



Life Connected.

**TIRZ #11 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 13, 2022
4:45 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. MINUTES APPROVAL:

A. TIRZ #11 Board – Regular Meeting – September 13, 2022, 4:45 PM

III. ACTION ITEMS:

- A. Consider and act upon a Resolution of the Board of Directors for TIRZ #11, City of Celina, Texas, approving and recommending the Final Amended Project and Financing Plan to the City Council. (Stovall)
- B. Consider and act upon a Resolution of the Board of Directors for TIRZ #11, City of Celina, Texas, approving and recommending distribution from the TIRZ Fund for the Downtown Patio Project. (Stovall)

IV. 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.

“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: Thursday, December 8, 2022 at 5:00 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Lauren Field, TRMC
City Secretary

Date Notice Removed



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**TIRZ #11 DOWNTOWN REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 13, 2022
4:45 PM
MINUTES**

I. CALL TO ORDER:

| Attendee Name | Organization | Title | Status | Arrived |
|------------------|----------------|--------------|---------|---------|
| Sean Terry | City of Celina | Mayor | Present | |
| Jay Pierce | City of Celina | Place 2 | Present | |
| Tony Griggs | City of Celina | Place 6 | Present | |
| Andy Hopkins | City of Celina | Place 3 | Present | |
| Mindy Koehne | City of Celina | Place 5 | Present | |
| Philip Ferguson | City of Celina | Place 1 | Present | |
| Wendie Wigginton | City of Celina | Place 4 | Present | |
| Susan Fletcher | City of Celina | Board Member | Present | |

Mayor Terry called the meeting to order at 4:55 p.m.

II. MINUTES APPROVAL:

A. TIRZ #11 Downtown - Regular Meeting – September 13, 2022, 4:45 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Wendie Wigginton, Place 4
AYES: Terry, Pierce, Hopkins, Steiner, Wigginton, Anderson, Koehne, Fletcher
ABSENT:

III. ACTION ITEMS:

A. Consider and make a recommendation concerning an agreement by and between the City of Celina and David Pettit Economic Development, LLC, for Tax Increment Reinvestment Zone (TIRZ) consulting services for TRIZ #11 in the amount not to exceed \$23,000.

RESULT: APPROVED [UNANIMOUS]
MOVER: Susan Fletcher
SECONDER: Mindy Koehne, Place 5
AYES: Terry, Pierce, Hopkins, Steiner, Wigginton, Anderson, Koehne, Fletcher
ABSENT:

- B. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone (TRIZ) #11 project expenditures; providing a severability clause; and providing an effective date.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wendie Wigginton, Place 4
SECONDER: Jay Pierce, Place 2
AYES: Terry, Pierce, Hopkins, Steiner, Wigginton, Anderson, Koehne, Fletcher
ABSENT:

IV. ADJOURNMENT:

There being no further comments Mayor Terry adjourned the meeting at 4:59 p.m.

Board Chair

City Secretary

Date Minutes Approved



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Administration
City of Celina, Texas

Memorandum

To: **Tax Increment Reinvestment Zone #11 Board**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: December 13, 2022
Re: TIRZ #11 Final Amended PFP

Action Requested:

Consider and act upon a Resolution of the Board of Directors for TIRZ #11, City of Celina, Texas, approving and recommending the Final Amended Project and Financing Plan to the City Council. (Stovall)

Background Information:

On December 12, 2017, City Council approved Ordinance No. 2017-136 establishing Tax Increment Reinvestment Zone (TIRZ) #11. City Council adopted the Downtown Master Plan on January 8, 2019, to reflect the vision of the community for Downtown Celina and to establish guidelines and considerations for the future growth of the community.

This item recommends that the TIRZ #11 Board accept the Final and Amended Project and Financing Plan for TIRZ #11.

Legal Review:

Completed

Supporting Documents:

Resolution
Final and Amended Project and Financing Plan for Reinvestment Zone #11
Presentation

Staff Recommendation:

Staff recommends for approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

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

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

WHEREAS, at the public hearing on December 12, 2017, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on December 12, 2017, the City Council approved Ordinance No. 2017-136, establishing Reinvestment Zone Number Eleven, City of Celina, Texas (the "Zone"); and

WHEREAS, on January 9, 2018, the Board of Directors for Reinvestment Zone Number Eleven, City of Celina, Texas (the "Board"), met to consider and recommend to the City Council of the City the Final Project and Reinvestment Zone Financing Plan; and

WHEREAS, on January 9, 2018, the City Council approved Ordinance No. 2018-03, approving the Final Project and Reinvestment Zone Financing Plan; and

WHEREAS, pursuant to Section 311.011(e) the Board of Directors of the zone at any time may adopt an amendment to the project plan consistent with the requirements and limitations of 311.011. The amendment takes effect on approval by the governing body of the municipality that created the zone. That approval must be by ordinance; and

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, now desires to amend the Final Project and Reinvestment Zone Financing Plan to update the zoning and project costs for Reinvestment Zone Number Eleven, City of Celina, Texas; and

WHEREAS, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the "Amended Final Project and Finance Plan"), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act; and

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

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

SECTION 2. SUFFICIENCY. The Amended Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone, (7) the current total appraised value of taxable real property in the zone, (8) the estimated captured appraised valued of the zone during each year of its existence, and (9) the duration of the zone.

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

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

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

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

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, THIS THE 13th DAY OF DECEMBER, 2022.

Board Chair Person

ATTEST:

Lauren Field, City Secretary

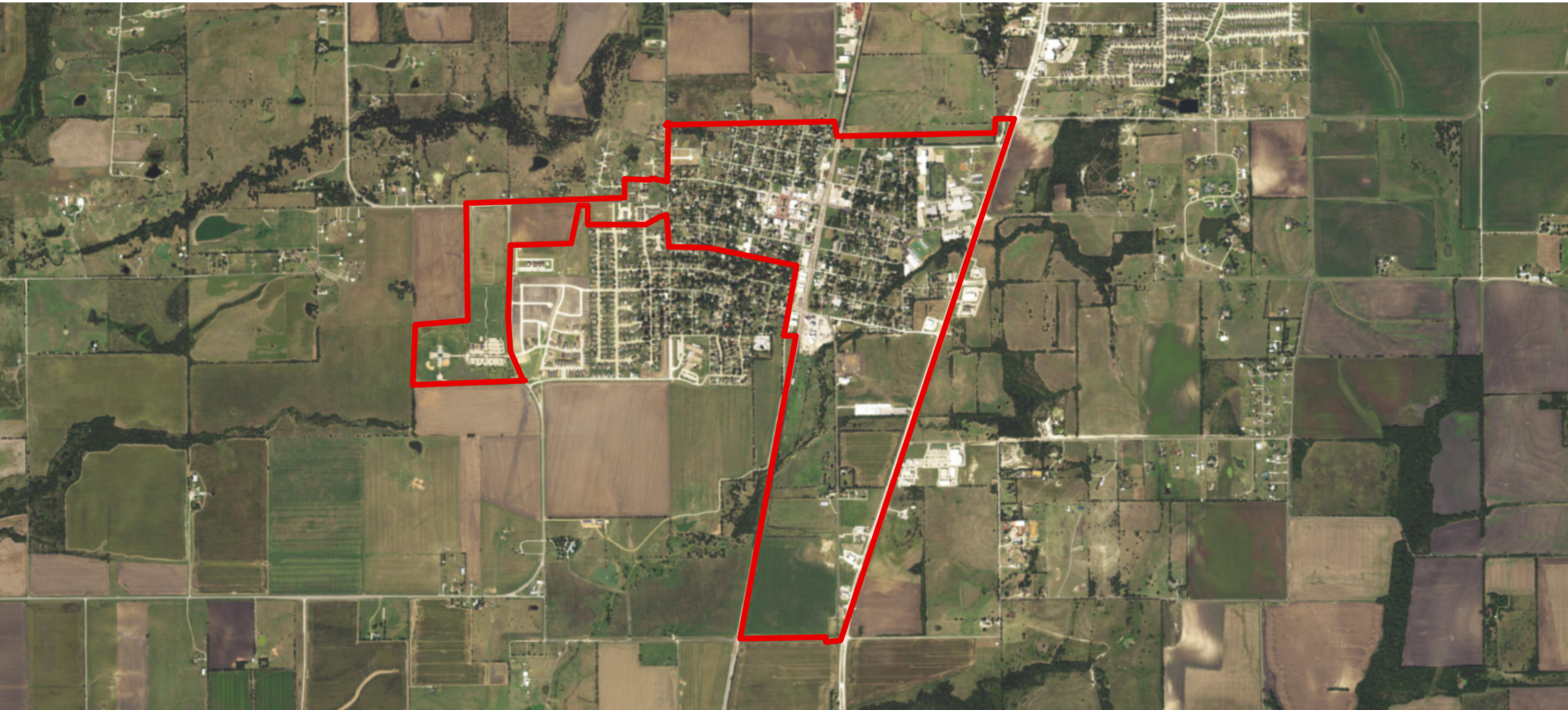
APPROVED AS TO FORM:

Julie Fort, Attorney for the City

Exhibit A
Amended Final Reinvestment Zone Project Plan and Financing Plan

City of Celina TIRZ Number Eleven

City of Celina Tax Increment Reinvestment Zone #11



| | | |
|----------|-------------------------------------|-----------|
| 1 | Introduction..... | 1 |
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| 5 | Project Plan | 11 |
| 6 | Financial Feasibility Analysis..... | 12 |
| 7 | Terms and Conditions..... | 33 |

DISCLAIMER

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

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

Creating a Reinvestment Zone

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

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

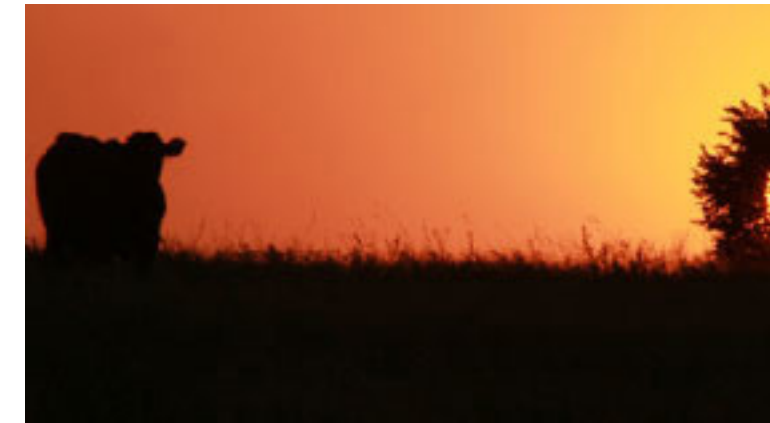
- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

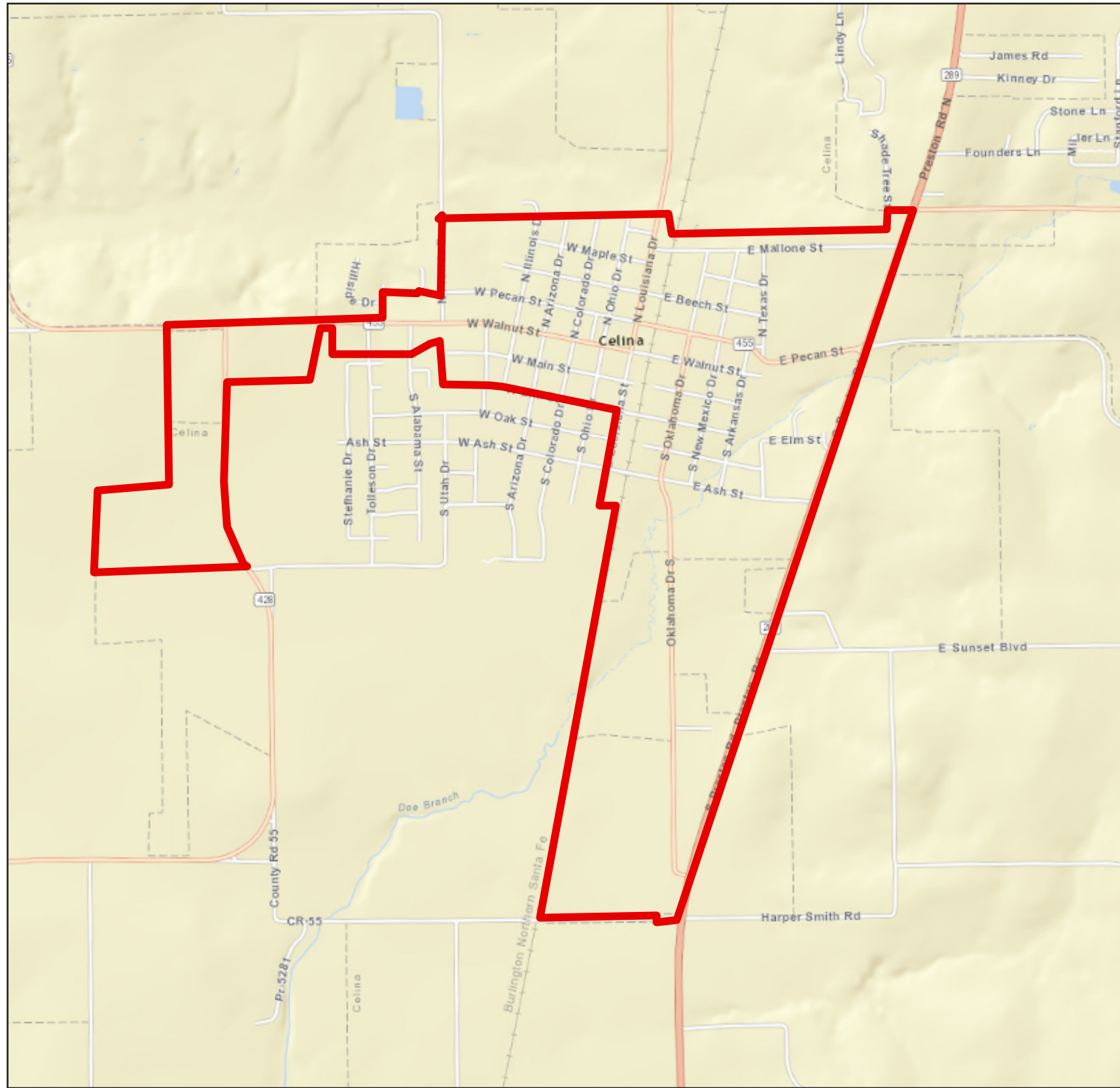
(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



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

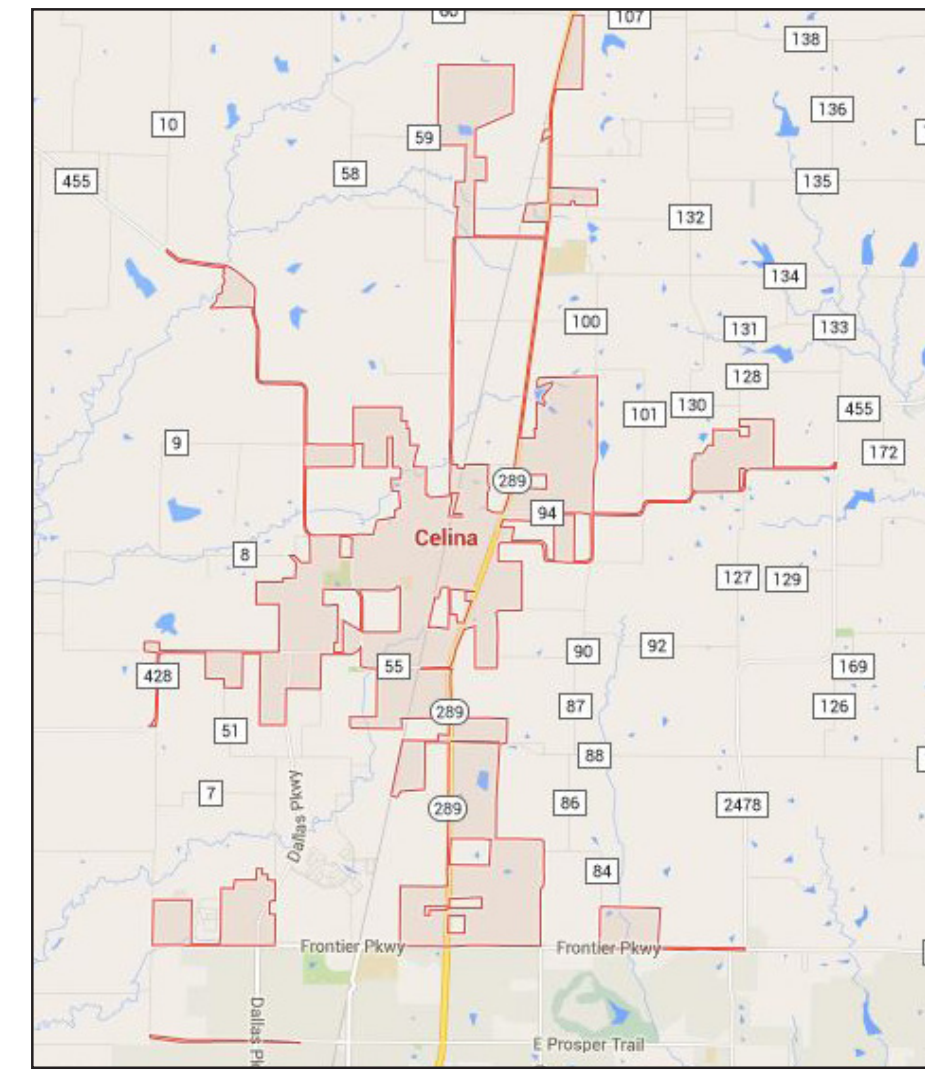




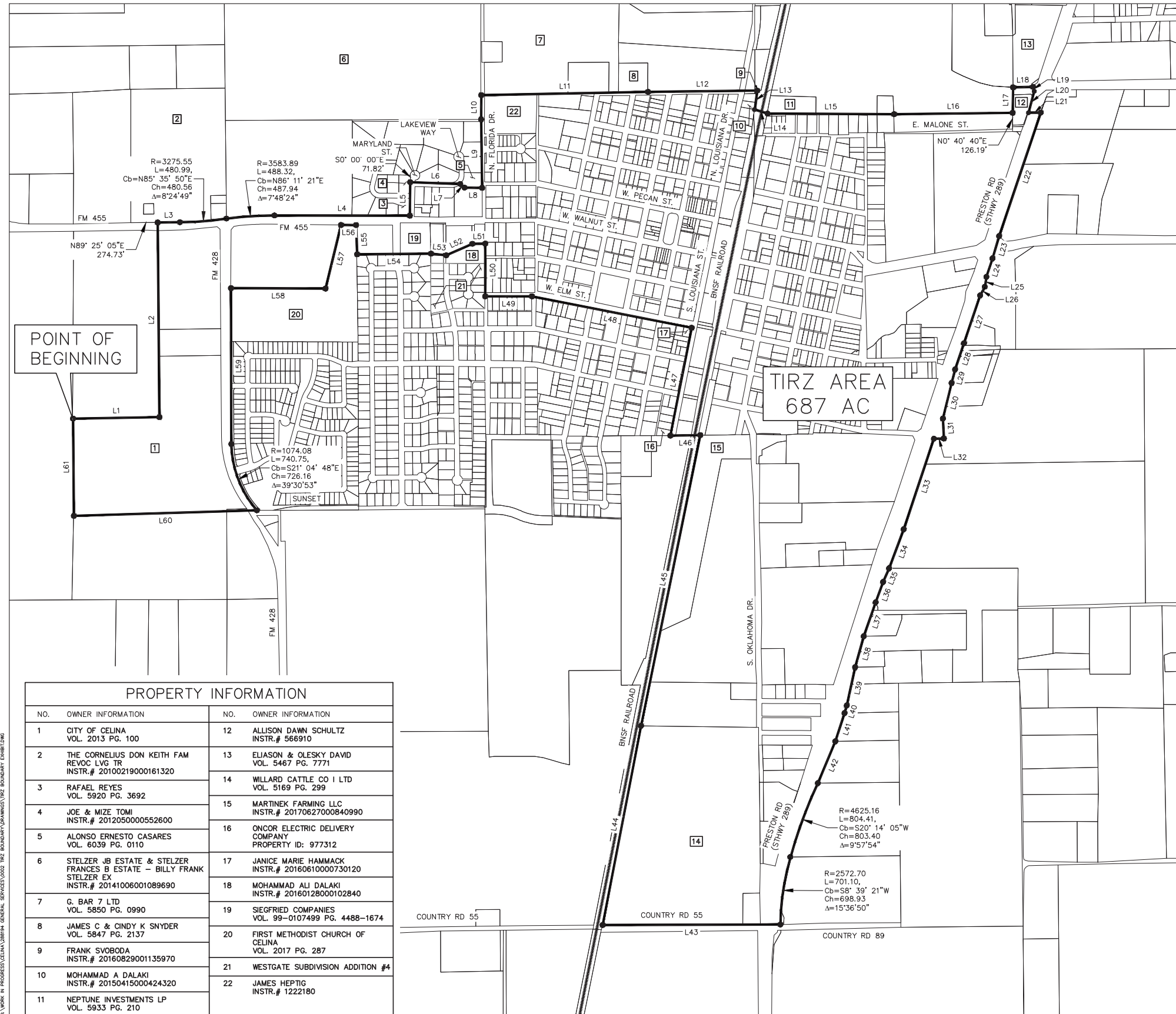
Tax Increment Reinvestment Zone Number Eleven, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Eleven (TIRZ #11) was created on December 12, 2017, and is approximately 687 acres and is located near the intersection of Preston Road and FM-455.

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining high development standards within the City. The TIRZ supports these developments through the contribution of 100% of the City of Celina's real property increment and 25% of its sales tax increment generated within the zone. Collin County contributes 50% of its real property increment to the zone, subject to an interlocal agreement. Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Legal TIRZ Boundary Map

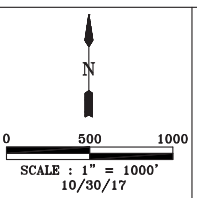


| Line # | Length | Direction |
|--------|---------|---------------|
| L1 | 883.07 | N89° 01' 57"E |
| L2 | 1989.93 | N0° 30' 35"W |
| L3 | 226.68 | N89° 21' 23"E |
| L4 | 1383.04 | S89° 54' 27"E |
| L5 | 341.95 | N0° 41' 01"E |
| L6 | 511.92 | S87° 59' 17"E |
| L7 | 57.05 | S48° 23' 57"E |
| L8 | 180.85 | S89° 19' 01"E |
| L9 | 700.10 | N0° 52' 05"W |
| L10 | 248.21 | N0° 20' 22"E |
| L11 | 1704.48 | N88° 53' 45"E |
| L12 | 1115.97 | N89° 19' 17"E |
| L13 | 195.54 | S7° 18' 32"W |
| L14 | 135.64 | S72° 33' 12"E |
| L15 | 1294.09 | S89° 43' 00"E |
| L16 | 1210.58 | N89° 21' 07"E |
| L17 | 260.61 | N1° 00' 31"E |
| L18 | 203.51 | N88° 44' 48"E |
| L19 | 46.79 | S14° 45' 44"E |
| L20 | 225.61 | S14° 39' 23"W |
| L21 | 125.12 | N89° 21' 58"E |
| L22 | 1332.01 | S18° 37' 28"W |
| L23 | 238.91 | S16° 35' 57"W |
| L24 | 198.35 | S18° 26' 38"W |
| L25 | 101.98 | S7° 15' 38"W |
| L26 | 101.98 | S30° 01' 53"W |
| L27 | 516.48 | S18° 40' 47"W |
| L28 | 282.14 | S18° 40' 25"W |
| L29 | 144.72 | S14° 13' 12"W |
| L30 | 373.74 | S13° 51' 21"W |
| L31 | 203.91 | S3° 11' 24"E |

| Line # | Length | Direction |
|--------|---------|---------------|
| L32 | 103.10 | S89° 24' 00"W |
| L33 | 975.47 | S18° 23' 29"W |
| L34 | 426.61 | S20° 31' 56"W |
| L35 | 152.81 | S23° 38' 35"W |
| L36 | 221.64 | S20° 02' 53"W |
| L37 | 366.55 | S19° 17' 07"W |
| L38 | 329.23 | S15° 41' 32"W |
| L39 | 399.98 | S12° 13' 02"W |
| L40 | 81.71 | S16° 44' 46"W |
| L41 | 303.38 | S18° 05' 02"W |
| L42 | 463.39 | S22° 35' 33"W |
| L43 | 1815.86 | S89° 51' 20"W |
| L44 | 2072.47 | N10° 55' 04"E |
| L45 | 3033.08 | N11° 30' 14"E |
| L46 | 305.61 | S89° 02' 36"W |
| L47 | 1123.87 | N11° 11' 09"E |
| L48 | 1663.70 | N78° 52' 16"W |
| L49 | 476.80 | N89° 59' 46"W |
| L50 | 538.99 | N0° 04' 28"W |
| L51 | 131.06 | S89° 09' 40"W |
| L52 | 291.72 | S66° 15' 34"W |
| L53 | 155.93 | N83° 47' 43"W |
| L54 | 755.05 | S89° 25' 55"W |
| L55 | 299.85 | N2° 13' 25"W |
| L56 | 152.64 | N89° 44' 44"W |
| L57 | 669.13 | S13° 42' 35"W |
| L58 | 965.77 | N89° 43' 33"W |
| L59 | 1593.65 | S0° 06' 32"E |
| L60 | 1869.99 | S88° 17' 14"W |
| L61 | 993.73 | N0° 32' 52"W |

| PROPERTY INFORMATION | | | |
|----------------------|---|-----|---|
| NO. | OWNER INFORMATION | NO. | OWNER INFORMATION |
| 1 | CITY OF CELINA VOL. 2013 PG. 100 | 12 | ALLISON DAWN SCHULTZ INSTR.# 566910 |
| 2 | THE CORNELIUS DON KEITH FAM REVOC LVG TR INSTR.# 20100219000161320 | 13 | ELIASON & OLESKY DAVID VOL. 5467 PG. 7771 |
| 3 | RAFAEL REYES VOL. 5920 PG. 3692 | 14 | WILLARD CATTLE CO I LTD VOL. 5169 PG. 299 |
| 4 | JOE & MIZE TOMI INSTR.# 2012050000552600 | 15 | MARTINEK FARMING LLC INSTR.# 20170627000840990 |
| 5 | ALONSO ERNESTO CASARES VOL. 6039 PG. 0110 | 16 | ONCOR ELECTRIC DELIVERY COMPANY PROPERTY ID: 977312 |
| 6 | STELZER JB ESTATE & STELZER FRANCES B ESTATE - BILLY FRANK STELZER EX INSTR.# 20141006001089690 | 17 | JANICE MARIE HAMMACK INSTR.# 20160610000730120 |
| 7 | G. BAR 7 LTD VOL. 5850 PG. 0990 | 18 | MOHAMMAD ALI DALAKI INSTR.# 20160128000102840 |
| 8 | JAMES C & GINDY K SNYDER VOL. 5847 PG. 2137 | 19 | SIEGFRIED COMPANIES VOL. 99-0107499 PG. 4488-1674 |
| 9 | FRANK SVOBODA INSTR.# 20160829001135970 | 20 | FIRST METHODIST CHURCH OF CELINA VOL. 2017 PG. 287 |
| 10 | MOHAMMAD A DALAKI INSTR.# 20150415000424320 | 21 | WESTGATE SUBDIVISION ADDITION #4 |
| 11 | NEPTUNE INVESTMENTS LP VOL. 5933 PG. 210 | 22 | JAMES HEPTIG INSTR.# 1222180 |

- NOTES:
- THE DEED INFORMATION SHOWN IS BASED ON INFORMATION RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.).
 - PARCEL BOUNDARY INFORMATION ACQUIRED FROM COLLIN COUNTY G.I.S. DEPARTMENT.
 - EXHIBIT ONLY - DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.



CITY OF CELINA
TIRZ BOUNDARY EXHIBIT
687 ACRE TRACT

TRC ENGINEERS, INC.
700 HIGHLANDER BLVD, STE. 210 ARLINGTON, TX
76010 T.A.P.P. FIRM REGISTRATION # F-9832
(817) 522 - 1000

TIRZ Legal Boundary

CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T, at the beginning of a curve to the left;

4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;

5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;

6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;

12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;

14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;

15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;

16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;

17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;

18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degrees 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;

19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;

20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;

21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);

22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;

23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;

THENCE southerly with the East R.O.W. of Preston Road with the following course:

24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;

TIRZ Legal Boundary

27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
 28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
 29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;
 30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
 31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
 32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
 33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
 34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;
 35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;
 36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;
 37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;
 38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;
 39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;
 40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;
 41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;
 42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;
 43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;
 44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;
 45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;
 46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;
- THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:
47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co I LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;
- THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;
 49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;
- THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:
50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Oncor Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;
- THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:
51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 20160610000730120 D.R.C.C.T.;
- THENCE westerly with the South R.O.W. of W. Elm St. with the following course:
52. North 78 degrees 52 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;
 53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the east line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;
- THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:
54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;
- THENCE easterly with the following course:
55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;
 56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;
 57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;
 58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;
 59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;
 60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;
 61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;
 62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

TIRZ Legal Boundary

63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;

64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

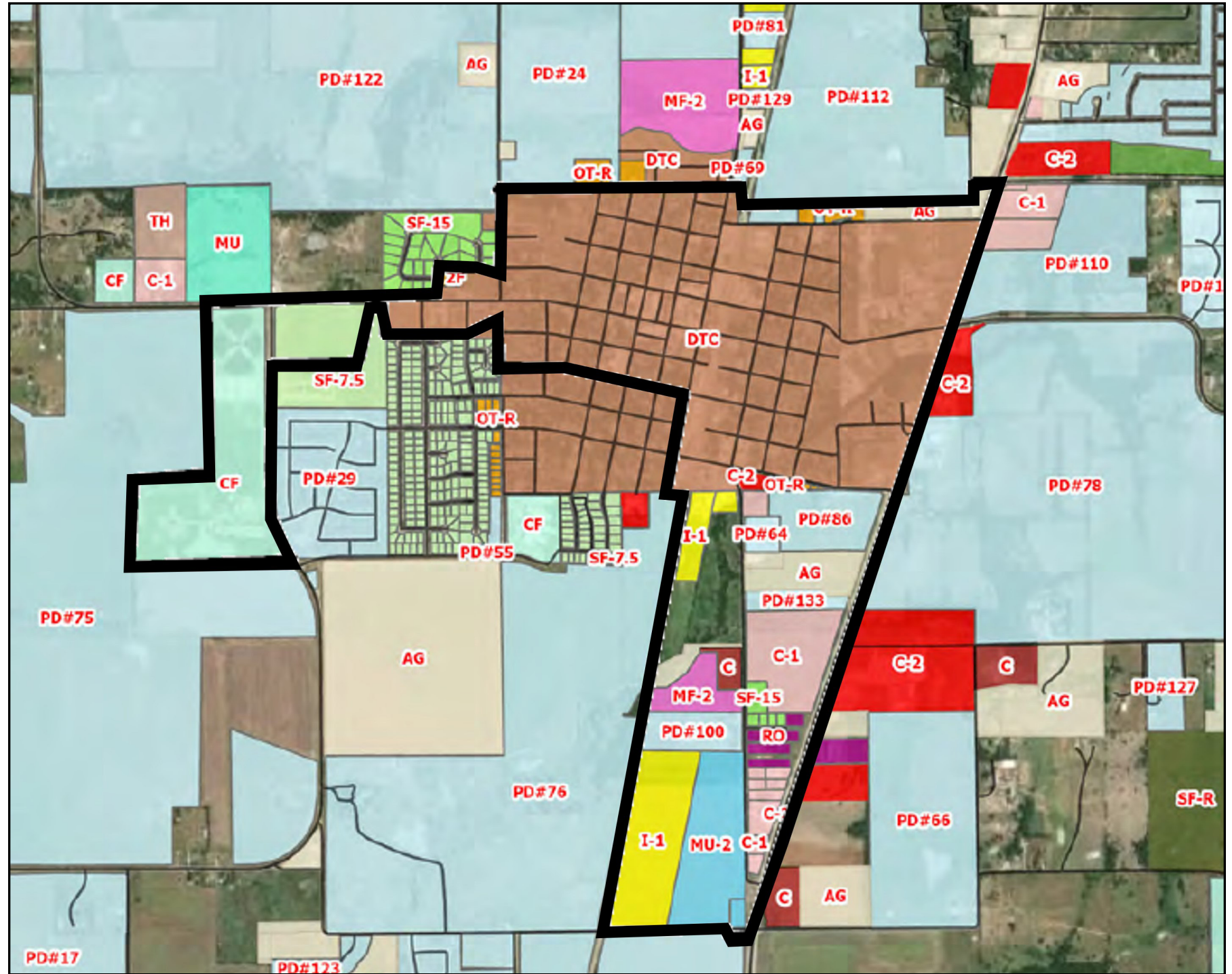
65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;

66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.

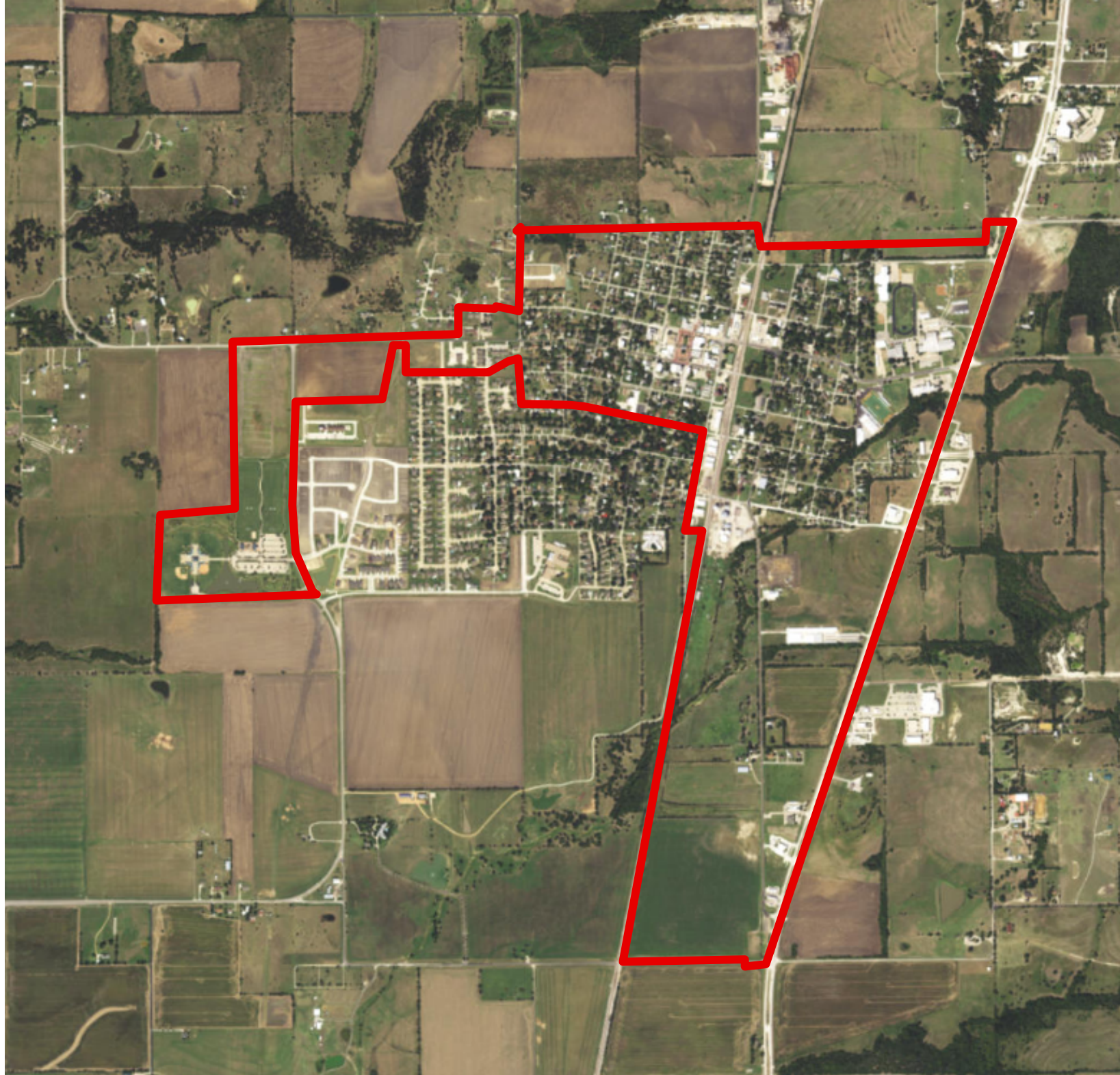
Zoning

The TIRZ is zoned for a variety of uses, with a large portion zoned DTC: Downtown Code (shaded in brown). The purpose of the Downtown Code is to implement the Vision, that was made by the Community in the Downtown Master Plan, for property within the limits of Downtown with clear regulations and development processes. The Downtown Code fosters predictable results, order, safety, and Community welfare by prescribing the physical form of buildings and supporting elements and by stipulating the relationship between the people in Downtown, the pedestrian and bicycling experience, building facades, the public realm, structure adjacency, and the function of Downtown streets and blocks. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.



Zoning Districts

- 2F - Two Family Residential
- AG - Agriculture
- C - Commercial, Office, Retail District
- C-1 - Retail
- C-2 - General Commercial
- CCOLO - Collin County Outer Loop Overlay
- CF - Community Facilities
- DNTO - Dallas North Tollway Overlay
- DTC - Downtown Code
- I-1 - Light Industrial
- MF-1 - Multi-Family
- MF-2 - Multi-Family
- MU - Mixed Use
- MU-2 - Mixed Use Suburban
- OT-R - Old Town Residential
- PD - Planned Developments
- TH - Townhouse Residential
- RO - Retail & Office
- SF-7.5 - Single Family Residential 7.5
- SF-15 - Single Family Residential 15
- SF-A - Single Family Attached
- SF-E - Single Family Residential Estate
- SF-R - Single Family Residential

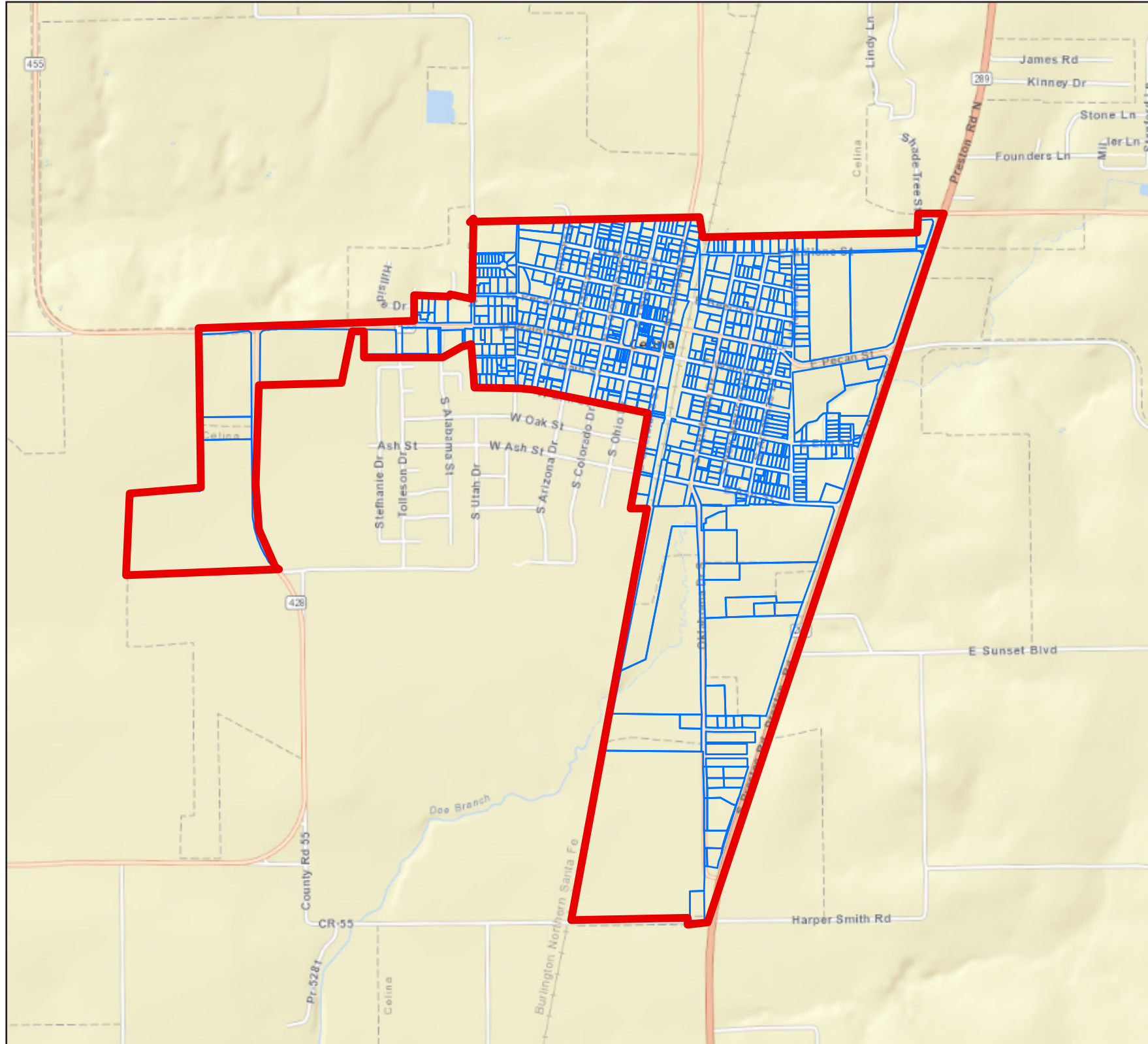


Land Use

The land within the TIRZ currently serves a variety of purposes, with various vacant sites well positioned for future development.

Method of Relocating Persons to be Displaced

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



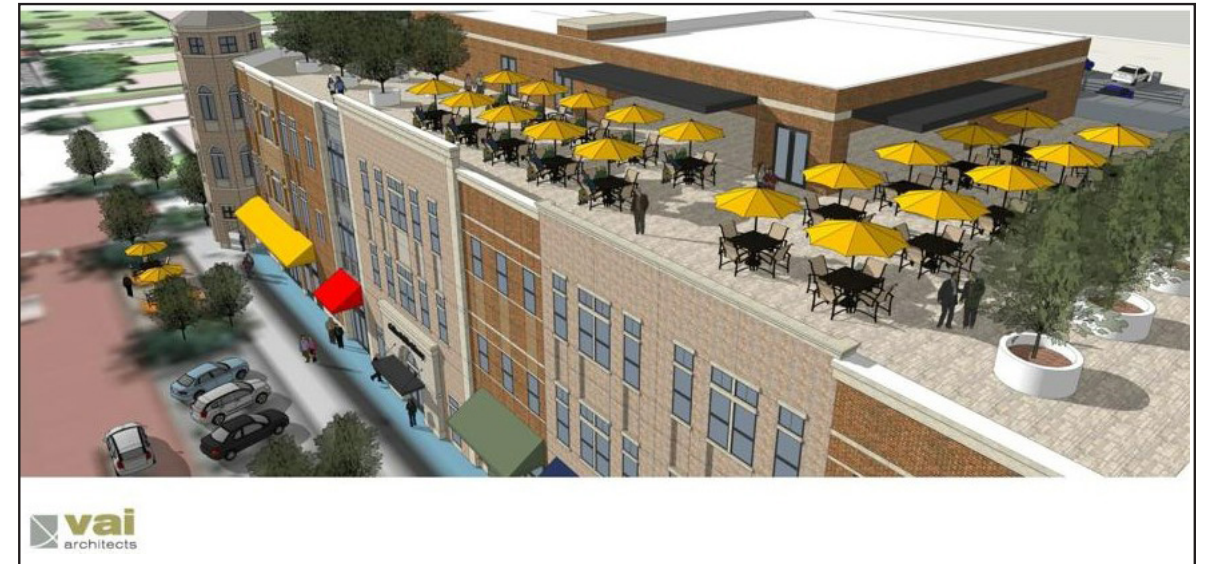
Parcel Information

The TIRZ has a 2017 taxable base value of \$81,980,515, as reported by the Collin Central Appraisal District.

Anticipated Development

The city of Celina took a monumental step toward its future vision in 2019 when the Celina City Council voted unanimously to adopt the Celina Downtown Master Plan. Created in partnership between the City, Ideation Planning and the community members, the plan lights the way for actions that aim to protect the city’s charm, while making way for further improvements, amenities and development. Identified as the city’s strongest asset in the 2018 Community Survey, the new master plan outlines strategies for downtown to add housing choices to support more shopping, restaurants and entertainment, showcase a Historic Texas-style through landscaping, architecture and branded improvements, expand and enhance the Downtown Square with a new, family-friendly design, shift the focus from traditional roads to scenic connections for walkability, bikability, and better movement of cars, and provide walkable, multistory buildings that add to a sense of place.

The Downtown Master Plan was adopted in January 2019. The Parks Master Plan was adopted in February 2020 and the Entertainment District Master Plan was adopted in April 2020. Each planning document envisions a larger expanded downtown square that would create a “destination downtown”. In 2022, the City of Celina is moving forward with the next phase of creating the “destination downtown”. The expansion of the downtown square will create greater walkability in downtown and increased vitality to downtown businesses. The project will include removing the existing city hall, creating an expanded special event lawn, and constructing a government center. The special event lawn will incorporate a permanent event stage. The downtown square will also include infrastructure upgrades for paving, water, sewer, drainage, electrical, lighting and landscaping to create the “destination downtown”. The government center will be located at the northwest corner of N. Colorado and W. Walnut and will be adjacent to the City Council chambers. The government center is proposed to be a multi-story building intended to include administrative offices, incubator spaces, a rooftop restaurant with an adjacent public open space patio, and a public library. The government center will eventually host the downtown library on all levels. The permanent city hall will be located on the north side of Beech Street within walking distance of the expanded square and will further expand the “destination downtown”. It is anticipated that these projects will be financed by in part by incremental real property tax generated within the TIRZ.



Anticipated Development

Anticipated Development

There are several projects anticipated to be developed within TIRZ #11 including retail, office, hotel, and residential developments. The table below provides an overview of potential developments that DPED believes will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #11 over its 31 year life is \$57,426,854.

| | Square Feet | Units | Projected Completion Date | Taxable Value PSF/Unit | Incremental Value | Sales PSF | Total Sales |
|--------------------|------------------|------------|---------------------------|------------------------|-------------------------|-----------|---------------------|
| Years 1-10 | | | | | | | |
| Office | 7,500 | | 2024 | \$175 | \$0 | \$0.00 | \$0 |
| Residential | 67,500 | 45 | 2024 | \$275,000 | \$12,375,000 | \$0.00 | \$0 |
| Multifamily | 300,000 | 200 | 2024 | \$180,000 | \$36,000,000 | \$0.00 | \$0 |
| Retail Commercial | 2,500 | | 2024 | \$225 | \$0 | \$350.00 | \$875,000 |
| Office | 10,000 | | 2025 | \$175 | \$0 | \$0.00 | \$0 |
| Multifamily | 525,000 | 350 | 2026 | \$180,000 | \$63,000,000 | \$0.00 | \$0 |
| Retail Commercial | 5,000 | | 2027 | \$225 | \$0 | \$350.00 | \$1,750,000 |
| Residential | 63,000 | 30 | 2027 | \$275,000 | \$8,250,000 | \$0.00 | \$0 |
| | 980,500 | 625 | | | \$119,625,000 | | \$2,625,000 |
| Years 11-20 | | | | | | | |
| Residential | 22,000 | 10 | 2029 | \$275,000 | \$2,750,000 | \$0.00 | \$0 |
| Residential | 24,000 | 20 | 2031 | \$275,000 | \$5,500,000 | \$0.00 | \$0 |
| Office | 10,000 | | 2031 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 10,000 | | 2031 | \$225 | \$0 | \$350.00 | \$3,500,000 |
| Multifamily | 450,000 | 300 | 2031 | \$180,000 | \$54,000,000 | \$0.00 | \$0 |
| Office | 7,500 | | 2032 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 20,000 | | 2034 | \$225 | \$0 | \$350.00 | \$7,000,000 |
| Residential | 60,000 | 50 | 2034 | \$275,000 | \$13,750,000 | \$0.00 | \$0 |
| Hotel | 66,000 | 120 | 2034 | \$120,000 | \$14,400,000 | \$0.00 | \$0 |
| Office | 10,000 | | 2035 | \$175 | \$0 | \$0.00 | \$0 |
| Retail Commercial | 10,000 | | 2036 | \$225 | \$0 | \$350.00 | \$3,500,000 |
| Multifamily | 450,000 | 300 | 2036 | \$180,000 | \$54,000,000 | \$0.00 | \$0 |
| Residential | 60,000 | 50 | 2037 | \$275,000 | \$13,750,000 | \$0.00 | \$0 |
| | 1,199,500 | 850 | | | \$158,150,000.00 | | \$14,000,000 |
| Total | 2,180,000 | | | | \$277,775,000 | | \$16,625,000 |

Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax and incremental sales tax generated within the TIRZ.

| Proposed Project Costs | | |
|---|----------------------|---------------|
| Water Facilities and Improvements | \$ 4,307,014 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Street and Intersection Improvements | \$ 11,485,371 | 20.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Economic Development Grants | \$ 11,485,371 | 20.0% |
| Government Facilities and Improvements* | \$ 11,485,371 | 20.0% |
| Administrative Costs | \$ 1,435,671 | 2.5% |
| | \$ 57,426,854 | 100.0% |

*Including but not limited to the Government Center

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

Non-Project Costs

It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are \$277,775,000 per the Anticipated Development Assumptions.

Method of Financing

To fund the public improvements outlined on the previous pages, the City of Celina contributes 100% of its real property increment and 25% of its sales tax increment generated within the zone. Collin County contributes 50% of its real property increment to the zone, subject to an interlocal agreement.

Debt Service

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

Monetary Obligations Timeline

TIRZ revenue has been pledged for expenditures related to facilitating development and encouraging development within the zone. In 2019, TIRZ revenue was pledged for the payment of professional services. In 2020, TIRZ revenue was pledged for payment of downtown expenses. In 2021, TIRZ revenue was pledged for the purchase of property. In 2022, TIRZ revenue was pledged for the purchase of property and for consulting services. It is anticipated that future individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed in the table on page 11, and brought forward to the TIRZ board and City Council for consideration.

Economic Feasibility Study

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

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

| Real Property Tax | | Participation | |
|--------------------------|-------------------|----------------------|------------------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| Personal Property Tax | | Participation | |
|------------------------------|-------------------|----------------------|------------------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|-----------------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|-----------------------|-----------|--------|-----------|

31 YEAR - Residential : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 4.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Residential | | Year | AREA SF/UNITS | REAL PROPERTY UNIT | REAL PROPERTY TAX VALUE | PERSONAL PROPERTY \$ / SF | PERSONAL PROPERTY TAX VALUE | SALES \$ / SF | SALES TAX VALUE |
|-------------|-------------|--------------|---------------|--------------------|-------------------------|---------------------------|-----------------------------|---------------|-----------------|
| 3 | Residential | 2024 | 45 | \$ 275,000.00 | \$ 12,375,000 | \$ - | \$ - | \$ - | \$ - |
| 4 | Residential | 2027 | 30 | \$ 275,000.00 | \$ 8,250,000 | \$ - | \$ - | \$ - | \$ - |
| 5 | Residential | 2029 | 10 | \$ 275,000.00 | \$ 2,750,000 | \$ - | \$ - | \$ - | \$ - |
| 6 | Residential | 2031 | 20 | \$ 275,000.00 | \$ 5,500,000 | \$ - | \$ - | \$ - | \$ - |
| 7 | Residential | 2034 | 50 | \$ 275,000.00 | \$ 13,750,000 | \$ - | \$ - | \$ - | \$ - |
| 8 | Residential | 2037 | 50 | \$ 275,000.00 | \$ 13,750,000 | \$ - | \$ - | \$ - | \$ - |
| | | TOTAL | 205 | | 56,375,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|-------------------|--------|---------------|-----------------|-------------------|--------|
| City of Celina | 27.7% | \$ 7,151,044 | = \$ 7,151,044 | + \$ - | + \$ - |
| Collin County | 6.7% | \$ 1,717,387 | = \$ 1,717,387 | + \$ - | + \$ - |
| Collin College | 3.5% | \$ 915,005 | = \$ 915,005 | + \$ - | + \$ - |
| Celina ISD | 62.1% | \$ 16,036,813 | = \$ 16,036,813 | + \$ - | + \$ - |
| | 100.0% | \$ 25,820,249 | \$ 25,820,249 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 100.0% | \$ 7,151,044 | = \$ 7,151,044 | + \$ - | + \$ - |
| Collin County | 100.0% | \$ 858,693 | = \$ 858,693 | + \$ - | + \$ - |
| Collin College | 100.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Celina ISD | 100.0% | \$ - | = \$ - | + \$ - | + \$ - |
| | 100.0% | \$ 8,009,737 | \$ 8,009,737 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|----------------|--------|---------------|-----------------|-------------------|--------|
| City of Celina | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Collin County | 4.8% | \$ 858,693 | = \$ 858,693 | + \$ - | + \$ - |
| Collin College | 5.1% | \$ 915,005 | = \$ 915,005 | + \$ - | + \$ - |
| Celina ISD | 90.0% | \$ 16,036,813 | = \$ 16,036,813 | + \$ - | + \$ - |
| | 100.0% | \$ 17,810,511 | \$ 17,810,511 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

Financial Feasibility Analysis - Residential

| | | Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|--------------------------|---------------|------|------|------|------|------|------|------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | |
| | | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | 6,187,500 | 12,375,000 | 12,375,000 | 20,625,000 | 20,625,000 | 23,375,000 | 23,375,000 | 28,875,000 | 28,875,000 |
| City of Celina | | - | - | - | - | - | - | - | - | 39,276 | 78,551 | 78,551 | 130,919 | 130,919 | 148,375 | 148,375 | 183,287 | 183,287 |
| Collin County | | - | - | - | - | - | - | - | - | 9,432 | 18,865 | 18,865 | 31,441 | 31,441 | 35,634 | 35,634 | 44,018 | 44,018 |
| Collin College | | - | - | - | - | - | - | - | - | 5,025 | 10,051 | 10,051 | 16,752 | 16,752 | 18,985 | 18,985 | 23,452 | 23,452 |
| Celina ISD | | - | - | - | - | - | - | - | - | 88,079 | 176,158 | 176,158 | 293,597 | 293,597 | 332,743 | 332,743 | 411,036 | 411,036 |
| Total | | - | - | - | - | - | - | - | - | 141,813 | 283,625 | 283,625 | 472,709 | 472,709 | 535,737 | 535,737 | 661,792 | 661,792 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | - | 39,276 | 78,551 | 78,551 | 130,919 | 130,919 | 148,375 | 148,375 | 183,287 | 183,287 |
| City of Celina | | - | - | - | - | - | - | - | - | 9,432 | 18,865 | 18,865 | 31,441 | 31,441 | 35,634 | 35,634 | 44,018 | 44,018 |
| Collin County | | - | - | - | - | - | - | - | - | 5,025 | 10,051 | 10,051 | 16,752 | 16,752 | 18,985 | 18,985 | 23,452 | 23,452 |
| Collin College | | - | - | - | - | - | - | - | - | 88,079 | 176,158 | 176,158 | 293,597 | 293,597 | 332,743 | 332,743 | 411,036 | 411,036 |
| Celina ISD | | - | - | - | - | - | - | - | - | 141,813 | 283,625 | 283,625 | 472,709 | 472,709 | 535,737 | 535,737 | 661,792 | 661,792 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | 4,716 | 9,432 | 9,432 | 15,721 | 15,721 | 17,817 | 17,817 | 22,009 | 22,009 |
| Collin County | | - | - | - | - | - | - | - | - | 5,025 | 10,051 | 10,051 | 16,752 | 16,752 | 18,985 | 18,985 | 23,452 | 23,452 |
| Collin College | | - | - | - | - | - | - | - | - | 88,079 | 176,158 | 176,158 | 293,597 | 293,597 | 332,743 | 332,743 | 411,036 | 411,036 |
| Celina ISD | | - | - | - | - | - | - | - | - | 97,821 | 195,642 | 195,642 | 326,069 | 326,069 | 369,545 | 369,545 | 456,497 | 456,497 |

Financial Feasibility Analysis - Residential

| | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | 28,875,000 | 35,750,000 | 42,625,000 | 42,625,000 | 49,500,000 | 56,375,000 | 58,489,063 | 60,682,402 | 62,957,992 | 65,318,917 | 67,768,377 | 70,309,691 | 72,946,304 | 75,681,790 | 78,519,858 | 81,464,352 | |
| | 183,287 | 226,926 | 270,566 | 270,566 | 314,206 | 357,845 | 371,265 | 385,187 | 399,632 | 414,618 | 430,166 | 446,297 | 463,033 | 480,397 | 498,412 | 517,102 | GROSS |
| | 44,018 | 54,498 | 64,979 | 64,979 | 75,459 | 85,940 | 89,162 | 92,506 | 95,975 | 99,574 | 103,308 | 107,182 | 111,202 | 115,372 | 119,698 | 124,187 | 7,151,044 |
| | 23,452 | 29,036 | 34,620 | 34,620 | 40,204 | 45,788 | 47,505 | 49,286 | 51,134 | 53,052 | 55,041 | 57,106 | 59,247 | 61,469 | 63,774 | 66,165 | 1,717,387 |
| | 411,036 | 508,901 | 606,767 | 606,767 | 704,633 | 802,498 | 832,592 | 863,814 | 896,207 | 929,815 | 964,683 | 1,000,858 | 1,038,391 | 1,077,330 | 1,117,730 | 1,159,645 | 16,036,813 |
| | 661,792 | 819,362 | 976,932 | 976,932 | 1,134,501 | 1,292,071 | 1,340,524 | 1,390,793 | 1,442,948 | 1,497,059 | 1,553,198 | 1,611,443 | 1,671,872 | 1,734,568 | 1,799,614 | 1,867,099 | 25,820,249 |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 100% |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 183,287 | 226,926 | 270,566 | 270,566 | 314,206 | 357,845 | 371,265 | 385,187 | 399,632 | 414,618 | 430,166 | 446,297 | 463,033 | 480,397 | 498,412 | 517,102 | GROSS |
| | 44,018 | 54,498 | 64,979 | 64,979 | 75,459 | 85,940 | 89,162 | 92,506 | 95,975 | 99,574 | 103,308 | 107,182 | 111,202 | 115,372 | 119,698 | 124,187 | 7,151,044 |
| | 23,452 | 29,036 | 34,620 | 34,620 | 40,204 | 45,788 | 47,505 | 49,286 | 51,134 | 53,052 | 55,041 | 57,106 | 59,247 | 61,469 | 63,774 | 66,165 | 1,717,387 |
| | 411,036 | 508,901 | 606,767 | 606,767 | 704,633 | 802,498 | 832,592 | 863,814 | 896,207 | 929,815 | 964,683 | 1,000,858 | 1,038,391 | 1,077,330 | 1,117,730 | 1,159,645 | 16,036,813 |
| | 661,792 | 819,362 | 976,932 | 976,932 | 1,134,501 | 1,292,071 | 1,340,524 | 1,390,793 | 1,442,948 | 1,497,059 | 1,553,198 | 1,611,443 | 1,671,872 | 1,734,568 | 1,799,614 | 1,867,099 | 25,820,249 |
| | 28,875,000 | 35,750,000 | 42,625,000 | 42,625,000 | 49,500,000 | 56,375,000 | 58,489,063 | 60,682,402 | 62,957,992 | 65,318,917 | 67,768,377 | 70,309,691 | 72,946,304 | 75,681,790 | 78,519,858 | 81,464,352 | GROSS |
| | 183,287 | 226,926 | 270,566 | 270,566 | 314,206 | 357,845 | 371,265 | 385,187 | 399,632 | 414,618 | 430,166 | 446,297 | 463,033 | 480,397 | 498,412 | 517,102 | 7,151,044 |
| | 22,009 | 27,249 | 32,489 | 32,489 | 37,730 | 42,970 | 44,581 | 46,253 | 47,988 | 49,787 | 51,654 | 53,591 | 55,601 | 57,686 | 59,849 | 62,093 | 858,693 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 205,296 | 254,176 | 303,055 | 303,055 | 351,935 | 400,815 | 415,846 | 431,440 | 447,619 | 464,405 | 481,820 | 499,888 | 518,634 | 538,083 | 558,261 | 579,196 | 8,009,737 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 183,287 | 226,926 | 270,566 | 270,566 | 314,206 | 357,845 | 371,265 | 385,187 | 399,632 | 414,618 | 430,166 | 446,297 | 463,033 | 480,397 | 498,412 | 517,102 | GROSS |
| | 22,009 | 27,249 | 32,489 | 32,489 | 37,730 | 42,970 | 44,581 | 46,253 | 47,988 | 49,787 | 51,654 | 53,591 | 55,601 | 57,686 | 59,849 | 62,093 | 7,151,044 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 858,693 |
| | 205,296 | 254,176 | 303,055 | 303,055 | 351,935 | 400,815 | 415,846 | 431,440 | 447,619 | 464,405 | 481,820 | 499,888 | 518,634 | 538,083 | 558,261 | 579,196 | 8,009,737 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 22,009 | 27,249 | 32,489 | 32,489 | 37,730 | 42,970 | 44,581 | 46,253 | 47,988 | 49,787 | 51,654 | 53,591 | 55,601 | 57,686 | 59,849 | 62,093 | 858,693 |
| | 23,452 | 29,036 | 34,620 | 34,620 | 40,204 | 45,788 | 47,505 | 49,286 | 51,134 | 53,052 | 55,041 | 57,106 | 59,247 | 61,469 | 63,774 | 66,165 | 1,717,387 |
| | 411,036 | 508,901 | 606,767 | 606,767 | 704,633 | 802,498 | 832,592 | 863,814 | 896,207 | 929,815 | 964,683 | 1,000,858 | 1,038,391 | 1,077,330 | 1,117,730 | 1,159,645 | 16,036,813 |
| | 456,497 | 565,187 | 673,876 | 673,876 | 782,566 | 891,256 | 924,678 | 959,353 | 995,329 | 1,032,654 | 1,071,378 | 1,111,555 | 1,153,238 | 1,196,485 | 1,241,353 | 1,287,904 | 17,810,511 |

31 YEAR - RETAIL : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 3.75% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Retail | | Year | AREA SF | REAL PROPERTY \$ / SF | REAL PROPERTY TAX VALUE | PERSONAL PROPERTY \$ / SF | PERSONAL PROPERTY TAX VALUE | SALES \$ / SF | SALES TAX VALUE |
|--------------|-------------------|------|---------------|-----------------------|-------------------------|---------------------------|-----------------------------|---------------|-------------------|
| 3 | Retail Commercial | 2024 | 2,500 | \$ 225.00 | \$ 562,500 | \$ 15.00 | \$ 37,500 | \$ 350.00 | \$ 875,000 |
| 4 | Retail Commercial | 2027 | 5,000 | \$ 225.00 | \$ 1,125,000 | \$ 15.00 | \$ 75,000 | \$ 350.00 | \$ 1,750,000 |
| 5 | Retail Commercial | 2031 | 10,000 | \$ 225.00 | \$ 2,250,000 | \$ 15.00 | \$ 150,000 | \$ 350.00 | \$ 3,500,000 |
| 6 | Retail Commercial | 2034 | 20,000 | \$ 225.00 | \$ 4,500,000 | \$ 15.00 | \$ 300,000 | \$ 350.00 | \$ 7,000,000 |
| 7 | Retail Commercial | 2036 | 10,000 | \$ 225.00 | \$ 2,250,000 | \$ 15.00 | \$ 150,000 | \$ 350.00 | \$ 3,500,000 |
| TOTAL | | | 47,500 | | 10,687,500 | | 712,500 | | 16,625,000 |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|-------------------|--------|---------------|----------------|-------------------|----------------|
| City of Celina | 68.2% | \$ 8,032,980 | = \$ 1,346,028 | + \$ 89,735 | + \$ 6,597,217 |
| Collin County | 2.9% | \$ 344,811 | = \$ 323,261 | + \$ 21,551 | + \$ - |
| Collin College | 1.6% | \$ 183,712 | = \$ 172,230 | + \$ 11,482 | + \$ - |
| Celina ISD | 27.3% | \$ 3,219,819 | = \$ 3,018,580 | + \$ 201,239 | + \$ - |
| | 100.0% | \$ 11,781,322 | \$ 4,860,099 | \$ 324,007 | \$ 6,597,217 |
| | | 100.0% | 41.3% | 2.8% | 56.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------|--------|--------------|----------------|-------------------|----------------|
| City of Celina | 100.0% | \$ 2,995,332 | = \$ 1,346,028 | + \$ - | + \$ 1,649,304 |
| Collin County | 100.0% | \$ 161,630 | = \$ 161,630 | + \$ - | + \$ - |
| Collin College | 100.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Celina ISD | 100.0% | \$ - | = \$ - | + \$ - | + \$ - |
| | 100.0% | \$ 3,156,963 | \$ 1,507,658 | \$ - | \$ 1,649,304 |
| | | 100.0% | 47.8% | 0.0% | 52.2% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|----------------|--------|--------------|----------------|-------------------|----------------|
| City of Celina | 58.4% | \$ 5,037,648 | = \$ - | + \$ 89,735 | + \$ 4,947,913 |
| Collin County | 2.1% | \$ 183,181 | = \$ 161,630 | + \$ 21,551 | + \$ - |
| Collin College | 2.1% | \$ 183,712 | = \$ 172,230 | + \$ 11,482 | + \$ - |
| Celina ISD | 37.3% | \$ 3,219,819 | = \$ 3,018,580 | + \$ 201,239 | + \$ - |
| | 100.0% | \$ 8,624,360 | \$ 3,352,440 | \$ 324,007 | \$ 4,947,913 |
| | | 100.0% | 38.9% | 3.8% | 57.4% |

Financial Feasibility Analysis - Retail

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|--------------------------|------|------|------|------|------|------|------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 3,571 | 3,571 | 3,571 | 10,712 | 10,712 | 10,712 | 10,712 | 24,994 | 24,994 |
| Collin County | | - | - | - | - | - | - | - | 857 | 857 | 857 | 2,572 | 2,572 | 2,572 | 2,572 | 6,002 | 6,002 |
| Collin College | | - | - | - | - | - | - | - | 457 | 457 | 457 | 1,371 | 1,371 | 1,371 | 3,198 | 3,198 | 3,198 |
| Celina ISD | | - | - | - | - | - | - | - | 8,007 | 8,007 | 8,007 | 24,022 | 24,022 | 24,022 | 24,022 | 56,050 | 56,050 |
| Total | | - | - | - | - | - | - | - | 12,892 | 12,892 | 12,892 | 38,676 | 38,676 | 38,676 | 38,676 | 90,244 | 90,244 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 238 | 238 | 238 | 714 | 714 | 714 | 714 | 1,666 | 1,666 |
| Collin County | | - | - | - | - | - | - | - | 57 | 57 | 57 | 171 | 171 | 171 | 171 | 400 | 400 |
| Collin College | | - | - | - | - | - | - | - | 30 | 30 | 30 | 91 | 91 | 91 | 91 | 213 | 213 |
| Celina ISD | | - | - | - | - | - | - | - | 534 | 534 | 534 | 1,601 | 1,601 | 1,601 | 1,601 | 3,737 | 3,737 |
| Total | | - | - | - | - | - | - | - | 859 | 859 | 859 | 2,578 | 2,578 | 2,578 | 2,578 | 6,016 | 6,016 |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 17,500 | 17,500 | 17,500 | 52,500 | 52,500 | 52,500 | 52,500 | 122,500 | 122,500 |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 21,309 | 21,309 | 21,309 | 63,926 | 63,926 | 63,926 | 63,926 | 149,160 | 149,160 |
| Collin County | | - | - | - | - | - | - | - | 915 | 915 | 915 | 2,744 | 2,744 | 2,744 | 2,744 | 6,403 | 6,403 |
| Collin College | | - | - | - | - | - | - | - | 487 | 487 | 487 | 1,462 | 1,462 | 1,462 | 1,462 | 3,411 | 3,411 |
| Celina ISD | | - | - | - | - | - | - | - | 8,541 | 8,541 | 8,541 | 25,623 | 25,623 | 25,623 | 25,623 | 59,787 | 59,787 |
| Total | | - | - | - | - | - | - | - | 31,252 | 31,252 | 31,252 | 93,755 | 93,755 | 93,755 | 93,755 | 218,761 | 218,761 |
| PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 3,571 | 3,571 | 3,571 | 10,712 | 10,712 | 10,712 | 10,712 | 24,994 | 24,994 |
| Collin County | | - | - | - | - | - | - | - | 429 | 429 | 429 | 1,286 | 1,286 | 1,286 | 1,286 | 3,001 | 3,001 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 3,999 | 3,999 | 3,999 | 11,998 | 11,998 | 11,998 | 11,998 | 27,995 | 27,995 |
| PERSONAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 4,375 | 4,375 | 4,375 | 13,125 | 13,125 | 13,125 | 13,125 | 30,625 | 30,625 |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 7,946 | 7,946 | 7,946 | 23,837 | 23,837 | 23,837 | 23,837 | 55,619 | 55,619 |
| Collin County | | - | - | - | - | - | - | - | 429 | 429 | 429 | 1,286 | 1,286 | 1,286 | 1,286 | 3,001 | 3,001 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 8,374 | 8,374 | 8,374 | 25,123 | 25,123 | 25,123 | 25,123 | 58,620 | 58,620 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | 13,363 | 13,363 | 13,363 | 40,089 | 40,089 | 40,089 | 40,089 | 93,541 | 93,541 |
| Collin County | | - | - | - | - | - | - | - | 486 | 486 | 486 | 1,458 | 1,458 | 1,458 | 1,458 | 3,401 | 3,401 |
| Collin College | | - | - | - | - | - | - | - | 487 | 487 | 487 | 1,462 | 1,462 | 1,462 | 1,462 | 3,411 | 3,411 |
| Celina ISD | | - | - | - | - | - | - | - | 8,541 | 8,541 | 8,541 | 25,623 | 25,623 | 25,623 | 25,623 | 59,787 | 59,787 |
| Total | | - | - | - | - | - | - | - | 22,877 | 22,877 | 22,877 | 68,632 | 68,632 | 68,632 | 68,632 | 160,141 | 160,141 |

Financial Feasibility Analysis - Retail

| | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------------------|
| | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | 3,937,500 | 8,437,500 | 8,437,500 | 10,687,500 | 11,088,281 | 11,504,092 | 11,935,495 | 12,383,076 | 12,847,442 | 13,329,221 | 13,829,067 | 14,347,657 | 14,885,694 | 15,443,907 | 16,023,054 | 16,623,918 | |
| | 24,994 | 53,558 | 53,558 | 67,840 | 70,384 | 73,023 | 75,762 | 78,603 | 81,550 | 84,608 | 87,781 | 91,073 | 94,488 | 98,032 | 101,708 | 105,522 | GROSS |
| | 6,002 | 12,862 | 12,862 | 16,292 | 16,903 | 17,537 | 18,195 | 18,877 | 19,585 | 20,319 | 21,081 | 21,872 | 22,692 | 23,543 | 24,426 | 25,342 | 1,346,028 |
| | 3,198 | 6,853 | 6,853 | 8,680 | 9,006 | 9,344 | 9,694 | 10,058 | 10,435 | 10,826 | 11,232 | 11,653 | 12,090 | 12,544 | 13,014 | 13,502 | 323,261 |
| | 56,050 | 120,108 | 120,108 | 152,137 | 157,842 | 163,761 | 169,902 | 176,273 | 182,883 | 189,741 | 196,857 | 204,239 | 211,898 | 219,844 | 228,088 | 236,641 | 172,230 |
| | 90,244 | 193,381 | 193,381 | 244,949 | 254,135 | 263,665 | 273,552 | 283,810 | 294,453 | 305,495 | 316,951 | 328,837 | 341,168 | 353,962 | 367,236 | 381,007 | 4,860,099 |
| | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 1100% | 100% |
| | 262,500 | 562,500 | 562,500 | 712,500 | 739,219 | 766,939 | 795,700 | 825,538 | 856,496 | 888,615 | 921,938 | 956,510 | 992,380 | 1,029,594 | 1,068,204 | 1,108,261 | |
| | 1,666 | 3,571 | 3,571 | 4,523 | 4,692 | 4,868 | 5,051 | 5,240 | 5,437 | 5,641 | 5,852 | 6,072 | 6,299 | 6,535 | 6,781 | 7,035 | GROSS |
| | 400 | 857 | 857 | 1,086 | 1,127 | 1,169 | 1,213 | 1,258 | 1,306 | 1,355 | 1,405 | 1,458 | 1,513 | 1,570 | 1,628 | 1,689 | 89,735 |
| | 213 | 457 | 457 | 579 | 600 | 623 | 646 | 671 | 696 | 722 | 749 | 777 | 806 | 836 | 868 | 900 | 21,551 |
| | 3,737 | 8,007 | 8,007 | 10,142 | 10,523 | 10,917 | 11,327 | 11,752 | 12,192 | 12,649 | 13,124 | 13,616 | 14,127 | 14,656 | 15,206 | 15,776 | 11,482 |
| | 6,016 | 12,892 | 12,892 | 16,330 | 16,942 | 17,578 | 18,237 | 18,921 | 19,630 | 20,366 | 21,130 | 21,922 | 22,745 | 23,597 | 24,482 | 25,400 | 324,007 |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | 6,125,000 | 13,125,000 | 13,125,000 | 16,625,000 | 17,248,438 | 17,895,254 | 18,566,326 | 19,262,563 | 19,984,909 | 20,734,343 | 21,511,881 | 22,318,577 | 23,155,523 | 24,023,856 | 24,924,750 | 25,859,428 | |
| | 122,500 | 262,500 | 262,500 | 332,500 | 344,969 | 357,905 | 371,327 | 385,251 | 399,698 | 414,687 | 430,238 | 446,372 | 463,110 | 480,477 | 498,495 | 517,189 | 6,597,217 |
| | 149,160 | 319,628 | 319,628 | 404,863 | 420,045 | 435,797 | 452,139 | 469,094 | 486,685 | 504,936 | 523,871 | 543,516 | 563,898 | 585,044 | 606,983 | 629,745 | GROSS |
| | 6,403 | 13,720 | 13,720 | 17,379 | 18,030 | 18,706 | 19,408 | 20,136 | 20,891 | 21,674 | 22,487 | 23,330 | 24,205 | 25,113 | 26,054 | 27,031 | 8,032,980 |
| | 3,411 | 7,310 | 7,310 | 9,259 | 9,606 | 9,967 | 10,340 | 10,728 | 11,130 | 11,548 | 11,981 | 12,430 | 12,896 | 13,380 | 13,882 | 14,402 | 344,811 |
| | 59,787 | 128,115 | 128,115 | 162,279 | 168,364 | 174,678 | 181,229 | 188,025 | 195,076 | 202,391 | 209,981 | 217,855 | 226,024 | 234,500 | 243,294 | 252,418 | 183,712 |
| | 218,761 | 468,773 | 468,773 | 593,779 | 616,046 | 639,148 | 663,116 | 687,982 | 713,782 | 740,549 | 768,319 | 797,131 | 827,024 | 858,037 | 890,213 | 923,596 | 11,781,322 |
| | 3,937,500 | 8,437,500 | 8,437,500 | 10,687,500 | 11,088,281 | 11,504,092 | 11,935,495 | 12,383,076 | 12,847,442 | 13,329,221 | 13,829,067 | 14,347,657 | 14,885,694 | 15,443,907 | 16,023,054 | 16,623,918 | |
| | 24,994 | 53,558 | 53,558 | 67,840 | 70,384 | 73,023 | 75,762 | 78,603 | 81,550 | 84,608 | 87,781 | 91,073 | 94,488 | 98,032 | 101,708 | 105,522 | GROSS |
| | 3,001 | 6,431 | 6,431 | 8,146 | 8,452 | 8,769 | 9,097 | 9,439 | 9,793 | 10,160 | 10,541 | 10,936 | 11,346 | 11,772 | 12,213 | 12,671 | 1,346,028 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 161,630 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 27,995 | 59,989 | 59,989 | 75,986 | 78,836 | 81,792 | 84,859 | 88,041 | 91,343 | 94,768 | 98,322 | 102,009 | 105,834 | 109,803 | 113,921 | 118,193 | 1,507,658 |
| | 262,500 | 562,500 | 562,500 | 712,500 | 739,219 | 766,939 | 795,700 | 825,538 | 856,496 | 888,615 | 921,938 | 956,510 | 992,380 | 1,029,594 | 1,068,204 | 1,108,261 | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 6,125,000 | 13,125,000 | 13,125,000 | 16,625,000 | 17,248,438 | 17,895,254 | 18,566,326 | 19,262,563 | 19,984,909 | 20,734,343 | 21,511,881 | 22,318,577 | 23,155,523 | 24,023,856 | 24,924,750 | 25,859,428 | |
| | 30,625 | 65,625 | 65,625 | 83,125 | 86,242 | 89,476 | 92,832 | 96,313 | 99,925 | 103,672 | 107,559 | 111,593 | 115,778 | 120,119 | 124,624 | 129,297 | 1,649,304 |
| | 55,619 | 119,183 | 119,183 | 150,965 | 156,626 | 162,500 | 168,593 | 174,916 | 181,475 | 188,280 | 195,341 | 202,666 | 210,266 | 218,151 | 226,332 | 234,819 | GROSS |
| | 3,001 | 6,431 | 6,431 | 8,146 | 8,452 | 8,769 | 9,097 | 9,439 | 9,793 | 10,160 | 10,541 | 10,936 | 11,346 | 11,772 | 12,213 | 12,671 | 2,995,332 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 161,630 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 58,620 | 125,614 | 125,614 | 159,111 | 165,078 | 171,268 | 177,691 | 184,354 | 191,267 | 198,440 | 205,881 | 213,602 | 221,612 | 229,922 | 238,545 | 247,490 | 3,156,963 |
| | 93,541 | 200,446 | 200,446 | 253,898 | 263,419 | 273,297 | 283,546 | 294,179 | 305,210 | 316,656 | 328,530 | 340,850 | 353,632 | 366,893 | 380,652 | 394,926 | GROSS |
| | 3,401 | 7,289 | 7,289 | 9,232 | 9,579 | 9,938 | 10,310 | 10,697 | 11,098 | 11,514 | 11,946 | 12,394 | 12,859 | 13,341 | 13,841 | 14,360 | 5,037,648 |
| | 3,411 | 7,310 | 7,310 | 9,259 | 9,606 | 9,967 | 10,340 | 10,728 | 11,130 | 11,548 | 11,981 | 12,430 | 12,896 | 13,380 | 13,882 | 14,402 | 183,181 |
| | 59,787 | 128,115 | 128,115 | 162,279 | 168,364 | 174,678 | 181,229 | 188,025 | 195,076 | 202,391 | 209,981 | 217,855 | 226,024 | 234,500 | 243,294 | 252,418 | 183,712 |
| | 160,141 | 343,159 | 343,159 | 434,668 | 450,968 | 467,879 | 485,425 | 503,628 | 522,514 | 542,109 | 562,438 | 583,529 | 605,412 | 628,114 | 651,669 | 676,106 | 8,624,360 |

31 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 3.75% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Office | Year | AREA SF | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|--------------|------|---------------|---------------|------------------|-------------------|----------------|---------|-----------|
| | | | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Office | 2024 | 7,500 | \$ 175.00 | \$ 1,312,500 | \$ 5.00 | \$ 37,500 | | |
| Office | 2025 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 5.00 | \$ 50,000 | | |
| Office | 2031 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 5.00 | \$ 50,000 | | |
| Office | 2032 | 7,500 | \$ 175.00 | \$ 1,312,500 | \$ 5.00 | \$ 37,500 | | |
| Office | 2035 | 10,000 | \$ 175.00 | \$ 1,750,000 | \$ 10.00 | \$ 100,000 | \$ - | \$ - |
| TOTAL | | 45,000 | | 7,875,000 | | 275,000 | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|-------------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 27.7% | \$ 1,210,156 | = \$ 1,170,992 | + \$ 39,164 | + \$ - |
| Collin County | 6.7% | \$ 290,630 | = \$ 281,224 | + \$ 9,406 | + \$ - |
| Collin College | 3.5% | \$ 154,844 | = \$ 149,833 | + \$ 5,011 | + \$ - |
| Celina ISD | 62.1% | \$ 2,713,875 | = \$ 2,626,047 | + \$ 87,828 | + \$ - |
| | 100.0% | \$ 4,369,504 | \$ 4,228,096 | \$ 141,409 | \$ - |
| | | 100.0% | 96.8% | 3.2% | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 89.3% | \$ 1,170,992 | = \$ 1,170,992 | + \$ - | + \$ - |
| Collin County | 10.7% | \$ 140,612 | = \$ 140,612 | + \$ - | + \$ - |
| Collin College | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Celina ISD | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| | 100.0% | \$ 1,311,604 | \$ 1,311,604 | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|----------------|--------|--------------|----------------|-------------------|--------|
| City of Celina | 1.3% | \$ 39,164 | = \$ - | + \$ 39,164 | + \$ - |
| Collin County | 4.9% | \$ 150,018 | = \$ 140,612 | + \$ 9,406 | + \$ - |
| Collin College | 5.1% | \$ 154,844 | = \$ 149,833 | + \$ 5,011 | + \$ - |
| Celina ISD | 88.7% | \$ 2,713,875 | = \$ 2,626,047 | + \$ 87,828 | + \$ - |
| | 100.0% | \$ 3,057,900 | \$ 2,916,492 | \$ 141,409 | \$ - |
| | | 100.0% | 95.4% | 4.6% | 0.0% |

Financial Feasibility Analysis - Office

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|--------------------------|------|------|------|------|------|------|------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|----------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | 1,312,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 4,812,500 | 6,125,000 |
| City of Celina | | - | - | - | - | - | - | - | 8,331 | 19,439 | 19,439 | 19,439 | 19,439 | 19,439 | 19,439 | 30,548 | 38,879 |
| Collin County | | - | - | - | - | - | - | - | 2,001 | 4,669 | 4,669 | 4,669 | 4,669 | 4,669 | 4,669 | 7,336 | 9,337 |
| Collin College | | - | - | - | - | - | - | - | 1,066 | 2,487 | 2,487 | 2,487 | 2,487 | 2,487 | 2,487 | 3,909 | 4,975 |
| Celina ISD | | - | - | - | - | - | - | - | 18,683 | 43,595 | 43,595 | 43,595 | 43,595 | 43,595 | 43,595 | 68,506 | 87,189 |
| Total | | - | - | - | - | - | - | - | 30,081 | 70,190 | 70,190 | 70,190 | 70,190 | 70,190 | 70,190 | 110,299 | 140,380 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | 37,500 | 87,500 | 87,500 | 87,500 | 87,500 | 87,500 | 87,500 | 137,500 | 175,000 |
| City of Celina | | - | - | - | - | - | - | - | 238 | 555 | 555 | 555 | 555 | 555 | 555 | 873 | 1,111 |
| Collin County | | - | - | - | - | - | - | - | 57 | 133 | 133 | 133 | 133 | 133 | 133 | 210 | 267 |
| Collin College | | - | - | - | - | - | - | - | 30 | 71 | 71 | 71 | 71 | 71 | 71 | 112 | 142 |
| Celina ISD | | - | - | - | - | - | - | - | 534 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,246 | 1,957 | 2,491 |
| Total | | - | - | - | - | - | - | - | 859 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 2,005 | 3,151 | 4,011 |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | 8,569 | 19,995 | 19,995 | 19,995 | 19,995 | 19,995 | 19,995 | 31,421 | 39,990 |
| City of Celina | | - | - | - | - | - | - | - | 2,058 | 4,802 | 4,802 | 4,802 | 4,802 | 4,802 | 4,802 | 7,546 | 9,604 |
| Collin County | | - | - | - | - | - | - | - | 1,096 | 2,558 | 2,558 | 2,558 | 2,558 | 2,558 | 2,558 | 4,020 | 5,117 |
| Collin College | | - | - | - | - | - | - | - | 19,217 | 44,840 | 44,840 | 44,840 | 44,840 | 44,840 | 44,840 | 70,463 | 89,681 |
| Celina ISD | | - | - | - | - | - | - | - | 30,941 | 72,196 | 72,196 | 72,196 | 72,196 | 72,196 | 72,196 | 113,450 | 144,391 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | - | - | - | - | - | - | - | 238 | 555 | 555 | 555 | 555 | 555 | 555 | 873 | 1,111 |
| City of Celina | | - | - | - | - | - | - | - | 1,058 | 2,468 | 2,468 | 2,468 | 2,468 | 2,468 | 2,468 | 3,878 | 4,935 |
| Collin County | | - | - | - | - | - | - | - | 1,096 | 2,558 | 2,558 | 2,558 | 2,558 | 2,558 | 2,558 | 4,020 | 5,117 |
| Collin College | | - | - | - | - | - | - | - | 19,217 | 44,840 | 44,840 | 44,840 | 44,840 | 44,840 | 44,840 | 70,463 | 89,681 |
| Celina ISD | | - | - | - | - | - | - | - | 21,609 | 50,422 | 50,422 | 50,422 | 50,422 | 50,422 | 50,422 | 79,234 | 100,844 |

Financial Feasibility Analysis - Office

| | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|-----------|
| | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | 6,125,000 | 6,125,000 | 7,875,000 | 8,170,313 | 8,476,699 | 8,794,575 | 9,124,372 | 9,466,536 | 9,821,531 | 10,189,838 | 10,571,957 | 10,968,406 | 11,379,721 | 11,806,461 | 12,249,203 | 12,708,548 | |
| | | | | | | | | | | | | | | | | | GROSS |
| | 38,879 | 38,879 | 49,987 | 51,862 | 53,807 | 55,824 | 57,918 | 60,090 | 62,343 | 64,681 | 67,106 | 69,623 | 72,234 | 74,943 | 77,753 | 80,669 | 1,170,992 |
| | 9,337 | 9,337 | 12,005 | 12,455 | 12,922 | 13,407 | 13,909 | 14,431 | 14,972 | 15,534 | 16,116 | 16,721 | 17,348 | 17,998 | 18,673 | 19,373 | 281,224 |
| | 4,975 | 4,975 | 6,396 | 6,636 | 6,885 | 7,143 | 7,411 | 7,689 | 7,977 | 8,276 | 8,587 | 8,909 | 9,243 | 9,589 | 9,949 | 10,322 | 149,833 |
| | 87,189 | 87,189 | 112,101 | 116,304 | 120,666 | 125,191 | 129,885 | 134,756 | 139,809 | 145,052 | 150,492 | 156,135 | 161,990 | 168,065 | 174,367 | 180,906 | 2,626,047 |
| | 140,380 | 140,380 | 180,489 | 187,257 | 194,279 | 201,565 | 209,123 | 216,966 | 225,102 | 233,543 | 242,301 | 251,387 | 260,814 | 270,595 | 280,742 | 291,270 | 4,228,096 |
| | | | | | | | | | | | | | | | | | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 1100% | 100% |
| | 175,000 | 175,000 | 275,000 | 285,313 | 296,012 | 307,112 | 318,629 | 330,577 | 342,974 | 355,836 | 369,179 | 383,024 | 397,387 | 412,289 | 427,750 | 443,791 | |
| | | | | | | | | | | | | | | | | | GROSS |
| | 1,111 | 1,111 | 1,746 | 1,811 | 1,879 | 1,949 | 2,023 | 2,098 | 2,177 | 2,259 | 2,343 | 2,431 | 2,522 | 2,617 | 2,715 | 2,817 | 39,164 |
| | 267 | 267 | 419 | 435 | 451 | 468 | 486 | 504 | 523 | 542 | 563 | 584 | 606 | 629 | 652 | 677 | 9,406 |
| | 142 | 142 | 223 | 232 | 240 | 249 | 259 | 268 | 279 | 289 | 300 | 311 | 323 | 335 | 347 | 360 | 5,011 |
| | 2,491 | 2,491 | 3,915 | 4,061 | 4,214 | 4,372 | 4,536 | 4,706 | 4,882 | 5,065 | 5,255 | 5,452 | 5,657 | 5,869 | 6,089 | 6,317 | 87,828 |
| | 4,011 | 4,011 | 6,303 | 6,539 | 6,784 | 7,039 | 7,303 | 7,577 | 7,861 | 8,155 | 8,461 | 8,779 | 9,108 | 9,449 | 9,804 | 10,171 | 141,409 |
| | | | | | | | | | | | | | | | | | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | GROSS |
| | 39,990 | 39,990 | 51,733 | 53,673 | 55,686 | 57,774 | 59,940 | 62,188 | 64,520 | 66,940 | 69,450 | 72,054 | 74,756 | 77,560 | 80,468 | 83,486 | 1,210,156 |
| | 9,604 | 9,604 | 12,424 | 12,890 | 13,373 | 13,875 | 14,395 | 14,935 | 15,495 | 16,076 | 16,679 | 17,304 | 17,953 | 18,627 | 19,325 | 20,050 | 290,630 |
| | 5,117 | 5,117 | 6,619 | 6,868 | 7,125 | 7,392 | 7,670 | 7,957 | 8,256 | 8,565 | 8,886 | 9,220 | 9,565 | 9,924 | 10,296 | 10,682 | 154,844 |
| | 89,681 | 89,681 | 116,015 | 120,366 | 124,880 | 129,563 | 134,421 | 139,462 | 144,692 | 150,118 | 155,747 | 161,588 | 167,647 | 173,934 | 180,456 | 187,224 | 2,713,875 |
| | 144,391 | 144,391 | 186,792 | 193,796 | 201,064 | 208,604 | 216,426 | 224,542 | 232,963 | 241,699 | 250,762 | 260,166 | 269,922 | 280,044 | 290,546 | 301,441 | 4,369,504 |
| | | | | | | | | | | | | | | | | | |
| | 6,125,000 | 6,125,000 | 7,875,000 | 8,170,313 | 8,476,699 | 8,794,575 | 9,124,372 | 9,466,536 | 9,821,531 | 10,189,838 | 10,571,957 | 10,968,406 | 11,379,721 | 11,806,461 | 12,249,203 | 12,708,548 | |
| | | | | | | | | | | | | | | | | | GROSS |
| | 38,879 | 38,879 | 49,987 | 51,862 | 53,807 | 55,824 | 57,918 | 60,090 | 62,343 | 64,681 | 67,106 | 69,623 | 72,234 | 74,943 | 77,753 | 80,669 | 1,170,992 |
| | 4,669 | 4,669 | 6,002 | 6,228 | 6,461 | 6,703 | 6,955 | 7,216 | 7,486 | 7,767 | 8,058 | 8,360 | 8,674 | 8,999 | 9,337 | 9,687 | 140,612 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 43,548 | 43,548 | 55,990 | 58,089 | 60,268 | 62,528 | 64,873 | 67,305 | 69,829 | 72,448 | 75,165 | 77,983 | 80,908 | 83,942 | 87,089 | 90,355 | 1,311,604 |
| | | | | | | | | | | | | | | | | | |
| | 175,000 | 175,000 | 275,000 | 285,313 | 296,012 | 307,112 | 318,629 | 330,577 | 342,974 | 355,836 | 369,179 | 383,024 | 397,387 | 412,289 | 427,750 | 443,791 | |
| | | | | | | | | | | | | | | | | | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | GROSS |
| | 38,879 | 38,879 | 49,987 | 51,862 | 53,807 | 55,824 | 57,918 | 60,090 | 62,343 | 64,681 | 67,106 | 69,623 | 72,234 | 74,943 | 77,753 | 80,669 | 1,170,992 |
| | 4,669 | 4,669 | 6,002 | 6,228 | 6,461 | 6,703 | 6,955 | 7,216 | 7,486 | 7,767 | 8,058 | 8,360 | 8,674 | 8,999 | 9,337 | 9,687 | 140,612 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 43,548 | 43,548 | 55,990 | 58,089 | 60,268 | 62,528 | 64,873 | 67,305 | 69,829 | 72,448 | 75,165 | 77,983 | 80,908 | 83,942 | 87,089 | 90,355 | 1,311,604 |
| | | | | | | | | | | | | | | | | | |
| | 1,111 | 1,111 | 1,746 | 1,811 | 1,879 | 1,949 | 2,023 | 2,098 | 2,177 | 2,259 | 2,343 | 2,431 | 2,522 | 2,617 | 2,715 | 2,817 | 39,164 |
| | 4,935 | 4,935 | 6,422 | 6,662 | 6,912 | 7,172 | 7,440 | 7,719 | 8,009 | 8,309 | 8,621 | 8,944 | 9,280 | 9,628 | 9,989 | 10,363 | 150,018 |
| | 5,117 | 5,117 | 6,619 | 6,868 | 7,125 | 7,392 | 7,670 | 7,957 | 8,256 | 8,565 | 8,886 | 9,220 | 9,565 | 9,924 | 10,296 | 10,682 | 154,844 |
| | 89,681 | 89,681 | 116,015 | 120,366 | 124,880 | 129,563 | 134,421 | 139,462 | 144,692 | 150,118 | 155,747 | 161,588 | 167,647 | 173,934 | 180,456 | 187,224 | 2,713,875 |
| | 100,844 | 100,844 | 130,802 | 135,707 | 140,796 | 146,076 | 151,554 | 157,237 | 163,133 | 169,251 | 175,598 | 182,183 | 189,015 | 196,103 | 203,456 | 211,086 | 3,057,900 |

31 YEAR - MULTIFAMILY : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 3.75% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Multifamily | Year | AREA SF/UNITS | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|--------------|------|------------------|---------------|--------------------|-------------------|-----------|---------|-----------|
| | | | \$ / UNIT | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Multifamily | 2024 | 200 | \$ 180,000.00 | \$ 36,000,000 | | | | |
| Multifamily | 2026 | 350 | \$ 180,000.00 | \$ 63,000,000 | | | | |
| Multifamily | 2031 | 300 | \$ 180,000.00 | \$ 54,000,000 | | | | |
| Multifamily | 2036 | 300 | \$ 180,000.00 | \$ 54,000,000 | | | | |
| TOTAL | | 1,150 | | 207,000,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|-------------------|--------|----------------|------------------|-------------------|--------|
| City of Celina | 27.7% | \$ 29,961,178 | = \$ 29,961,177 | + \$ - | + \$ 1 |
| Collin County | 6.7% | \$ 7,195,442 | = \$ 7,195,442 | + \$ - | + \$ - |
| Collin College | 3.5% | \$ 3,833,655 | = \$ 3,833,655 | + \$ - | + \$ - |
| Celina ISD | 62.1% | \$ 67,190,438 | = \$ 67,190,438 | + \$ - | + \$ - |
| | 100.0% | \$ 108,180,712 | = \$ 108,180,711 | \$ - | \$ 1 |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------|--------|---------------|-----------------|-------------------|--------|
| City of Celina | 89.3% | \$ 29,961,177 | = \$ 29,961,177 | + \$ - | + \$ 0 |
| Collin County | 10.7% | \$ 3,597,721 | = \$ 3,597,721 | + \$ - | + \$ - |
| Collin College | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| Celina ISD | 0.0% | \$ - | = \$ - | + \$ - | + \$ - |
| | 100.0% | \$ 33,558,898 | = \$ 33,558,898 | \$ - | \$ 0 |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|----------------|--------|---------------|-----------------|-------------------|--------|
| City of Celina | 0.0% | \$ 1 | = \$ - | + \$ - | + \$ 1 |
| Collin County | 4.8% | \$ 3,597,721 | = \$ 3,597,721 | + \$ - | + \$ - |
| Collin College | 5.1% | \$ 3,833,655 | = \$ 3,833,655 | + \$ - | + \$ - |
| Celina ISD | 90.0% | \$ 67,190,438 | = \$ 67,190,438 | + \$ - | + \$ - |
| | 100.0% | \$ 74,621,814 | = \$ 74,621,814 | \$ - | \$ 1 |
| | | 100.0% | 100.0% | 0.0% | 0.0% |

Financial Feasibility Analysis - Multifamily

| Calendar Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|--------------------------|------|------|------|------|------|------|------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| City of Celina | | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| Collin County | | - | - | - | - | - | - | - | 54,879 | 54,879 | 150,919 | 150,919 | 150,919 | 150,919 | 150,919 | 233,238 | 233,238 |
| Collin College | | - | - | - | - | - | - | - | 29,239 | 29,239 | 80,408 | 80,408 | 80,408 | 80,408 | 80,408 | 124,267 | 124,267 |
| Celina ISD | | - | - | - | - | - | - | - | 512,460 | 512,460 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 2,177,955 | 2,177,955 |
| Total | | - | - | - | - | - | - | - | 825,092 | 825,092 | 2,269,003 | 2,269,003 | 2,269,003 | 2,269,003 | 2,269,003 | 3,506,641 | 3,506,641 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| City of Celina | | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| Collin County | | - | - | - | - | - | - | - | 54,879 | 54,879 | 150,919 | 150,919 | 150,919 | 150,919 | 150,919 | 233,238 | 233,238 |
| Collin College | | - | - | - | - | - | - | - | 29,239 | 29,239 | 80,408 | 80,408 | 80,408 | 80,408 | 80,408 | 124,267 | 124,267 |
| Celina ISD | | - | - | - | - | - | - | - | 512,460 | 512,460 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 2,177,955 | 2,177,955 |
| Total | | - | - | - | - | - | - | - | 825,092 | 825,092 | 2,269,003 | 2,269,003 | 2,269,003 | 2,269,003 | 2,269,003 | 3,506,641 | 3,506,641 |
| PARTICIPATION | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | 36,000,000 | 36,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 153,000,000 | 153,000,000 |
| | PV | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| City of Celina | | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| Collin County | | - | - | - | - | - | - | - | 27,440 | 27,440 | 75,459 | 75,459 | 75,459 | 75,459 | 75,459 | 116,619 | 116,619 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 255,953 | 255,953 | 703,871 | 703,871 | 703,871 | 703,871 | 703,871 | 1,087,800 | 1,087,800 |
| PERSONAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| City of Celina | | - | - | - | - | - | - | - | 228,513 | 228,513 | 628,411 | 628,411 | 628,411 | 628,411 | 628,411 | 971,181 | 971,181 |
| Collin County | | - | - | - | - | - | - | - | 27,440 | 27,440 | 75,459 | 75,459 | 75,459 | 75,459 | 75,459 | 116,619 | 116,619 |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | 255,953 | 255,953 | 703,871 | 703,871 | 703,871 | 703,871 | 703,871 | 1,087,800 | 1,087,800 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | 27,440 | 27,440 | 75,459 | 75,459 | 75,459 | 75,459 | 75,459 | 116,619 | 116,619 |
| Collin College | | - | - | - | - | - | - | - | 29,239 | 29,239 | 80,408 | 80,408 | 80,408 | 80,408 | 80,408 | 124,267 | 124,267 |
| Celina ISD | | - | - | - | - | - | - | - | 512,460 | 512,460 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 2,177,955 | 2,177,955 |
| Total | | - | - | - | - | - | - | - | 569,139 | 569,139 | 1,565,132 | 1,565,132 | 1,565,132 | 1,565,132 | 1,565,132 | 2,418,840 | 2,418,840 |

Financial Feasibility Analysis - Multifamily

| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| 153,000,000 | 153,000,000 | 153,000,000 | 207,000,000 | 214,762,500 | 222,816,094 | 231,171,697 | 239,840,636 | 248,834,660 | 258,165,960 | 267,847,183 | 277,891,452 | 288,312,382 | 299,124,096 | 310,341,250 | 321,979,047 | |
| 971,181 | 971,181 | 971,181 | 1,313,951 | 1,363,224 | 1,414,345 | 1,467,383 | 1,522,410 | 1,579,500 | 1,638,732 | 1,700,184 | 1,763,941 | 1,830,089 | 1,898,717 | 1,969,919 | 2,043,791 | GROSS |
| 233,238 | 233,238 | 233,238 | 315,557 | 327,390 | 339,668 | 352,405 | 365,620 | 379,331 | 393,556 | 408,314 | 423,626 | 439,512 | 455,994 | 473,094 | 490,835 | 29,961,177 |
| 124,267 | 124,267 | 124,267 | 168,125 | 174,430 | 180,971 | 187,758 | 194,799 | 202,104 | 209,682 | 217,545 | 225,703 | 234,167 | 242,949 | 252,059 | 261,511 | 7,195,442 |
| 2,177,955 | 2,177,955 | 2,177,955 | 2,946,645 | 3,057,144 | 3,171,787 | 3,290,729 | 3,414,131 | 3,542,161 | 3,674,992 | 3,812,805 | 3,955,785 | 4,104,127 | 4,258,032 | 4,417,708 | 4,583,372 | 3,833,655 |
| 3,506,641 | 3,506,641 | 3,506,641 | 4,744,279 | 4,922,189 | 5,106,771 | 5,298,275 | 5,496,960 | 5,703,096 | 5,916,962 | 6,138,849 | 6,369,055 | 6,607,895 | 6,855,691 | 7,112,779 | 7,379,509 | 67,190,438 |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 100% |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | GROSS |
| - | - | - | - | - | - | - | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 1 |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 971,181 | 971,181 | 971,181 | 1,313,951 | 1,363,224 | 1,414,345 | 1,467,383 | 1,522,410 | 1,579,500 | 1,638,732 | 1,700,184 | 1,763,941 | 1,830,089 | 1,898,717 | 1,969,919 | 2,043,791 | GROSS |
| 233,238 | 233,238 | 233,238 | 315,557 | 327,390 | 339,668 | 352,405 | 365,620 | 379,331 | 393,556 | 408,314 | 423,626 | 439,512 | 455,994 | 473,094 | 490,835 | 29,961,178 |
| 124,267 | 124,267 | 124,267 | 168,125 | 174,430 | 180,971 | 187,758 | 194,799 | 202,104 | 209,682 | 217,545 | 225,703 | 234,167 | 242,949 | 252,059 | 261,511 | 7,195,442 |
| 2,177,955 | 2,177,955 | 2,177,955 | 2,946,645 | 3,057,144 | 3,171,787 | 3,290,729 | 3,414,131 | 3,542,161 | 3,674,992 | 3,812,805 | 3,955,785 | 4,104,127 | 4,258,032 | 4,417,708 | 4,583,372 | 3,833,655 |
| 3,506,641 | 3,506,641 | 3,506,641 | 4,744,279 | 4,922,189 | 5,106,771 | 5,298,275 | 5,496,960 | 5,703,096 | 5,916,962 | 6,138,849 | 6,369,055 | 6,607,895 | 6,855,691 | 7,112,780 | 7,379,509 | 67,190,438 |
| 153,000,000 | 153,000,000 | 153,000,000 | 207,000,000 | 214,762,500 | 222,816,094 | 231,171,697 | 239,840,636 | 248,834,660 | 258,165,960 | 267,847,183 | 277,891,452 | 288,312,382 | 299,124,096 | 310,341,250 | 321,979,047 | |
| 971,181 | 971,181 | 971,181 | 1,313,951 | 1,363,224 | 1,414,345 | 1,467,383 | 1,522,410 | 1,579,500 | 1,638,732 | 1,700,184 | 1,763,941 | 1,830,089 | 1,898,717 | 1,969,919 | 2,043,791 | GROSS |
| 116,619 | 116,619 | 116,619 | 157,779 | 163,695 | 169,834 | 176,203 | 182,810 | 189,666 | 196,778 | 204,157 | 211,813 | 219,756 | 227,997 | 236,547 | 245,417 | 29,961,177 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,597,721 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 1,087,800 | 1,087,800 | 1,087,800 | 1,471,730 | 1,526,919 | 1,584,179 | 1,643,586 | 1,705,220 | 1,769,166 | 1,835,510 | 1,904,341 | 1,975,754 | 2,049,845 | 2,126,714 | 2,206,466 | 2,289,208 | 33,558,898 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | GROSS |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 971,181 | 971,181 | 971,181 | 1,313,951 | 1,363,224 | 1,414,345 | 1,467,383 | 1,522,410 | 1,579,500 | 1,638,732 | 1,700,184 | 1,763,941 | 1,830,089 | 1,898,717 | 1,969,919 | 2,043,791 | GROSS |
| 116,619 | 116,619 | 116,619 | 157,779 | 163,695 | 169,834 | 176,203 | 182,810 | 189,666 | 196,778 | 204,157 | 211,813 | 219,756 | 227,997 | 236,547 | 245,417 | 29,961,177 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 3,597,721 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 1,087,800 | 1,087,800 | 1,087,800 | 1,471,730 | 1,526,919 | 1,584,179 | 1,643,586 | 1,705,220 | 1,769,166 | 1,835,510 | 1,904,341 | 1,975,754 | 2,049,845 | 2,126,714 | 2,206,466 | 2,289,208 | 33,558,898 |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| - | - | - | - | - | - | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | GROSS |
| 116,619 | 116,619 | 116,619 | 157,779 | 163,695 | 169,834 | 176,203 | 182,810 | 189,666 | 196,778 | 204,157 | 211,813 | 219,756 | 227,997 | 236,547 | 245,417 | 3,597,721 |
| 124,267 | 124,267 | 124,267 | 168,125 | 174,430 | 180,971 | 187,758 | 194,799 | 202,104 | 209,682 | 217,545 | 225,703 | 234,167 | 242,949 | 252,059 | 261,511 | 3,833,655 |
| 2,177,955 | 2,177,955 | 2,177,955 | 2,946,645 | 3,057,144 | 3,171,787 | 3,290,729 | 3,414,131 | 3,542,161 | 3,674,992 | 3,812,805 | 3,955,785 | 4,104,127 | 4,258,032 | 4,417,708 | 4,583,372 | 67,190,438 |
| 2,418,840 | 2,418,840 | 2,418,840 | 3,272,549 | 3,395,269 | 3,522,592 | 3,654,689 | 3,791,740 | 3,933,930 | 4,081,453 | 4,234,507 | 4,393,301 | 4,558,050 | 4,728,977 | 4,906,314 | 5,090,301 | 74,621,614 |

31 YEAR - HOTEL : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 3.75% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|-------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 100% | 0.6347590 |
| Collin County | 0.15244300 | 50% | 0.0762215 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.7109805 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|-----------------------|------------|---------------|-----------|
| City of Celina | 0.63475900 | 0% | 0.0000000 |
| Collin County | 0.15244300 | 0% | 0.0000000 |
| Collin College | 0.08122000 | 0% | 0.0000000 |
| Celina ISD | 1.42350000 | 0% | 0.0000000 |
| | 2.29192200 | | 0.0000000 |

| | | | |
|----------------|-----------|--------|-----------|
| Sales Tax Rate | 0.0200000 | 25.00% | 0.0050000 |
|----------------|-----------|--------|-----------|

| Hotel | Year | AREA UNITS | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|--------------|------|------------|---------------|-------------------|-------------------|-----------|---------|-----------|
| | | | \$ / UNIT | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Hotel | 2034 | 120 | \$ 120,000.00 | \$ 14,400,000 | | | | |
| TOTAL | | 120 | | 14,400,000 | | - | | - |

OUTPUT

| TOTAL TAX REVENUE | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES | |
|-------------------|--------|--------------|----------------|-------------------|-------|------|
| City of Celina | 27.7% | \$ 1,496,083 | = \$ 1,496,083 | + | \$ - | + |
| Collin County | 6.7% | \$ 359,297 | = \$ 359,297 | + | \$ - | + |
| Collin College | 3.5% | \$ 191,430 | = \$ 191,430 | + | \$ - | + |
| Celina ISD | 62.1% | \$ 3,355,090 | = \$ 3,355,090 | + | \$ - | + |
| | 100.0% | \$ 5,401,900 | \$ 5,401,900 | | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | | 0.0% |

| TOTAL PARTICIPATION | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES | |
|---------------------|--------|--------------|----------------|-------------------|-------|------|
| City of Celina | 89.3% | \$ 1,496,083 | = \$ 1,496,083 | + | \$ - | + |
| Collin County | 10.7% | \$ 179,649 | = \$ 179,649 | + | \$ - | + |
| Collin College | 0.0% | \$ - | = \$ - | + | \$ - | + |
| Celina ISD | 0.0% | \$ - | = \$ - | + | \$ - | + |
| | 100.0% | \$ 1,675,731 | \$ 1,675,731 | | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | | 0.0% |

| NET BENEFIT | | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES | |
|----------------|--------|--------------|----------------|-------------------|-------|------|
| City of Celina | 0.0% | \$ - | = \$ - | + | \$ - | + |
| Collin County | 4.8% | \$ 179,649 | = \$ 179,649 | + | \$ - | + |
| Collin College | 5.1% | \$ 191,430 | = \$ 191,430 | + | \$ - | + |
| Celina ISD | 90.0% | \$ 3,355,090 | = \$ 3,355,090 | + | \$ - | + |
| | 100.0% | \$ 3,726,169 | \$ 3,726,169 | | \$ - | \$ - |
| | | 100.0% | 100.0% | 0.0% | | 0.0% |

Financial Feasibility Analysis - Hotel

| | | Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | |
|--|--------------------------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PARTICIPATION | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| PERSONAL PROPERTY | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Celina | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin County | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Collin College | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Celina ISD | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

Financial Feasibility Analysis - Hotel

| | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | |
|--|------|------|------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|
| | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | - | - | - | 14,400,000 | 14,940,000 | 15,500,250 | 16,081,509 | 16,684,566 | 17,310,237 | 17,959,371 | 18,632,848 | 19,331,579 | 20,056,514 | 20,808,633 | 21,588,957 | 22,398,542 | |
| | - | - | - | 91,405 | 94,833 | 98,389 | 102,079 | 105,907 | 109,878 | 113,999 | 118,274 | 122,709 | 127,311 | 132,085 | 137,038 | 142,177 | GROSS |
| | - | - | - | 21,952 | 22,775 | 23,629 | 24,515 | 25,434 | 26,388 | 27,378 | 28,404 | 29,470 | 30,575 | 31,721 | 32,911 | 34,145 | 1,496,083 |
| | - | - | - | 11,696 | 12,134 | 12,589 | 13,061 | 13,551 | 14,059 | 14,587 | 15,134 | 15,701 | 16,290 | 16,901 | 17,535 | 18,192 | 359,297 |
| | - | - | - | 204,984 | 212,671 | 220,646 | 228,920 | 237,505 | 246,411 | 255,652 | 265,239 | 275,185 | 285,504 | 296,211 | 307,319 | 318,843 | 191,430 |
| | - | - | - | 330,037 | 342,413 | 355,254 | 368,576 | 382,397 | 396,737 | 411,615 | 427,050 | 443,065 | 459,680 | 476,918 | 494,802 | 513,357 | 3,355,090 |
| | - | - | - | | | | | | | | | | | | | | 5,401,900 |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 200% | 300% | 400% | 500% | 600% | 700% | 800% | 900% | 1000% | 100% |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | 91,405 | 94,833 | 98,389 | 102,079 | 105,907 | 109,878 | 113,999 | 118,274 | 122,709 | 127,311 | 132,085 | 137,038 | 142,177 | GROSS |
| | - | - | - | 21,952 | 22,775 | 23,629 | 24,515 | 25,434 | 26,388 | 27,378 | 28,404 | 29,470 | 30,575 | 31,721 | 32,911 | 34,145 | 1,496,083 |
| | - | - | - | 11,696 | 12,134 | 12,589 | 13,061 | 13,551 | 14,059 | 14,587 | 15,134 | 15,701 | 16,290 | 16,901 | 17,535 | 18,192 | 359,297 |
| | - | - | - | 204,984 | 212,671 | 220,646 | 228,920 | 237,505 | 246,411 | 255,652 | 265,239 | 275,185 | 285,504 | 296,211 | 307,319 | 318,843 | 191,430 |
| | - | - | - | 330,037 | 342,413 | 355,254 | 368,576 | 382,397 | 396,737 | 411,615 | 427,050 | 443,065 | 459,680 | 476,918 | 494,802 | 513,357 | 3,355,090 |
| | - | - | - | | | | | | | | | | | | | | 5,401,900 |
| | - | - | - | 14,400,000 | 14,940,000 | 15,500,250 | 16,081,509 | 16,684,566 | 17,310,237 | 17,959,371 | 18,632,848 | 19,331,579 | 20,056,514 | 20,808,633 | 21,588,957 | 22,398,542 | GROSS |
| | - | - | - | 91,405 | 94,833 | 98,389 | 102,079 | 105,907 | 109,878 | 113,999 | 118,274 | 122,709 | 127,311 | 132,085 | 137,038 | 142,177 | 1,496,083 |
| | - | - | - | 10,976 | 11,387 | 11,815 | 12,258 | 12,717 | 13,194 | 13,689 | 14,202 | 14,735 | 15,287 | 15,861 | 16,455 | 17,073 | 179,649 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | 102,381 | 106,220 | 110,204 | 114,336 | 118,624 | 123,072 | 127,688 | 132,476 | 137,444 | 142,598 | 147,945 | 153,493 | 159,249 | 1,675,731 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | 91,405 | 94,833 | 98,389 | 102,079 | 105,907 | 109,878 | 113,999 | 118,274 | 122,709 | 127,311 | 132,085 | 137,038 | 142,177 | 1,496,083 |
| | - | - | - | 10,976 | 11,387 | 11,815 | 12,258 | 12,717 | 13,194 | 13,689 | 14,202 | 14,735 | 15,287 | 15,861 | 16,455 | 17,073 | 179,649 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | 102,381 | 106,220 | 110,204 | 114,336 | 118,624 | 123,072 | 127,688 | 132,476 | 137,444 | 142,598 | 147,945 | 153,493 | 159,249 | 1,675,731 |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | GROSS |
| | - | - | - | 10,976 | 11,387 | 11,815 | 12,258 | 12,717 | 13,194 | 13,689 | 14,202 | 14,735 | 15,287 | 15,861 | 16,455 | 17,073 | 179,649 |
| | - | - | - | 11,696 | 12,134 | 12,589 | 13,061 | 13,551 | 14,059 | 14,587 | 15,134 | 15,701 | 16,290 | 16,901 | 17,535 | 18,192 | 191,430 |
| | - | - | - | 204,984 | 212,671 | 220,646 | 228,920 | 237,505 | 246,411 | 255,652 | 265,239 | 275,185 | 285,504 | 296,211 | 307,319 | 318,843 | 3,355,090 |
| | - | - | - | 227,656 | 236,193 | 245,050 | 254,239 | 263,773 | 273,665 | 283,927 | 294,574 | 305,621 | 317,082 | 328,972 | 341,309 | 354,108 | 3,726,169 |

Financial Feasibility Analysis - 100% of Tax Revenue

TAXABLE BASE YEAR GROWTH 3.75%
DISCOUNT RATE 6.00%

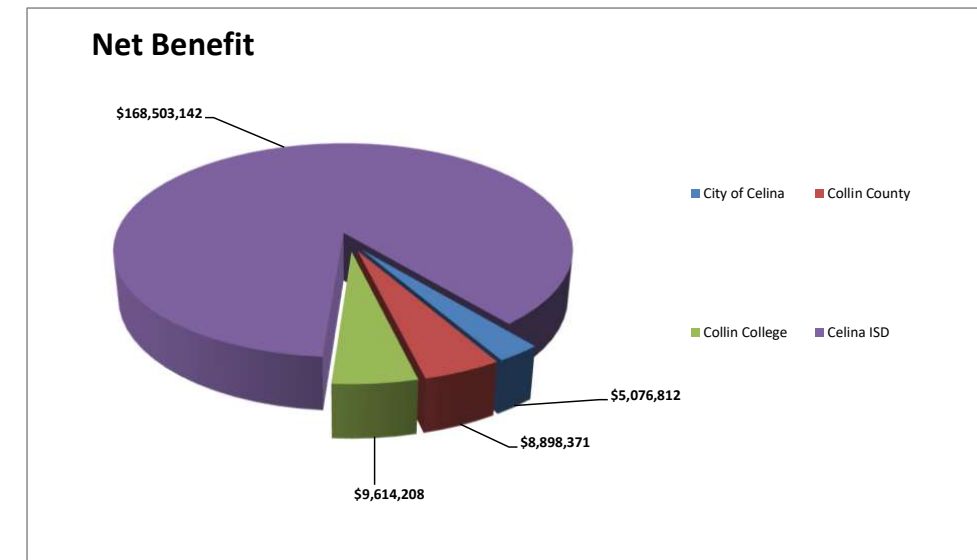
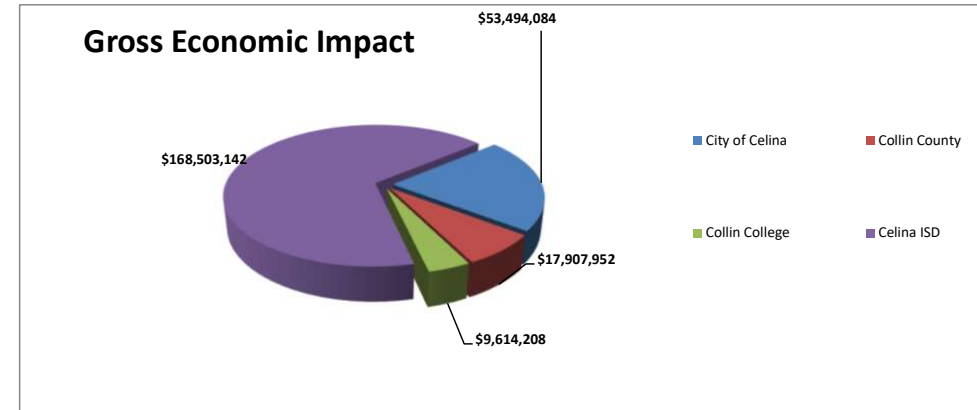
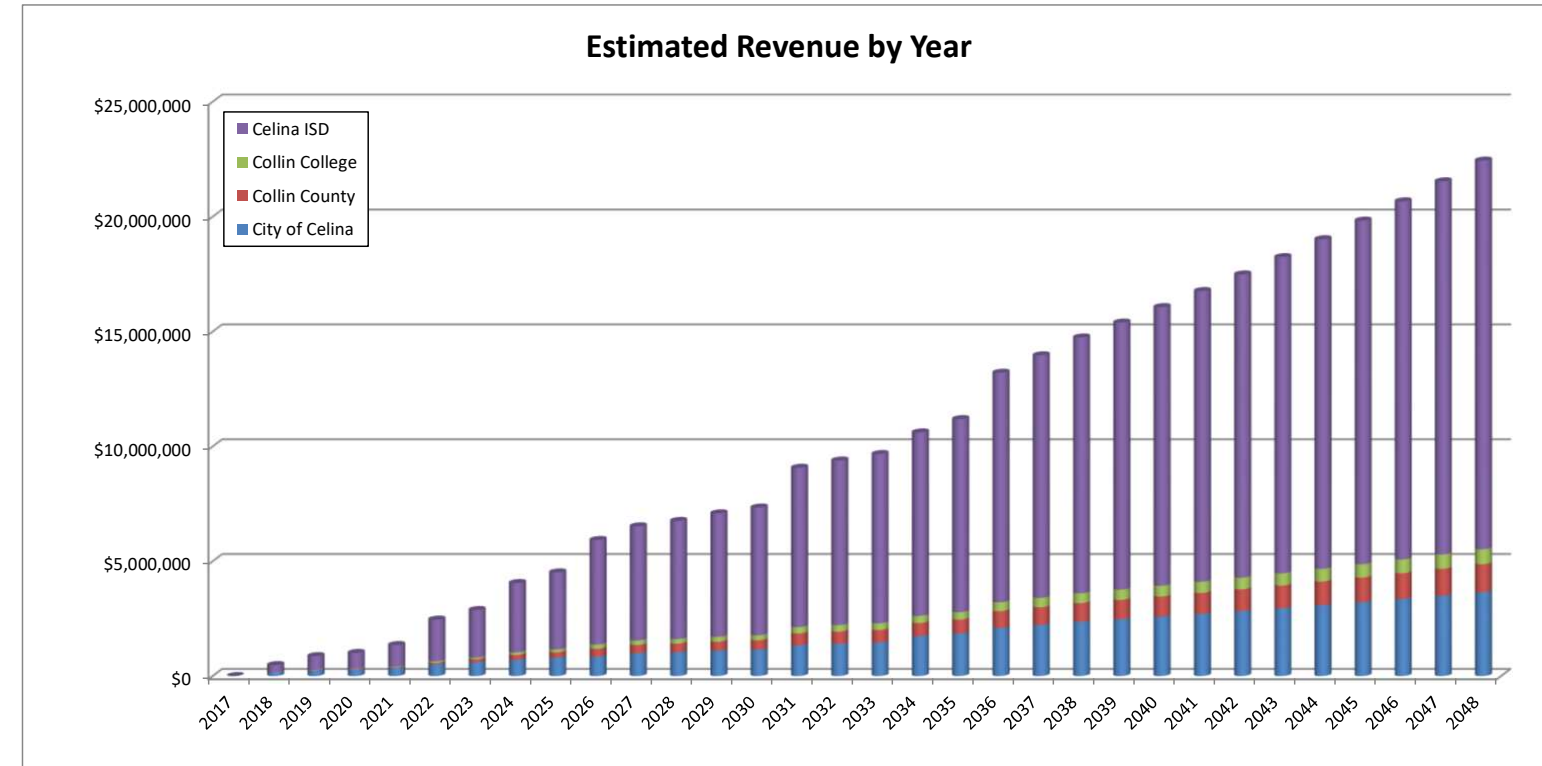
| REVENUE YEAR | BASE YEAR 2017 | REAL PROPERTY TAX | | | | BUSINESS PERSONAL PROPERTY TAX | | | | SALES TAX | | | | | | | |
|---------------------------------------|----------------|-------------------|-------------|-------------|-------------|--------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 |
| City of Celina | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 |
| Collin County | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 |
| Collin College | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 |
| Celina ISD | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 |
| TAXABLE VALUE | | | | | | | | | | | | | | | | | |
| City of Celina | 81,980,515 | 95,213,655 | 106,632,801 | 110,399,805 | 122,089,810 | 169,117,957 | 175,459,880 | 182,039,626 | 188,866,112 | 195,948,591 | 203,296,663 | 210,920,288 | 218,829,799 | 227,035,916 | 235,549,763 | 244,382,879 | |
| Collin County | 79,427,839 | 91,971,848 | 102,865,367 | 105,857,770 | 116,969,975 | 162,664,976 | 168,764,913 | 175,093,597 | 181,659,607 | 188,471,842 | 195,539,536 | 202,872,269 | 210,479,979 | 218,372,978 | 226,561,965 | 235,058,038 | |
| Collin College | 79,427,839 | 91,971,848 | 102,865,367 | 105,857,770 | 116,969,975 | 162,664,976 | 168,764,913 | 175,093,597 | 181,659,607 | 188,471,842 | 195,539,536 | 202,872,269 | 210,479,979 | 218,372,978 | 226,561,965 | 235,058,038 | |
| Celina ISD | 79,427,839 | 91,971,848 | 102,865,367 | 105,857,770 | 116,969,975 | 162,664,976 | 168,764,913 | 175,093,597 | 181,659,607 | 188,471,842 | 195,539,536 | 202,872,269 | 210,479,979 | 218,372,978 | 226,561,965 | 235,058,038 | |
| TAXABLE VALUE INCREMENT | | | | | | | | | | | | | | | | | |
| City of Celina | 0 | 13,233,140 | 24,652,286 | 28,419,290 | 40,109,295 | 87,137,442 | 93,479,365 | 100,059,111 | 106,885,597 | 113,968,076 | 121,316,148 | 128,939,773 | 136,849,284 | 145,055,401 | 153,569,248 | 162,402,364 | |
| Collin County | 0 | 12,544,009 | 23,437,528 | 26,429,931 | 37,542,136 | 83,237,137 | 89,337,074 | 95,665,758 | 102,231,768 | 109,044,003 | 116,111,697 | 123,444,430 | 131,052,140 | 138,945,139 | 147,134,126 | 155,630,199 | |
| Collin College | 0 | 12,544,009 | 23,437,528 | 26,429,931 | 37,542,136 | 83,237,137 | 89,337,074 | 95,665,758 | 102,231,768 | 109,044,003 | 116,111,697 | 123,444,430 | 131,052,140 | 138,945,139 | 147,134,126 | 155,630,199 | |
| Celina ISD | 0 | 12,544,009 | 23,437,528 | 26,429,931 | 37,542,136 | 83,237,137 | 89,337,074 | 95,665,758 | 102,231,768 | 109,044,003 | 116,111,697 | 123,444,430 | 131,052,140 | 138,945,139 | 147,134,126 | 155,630,199 | |
| REVENUE A TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | |
| City of Celina | 0 | 140,002 | 229,272 | 267,432 | 343,841 | 505,571 | 593,369 | 635,134 | 678,466 | 723,423 | 770,065 | 818,457 | 868,663 | 920,752 | 974,795 | 1,030,864 | |
| Collin County | 0 | 18,680 | 26,647 | 33,995 | 63,445 | 136,188 | 155,845 | 166,230 | 177,004 | 188,182 | 199,780 | 211,812 | 224,296 | 237,247 | 250,700 | 264,653 | |
| Collin College | 0 | 10,188 | 19,036 | 21,466 | 30,492 | 67,805 | 72,560 | 77,700 | 83,033 | 88,566 | 94,306 | 100,262 | 106,441 | 112,851 | 119,502 | 126,403 | |
| Celina ISD | 0 | 178,564 | 333,633 | 376,230 | 534,412 | 1,184,881 | 1,271,713 | 1,361,802 | 1,455,267 | 1,552,241 | 1,652,850 | 1,757,231 | 1,865,527 | 1,977,884 | 2,094,454 | 2,215,396 | |
| REVENUE #1 - RETAIL | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 562,500 | 562,500 | 562,500 | 1,687,500 | 1,687,500 | 1,687,500 | 1,687,500 | 3,937,500 | 3,937,500 | |
| BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,500 | 37,500 | 37,500 | 112,500 | 112,500 | 112,500 | 112,500 | 262,500 | 262,500 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,809 | 3,809 | 3,809 | 11,426 | 11,426 | 11,426 | 11,426 | 26,660 | 26,660 | |
| Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 915 | 915 | 915 | 2,744 | 2,744 | 2,744 | 2,744 | 6,403 | 6,403 | |
| Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 487 | 487 | 487 | 1,462 | 1,462 | 1,462 | 1,462 | 3,411 | 3,411 | |
| Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,541 | 8,541 | 8,541 | 25,623 | 25,623 | 25,623 | 25,623 | 59,787 | 59,787 | |
| REVENUE #2 - SALES TAX | | | | | | | | | | | | | | | | | |
| Sales | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 875,000 | 875,000 | 875,000 | 2,625,000 | 2,625,000 | 2,625,000 | 2,625,000 | 6,125,000 | 6,125,000 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17,500 | 17,500 | 17,500 | 52,500 | 52,500 | 52,500 | 52,500 | 122,500 | 122,500 | |
| REVENUE #3 - OFFICE | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,312,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 3,062,500 | 4,812,500 | 6,125,000 | |
| BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37,500 | 87,500 | 87,500 | 87,500 | 87,500 | 87,500 | 87,500 | 137,500 | 175,000 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8,569 | 19,995 | 19,995 | 19,995 | 19,995 | 19,995 | 19,995 | 31,421 | 39,990 | |
| Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,058 | 4,802 | 4,802 | 4,802 | 4,802 | 4,802 | 7,546 | 9,604 | | |
| Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,096 | 2,558 | 2,558 | 2,558 | 2,558 | 2,558 | 4,020 | 5,117 | | |
| Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,217 | 44,840 | 44,840 | 44,840 | 44,840 | 44,840 | 70,463 | 89,681 | | |
| REVENUE #4 - RESIDENTIAL | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,187,500 | 12,375,000 | 12,375,000 | 20,625,000 | 20,625,000 | 23,375,000 | 23,375,000 | 28,875,000 | 28,875,000 | |
| BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,276 | 78,551 | 78,551 | 130,919 | 130,919 | 148,375 | 148,375 | 183,287 | 183,287 | |
| Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,432 | 18,865 | 18,865 | 31,441 | 31,441 | 35,634 | 35,634 | 44,018 | 44,018 | |
| Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,025 | 10,051 | 10,051 | 16,752 | 16,752 | 18,985 | 18,985 | 23,452 | 23,452 | |
| Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88,079 | 176,158 | 176,158 | 293,597 | 293,597 | 332,743 | 332,743 | 411,036 | 411,036 | |
| REVENUE #5 - HOTEL | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| REVENUE #6 - MULTIFAMILY | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,000,000 | 36,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 99,000,000 | 153,000,000 | 153,000,000 | |
| BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| City of Celina | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Collin County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54,879 | 54,879 | 150,919 | 150,919 | 150,919 | 150,919 | 150,919 | 233,238 | 233,238 | |
| Collin College | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29,239 | 29,239 | 80,408 | 80,408 | 80,408 | 80,408 | 80,408 | 124,267 | 124,267 | |
| Celina ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 512,460 | 512,460 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 1,409,265 | 2,177,955 | 2,177,955 | |
| REVENUE A, 1, 2, 3, 4, 5, 6 | | | | | | | | | | | | | | | | | |
| | 0 | 328,754 | 600,621 | 691,776 | 942,140 | 1,821,802 | 2,073,830 | 3,021,056 | 3,356,264 | 4,558,123 | 4,973,476 | 5,143,383 | 5,382,689 | 5,565,578 | 6,942,510 | 7,170,313 | |
| Running Total | | | | | | | | | | | | | | | | | |
| | 0 | 328,754 | 929,375 | 1,621,150 | 2,563,291 | 4,384,793 | 6,458,622 | 9,479,678 | 12,835,942 | 17,394,065 | 22,367,541 | 27,510,924 | 32,893,613 | 38,459,191 | 45,401,700 | 52,572,014 | |
| GROSS | | | | | | | | | | | | | | | | | |
| | 249,519,386 | | | | | | | | | | | | | | | | |
| City of Celina | 0 | 140,002 | 229,272 | 267,432 | 343,841 | 505,571 | 593,369 | 704,288 | 798,321 | 843,278 | 894,905 | 1,033,296 | 1,100,959 | 1,153,048 | 1,338,662 | 1,403,300 | |
| Collin County | 0 | 18,680 | 26,647 | 33,995 | 63,445 | 136,188 | 155 | | | | | | | | | | |

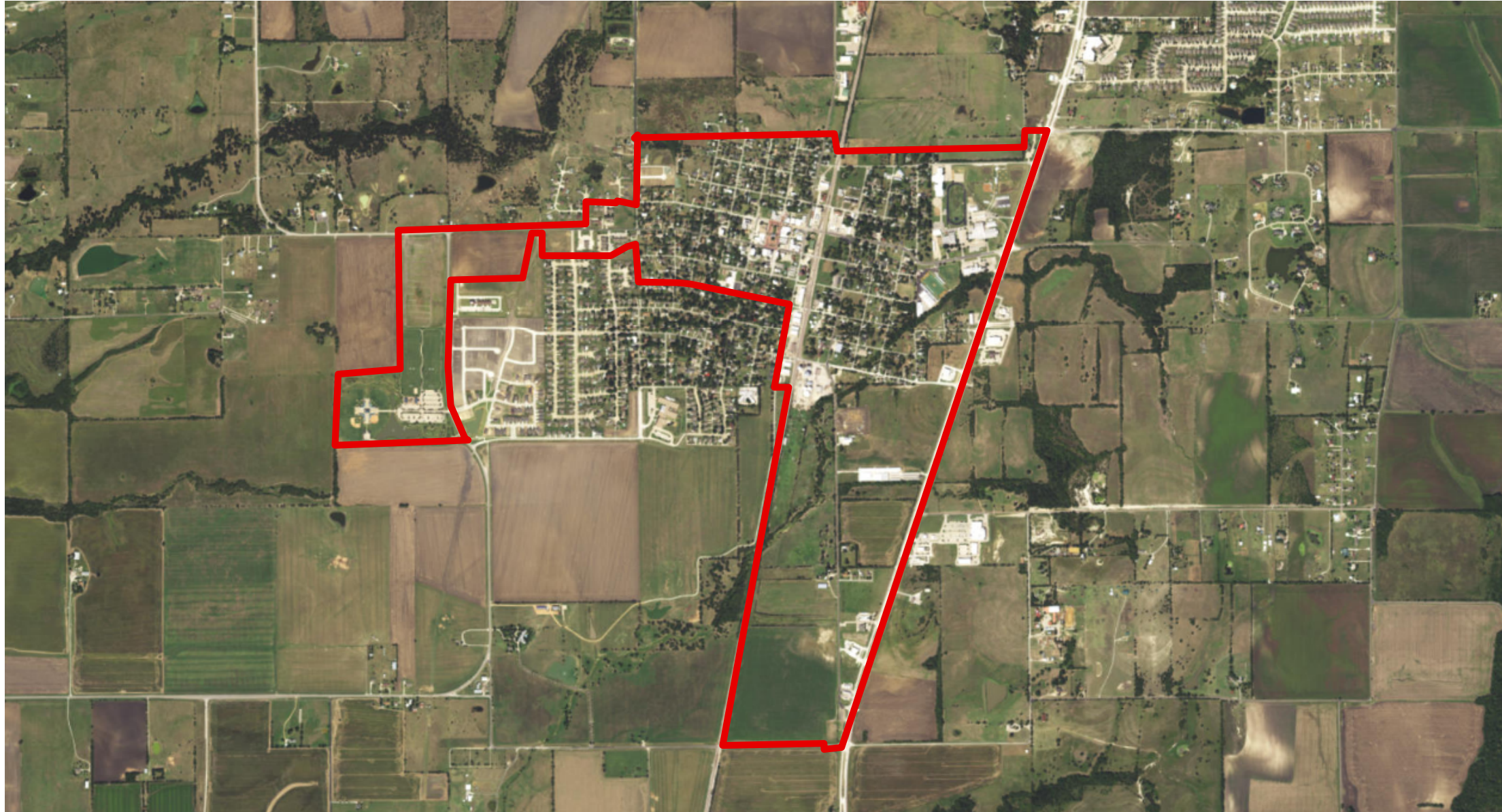
Financial Feasibility Analysis - 100% of Tax Revenue

| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | TOTALS | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|----------------|--|
| 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | | | |
| 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | 81,980,515 | | |
| 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | | |
| 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | 79,427,839 | | |
| 253,547,237 | 263,055,259 | 272,919,831 | 283,154,325 | 293,772,612 | 304,789,085 | 316,219,875 | 328,076,876 | 340,379,759 | 353,143,999 | 366,396,899 | 380,126,408 | 394,381,149 | 409,170,442 | 424,514,333 | 440,433,621 | | | |
| 243,872,715 | 253,017,941 | 262,506,114 | 272,350,094 | 282,563,222 | 293,159,343 | 304,152,818 | 315,558,549 | 327,391,995 | 339,669,194 | 352,406,789 | 365,622,044 | 379,332,870 | 393,557,853 | 408,316,272 | 423,628,133 | | | |
| 243,872,715 | 253,017,941 | 262,506,114 | 272,350,094 | 282,563,222 | 293,159,343 | 304,152,818 | 315,558,549 | 327,391,995 | 339,669,194 | 352,406,789 | 365,622,044 | 379,332,870 | 393,557,853 | 408,316,272 | 423,628,133 | | | |
| 243,872,715 | 253,017,941 | 262,506,114 | 272,350,094 | 282,563,222 | 293,159,343 | 304,152,818 | 315,558,549 | 327,391,995 | 339,669,194 | 352,406,789 | 365,622,044 | 379,332,870 | 393,557,853 | 408,316,272 | 423,628,133 | | | |
| 171,566,722 | 181,074,744 | 190,939,316 | 201,173,810 | 211,792,097 | 222,908,570 | 234,238,160 | 246,096,361 | 258,399,244 | 271,163,484 | 284,406,384 | 298,145,893 | 312,400,634 | 327,189,927 | 342,533,818 | 358,453,106 | | | |
| 164,444,876 | 173,590,102 | 183,078,275 | 192,922,255 | 203,135,383 | 213,731,504 | 224,724,979 | 236,130,710 | 247,964,156 | 260,241,355 | 272,978,950 | 286,194,205 | 299,905,031 | 314,130,014 | 328,888,433 | 344,200,294 | | | |
| 164,444,876 | 173,590,102 | 183,078,275 | 192,922,255 | 203,135,383 | 213,731,504 | 224,724,979 | 236,130,710 | 247,964,156 | 260,241,355 | 272,978,950 | 286,194,205 | 299,905,031 | 314,130,014 | 328,888,433 | 344,200,294 | | | |
| | | | | | | | | | | | | | | | | 344,200,294 | | |
| 1,089,035 | 1,149,388 | 1,212,004 | 1,276,969 | 1,344,369 | 1,414,297 | 1,486,848 | 1,562,119 | 1,640,212 | 1,721,235 | 1,805,295 | 1,892,508 | 1,982,991 | 2,076,868 | 2,174,264 | 2,275,313 | 35,603,822 | City of Celina | |
| 250,685 | 264,626 | 279,090 | 294,096 | 309,666 | 325,819 | 342,578 | 359,965 | 378,004 | 396,720 | 416,137 | 436,283 | 457,184 | 478,969 | 501,367 | 524,709 | 8,000,385 | Collin County | |
| 133,562 | 140,990 | 148,696 | 156,691 | 164,987 | 173,593 | 182,522 | 191,785 | 201,396 | 211,368 | 221,714 | 232,447 | 243,583 | 255,136 | 267,123 | 279,559 | 4,335,562 | Collin College | |
| 2,340,873 | 2,471,055 | 2,606,119 | 2,746,248 | 2,891,632 | 3,042,468 | 3,198,960 | 3,361,321 | 3,529,770 | 3,704,536 | 3,885,855 | 4,073,975 | 4,269,148 | 4,471,641 | 4,681,727 | 4,899,691 | 75,987,108 | Celina ISD | |
| 3,814,155 | 4,026,059 | 4,245,910 | 4,474,005 | 4,710,654 | 4,956,177 | 5,210,907 | 5,475,190 | 5,749,383 | 6,033,858 | 6,329,001 | 6,635,212 | 6,952,906 | 7,282,514 | 7,624,482 | 7,979,273 | 123,926,877 | | |
| 3,937,500 | 8,437,500 | 8,437,500 | 10,687,500 | 11,088,281 | 11,504,092 | 11,935,495 | 12,383,076 | 12,847,442 | 13,329,221 | 13,829,067 | 14,347,657 | 14,885,694 | 15,443,907 | 16,023,054 | 16,623,918 | | | |
| 262,500 | 562,500 | 562,500 | 712,500 | 739,219 | 766,939 | 795,700 | 825,538 | 856,496 | 888,615 | 921,938 | 956,510 | 992,380 | 1,029,594 | 1,068,204 | 1,108,261 | | | |
| 26,600 | 57,128 | 57,128 | 72,363 | 75,076 | 77,891 | 80,812 | 83,843 | 86,987 | 90,249 | 93,633 | 97,145 | 100,787 | 104,567 | 108,488 | 112,557 | 1,435,763 | City of Celina | |
| 6,403 | 13,720 | 13,720 | 17,379 | 18,030 | 18,706 | 19,408 | 20,136 | 20,891 | 21,674 | 22,487 | 23,330 | 24,205 | 25,113 | 26,054 | 27,031 | 344,811 | Collin County | |
| 3,411 | 7,310 | 7,310 | 9,259 | 9,606 | 9,967 | 10,340 | 10,728 | 11,130 | 11,548 | 11,981 | 12,430 | 12,896 | 13,380 | 13,882 | 14,402 | 183,712 | Collin College | |
| 59,787 | 128,115 | 128,115 | 162,279 | 168,364 | 174,678 | 181,229 | 188,025 | 195,076 | 202,391 | 209,981 | 217,855 | 226,024 | 234,500 | 243,294 | 252,418 | 3,219,819 | Celina ISD | |
| 96,261 | 206,273 | 206,273 | 261,279 | 271,077 | 281,242 | 291,789 | 302,731 | 314,084 | 325,862 | 338,082 | 350,760 | 363,913 | 377,560 | 391,718 | 406,408 | 5,184,105 | | |
| 6,125,000 | 13,125,000 | 13,125,000 | 16,625,000 | 17,248,438 | 17,895,254 | 18,566,326 | 19,262,563 | 19,984,909 | 20,734,343 | 21,511,881 | 22,318,577 | 23,155,523 | 24,023,856 | 24,924,750 | 25,859,428 | | | |
| 122,500 | 262,500 | 262,500 | 332,500 | 344,969 | 357,905 | 371,327 | 385,251 | 399,698 | 414,687 | 430,238 | 446,372 | 463,110 | 480,477 | 498,495 | 517,189 | | | |
| | | | | | | | | | | | | | | | | 6,597,217 | City of Celina | |
| 6,125,000 | 6,125,000 | 7,875,000 | 8,170,313 | 8,476,699 | 8,794,575 | 9,124,372 | 9,466,536 | 9,821,531 | 10,189,838 | 10,571,957 | 10,968,406 | 11,379,721 | 11,806,461 | 12,249,203 | 12,708,548 | | | |
| 175,000 | 175,000 | 275,000 | 285,313 | 296,012 | 307,112 | 318,629 | 330,577 | 342,974 | 355,836 | 369,179 | 383,024 | 397,387 | 412,289 | 427,750 | 443,791 | | | |
| 39,900 | 39,900 | 51,733 | 53,673 | 55,686 | 57,774 | 59,940 | 62,188 | 64,520 | 66,940 | 69,450 | 72,054 | 74,756 | 77,560 | 80,468 | 83,486 | 1,210,156 | City of Celina | |
| 9,604 | 9,604 | 12,424 | 12,890 | 13,373 | 13,875 | 14,395 | 14,935 | 15,495 | 16,076 | 16,679 | 17,304 | 17,953 | 18,627 | 19,325 | 20,050 | 290,630 | Collin County | |
| 5,117 | 5,117 | 6,619 | 6,868 | 7,125 | 7,392 | 7,670 | 7,957 | 8,256 | 8,565 | 8,886 | 9,220 | 9,565 | 9,924 | 10,296 | 10,682 | 154,844 | Collin College | |
| 89,681 | 89,681 | 116,015 | 120,366 | 124,880 | 129,563 | 134,421 | 139,462 | 144,692 | 150,118 | 155,747 | 161,588 | 167,647 | 173,934 | 180,456 | 187,224 | 2,713,875 | Celina ISD | |
| 144,391 | 144,391 | 186,792 | 193,796 | 201,064 | 208,604 | 216,426 | 224,542 | 232,963 | 241,699 | 250,762 | 260,166 | 269,922 | 280,044 | 290,546 | 301,441 | 4,369,604 | | |
| 28,875,000 | 35,750,000 | 42,625,000 | 42,625,000 | 49,500,000 | 56,375,000 | 58,489,063 | 60,682,402 | 62,957,992 | 65,318,917 | 67,768,377 | 70,309,691 | 72,946,304 | 75,681,790 | 78,519,858 | 81,464,352 | | | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 183,287 | 226,926 | 270,566 | 270,566 | 314,206 | 357,845 | 371,265 | 385,187 | 399,632 | 414,618 | 430,166 | 446,297 | 463,033 | 480,397 | 498,412 | 517,102 | 7,151,044 | City of Celina | |
| 44,018 | 54,498 | 64,979 | 64,979 | 75,459 | 85,940 | 89,162 | 92,506 | 96,975 | 99,574 | 103,308 | 107,182 | 111,202 | 115,372 | 119,698 | 124,187 | 1,717,387 | Collin County | |
| 23,452 | 29,036 | 34,620 | 34,620 | 40,204 | 45,788 | 47,505 | 49,286 | 51,134 | 53,052 | 55,041 | 57,106 | 59,247 | 61,468 | 63,774 | 66,165 | 915,005 | Collin College | |
| 411,036 | 508,901 | 606,767 | 606,767 | 704,633 | 802,498 | 832,592 | 863,814 | 896,207 | 929,815 | 964,683 | 1,000,858 | 1,038,391 | 1,077,330 | 1,117,730 | 1,159,645 | 16,036,813 | Celina ISD | |
| 661,792 | 819,362 | 976,932 | 976,932 | 1,134,501 | 1,292,071 | 1,340,524 | 1,390,793 | 1,442,948 | 1,497,099 | 1,553,198 | 1,611,443 | 1,671,872 | 1,734,568 | 1,799,614 | 1,867,099 | 25,820,249 | | |
| 0 | 0 | 0 | 14,400,000 | 14,940,000 | 15,500,250 | 16,081,509 | 16,684,566 | 17,310,237 | 17,959,371 | 18,632,848 | 19,331,579 | 20,056,514 | 20,808,633 | 21,588,957 | 22,398,542 | | | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 0 | 0 | 0 | 91,405 | 94,833 | 98,389 | 102,079 | 105,907 | 109,878 | 113,999 | 118,274 | 122,709 | 127,311 | 132,085 | 137,038 | 142,177 | 1,496,083 | City of Celina | |
| 0 | 0 | 0 | 21,952 | 22,775 | 23,629 | 24,515 | 25,434 | 26,388 | 27,378 | 28,404 | 29,470 | 30,575 | 31,721 | 32,911 | 34,145 | 359,297 | Collin County | |
| 0 | 0 | 0 | 11,696 | 12,134 | 12,589 | 13,061 | 13,551 | 14,059 | 14,587 | 15,134 | 15,701 | 16,290 | 16,901 | 17,535 | 18,192 | 191,430 | Collin College | |
| 0 | 0 | 0 | 204,984 | 212,671 | 220,646 | 228,920 | 237,505 | 246,411 | 255,652 | 265,239 | 275,185 | 285,504 | 296,211 | 307,319 | 318,843 | 3,355,090 | Celina ISD | |
| 0 | 0 | 0 | 330,037 | 342,413 | 355,254 | 368,576 | 382,397 | 396,737 | 411,615 | 427,050 | 443,065 | 459,680 | 476,918 | 494,802 | 513,357 | 5,401,900 | | |
| 153,000,000 | 153,000,000 | 153,000,000 | 207,000,000 | 214,762,500 | 222,816,094 | 231,171,697 | 239,840,636 | 248,834,660 | 258,165,960 | 267,847,183 | 277,891,452 | 288,312,382 | 299,124,096 | 310,341,250 | 321,979,047 | | | |
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | |
| 233,238 | 233,238 | 233,238 | 315,557 | 327,390 | 339,668 | 352,405 | 365,620 | 379,331 | 393,556 | 408,314 | 423,626 | 439,512 | 455,994 | 473,094 | 490,835 | 7,195,442 | City of Celina | |
| 124,267 | 124,267 | 124,267 | 168,125 | 174,430 | 180,971 | 187,758 | 194,799 | 202,104 | 209,682 | 217,545 | 225,703 | 234,167 | 242,949 | 252,059 | 261,511 | 3,833,655 | Collin College | |
| 2,177,955 | 2,177,955 | 2,177,955 | 2,946,645 | 3,057,144 | 3,171,787 | 3,290,729 | 3,414,131 | 3,542,161 | 3,674,992 | 3,812,805 | 3,955,785 | 4,104,127 | 4,258,032 | 4,417,708 | 4,583,372 | 67,190,438 | Celina ISD | |
| 2,535,459 | 2,535,459 | 2,535,459 | 3,430,327 | | | | | | | | | | | | | | | |

Financial Feasibility Analysis - Proposed Participation

| Taxing Jurisdictions | Total Taxes Generated | Participation | Net Benefit |
|----------------------|-----------------------|---------------------|----------------------|
| City of Celina | \$53,494,084 | \$48,417,273 | \$5,076,812 |
| Collin County | \$17,907,952 | \$9,009,581 | \$8,898,371 |
| Collin College | \$9,614,208 | \$0 | \$9,614,208 |
| Celina ISD | \$168,503,142 | \$0 | \$168,503,142 |
| Total | \$249,519,386 | \$57,426,854 | \$192,092,532 |





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #11 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

Powers and Duties of Board of Directors:

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

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

TIRZ #11

Amended Project and

Finance Plan

CITY OF CELINA

DECEMBER 13, 2022



DAVID PETTIT
Economic Development

OVERVIEW

- TIRZ #11 Background
- TIRZ #11 Amended Project and Financing Plan
- Next Steps

The background of the slide is a topographic map with light gray contour lines. The lines are more densely packed in some areas, indicating steeper terrain, and more spread out in others, indicating flatter terrain. The overall shape of the map is irregular, with several peaks and valleys.

TIRZ #11 (Downtown TIRZ) Background

BACKGROUND

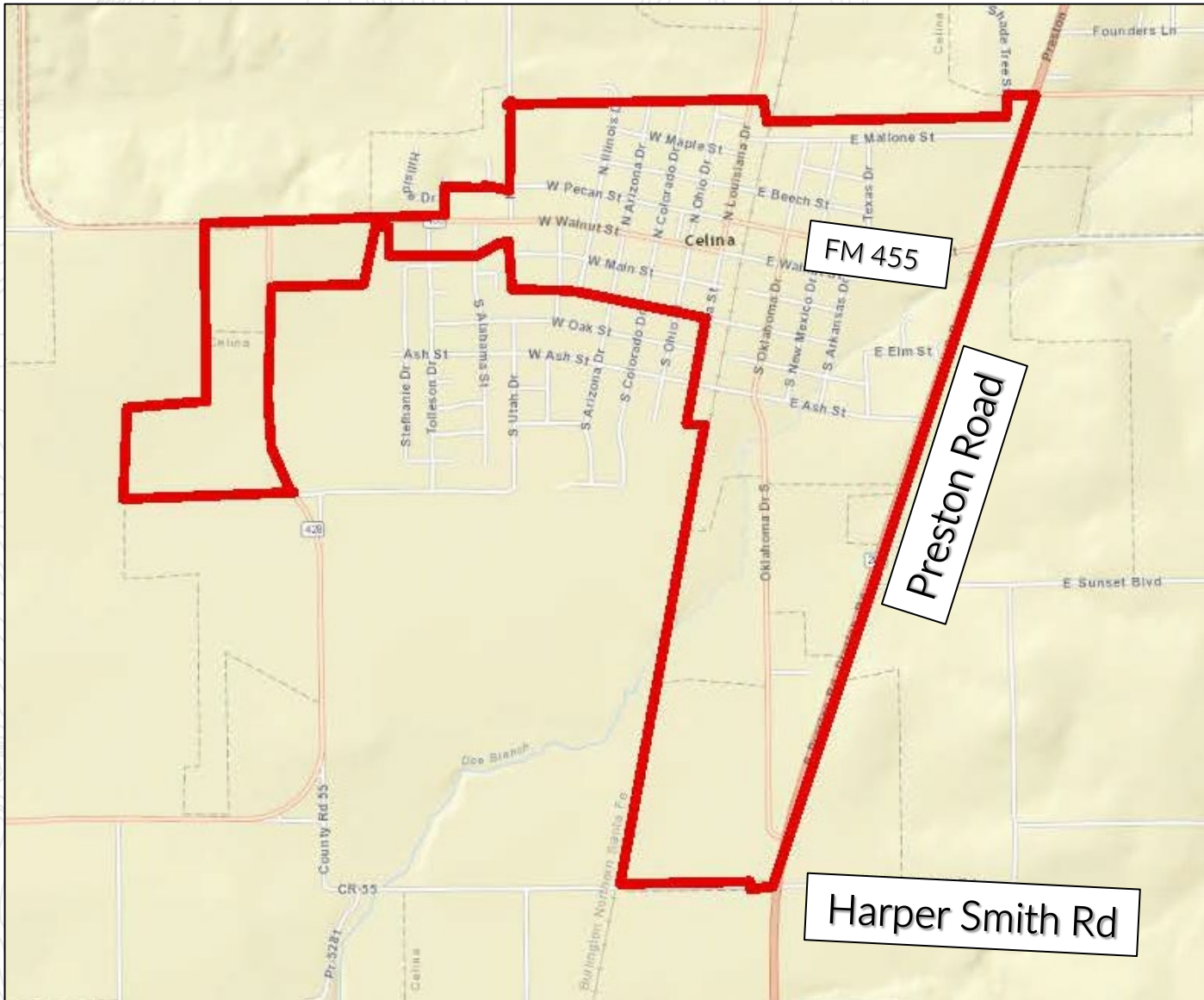
- Created in 2017
- Approximately 687 acres in Central Celina
- Located near the intersection of Preston Road and FM-455
- 31 Year Term (Terminates December 31, 2048)
- City of Celina participation: 100% on Real Property tax increment and 25% on Sales tax increment
- Collin County participation: 50% on Real Property tax increment
- The purpose of the TIRZ is to encourage private development in Downtown that will yield additional tax revenue to all taxing jurisdictions

WHY DOWNTOWN IS IMPORTANT?

1. The downtown district is a reflection of community.
2. The traditional commercial district is an ideal location for independent businesses, which in turn:
 - a) Keeps profits in town with local owners
 - b) Supports other local businesses and services
 - c) Supports local families with family-owned businesses
 - d) Supports local community projects
 - e) Provides a stable economic foundation with direct ties to the community
3. Downtown is the historic core of the community.
4. A vital downtown area reduces sprawl.
5. A healthy downtown core protects property values in surrounding residential neighborhoods.
6. The district is a government center.
7. Downtown provides an important civic forum, where members of the community can congregate.
8. Downtown represents a huge public and private investment.



BOUNDARIES



BACKGROUND

| Proposed Project Costs | | |
|---|----------------------|---------------|
| Water Facilities and Improvements | \$ 4,306,207 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,741,609 | 10.0% |
| Street and Intersection Improvements | \$ 14,354,022 | 25.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 14,354,022 | 25.0% |
| Economic Development Grants | \$ 11,483,218 | 20.0% |
| Administrative Costs | \$ 1,435,402 | 2.5% |
| | \$ 57,416,089 | 100.0% |

The background of the slide is a topographic map with light gray contour lines. The lines are more densely packed in some areas, indicating steeper terrain, and more spread out in others, indicating flatter terrain. The overall pattern is organic and flowing.

TIRZ #11

Amended Project and Financing Plan (PFP)

AMENDED PROJECT AND FINANCING PLAN

Amended Plan

- Term, Boundary, Participation remain unchanged
- Project Costs updated to reflect planning initiatives, including:
 - Downtown Master Plan adopted in January 2019;
 - Parks Master Plan adopted in February 2020; and
 - Entertainment District Master Plan adopted in April 2020.
- Each planning document envisions a larger expanded downtown square that would create a “destination downtown”.



AMENDED PROJECT AND FINANCING PLAN



THE VISION: SPECIAL FOCUS AREAS
DOWNTOWN CORE ILLUSTRATIVE VISION



A reimagined Downtown Core of Celina reflecting an improved and expanded Downtown Square, new development, preserved historic structures, an improved Founder's Park, shared patio spaces, and use of rooftops for dining or passive recreation.

- In 2022, the City of Celina is moving forward with the next phase of creating the “destination downtown”.
- The expansion of the downtown square will create greater walkability in downtown and increased vitality to downtown businesses.
- The project will include removing the existing city hall, creating an expanded special event lawn, and constructing a government center.

AMENDED PROJECT AND FINANCING PLAN



vai
architects

- The government center is proposed to be a multi-story building intended to include administrative offices, incubator spaces, a rooftop restaurant with an adjacent public open space patio, and a public library.
- The government center will eventually host the downtown library on all levels.
- The permanent city hall will be located on the north side of Beech Street within walking distance of the expanded square and will further expand the “destination downtown”.

AMENDED PROJECT AND FINANCING PLAN

- It is anticipated that these projects will be financed by in part by incremental real property tax generated within the TIRZ.

| Proposed Project Costs | | |
|---|----------------------|---------------|
| Water Facilities and Improvements | \$ 4,307,014 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Street and Intersection Improvements | \$ 11,485,371 | 20.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Economic Development Grants | \$ 11,485,371 | 20.0% |
| Government Facilities and Improvements* | \$ 11,485,371 | 20.0% |
| Administrative Costs | \$ 1,435,671 | 2.5% |
| | \$ 57,426,854 | 100.0% |

**Including but not limited to the Government Center*

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

NEXT STEPS

- December 13, 2022 : TIRZ Board Meeting to review and recommend approval of the Amended Project and Financing Plan
- December 13, 2022: City Council to Consider Ordinance approving the Amended Project and Financing Plan



Administration
City of Celina, Texas

Memorandum

To: **Tax Increment Reinvestment Zone #11 Board**
From: Karla Stovall, Assistant City Manager
CC: Jason Laumer, City Manager
Date: December 13, 2022
Re: TIRZ #11 - Patio Project

Action Requested:

Consider and act upon a Resolution of the Board of Directors for TIRZ #11, City of Celina, Texas, approving and recommending distribution from the TIRZ Fund for the Downtown Patio Project. (Stovall)

Background Information:

On December 12, 2017, City Council approved Ordinance No. 2017-136 establishing Tax Increment Reinvestment Zone (TIRZ) #11. City Council adopted the Downtown Master Plan on January 8, 2019, to reflect the vision of the community for Downtown Celina and to establish guidelines and considerations for the future growth of the community.

Financial Considerations:

Budget amendment

Legal Review:

Completed

Supporting Documents:

Resolution

Staff Recommendation:

Staff recommends for approval.

RESOLUTION NO. 2022-__ R**A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS APPROVING AND RECOMMENDING DISTRIBUTION FROM THE TIRZ FUND FOR THE DOWNTOWN PATIO PROJECT TO THE CITY COUNCIL.**

WHEREAS, the Board of Directors of Reinvestment Zone Number Eleven, City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, now desires to approve and recommend to City Council distribution from the TIRZ Fund for the Downtown Patio Project; and

WHEREAS, the Downtown Patio Project will bring substantial benefits to Reinvestment Zone Number Eleven and the core of Celina, Texas; and

WHEREAS, the Downtown Patio Project includes both public and private uses that will benefit Reinvestment Zone Number Eleven; and

WHEREAS, the Amended Final Project and Finance Plan allocates project costs in categories consistent with Chapter 311 of the Tax Code, including the making of Economic Development Grants; and

WHEREAS, an *Amended Final Project and Finance Plan* has been approved by the TIRZ Board, and the allocation of funds from the Economic Development Grants category, attached as the “Project Costs of the Zone” attached as **Exhibit A**, will benefit the Downtown Patio Project and Reinvestment Zone Number Eleven; and

WHEREAS, the TIRZ Board has the authority for approve and recommend to City Council the disbursement of TIRZ Funds per Chapter 311 of the Tax Code.

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

SECTION 1. The TIRZ Board hereby approves and recommends to City Council the disbursement from the TIRZ Fund an amount of \$185,434 annually for the next three years with a total not to exceed of \$556,302.

SECTION 2. This Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, THIS THE 13th DAY OF DECEMBER 2022.

APPROVED:

Board Chair

ATTEST:

Lauren Field, CITY SECRETARY

Exhibit A Project Costs of the Zone

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax and incremental sales tax generated within the TIRZ.

| Proposed Project Costs | | |
|---|----------------------|---------------|
| Water Facilities and Improvements | \$ 4,307,014 | 7.5% |
| Sanitary Sewer Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Storm Water Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Street and Intersection Improvements | \$ 11,485,371 | 20.0% |
| Open Space, Park and Recreation Facilities and Improvements | \$ 5,742,685 | 10.0% |
| Economic Development Grants | \$ 11,485,371 | 20.0% |
| Government Facilities and Improvements | \$ 11,485,371 | 20.0% |
| Administrative Costs | \$ 1,435,671 | 2.5% |
| | \$ 57,426,854 | 100.0% |

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

Non-Project Costs

It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are \$277,775,000 per the Anticipated Development Assumptions.