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City of Houston, Texas, Ordinance No. 2023 - 1083

AN ORDINANCE APPROVING THE SIXTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS (SOUTHWEST HOUSTON ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE SUBJECT; AND DECLARING AN EMERGENCY.

* * * * * * *

WHEREAS, by Ordinance No. 99-1330 adopted on December 15, 1999, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Twenty, City of Houston, Texas ("Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of redevelopment in the area of the City generally referred to as Southwest Houston; and

WHEREAS, the Board of Directors of the Zone ("Board") considered and adopted, and on April 19, 2000, by Ordinance No. 2000-310, the City Council approved, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plans"); and

WHEREAS, Section 311.011 of the Code authorizes the Board to adopt an amendment to the Plans, subject to approval by the City Council; and

WHEREAS, the Board considered and adopted, and the City Council approved, a first amendment to the Plans on February 18, 2009, by Ordinance No. 2009-111, a second amendment to the Plans on March 20, 2013, by Ordinance No. 2013-213, a third amendment to the Plans on November 4, 2015, by Ordinance No. 2015-1052, a fourth amendment to the Plans on March 8, 2017, by Ordinance No. 2017-185, and fifth amendment to the Plans on December 14, 2022, by Ordinance No. 2022-975; and

WHEREAS, at its October 26, 2023 board meeting, the Board considered and adopted a sixth amendment to the Plans that allows Harris County, Texas, to participate in the Zone as an additional taxing jurisdiction and the annexation of additional territory into the Zone's boundaries ("Sixth Amendment"), and has recommended such amendment for approval by the City; and

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WHEREAS, the Sixth Amendment includes the implementation and continuation of projects in the original area as well as in the area to be annexed into the Zone and the participation of Harris County, Texas, as additional taxing jurisdiction; and

WHEREAS, Section 311.011 of the Code requires that a public hearing be held on the proposed Sixth Amendment; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Sixth Amendment on December 6, 2023 where interested persons were allowed to speak for or against the proposal; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposal; and

WHEREAS, the City Council approved the change in the Zone's boundaries, which includes the annexation of additional territory into the Zone, by Ordinance No. 2023-1082[1];

WHEREAS, the City Council desires to approve the Sixth Amendment; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval of the Sixth Amendment. That the Plans are hereby amended by adding "Part G," attached to this Ordinance as Exhibit "A." The Sixth Amendment is hereby determined to be feasible and is approved. The appropriate

[1] Ordinance number of the ordinance changing the Zone's boundaries to be inserted by the City Secretary.

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officials of the City are authorized to take all steps reasonably necessary to implement the Sixth Amendment.

Section 3. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 6th day of December, 2023.

APPROVED this _____ day of _____, 2023.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 12 2023.

City Secretary

Prepared by Legal Department DocuSigned by: Mark Swaim F28CE021DF8C42B...
MS/ems 11-16-23 Senior Assistant City Attorney
Requested by Andy Icken,
Chief Development Officer, Office of the Mayor
L.D. RE-0000002158

Meeting 12/06/2023

Aye	No	
✓		**Mayor Turner**
....	....	**Council Members**
✓		Peck
✓		Jackson
✓		Kamin
Absent		Evans-Shabazz
✓		Martin
✓		Thomas
✓		Huffman
✓		Cisneros
✓		Gallegos
✓		Pollard
✓		Castex-Tatum
Absent on personal business		Knox
Absent - out of City on City business		Robinson
✓		Kubosh
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 12/12/2023

EXHIBIT "A"

Sixth Amended Project Plan and
Reinvestment Zone Financing Plan (Part "G")

REINVESTMENT ZONE NUMBER TWENTY
CITY OF HOUSTON, TEXAS

SOUTHWEST HOUSTON ZONE

SIXTH AMENDED
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

October 26, 2023

REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS

Part G – Sixth Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction 1

Section One 1

The Part A Plan: 1

The Part B, Part C, Part D, Part E and Part F Plans: 1

Section Two 2

The Part G Plan 2

A. Summary of Redevelopment Efforts 2
B. Redevelopment Plan Concepts and Goals 3
C. Authorized Projects and Project Costs 5
D. Project Plan 5
E. Reinvestment Zone Financing Plan 5

Map 1 – Proposed Annexation
Map 2 – Current and Proposed Annexation
Map 3– Existing and Proposed Land Uses

Exhibit 1 – Project Costs
Exhibit 2 – All Entities, Transfer Schedule
Exhibit 3 – City Projected Revenues
Exhibit 4 – County Projected Reveneues

REINVESTMENT ZONE NUMBER TWENTY, CITY OF HOUSTON, TEXAS
Sixth Amended Project Plan and Reinvestment Zone Financing Plan

Introduction

The City of Houston, Texas ("City"), created Reinvestment Zone Number Twenty, City of Houston, Texas ("Zone"), on December 15, 1999, by Ordinance No. 1999-1330, in an area of the City commonly referred to as Sharpstown. The City adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 2000-310 on April 19, 2000 ("Part A Plan"). On February 18, 2009, the City approved the first Amended Project Plan and Reinvestment Zone Financing Plan for the Zone, by Ordinance No. 2009-111 ("Part B Plan"). On March 20, 2013, the boundary of the Zone was enlarged by Ordinance No. 2013-212, to include an additional 860 acres of land ("2013 Annexation"), and the City approved the second Amended Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 2013--213 ("Part C Plan"). On November 4, 2015, the boundaries of the Zone were changed by Ordinance No. 2015-1051, to remove approximately 29 acres of land and to add approximately 456.4 acres of land ("2015 Boundary Change"), and the City approved the Third Amended Project Plan and Reinvestment Zone Financing Plan for the Zone by Ordinance No. 2015-1052 ("Part D Plan"). On March 8, 2017, the City approved the Fourth Amended Project Plan and Finance Plan by Ordinance No. 2017-185 which extended the life of the Zone to December 31, 2040 ("Part E Plan"). On December 14, 2022, the City enlarged the boundary by an additional 1,673 acres by Ordinance No. 2022-974 and approved the Fifth Amended Project Plan and Finance Plan by Ordinance No. 2022- 975.

Section One

The Part A Plan:
The Part A Plan covered an estimated 2,015 acres and established goals and redevelopment plans to address blighted conditions associated with failing infrastructure, lack of utility capacity, increased traffic congestion attributable to street network deficiencies, pedestrian environment deficiencies, declining commercial property values, and declining retail sales resulting from increased competition between old inner-city malls and newer suburban retail shopping centers. Project emphasis defined in the Part A Plan included repositioning of the Sharpstown Mall, improvements to Bellaire Boulevard, Fondren Road, Gessner Road and Corporate Drive. The Part A Plan sought to reverse the significant social and economic stresses affecting the stability and long-term economic viability of the area through the financing of mobility enhancements, public infrastructure, and roadways.

The Part B, Part C, Part D, Part E and Part F Plans:
The Part B Plan and the Part C Plan collectively sought to further define the goals stated in the Part A Plan, including a continued focus on roadway and street reconstruction, public utility system improvements, the design and construction of enhanced pedestrian environments, and assistance to underutilized and distressed properties, primarily located along the eastern sections of Bellaire Boulevard. The Part C Plan further provided for the enhancement of and improvements to the area annexed into the Zone as part of the Part C Plan. The Part D Plan

provided for the enhancement of and improvements to approximately 456.4 acres of land added into the Zone boundaries as part of the Part D Plan. Under the Part D Plan, the primary goals of the Zone were expanded to provide a source of funding through tax increments generated by redevelopment to better eliminate the blight and substandard conditions existing and provide a way to remediate unsafe and unsanitary conditions in the Zone, and encourage the sound growth of the residential, retail and commercial sectors in the Zone through the purchase, demolition and reconstruction of property, as well as design and construction of improved mobility systems, streetscape enhancements, pedestrian amenities, public utility system upgrades, adequate public facilities, and parkland and public space improvements. The Part E Plan extended the duration of the Zone to December 31, 2040, to allow for continued improvements in the area and adequate time for the Zone to complete the purposes for which it was established. The Part F Plan expanded the boundary to include an additional 1,673 acres to allow for continued infrastructure, drainage, mobility, connectivity and park improvements in the expanded area.

Section Two

The Part G Plan

The Zone and the City now propose the Sixth amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Part G Plan").

As part of the Part G Plan, the boundary will be expanded to include an additional +/- 340 acres to allow for infrastructure, drainage, mobility, connectivity and park improvements in the expanded area. The Part G Plan also provides for County participation in the Zone.

The Part G Plan consists of (i) a summary of the redevelopment efforts of the Zone, (ii) restatement of the Zone's redevelopment goals, (iii) redesignation of the Zone's project cost categories and allocations to align with current goals, and (iv) anticipated use of expenditures for the cost of operating Zone and project facilities.

A. Summary of Redevelopment Efforts

The area within the boundaries of the Zone continues to evolve as both commercial and residential opportunities improve as a result of projects implemented by the Zone. The extension of Rogerdale Road from Bellaire Boulevard to the Westpark Tollway has created new opportunities for commercial office development. The Harwin Commercial Corridor and "Chinatown" continue to gain strength as regional shopping and dining destinations, bolstered in part by improvements to Bellaire Boulevard. Additional Zone projects including lighting and sidewalk improvements have enhanced connectivity and safety in the Social Service Corridor and improvements along Fondren Drive have enhanced access and mobility within the area. Club Creek Detention Basin and Park, which was completed in 2023, includes 120-acre feet of new detention for roadway projects, while also serving as a greenspace and park, and a Vietnam Veterans Memorial.

B. Redevelopment Plan Concepts and Goals

The redevelopment concepts and goals of the Part G Plan restate the prior redevelopment concepts and goals. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part G Plan, the concepts and goals outlined below control.

Goal 1: Improve and enhance corridors, mobility and connectivity throughout the Zone.

Public streets and public utility systems are required to create an environment that will stimulate private investment in retail, commercial and mixed-use developments. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. All improvements will be coordinated with the street reconstruction programs of the City, METRO, TxDOT and other public entities. Attention will be placed on leveraging Zone monies by funding street enhancement elements not addressed by the CIP programs of sister agencies. The Part A, Part B, Part C and Part D Plans resulted in substantial improvements to Bellaire Boulevard, Rogerdale Road and Fondren Road. Consistent with the goals provided in the previous plans, the Part F Plan proposes mobility improvements along Bellaire Boulevard from Beltway 8 to the City Limit Line, intersection improvements along Kirkwood and Bissonnet that would provide safer, more accessible streets, as well as other improvements to support development/redevelopment of key sites within the Zone. The Part G Plan furthers these mobility initiatives through annexation of remaining portions of Bissonnet not already in the Zone, allowing for leveraging of resources and enhancement improvements as this corridor is redeveloped.

Goal 2: Enhance public infrastructure, facilities and services throughout the Zone.

Flood risk reduction will be achieved through the repair and replacement of drainage systems and the design and construction of new storm water utility systems, detention basins and other improvements proven to reduce volumes of runoff from drainage areas. The Part F Plan furthered the Zone's flood risk reduction goals through inclusion of the Gasmer site which will provide not only much needed detention for the surrounding area but also serve as a recreational destination and an economic development catalyst for redevelopment of the surrounding residential and commercial areas. The Part G Plan includes annexation of property along Brays Bayou and extending through S Rice Ave and Cypress Slough Ditch to allow for continuation of much needed flood risk reduction improvements as well as potential connection enhancements to the trail system along Brays Bayou.

Goal 3: Develop and enhance public green space, pocket parks, regional parks, plazas, squares, and other appropriate recreational facilities including pedestrian bridges and hike and bike trails.

Public infrastructure, pedestrian bridges, regional trail systems, and other enhancements to area parks and other public open green space will attract and support redevelopment

and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area. The Part C and Part D Plans have resulted in incorporation of substantial green space, park lands and recreation areas, including addition of Lansdale Park, Crain Park, Lee LeClear Tennis Center, Braeburn Glen Park and Bonham Park, in the Zone for purposes of improvements to these facilities along with improvements to Sharpstown Swimming Pool. In coordination with the International Management District (IMD), the Part F Plan anticipates improvements to the CenterPoint trail which would provide connections to Brays Bayou as well as the International Trail which will run from the City of Houston's Hackberry Park to Arthur Storey Park. Additional trail and connectivity improvements are contemplated along the waterways being annexed into the Zone. These improvements will provide connectivity between major residential/apartment communities, Brays Bayou, and the Willow Waterhole and will support economic development in and around the Gasmer Drive Site, which will also serve as a recreational and cultural destination. The Part G Plan annexes two Harris County park facilities into the Zone, Bayland Park and Burnett Bayland Park, to allow for improvements and enhancements to these existing facilities. The Part G Plan also allows for operations and maintenance of Zone facilities.

Goal 4: Promote economic opportunity and private investment and reinvestment in the Zone including retail and mixed use opportunities.

The opportunity to reach the full economic potential of the area is based in part on the ability to construct critical infrastructure, minimize risk for investors and customers, build upon local assets and recognize or enhance market demand. The Zone will facilitate economic growth through capital improvements that make sites more attractive and projects feasible, land acquisition and assembly, and development of facilities that draw visitors into the Zone. The retention and expansion of retail and commercial developments along primary arterials, such as the Bellaire Boulevard, Fondren Road, Beechnut Street, Hillcroft Street, Harwin Drive, and Bissonnet Street corridors, and secondary roadways is of key importance to the successful redevelopment of the area. The provision of base level retail functionality is essential to the continued expansion of mixed-use projects in the area. The Part F Plan proposed to continue to support investment and mixed use opportunities in the expanded areas of the Zone including along Bellaire Boulevard and around the Gasmer site. The Part G Plan further supports economic development initiatives with annexation of the Park and Ride site which is currently being redeveloped by METRO.

Goal 5: Facilitate development and redevelopment of affordable housing.

It has become increasingly difficult for households to find housing in the area that is available for individuals earning even as much as 120 percent of the area median family income. Reinvestment zone funds may be leveraged against private, public, and non-profit resources to integrate the concept of affordable housing into ongoing and proposed redevelopment projects within the area. In addition to impacting the affordability of

units, the Zone may also support "value added" improvements to development projects that include affordable housing, thereby allowing development to offer affordability without sacrificing quality of both product and amenities.

C. Authorized Projects and Project Costs

The amended and restated project costs are detailed in Exhibit 1. The dollar amounts for each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council.

D. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 3, attached hereto, depicts the existing and proposed land uses in the Zone. Proposed land uses shall include similar, but enhanced, multi-family residential, mixed use, commercial retail, office, public and institutional, transportation, park and open spaces, and undeveloped land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The project costs referenced in Exhibit 1 are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as Federal and State sources, Harris County, nonprofits or private sources, are non-project costs. Funding identified in Table 1 for corridor improvement projects will be leveraged to acquire non-project funding.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of the Part G Plan.

E. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Part G Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1. The project categories describe generally the kind of improvements contemplated by the Part G Plan.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)): These details are described throughout the Part G Plan and include improvements to public rights of way and public spaces shown within the zone boundary on Map 1. Improvements include roadway, streetscape and overall enhancements along corridors such as Bellaire Boulevard, Harwin Drive, Corporate Drive, trail improvements along the CenterPoint easement, park and recreation improvements, redevelopment of the Gasmer Site as a detention and recreational facility, drainage facilities and other connectivity improvements.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Economic feasibility studies have been completed that demonstrate the economic potential of the Zone including the CDS Market Research Study titled Market and Economic Feasibility Analysis, Multi-Use Commercial Development, Proposed Southwest Houston Reinvestment Zone, completed in February 1999 and the Market and Economic Feasibility Analysis, Proposed Southwest Houston Reinvestment Zone, prepared by CDS Market Research in May 1999 and the Transportation Improvements Bellaire Boulevard/Fondren Road Corridor Plan completed by HNTB, February 2003. Exhibit 2 constitutes updated tax increment revenue estimates for the Part A, Part B, Part C, Part D, Part D, Part F and Part G Plans. The Zone and the City find and determine that the Part A, Part B, Part C, Part D, Part E, Part F and Part G Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include pay-as-you-go project financing, the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated with this Part G Plan will consist of contributions from the City. As outlined in Exhibit 2, approximately $500 million is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using a City contribution of $ 0.53364/$100 of assessed valuation and a County contribution of $0.34373/$100 of assessed valuation.

County participation in the Zone will include participation in the following areas:

- Original Zone
- 2013 Annexation
- 2015 Annexation

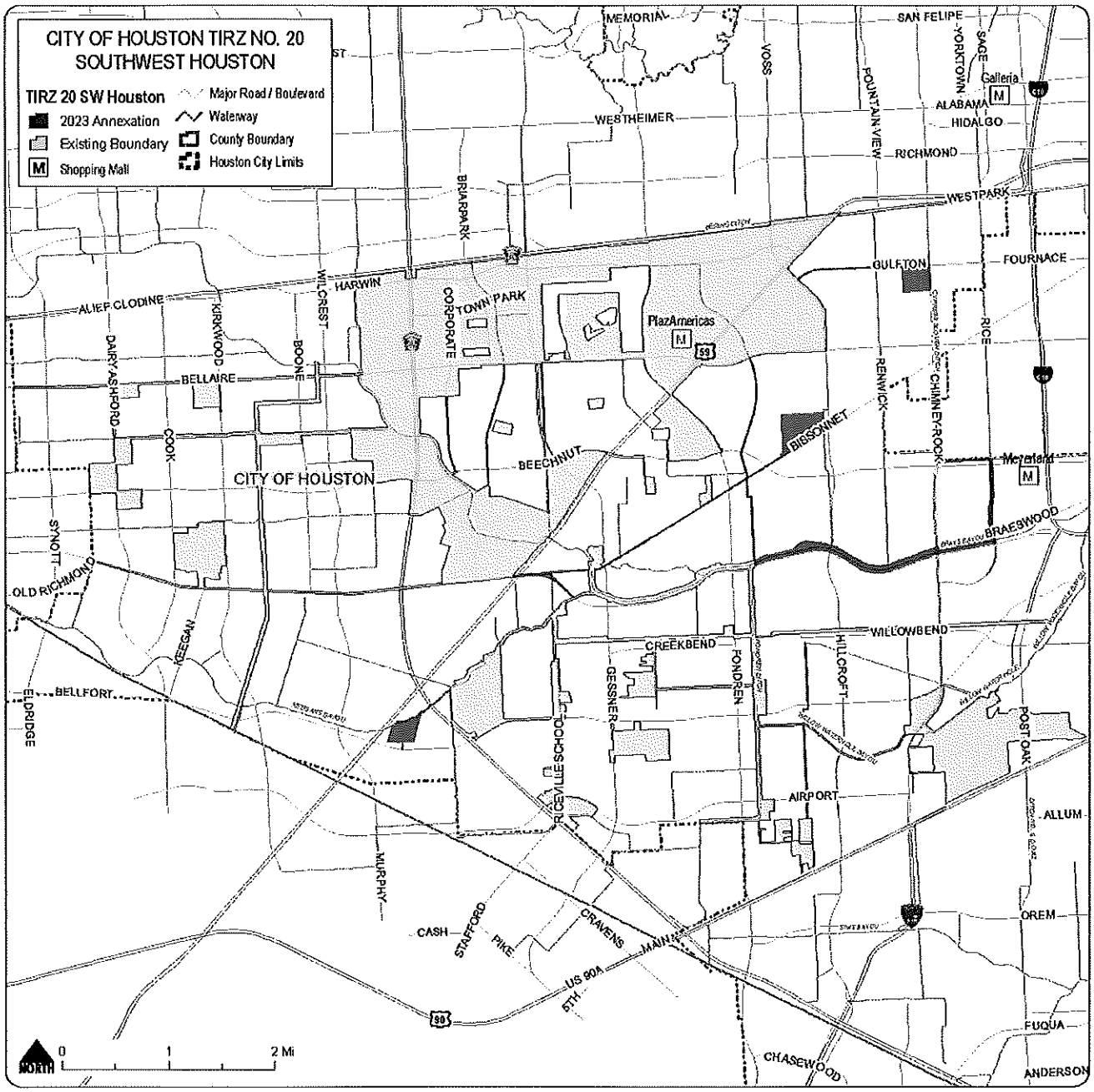
- 2023 Annexation

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): The current appraised value of taxable real property in the Zone is $4.2 billion.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit 2.

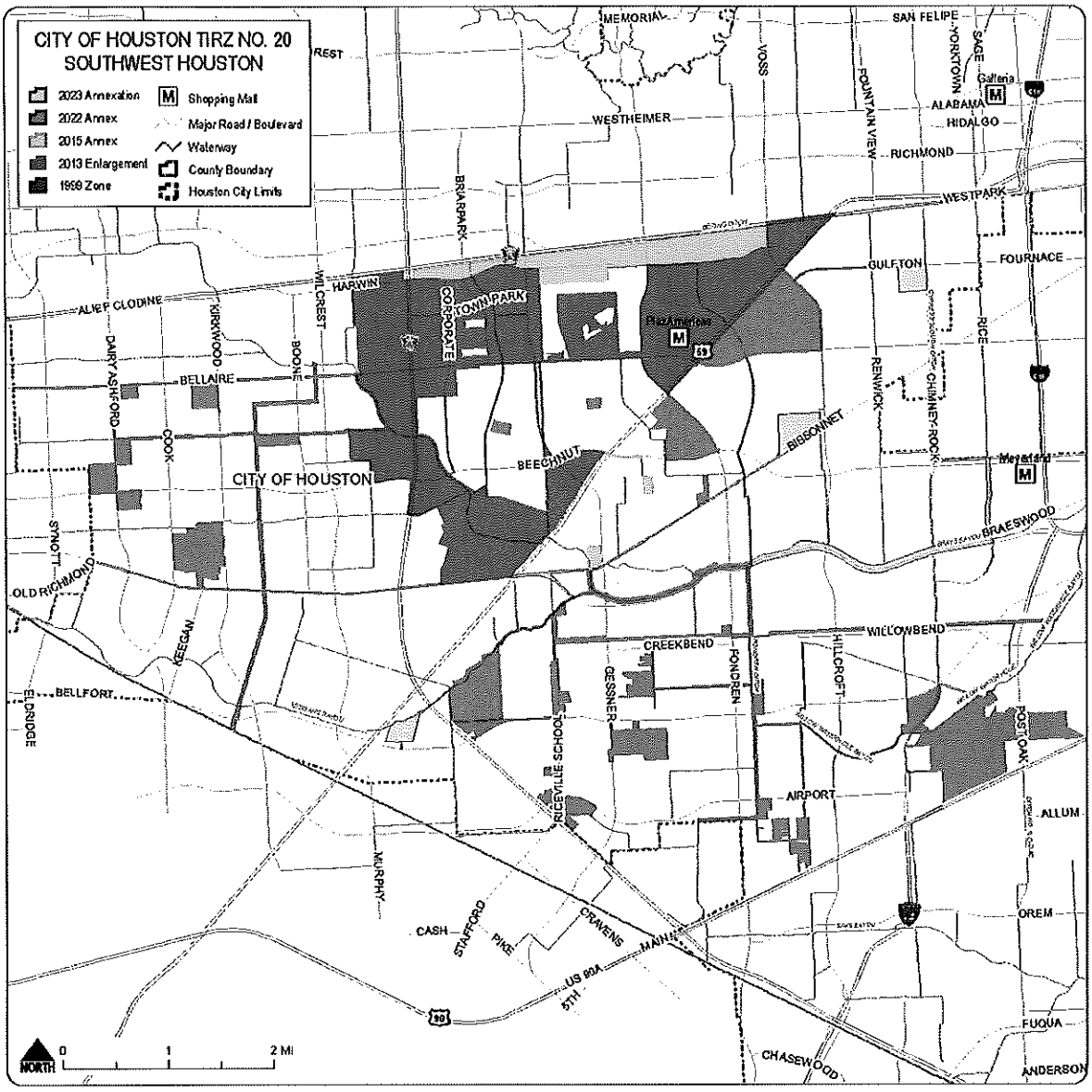
Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone was created by the City on December 15, 1999, and will terminate on December 31, 2040.

Map 1
Proposed Boundary Expansion



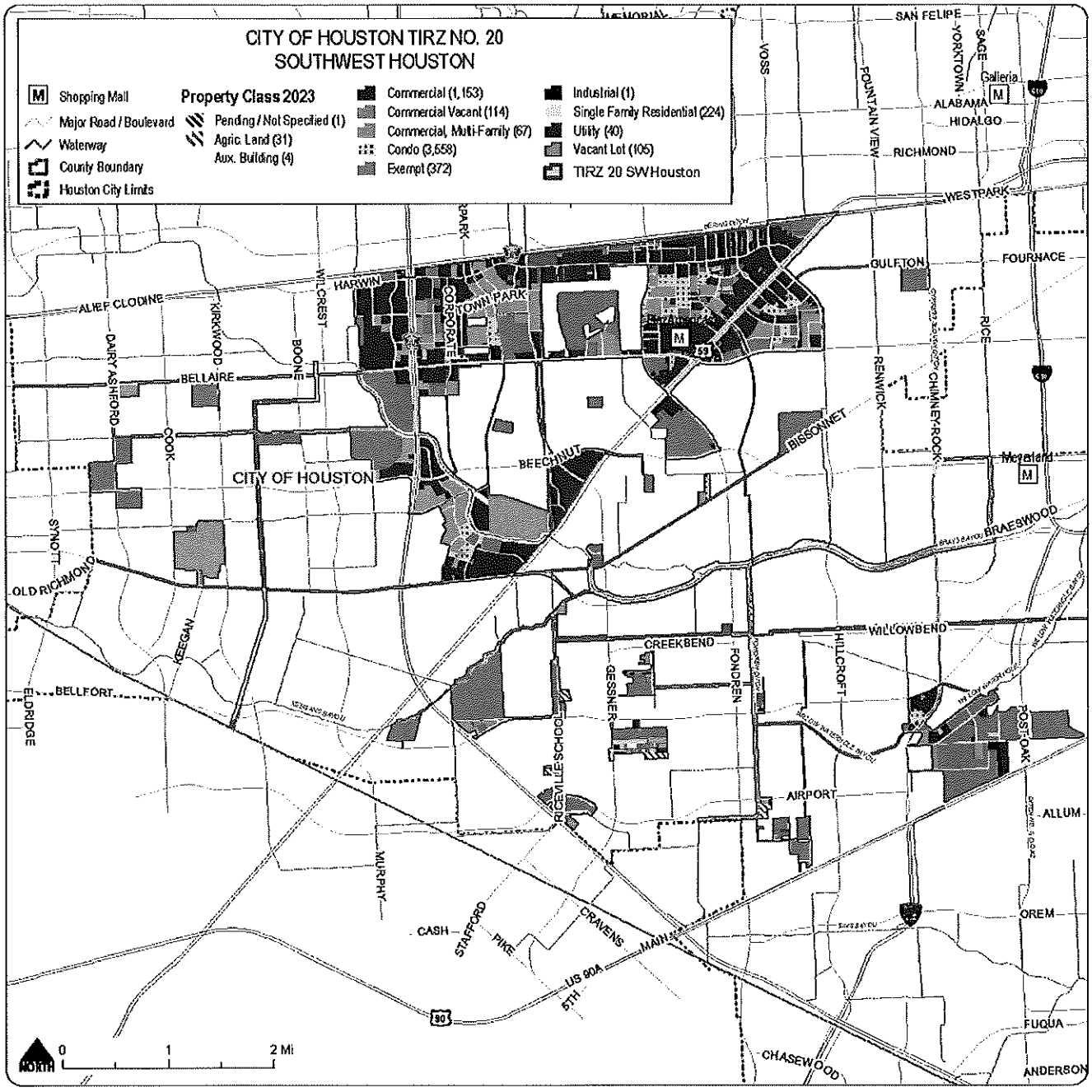
Data Sources: City of Houston, Harris County, USDA NAIP 2022, HHA LLP
Map Source: HHA LLP www.haweshill.com Oct. 19, 2023

Map 2
Existing and Proposed Boundary



Data Sources: City of Houston, Harris County, USDA NAIP 2022, HHA LLP
Map Source: HHA LLP www.haweshill.com Oct. 19, 2023

Map 3
Existing and Proposed Uses



Data Sources: City of Houston, Harris County, USDA NAIP 2022, HHA LLP
Map Source: HHA LLP www.haweshill.com Oct. 19, 2023

Exhibit 1
Project Costs

	Part A	Part B	Part C	Part D	Part E	Part F	Part G	Expenditures as of FY Ended 2023	Remaining Costs
Roadway and Street Reconstruction Projects	$11,806,000	$35,393,667	$65,000,000	$85,000,000	$85,000,000	$150,000,000	$250,000,000	$ 84,222,853	$165,777,147
Public Utility Improvements	$3,650,000	$15,167,286	$25,000,000	$5,000,000	$5,000,000	$5,000,000	$5,000,000	$ -	$5,000,000
Parks, Plazas, Trails, Pedestrian Bridges	$3,060,000		$10,000,000	$10,000,000	$10,000,000	$25,000,000	$75,000,000	$ 5,564,991	$69,435,009
Storm Water /Detention /Reclamation Projects			$20,000,000	$10,000,000	$10,000,000	$20,000,000	$50,000,000	$ 12,270,853	$37,729,147
Cultural & Public Facility Improvements		$5,250,000	$5,250,000	$5,000,000	$5,000,000	$15,000,000	$25,000,000	$ 10,784,898	$14,215,102
Redevelopment Opportunities				$15,000,000	$15,000,000	$20,000,000	$25,000,000	$ 4,318,155	$20,681,845
Land Assembly			$25,000,000	$10,000,000	$10,000,000	$20,000,000	$20,000,000	$ 750,000	$19,250,000
Economic Development Grants			$10,000,000	$10,000,000	$14,430,000	$20,000,000	$20,000,000	$ 68,868	$19,931,132
Operations & Maintenance of Authority Facilities*							$25,000,000	$ -	$25,000,000
Affordable Housing							$83,500,000	$ -	$83,500,000
Zone Administration	$970,000	$1,750,000	$2,500,000	$2,500,000	$5,100,000	$6,000,000	$6,000,000	$ 4,674,199	$1,325,801
Financing Costs					$ 26,000,000	$ 26,000,000	$ 36,000,000	$ 32,113,891	$3,886,109
Total Project Costs	**$19,486,000**	**$57,560,953**	**$162,750,000**	**$152,500,000**	**$185,530,000**	**$307,000,000**	**$620,500,000**	**$ 154,768,708**	**$465,731,292**

*Only County revenues will be used for operations and maintenance

Exhibit 2
All Entities, Transfer Schedule

Tax Year	Coll. Year	City Zone Collection (amount)	County Zone Collection (amount)	City Administrative Services (5%)	County Affordable Housing 1/3	County Maintenance 10%	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2023	2024	$14,704,117	$9,723,517	$ 735,206	$ 3,241,172	$ 972,352	$19,478,904	$19,478,904
2024	2025	$15,352,808	$10,141,292	$ 767,640	$ 3,380,431	$ 1,014,129	$20,331,900	$39,810,804
2025	2026	$16,020,960	$10,571,600	$ 801,048	$ 3,523,867	$ 1,057,160	$21,210,485	$61,021,289
2026	2027	$16,709,157	$11,014,817	$ 835,458	$ 3,671,606	$ 1,101,482	$22,115,429	$83,136,718
2027	2028	$17,417,999	$11,471,331	$ 870,900	$ 3,823,777	$ 1,147,133	$23,047,520	$106,184,238
2028	2029	$18,148,107	$11,941,540	$ 907,405	$ 3,980,513	$ 1,194,154	$24,007,574	$130,191,812
2029	2030	$18,900,118	$12,425,856	$ 945,006	$ 4,141,952	$ 1,242,586	$24,996,430	$155,188,242
2030	2031	$19,674,689	$12,924,701	$ 983,734	$ 4,308,234	$ 1,292,470	$26,014,951	$181,203,193
2031	2032	$20,472,497	$13,438,511	$ 1,023,625	$ 4,479,504	$ 1,343,851	$27,064,028	$208,267,222
2032	2033	$21,294,240	$13,967,735	$ 1,064,712	$ 4,655,912	$ 1,396,774	$28,144,578	$236,411,799
2033	2034	$22,140,635	$14,512,837	$ 1,107,032	$ 4,837,612	$ 1,451,284	$29,257,544	$265,669,343
2034	2035	$23,012,421	$15,074,291	$ 1,150,621	$ 5,024,764	$ 1,507,429	$30,403,899	$296,073,242
2035	2036	$23,910,362	$15,652,589	$ 1,195,518	$ 5,217,530	$ 1,565,259	$31,584,644	$327,657,886
2036	2037	$24,835,240	$16,248,236	$ 1,241,762	$ 5,416,079	$ 1,624,824	$32,800,812	$360,458,698
2037	2038	$25,787,865	$16,861,753	$ 1,289,393	$ 5,620,584	$ 1,686,175	$34,053,465	$394,512,162
2038	2039	$26,769,069	$17,493,674	$ 1,338,453	$ 5,831,225	$ 1,749,367	$35,343,697	$429,855,860
2039	2040	$27,779,708	$18,144,554	$ 1,388,985	$ 6,048,185	$ 1,814,455	$36,672,637	$466,528,497
2040	2041	$28,820,667	$18,814,960	$ 1,441,033	$ 6,271,653	$ 1,881,496	$38,041,444	$504,569,941
		$381,750,658	**$250,423,793**	**$ 19,087,533**	**$83,474,598**	**$25,042,379**	**$504,569,941**	

Exhibit 3(a)
City Projected Revenues - Original Zone

Tax Roll Jan 1	Base Year TY 1999	Total Taxable Value	Captured Appraised Value		Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Accrued Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2023	$766,295,210	$3,190,422,119	$2,424,126,909	2	2023	2024	0.51919	$12,334,108	$616,705	$11,717,403	$11,717,403
2024	$766,295,210	$3,286,134,783	$2,519,839,573	3	2024	2025	0.51919	$12,821,100	$641,055	$12,180,045	$23,897,448
2025	$766,295,210	$3,384,718,826	$2,618,423,616	4	2025	2026	0.51919	$13,322,702	$666,135	$12,656,567	$36,554,014
2026	$766,295,210	$3,486,260,391	$2,719,965,181	5	2026	2027	0.51919	$13,839,351	$691,968	$13,147,384	$49,701,398
2027	$766,295,210	$3,590,848,203	$2,824,552,993	6	2027	2028	0.51919	$14,371,501	$718,575	$13,652,926	$63,354,324
2028	$766,295,210	$3,698,573,649	$2,932,278,439	7	2028	2029	0.51919	$14,919,614	$745,981	$14,173,634	$77,527,958
2029	$766,295,210	$3,809,530,858	$3,043,235,648	8	2029	2030	0.51919	$15,484,172	$774,209	$14,709,963	$92,237,921
2030	$766,295,210	$3,923,816,784	$3,157,521,574	9	2030	2031	0.51919	$16,065,666	$803,283	$15,262,382	$107,500,303
2031	$766,295,210	$4,041,531,287	$3,275,236,077	10	2031	2032	0.51919	$16,664,604	$833,230	$15,831,374	$123,331,677
2032	$766,295,210	$4,162,777,226	$3,396,482,016	11	2032	2033	0.51919	$17,281,511	$864,076	$16,417,436	$139,749,112
2033	$766,295,210	$4,287,660,543	$3,521,365,333	12	2033	2034	0.51919	$17,916,925	$895,846	$17,021,079	$156,770,191
2034	$766,295,210	$4,416,290,359	$3,649,995,149	13	2034	2035	0.51919	$18,571,402	$928,570	$17,642,832	$174,413,023
2035	$766,295,210	$4,548,779,070	$3,782,483,860	14	2035	2036	0.51919	$19,245,512	$962,276	$18,283,237	$192,696,260
2036	$766,295,210	$4,685,242,442	$3,918,947,232	15	2036	2037	0.51919	$19,939,846	$996,992	$18,942,854	$211,639,114
2037	$766,295,210	$4,825,799,715	$4,059,504,505	16	2037	2038	0.51919	$20,655,011	$1,032,751	$19,622,260	$231,261,374
2038	$766,295,210	$4,970,573,707	$4,204,278,497	17	2038	2039	0.51919	$21,391,630	$1,069,581	$20,322,048	$251,583,422
2039	$766,295,210	$5,119,690,918	$4,353,395,708	18	2039	2040	0.51919	$22,150,347	$1,107,517	$21,042,830	$272,626,252
2040	$766,295,210	$5,273,281,645	$4,506,986,435	19	2040	2041	0.51919	$22,931,826	$1,146,591	$21,785,235	$294,411,487
								$309,906,828	**$15,495,341**	**$294,411,487**	

Exhibit 3(b)
City Projected Revenues - 2013 Annexation

Tax Roll Jan 1	Base Year TY 2013	Total Taxable Value	Captured Appraised Value
2023	$212,390,022	$498,957,714	$286,567,692
2024	$212,390,022	$513,926,445	$301,536,423
2025	$212,390,022	$529,344,239	$316,954,217
2026	$212,390,022	$545,224,566	$332,834,544
2027	$212,390,022	$561,581,303	$349,191,281
2028	$212,390,022	$578,428,742	$366,038,720
2029	$212,390,022	$595,781,604	$383,391,582
2030	$212,390,022	$613,655,052	$401,265,030
2031	$212,390,022	$632,064,704	$419,674,682
2032	$212,390,022	$651,026,645	$438,636,623
2033	$212,390,022	$670,557,444	$458,167,422
2034	$212,390,022	$690,674,168	$478,284,146
2035	$212,390,022	$711,394,393	$499,004,371
2036	$212,390,022	$732,736,225	$520,346,203
2037	$212,390,022	$754,718,311	$542,328,289
2038	$212,390,022	$777,359,861	$564,969,839
2039	$212,390,022	$800,680,656	$588,290,634
2040	$212,390,022	$824,701,076	$612,311,054

	Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.51919	$1,458,074	$72,904	$1,385,170	$1,385,170
2	2024	2025	0.51919	$1,534,236	$76,712	$1,457,524	$2,842,695
3	2025	2026	0.51919	$1,612,683	$80,634	$1,532,049	$4,374,743
4	2026	2027	0.51919	$1,693,483	$84,674	$1,608,809	$5,983,552
5	2027	2028	0.51919	$1,776,707	$88,835	$1,687,872	$7,671,423
6	2028	2029	0.51919	$1,862,428	$93,121	$1,769,306	$9,440,730
7	2029	2030	0.51919	$1,950,720	$97,536	$1,853,184	$11,293,914
8	2030	2031	0.51919	$2,041,661	$102,083	$1,939,578	$13,233,492
9	2031	2032	0.51919	$2,135,331	$106,767	$2,028,564	$15,262,056
10	2032	2033	0.51919	$2,231,810	$111,591	$2,120,220	$17,382,276
11	2033	2034	0.51919	$2,331,184	$116,559	$2,214,625	$19,596,901
12	2034	2035	0.51919	$2,433,539	$121,677	$2,311,862	$21,908,764
13	2035	2036	0.51919	$2,538,965	$126,948	$2,412,017	$24,320,781
14	2036	2037	0.51919	$2,647,554	$132,378	$2,515,176	$26,835,957
15	2037	2038	0.51919	$2,759,400	$137,970	$2,621,430	$29,457,387
16	2038	2039	0.51919	$2,874,602	$143,730	$2,730,871	$32,188,258
17	2039	2040	0.51919	$2,993,259	$149,663	$2,843,596	$35,031,854
18	2040	2041	0.51919	$3,115,477	$155,774	$2,959,703	$37,991,557
				$39,991,113	**$1,999,556**	**$37,991,557**	

Exhibit 3(c)
City Projected Revenues - 2015 Annexation

Tax Roll Jan 1	Base Year TY 2015	Total Taxable Value	Captured Appraised Value
2023	$268,826,078	$444,686,672	$175,860,594
2024	$268,826,078	$458,027,272	$189,201,194
2025	$268,826,078	$471,768,090	$202,942,012
2026	$268,826,078	$485,921,133	$217,095,055
2027	$268,826,078	$500,498,767	$231,672,689
2028	$268,826,078	$515,513,730	$246,687,652
2029	$268,826,078	$530,979,142	$262,153,064
2030	$268,826,078	$546,908,516	$278,082,438
2031	$268,826,078	$563,315,772	$294,489,694
2032	$268,826,078	$580,215,245	$311,389,167
2033	$268,826,078	$597,621,702	$328,795,624
2034	$268,826,078	$615,550,353	$346,724,275
2035	$268,826,078	$634,016,864	$365,190,786
2036	$268,826,078	$653,037,370	$384,211,292
2037	$268,826,078	$672,628,491	$403,802,413
2038	$268,826,078	$692,807,346	$423,981,268
2039	$268,826,078	$713,591,566	$444,765,488
2040	$268,826,078	$734,999,313	$466,173,235

	Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.51919	$894,790	$44,739	$850,050	$850,050
2	2024	2025	0.51919	$962,667	$48,133	$914,534	$1,764,584
3	2025	2026	0.51919	$1,032,582	$51,629	$980,952	$2,745,537
4	2026	2027	0.51919	$1,104,593	$55,230	$1,049,363	$3,794,900
5	2027	2028	0.51919	$1,178,765	$58,938	$1,119,827	$4,914,727
6	2028	2029	0.51919	$1,255,162	$62,758	$1,192,404	$6,107,131
7	2029	2030	0.51919	$1,333,851	$66,693	$1,267,158	$7,374,289
8	2030	2031	0.51919	$1,414,901	$70,745	$1,344,156	$8,718,445
9	2031	2032	0.51919	$1,498,382	$74,919	$1,423,463	$10,141,908
10	2032	2033	0.51919	$1,584,367	$79,218	$1,505,149	$11,647,057
11	2033	2034	0.51919	$1,672,933	$83,647	$1,589,286	$13,236,343
12	2034	2035	0.51919	$1,764,155	$88,208	$1,675,947	$14,912,289
13	2035	2036	0.51919	$1,858,113	$92,906	$1,765,208	$16,677,497
14	2036	2037	0.51919	$1,954,891	$97,745	$1,857,146	$18,534,643
15	2037	2038	0.51919	$2,054,572	$102,729	$1,951,843	$20,486,487
16	2038	2039	0.51919	$2,157,243	$107,862	$2,049,381	$22,535,867
17	2039	2040	0.51919	$2,262,994	$113,150	$2,149,845	$24,685,712
18	2040	2041	0.51919	$2,371,918	$118,596	$2,253,322	$26,939,034
				$28,356,878	**$1,417,844**	**$26,939,034**	

Exhibit 3(d)
City Projected Revenues - 2022 Annexation

Tax Roll Jan 1	Base Year TY 2022	Total Taxable Value	Captured Appraised Value
2023	$112,323,283	$115,692,981	$3,369,698
2024	$112,323,283	$119,163,771	$6,840,488
2025	$112,323,283	$122,738,684	$10,415,401
2026	$112,323,283	$126,420,845	$14,097,562
2027	$112,323,283	$130,213,470	$17,890,187
2028	$112,323,283	$134,119,874	$21,796,591
2029	$112,323,283	$138,143,470	$25,820,187
2030	$112,323,283	$142,287,774	$29,964,491
2031	$112,323,283	$146,556,408	$34,233,125
2032	$112,323,283	$150,953,100	$38,629,817
2033	$112,323,283	$155,481,693	$43,158,410
2034	$112,323,283	$160,146,144	$47,822,861
2035	$112,323,283	$164,950,528	$52,627,245
2036	$112,323,283	$169,899,044	$57,575,761
2037	$112,323,283	$174,996,015	$62,672,732
2038	$112,323,283	$180,245,895	$67,922,612
2039	$112,323,283	$185,653,272	$73,329,989
2040	$112,323,283	$191,222,871	$78,899,588

	Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.51919	$17,145	$857	$16,288	$16,288
2	2024	2025	0.51919	$34,805	$1,740	$33,065	$49,353
3	2025	2026	0.51919	$52,994	$2,650	$50,344	$99,697
4	2026	2027	0.51919	$71,729	$3,586	$68,143	$167,840
5	2027	2028	0.51919	$91,026	$4,551	$86,475	$254,315
6	2028	2029	0.51919	$110,902	$5,545	$105,357	$359,672
7	2029	2030	0.51919	$131,375	$6,569	$124,806	$484,478
8	2030	2031	0.51919	$152,461	$7,623	$144,838	$629,316
9	2031	2032	0.51919	$174,180	$8,709	$165,471	$794,788
10	2032	2033	0.51919	$196,551	$9,828	$186,723	$981,511
11	2033	2034	0.51919	$219,593	$10,980	$208,613	$1,190,124
12	2034	2035	0.51919	$243,326	$12,166	$231,159	$1,421,283
13	2035	2036	0.51919	$267,771	$13,389	$254,382	$1,675,665
14	2036	2037	0.51919	$292,949	$14,647	$278,302	$1,953,967
15	2037	2038	0.51919	$318,883	$15,944	$302,939	$2,256,906
16	2038	2039	0.51919	$345,594	$17,280	$328,315	$2,585,220
17	2039	2040	0.51919	$373,108	$18,655	$354,452	$2,939,673
18	2040	2041	0.51919	$401,446	$20,072	$381,374	$3,321,046
				$3,495,838	**$174,792**	**$3,321,046**	

Exhibit 3(e)
City Projected Revenues - 2023 Annexation

Tax Roll Jan 1	Base Year TY 2022	Total Taxable Value	Captured Appraised Value
2023	$0	$0	$0
2024	$0	$0	$0
2025	$0	$0	$0
2026	$0	$0	$0
2027	$0	$0	$0
2028	$0	$0	$0
2029	$0	$0	$0
2030	$0	$0	$0
2031	$0	$0	$0
2032	$0	$0	$0
2033	$0	$0	$0
2034	$0	$0	$0
2035	$0	$0	$0
2036	$0	$0	$0
2037	$0	$0	$0
2038	$0	$0	$0
2039	$0	$0	$0
2040	$0	$0	$0

	Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.51919	$0	$0	$0	$0
2	2024	2025	0.51919	$0	$0	$0	$0
3	2025	2026	0.51919	$0	$0	$0	$0
4	2026	2027	0.51919	$0	$0	$0	$0
5	2027	2028	0.51919	$0	$0	$0	$0
6	2028	2029	0.51919	$0	$0	$0	$0
7	2029	2030	0.51919	$0	$0	$0	$0
8	2030	2031	0.51919	$0	$0	$0	$0
9	2031	2032	0.51919	$0	$0	$0	$0
10	2032	2033	0.51919	$0	$0	$0	$0
11	2033	2034	0.51919	$0	$0	$0	$0
12	2034	2035	0.51919	$0	$0	$0	$0
13	2035	2036	0.51919	$0	$0	$0	$0
14	2036	2037	0.51919	$0	$0	$0	$0
15	2037	2038	0.51919	$0	$0	$0	$0
16	2038	2039	0.51919	$0	$0	$0	$0
17	2039	2040	0.51919	$0	$0	$0	$0
18	2040	2041	0.51919	$0	$0	$0	$0
				$0	**$0**	**$0**	

Exhibit 4(a)
County Projected Revenues – Original Zone

Tax Roll Jan 1	Base Year TY 1999	Total Taxable Value	Captured Appraised Value
2023	$766,295,210	$3,190,422,119	$2,424,126,909
2024	$766,295,210	$3,286,134,783	$2,519,839,573
2025	$766,295,210	$3,384,718,826	$2,618,423,616
2026	$766,295,210	$3,486,260,391	$2,719,965,181
2027	$766,295,210	$3,590,848,203	$2,824,552,993
2028	$766,295,210	$3,698,573,649	$2,932,278,439
2029	$766,295,210	$3,809,530,858	$3,043,235,648
2030	$766,295,210	$3,923,816,784	$3,157,521,574
2031	$766,295,210	$4,041,531,287	$3,275,236,077
2032	$766,295,210	$4,162,777,226	$3,396,482,016
2033	$766,295,210	$4,287,660,543	$3,521,365,333
2034	$766,295,210	$4,416,290,359	$3,649,995,149
2035	$766,295,210	$4,548,779,070	$3,782,483,860
2036	$766,295,210	$4,685,242,442	$3,918,947,232
2037	$766,295,210	$4,825,799,715	$4,059,504,505
2038	$766,295,210	$4,970,573,707	$4,204,278,497
2039	$766,295,210	$5,119,690,918	$4,353,395,708
2040	$766,295,210	$5,273,281,645	$4,506,986,435

	Tax Year	Coll. Year	County Tax Rate	County Collection 100%	Affordable Housing 1/3	Maintenance 10%	County Increment Available for TIRZ Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.34373	$8,165,802	$2,721,934	$816,580	$4,627,288	$4,627,288
2	2024	2025	0.34373	$8,488,216	$2,829,405	$848,822	$4,809,989	$9,437,277
3	2025	2026	0.34373	$8,820,301	$2,940,100	$882,030	$4,998,171	$14,435,448
4	2026	2027	0.34373	$9,162,350	$3,054,117	$916,235	$5,191,998	$19,627,446
5	2027	2028	0.34373	$9,514,659	$3,171,553	$951,466	$5,391,640	$25,019,086
6	2028	2029	0.34373	$9,877,538	$3,292,513	$987,754	$5,597,272	$30,616,358
7	2029	2030	0.34373	$10,251,304	$3,417,101	$1,025,130	$5,809,072	$36,425,430
8	2030	2031	0.34373	$10,636,282	$3,545,427	$1,063,628	$6,027,226	$42,452,656
9	2031	2032	0.34373	$11,032,810	$3,677,603	$1,103,281	$6,251,925	$48,704,582
10	2032	2033	0.34373	$11,441,233	$3,813,744	$1,144,123	$6,483,365	$55,187,947
11	2033	2034	0.34373	$11,861,909	$3,953,970	$1,186,191	$6,721,749	$61,909,696
12	2034	2035	0.34373	$12,295,206	$4,098,402	$1,229,521	$6,967,283	$68,876,979
13	2035	2036	0.34373	$12,741,501	$4,247,167	$1,274,150	$7,220,184	$76,097,163
14	2036	2037	0.34373	$13,201,185	$4,400,395	$1,320,119	$7,480,672	$83,577,835
15	2037	2038	0.34373	$13,674,660	$4,558,220	$1,367,466	$7,748,974	$91,326,809
16	2038	2039	0.34373	$14,162,339	$4,720,780	$1,416,234	$8,025,326	$99,352,134
17	2039	2040	0.34373	$14,664,649	$4,888,216	$1,466,465	$8,309,967	$107,662,102
18	2040	2041	0.34373	$15,182,027	$5,060,676	$1,518,203	$8,603,149	$116,265,250
				$205,173,971	**$68,391,324**	**$20,517,397**	**$116,265,250**	

Exhibit 4(b)
County Projected Revenues – 2013 Annexation

Tax Roll Jan 1	Base Year TY 2013	Total Taxable Value	Captured Appraised Value		Tax Year	Coll. Year	County Tax Rate	County Collection 100%	Affordable Housing 1/3	Maintenance 10%	County Increment Available for TIRZ Projects	Cumulative TIRZ Revenues Available for Projects
2023	$212,390,022	$498,957,714	$286,567,692	1	2023	2024	0.34373	$965,319	$321,773	$96,532	$547,014	$547,014
2024	$212,390,022	$513,926,445	$301,536,423	2	2024	2025	0.34373	$1,015,742	$338,581	$101,574	$575,587	$1,122,601
2025	$212,390,022	$529,344,239	$316,954,217	3	2025	2026	0.34373	$1,067,677	$355,892	$106,768	$605,017	$1,727,618
2026	$212,390,022	$545,224,566	$332,834,544	4	2026	2027	0.34373	$1,121,171	$373,724	$112,117	$635,330	$2,362,948
2027	$212,390,022	$561,581,303	$349,191,281	5	2027	2028	0.34373	$1,176,270	$392,090	$117,627	$666,553	$3,029,501
2028	$212,390,022	$578,428,742	$366,038,720	6	2028	2029	0.34373	$1,233,021	$411,007	$123,302	$698,712	$3,728,213
2029	$212,390,022	$595,781,604	$383,391,582	7	2029	2030	0.34373	$1,291,475	$430,492	$129,148	$731,836	$4,460,049
2030	$212,390,022	$613,655,052	$401,265,030	8	2030	2031	0.34373	$1,351,683	$450,561	$135,168	$765,954	$5,226,003
2031	$212,390,022	$632,064,704	$419,674,682	9	2031	2032	0.34373	$1,413,697	$471,232	$141,370	$801,095	$6,027,098
2032	$212,390,022	$651,026,645	$438,636,623	10	2032	2033	0.34373	$1,477,571	$492,524	$147,757	$837,290	$6,864,388
2033	$212,390,022	$670,557,444	$458,167,422	11	2033	2034	0.34373	$1,543,362	$514,454	$154,336	$874,572	$7,738,960
2034	$212,390,022	$690,674,168	$478,284,146	12	2034	2035	0.34373	$1,611,126	$537,042	$161,113	$912,971	$8,651,931
2035	$212,390,022	$711,394,393	$499,004,371	13	2035	2036	0.34373	$1,680,923	$560,308	$168,092	$952,523	$9,604,454
2036	$212,390,022	$732,736,225	$520,346,203	14	2036	2037	0.34373	$1,752,814	$584,271	$175,281	$993,261	$10,597,716
2037	$212,390,022	$754,718,311	$542,328,289	15	2037	2038	0.34373	$1,826,862	$608,954	$182,686	$1,035,222	$11,632,938
2038	$212,390,022	$777,359,861	$564,969,839	16	2038	2039	0.34373	$1,903,131	$634,377	$190,313	$1,078,441	$12,711,379
2039	$212,390,022	$800,680,656	$588,290,634	17	2039	2040	0.34373	$1,981,689	$660,563	$198,169	$1,122,957	$13,834,336
2040	$212,390,022	$824,701,076	$612,311,054	18	2040	2041	0.34373	$2,062,603	$687,534	$206,260	$1,168,808	$15,003,144
								$26,476,136	**$8,825,379**	**$2,647,614**	**$15,003,144**	

Exhibit 4(c)
County Projected Revenues – 2015 Annexation

Tax Roll Jan 1	Base Year TY 2015	Total Taxable Value	Captured Appraised Value		Tax Year	Coll. Year	County Tax Rate	County Collection 100%	Affordable Housing 1/3	Maintenance 10%	County Increment Available for TIRZ Projects	Cumulative TIRZ Revenues Available for Projects
2023	$268,826,078	$444,686,672	$175,860,594	1	2023	2024	0.34373	$592,396	$197,465	$59,240	$335,691	$335,691
2024	$268,826,078	$458,027,272	$189,201,194	2	2024	2025	0.34373	$637,334	$212,445	$63,733	$361,156	$696,847
2025	$268,826,078	$471,768,090	$202,942,012	3	2025	2026	0.34373	$683,621	$227,874	$68,362	$387,385	$1,084,233
2026	$268,826,078	$485,921,133	$217,095,055	4	2026	2027	0.34373	$731,296	$243,765	$73,130	$414,401	$1,498,634
2027	$268,826,078	$500,498,767	$231,672,689	5	2027	2028	0.34373	$780,402	$260,134	$78,040	$442,228	$1,940,862
2028	$268,826,078	$515,513,730	$246,687,652	6	2028	2029	0.34373	$830,981	$276,994	$83,098	$470,889	$2,411,751
2029	$268,826,078	$530,979,142	$262,153,064	7	2029	2030	0.34373	$883,077	$294,359	$88,308	$500,410	$2,912,161
2030	$268,826,078	$546,908,516	$278,082,438	8	2030	2031	0.34373	$936,736	$312,245	$93,674	$530,817	$3,442,978
2031	$268,826,078	$563,315,772	$294,489,694	9	2031	2032	0.34373	$992,004	$330,668	$99,200	$562,136	$4,005,114
2032	$268,826,078	$580,215,245	$311,389,167	10	2032	2033	0.34373	$1,048,931	$349,644	$104,893	$594,394	$4,599,508
2033	$268,826,078	$597,621,702	$328,795,624	11	2033	2034	0.34373	$1,107,566	$369,189	$110,757	$627,621	$5,227,129
2034	$268,826,078	$615,550,353	$346,724,275	12	2034	2035	0.34373	$1,167,959	$389,320	$116,796	$661,844	$5,888,972
2035	$268,826,078	$634,016,864	$365,190,786	13	2035	2036	0.34373	$1,230,165	$410,055	$123,016	$697,093	$6,586,066
2036	$268,826,078	$653,037,370	$384,211,292	14	2036	2037	0.34373	$1,294,236	$431,412	$129,424	$733,401	$7,319,466
2037	$268,826,078	$672,628,491	$403,802,413	15	2037	2038	0.34373	$1,360,230	$453,410	$136,023	$770,797	$8,090,263
2038	$268,826,078	$692,807,346	$423,981,268	16	2038	2039	0.34373	$1,428,204	$476,068	$142,820	$809,315	$8,899,579
2039	$268,826,078	$713,591,566	$444,765,488	17	2039	2040	0.34373	$1,498,217	$499,406	$149,822	$848,989	$9,748,568
2040	$268,826,078	$734,999,313	$466,173,235	18	2040	2041	0.34373	$1,570,330	$523,443	$157,033	$889,854	$10,638,422
								$18,773,686	**$6,257,895**	**$1,877,369**	**$10,638,422**	

Exhibit 4(d)
County Projected Revenues – 2023 Annexation

Tax Roll Jan 1	Base Year TY 2022	Total Taxable Value	Captured Appraised Value
2023	$0	$0	$0
2024	$0	$0	$0
2025	$0	$0	$0
2026	$0	$0	$0
2027	$0	$0	$0
2028	$0	$0	$0
2029	$0	$0	$0
2030	$0	$0	$0
2031	$0	$0	$0
2032	$0	$0	$0
2033	$0	$0	$0
2034	$0	$0	$0
2035	$0	$0	$0
2036	$0	$0	$0
2037	$0	$0	$0
2038	$0	$0	$0
2039	$0	$0	$0
2040	$0	$0	$0

	Tax Year	Coll. Year	City Tax Rate	City Zone Collection (amount)	City Administrative Services (5%)	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
1	2023	2024	0.53364	$0	$0	$0	$0
2	2024	2025	0.53364	$0	$0	$0	$0
3	2025	2026	0.53364	$0	$0	$0	$0
4	2026	2027	0.53364	$0	$0	$0	$0
5	2027	2028	0.53364	$0	$0	$0	$0
6	2028	2029	0.53364	$0	$0	$0	$0
7	2029	2030	0.53364	$0	$0	$0	$0
8	2030	2031	0.53364	$0	$0	$0	$0
9	2031	2032	0.53364	$0	$0	$0	$0
10	2032	2033	0.53364	$0	$0	$0	$0
11	2033	2034	0.53364	$0	$0	$0	$0
12	2034	2035	0.53364	$0	$0	$0	$0
13	2035	2036	0.53364	$0	$0	$0	$0
14	2036	2037	0.53364	$0	$0	$0	$0
15	2037	2038	0.53364	$0	$0	$0	$0
16	2038	2039	0.53364	$0	$0	$0	$0
17	2039	2040	0.53364	$0	$0	$0	$0
18	2040	2041	0.53364	$0	$0	$0	$0
				$0	**$0**	**$0**	