 0.27550	45.0%	0.370972	0.2411821	0.612154		
36	2059	2060	\$ 149,492,342	\$ 4,847	\$ 10,522,123	\$ 117,390,778	\$ 2,307	\$ 5,007,955	\$ 55,871,589	\$ 0.27550	45.0%	0.377093	0.2350606	0.612154		
37	2060	2061	\$ 163,427,814	\$ 5,041	\$ 10,943,007	\$ 128,333,786	\$ 2,399	\$ 5,208,273	\$ 61,079,862	\$ 0.27550	45.0%	0.383215	0.2289391	0.612154		
38	2061	2062	\$ 177,920,704	\$ 5,242	\$ 11,380,728	\$ 139,714,514	\$ 2,495	\$ 5,416,604	\$ 66,496,466	\$ 0.27550	45.0%	0.389336	0.2228175	0.612154		
39	2062	2063	\$ 192,993,309	\$ 5,452	\$ 11,835,957	\$ 151,550,470	\$ 2,595	\$ 5,633,268	\$ 72,129,734	\$ 0.27550	45.0%	0.395458	0.216696	0.612154		
40	2063	2064	\$ 208,668,819	\$ 5,670	\$ 12,309,395	\$ 163,859,865	\$ 2,699	\$ 5,858,599	\$ 77,988,332	\$ 0.27550	45.0%	0.40158	0.2105744	0.612154		

			AV Tax Information					Net AV Tax Revenue Calculations					
Zone	Appraisal	Fiscal	M&O Tax	Cumulative	I&S Tax	Cumulative I&S	Total AV	Annual M&O	Cumulative M&O	Annual TIRZ	Annual GF M&O	Net Revenue	Net Revenue
Year	Year	Year	Revenue	M&O Revenue	Revenue	Revenue	Revenue	Revenue Less Public	Revenue Less Public	Revenue	Tax Revenue	Available to	Available to
								Safety Expense	Safety Expense		Net of TIRZ	General Fund	General Fund
												(Annual)	(Cumulative)
Base	2023	2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2024	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2025	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	2026	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	2027	2028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	2028	2029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	2029	2030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	2030	2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	2031	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	2032	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	2033	2034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	2034	2035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,057,347	1,057,347
12	2035	2036	\$ 171,632	\$ 171,632	\$ 261,770	\$ 261,770	\$ 433,402	\$ (23,120)	\$ (23,120)	\$ 141,599	\$ 30,033	\$ 1,076,783	\$ 2,134,130
13	2036	2037	\$ 349,512	\$ 521,143	\$ 555,934	\$ 817,704	\$ 905,445	\$ (57,538)	\$ (80,657)	\$ 295,823	\$ 53,689	\$ 1,075,558	\$ 3,209,689
14	2037	2038	\$ 560,180	\$ 1,081,324	\$ 854,378	\$ 1,672,082	\$ 1,414,559	\$ (75,839)	\$ (156,497)	\$ 462,158	\$ 98,023	\$ 1,091,346	\$ 4,301,034
15	2038	2039	\$ 796,980	\$ 1,878,303	\$ 1,165,973	\$ 2,838,055	\$ 1,962,953	\$ (85,676)	\$ (242,173)	\$ 641,326	\$ 155,653	\$ 1,116,511	\$ 5,417,546
16	2039	2040	\$ 1,062,056	\$ 2,940,360	\$ 1,490,898	\$ 4,328,953	\$ 2,552,955	\$ (85,950)	\$ (328,122)	\$ 834,089	\$ 227,967	\$ 1,152,174	\$ 6,569,720
17	2040	2041	\$ 1,357,703	\$ 4,298,063	\$ 1,829,313	\$ 6,158,266	\$ 3,187,016	\$ (75,469)	\$ (403,591)	\$ 1,041,246	\$ 316,456	\$ 1,199,542	\$ 7,769,262
18	2041	2042	\$ 1,686,366	\$ 5,984,429	\$ 2,181,351	\$ 8,339,618	\$ 3,867,718	\$ (52,947)	\$ (456,538)	\$ 1,263,642	\$ 422,724	\$ 1,246,411	\$ 9,015,673
19	2042	2043	\$ 2,047,919	\$ 8,032,348	\$ 2,543,718	\$ 10,883,336	\$ 4,591,638	\$ (17,246)	\$ (473,784)	\$ 1,500,158	\$ 547,762	\$ 1,320,747	\$ 10,336,420
20	2043	2044	\$ 2,447,538	\$ 10,479,886	\$ 2,919,744	\$ 13,803,080	\$ 5,367,283	\$ 33,235	\$ (440,549)	\$ 1,753,573	\$ 693,966	\$ 1,410,875	\$ 11,747,296
21	2044	2045	\$ 2,888,163	\$ 13,368,049	\$ 3,309,470	\$ 17,112,550	\$ 6,197,633	\$ 100,096	\$ (340,453)	\$ 2,024,861	\$ 863,302	\$ 1,518,413	\$ 13,265,709
22	2045	2046	\$ 3,372,928	\$ 16,740,977	\$ 3,712,896	\$ 20,825,446	\$ 7,085,824	\$ 185,058	\$ (155,394)	\$ 2,315,046	\$ 1,057,882	\$ 1,645,103	\$ 14,910,812
23	2046	2047	\$ 3,905,170	\$ 20,646,147	\$ 4,129,983	\$ 24,955,429	\$ 8,035,153	\$ 289,975	\$ 134,581	\$ 2,625,206	\$ 1,279,964	\$ 1,792,816	\$ 16,703,628
24	2047	2048	\$ 4,488,446	\$ 25,134,593	\$ 4,560,646	\$ 29,516,075	\$ 9,049,092	\$ 416,840	\$ 551,421	\$ 2,956,476	\$ 1,531,971	\$ 1,963,565	\$ 18,667,193
25	2048	2049	\$ 5,126,541	\$ 30,261,134	\$ 5,004,749	\$ 34,520,823	\$ 10,131,289	\$ 567,795	\$ 1,119,216	\$ 3,310,046	\$ 1,816,495	\$ 2,159,510	\$ 20,826,703
26	2049	2050	\$ 5,823,482	\$ 36,084,616	\$ 5,462,102	\$ 39,982,926	\$ 11,285,584	\$ 745,140	\$ 1,864,356	\$ 3,687,172	\$ 2,136,310	\$ 2,382,969	\$ 23,209,673
27	2050	2051	\$ 6,583,556	\$ 42,668,172	\$ 5,932,456	\$ 45,915,382	\$ 12,516,012	\$ 951,344	\$ 2,815,700	\$ 4,089,171	\$ 2,494,385	\$ 2,636,431	\$ 25,846,103
28	2051	2052	\$ 7,411,322	\$ 50,079,494	\$ 6,415,496	\$ 52,330,878	\$ 13,826,818	\$ 1,189,056	\$ 4,004,756	\$ 4,517,431	\$ 2,893,891	\$ 2,922,559	\$ 28,768,663
29	2052	2053	\$ 8,311,627	\$ 58,391,121	\$ 6,910,835	\$ 59,241,713	\$ 15,222,462	\$ 1,461,114	\$ 5,465,870	\$ 4,973,409	\$ 3,338,218	\$ 3,244,211	\$ 32,012,874
30	2053	2054	\$ 9,289,624	\$ 67,680,745	\$ 7,418,012	\$ 66,659,725	\$ 16,707,635	\$ 1,770,559	\$ 7,236,430	\$ 5,458,638	\$ 3,830,986	\$ 3,604,445	\$ 35,617,319
31	2054	2055	\$ 10,350,788	\$ 78,031,533	\$ 7,936,478	\$ 74,596,203	\$ 18,287,266	\$ 2,120,649	\$ 9,357,079	\$ 5,974,727	\$ 4,376,061	\$ 4,051,519	\$ 39,668,838
32	2055	2056	\$ 11,511,642	\$ 89,543,175	\$ 8,473,477	\$ 83,069,681	\$ 19,985,120	\$ 2,517,288	\$ 11,874,367	\$ 6,529,442	\$ 4,982,200	\$ 2,046,456	\$ 41,715,295
33	2056	2057	\$ 12,179,953	\$ 101,723,128	\$ 8,604,571	\$ 91,674,252	\$ 20,784,524	\$ 2,825,825	\$ 14,700,192	\$ 6,790,619	\$ 5,389,334	\$ 2,336,160	\$ 44,051,455
34	2057	2058	\$ 12,883,310	\$ 114,606,439	\$ 8,732,595	\$ 100,406,847	\$ 21,615,905	\$ 3,155,017	\$ 17,855,208	\$ 7,062,244	\$ 5,821,066	\$ 2,645,765	\$ 46,697,220
35	2058	2059	\$ 13,623,448	\$ 128,229,887	\$ 8,857,093	\$ 109,263,940	\$ 22,480,542	\$ 3,506,023	\$ 21,361,231	\$ 7,344,734	\$ 6,278,714	\$ 2,976,401	\$ 49,673,622
36	2059	2060	\$ 14,402,184	\$ 142,632,071	\$ 8,977,579	\$ 118,241,520	\$ 23,379,763	\$ 3,880,061	\$ 25,241,292	\$ -	\$ 14,402,184	\$ 10,967,779	\$ 60,641,400
37	2060	2061	\$ 15,221,421	\$ 157,853,491	\$ 9,093,533	\$ 127,335,053	\$ 24,314,954	\$ 4,278,413	\$ 29,519,705	\$ -	\$ 15,221,421	\$ 11,649,639	\$ 72,291,040
38	2061	2062	\$ 16,083,153	\$ 173,936,644	\$ 9,204,399	\$ 136,539,452	\$ 25,287,552	\$ 4,702,425	\$ 34,222,131	\$ -	\$ 16,083,153	\$ 12,368,500	\$ 84,659,540
39	2062	2063	\$ 16,989,470	\$ 190,926,114	\$ 9,309,584	\$ 145,849,036	\$ 26,299,054	\$ 5,153,513	\$ 39,375,644	\$ -	\$ 16,989,470	\$ 13,126,231	\$ 97,785,771
40	2063	2064	\$ 17,942,559	\$ 208,868,673	\$ 9,408,458	\$ 155,257,493	\$ 27,351,016	\$ 5,633,164	\$ 45,008,807	\$ -	\$ 17,942,559	\$ 13,924,790	\$ 111,710,561



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EDC
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Melissa Thomas, Interim EDC Director
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Consider and act upon an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Bissett)

Action Requested:

Consider and act upon an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Bissett)

Background Information:

On July 31, 1995, the Texas Secretary of State's office approved the original Articles of Incorporation of Celina Economic Development Corporation (CEDC). On November 25, 1996, the Texas Secretary of State's office approved an Amended and Restated Articles of Incorporation of Celina Economic Development Corporation. The amendment to the Amended and Restated Articles of Incorporation expands the Board of Directors to a seven-person board from a five-person board. The CEDC Board of Directors selected Juan Martinez to serve as CEDC Board Secretary at the February 6, 2024, CEDC Board Meeting. The naming of a CEDC Board Secretary was a step required to amend the CEDC Articles of Incorporation.

Legal Review:

CEDC Attorney has reviewed and approved.

Supporting Documents:

1. EDC - Articles of Incorporation
2. Celina EDC - Type A - Amendment to Amended and Restated Articles of Incorporation 02072024_Redacted

Financial Consideration:

N/A

Staff Recommendation:

CEDC Board has recommended approval.

CELINA ECONOMIC DEVELOPMENT CORPORATION

AMENDMENT TO THE AMENDED AND RESTATED ARTICLES OF INCORPORATION

February 13, 2024



BACKGROUND

- On July 31, 1995, the Texas Secretary of State's office approved the original Articles of Incorporation of CEDC.
- On November 25, 1996, the Texas Secretary of State's office approved an Amended and Restated Articles of Incorporation of Celina Economic Development Corporation.
- The CEDC Board of Directors selected Juan Martinez to serve as CEDC Board Secretary at the February 6, 2024, CEDC Board Meeting.
- **The amendment to the Amended and Restated Articles of Incorporation expands the Board of Directors to a seven-person board from a five-person board.**
- CEDC Board recommends approval.



QUESTIONS?

**AMENDMENT
TO
AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
CELINA ECONOMIC DEVELOPMENT CORPORATION**

The Celina Economic Development Corporation (hereinafter referred to as the “CEDC”) is Type A economic development corporation, operating pursuant to the provisions of Chapters 504 of the Texas Local Government Code, as amended, adopts the following Amendment to its Amended and Restated Articles of Incorporation:

WHEREAS, the CEDC was incorporated as a Section 4A economic development corporation, now referred to as a Type A economic development corporation, operating pursuant to the provisions of Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, on July 31, 1995, the Texas Secretary of State’s office approved the original Articles of Incorporation of Celina Economic Development Corporation; and

WHEREAS, on November 25, 1996, the Texas Secretary of State’s office approved an Amended and Restated Articles of Incorporation of Celina Economic Development Corporation; and

WHEREAS, consistent with Section 504.051 of the Texas Local Government Code, the City Council of the City of Celina, Texas, finds and determines that the Article IX of the Amended and Restated Articles of Incorporation of the CEDC should be amended as herein contained.

**SECTION ONE
NAME**

The name of the corporation is the “Celina Economic Development Corporation.”

**SECTION TWO
AMENDMENT**

- (a) **Amendment.** That Article IX of the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation is hereby amended to read as follows:

“ARTICLE IX

The qualifications, manner of selection, duties, terms (except as set forth below with respect to initial terms), and other matters relating to the Board of Directors shall be provided in the bylaws. The Board of Directors shall consist of seven (7) persons. The Board of Directors shall consist of the following persons at the following addresses, and their respective terms shall expire as follows:

Names of Director:

Street Address:

Clint Bissett

[REDACTED]

Sandra Martinez

[REDACTED]

Bill Webber

[REDACTED]

Juan Martinez

[REDACTED]

Matt Featherstone

[REDACTED]

Luke Thigpen

[REDACTED]

Andrew Donaldson

[REDACTED]

SECTION THREE

The amendment was adopted in the following manner:

The amendments were approved at a meeting of the Board of Directors of the Celina Economic Development Corporation on **February 6, 2024**, and received the vote of a majority of the City Council of the City of Celina, Texas, at its meeting held on **February 13, 2024**.

**CELINA ECONOMIC DEVELOPMENT
CORPORATION**

a Texas non-profit corporation,

Clint Bissett, CEDC President

Juan Martinez, CEDC Secretary

VERIFICATION

Before me, the undersigned authority, on this day personally appeared Clint Bissett, President, who, after being duly sworn, stated under oath that he is President of the Celina Economic Development Corporation, a Texas non-profit corporation, that he has read the above and foregoing Amendment to Amended and Restated Articles of Incorporation, and that to the best of his knowledge the statements made therein are true and correct.

SUBSCRIBED AND SWORN TO on this the ____ day of _____, 2024.

NOTARY PUBLIC, State of Texas

Commission expires: _____



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Brandy O'Keefe, Downtown Manager
CC: Robert Ranc, City Manager
Date: February 13, 2024
Re: Approval of Fire Station #3 Mural Artist and Design Concept

Action Requested:

Consider and act upon a Resolution selecting an artist and their mural concept to appear on Celina Fire Station #3 located at 4400 FM1385 (Satarino)

Background Information:

In September 2023, the Celina City Council approved by Resolution the 2023 Arts and Culture Master Plan as a strategic guide to help with planning and decision-making regarding arts and culture as a driver to improve quality of life, increase tourism and support local economic development in Celina. The enhancement of Celina Fire Station #3 through public art is deemed beneficial for community engagement and aesthetic improvement. After the City Council approved the pilot Public Art Selection Process on September 12, 2023, the selection panel was seated by November 9th. Following that, the panel reviewed the artist's submissions, narrowing down to two semi-finalists. This was followed by video interviews with the semi-finalists, after which Odessa Helm and her concept were unanimously chosen. Therefore, the five member Celina Public Art Selection Panel recommends naming Odessa Helm as the artist for the creation of a mural on Celina Fire Station #3. Attached is the concept for Council review and consideration for approval.

Legal Review:

N/A

Supporting Documents:

1. Fire Station #3 Public Art Selection
2. RESOLUTION - Fire Station #3 Mural

Financial Consideration:

N/A

Staff Recommendation:

The Public Art Selection Panel recommends approval of the artist and concept for the mural at Celina Fire Station #3

FIRE STATION #3 PUBLIC ART SELECTION

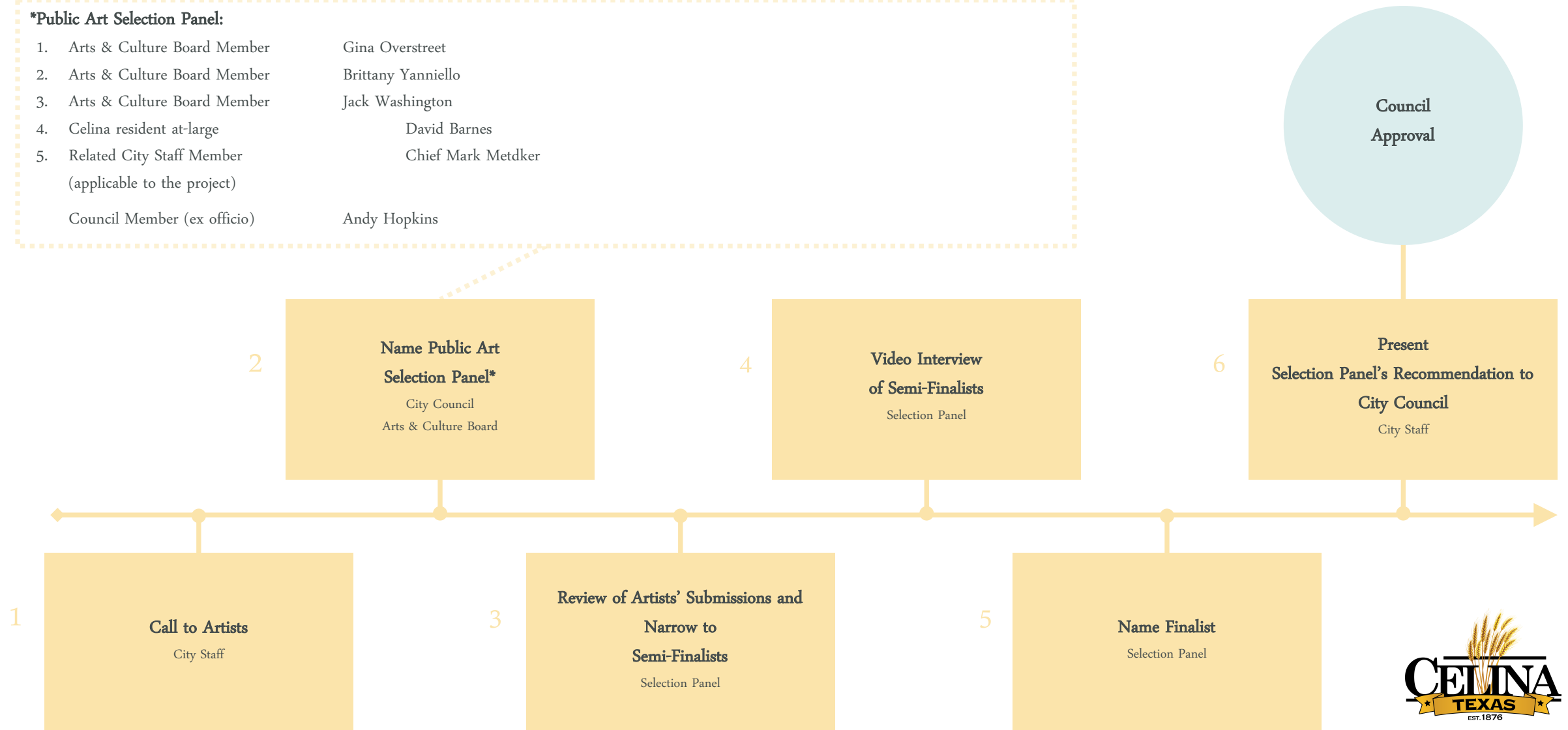
February 13, 2024



FIRE STATION #3 PUBLIC ART SELECTION

***Public Art Selection Panel:**

- | | |
|---|--------------------|
| 1. Arts & Culture Board Member | Gina Overstreet |
| 2. Arts & Culture Board Member | Brittany Yanniello |
| 3. Arts & Culture Board Member | Jack Washington |
| 4. Celina resident at-large | David Barnes |
| 5. Related City Staff Member
(applicable to the project) | Chief Mark Metdker |
| Council Member (ex officio) | Andy Hopkins |



RECOMMENDED ARTIST & CONCEPT

Odessa Helm



- Completed more than **100 murals**
- Sizes ranging from **100 sqft to 2,000 sqft**
- Proven track record of delivering high-quality work **on time and within budget**
- Multiple certifications that allow her to perform the job as **safely** as possible (such as an OSHA 10) and uses various equipment and supplies made to ensure the **mural will last**
- Strives to create pieces that are not only beautiful but that also **convey a deeper message or emotion**

RECOMMENDED ARTIST & CONCEPT



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, APPROVING THE SELECTION OF ODESSA HELM AND THEIR
MURAL CONCEPT TO APPEAR ON CELINA FIRE STATION #3
LOCATED AT 4400 FM1385.**

WHEREAS, in September of 2023, the Celina City Council approved by Ordinance No. 2023-69R, the establishment of the Arts and Culture Board; and

WHEREAS, the Arts and Culture Board promote and encourage public and private art programs, articulating the history, values, and vision of the community by enhancing the aesthetics of the City of Celina's civic infrastructure, commissioning artwork, and creating hands-on encounters with art; and

WHEREAS, in September 2023, the Celina City Council approved by Resolution the 2023 Arts and Culture Master Plan as a strategic guide to help with planning and decision-making regarding arts and culture as a driver to improve quality of life, increase tourism and support local economic development in Celina; and

WHEREAS, the Arts and Culture Master Plan provides a strategy and vision for the systematic selection of pieces of art and locations of art to be included in public spaces; and

WHEREAS, the enhancement of Celina Fire Station #3 through public art is deemed beneficial for community engagement and aesthetic improvement; and

WHEREAS, after careful consideration by a five member Celina Public Art Selection Panel, it is their recommendation to name Odessa Helm the artist for the creation of a mural on Celina Fire Station #3; and

WHEREAS, the submitted mural design concept by Odessa Helm has been reviewed and is deemed fitting for the designated space.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1: That Odessa Helm is hereby approved to create a mural at Celina Fire Station #3 located at 4400 FM1385 and endorses the proposed mural design concept.

Section 2: That this Resolution shall become effective immediately from and after its passage.

[REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK]

DULY RESOLVED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of February, 2024.

Ryan Tubbs, MAYOR

Attest:

Susie Quinn, Interim City Secretary