



**Amended Project and Financing Plan
Gus Thomasson
Tax Increment Reinvestment Zone No. 8**

(with IH-30 Expansion)

December 2017

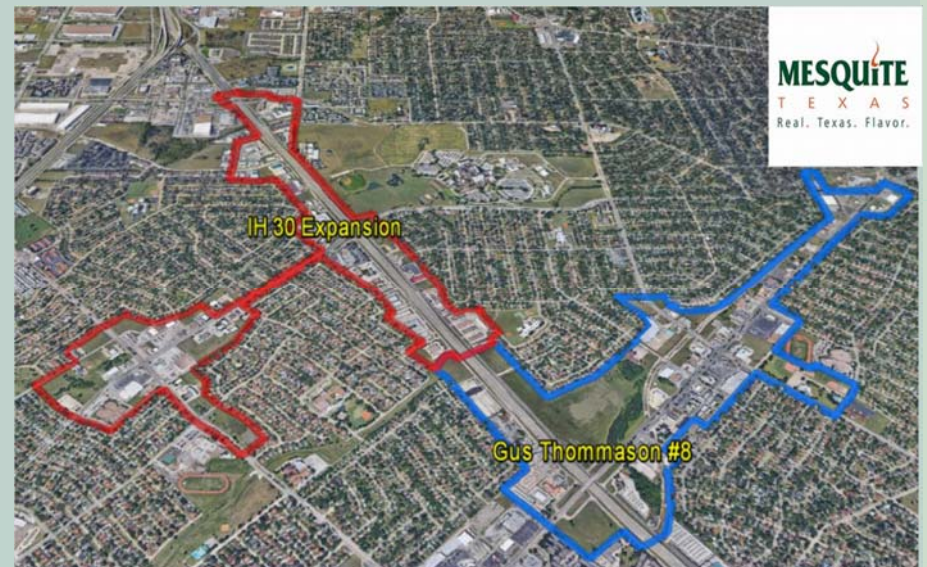
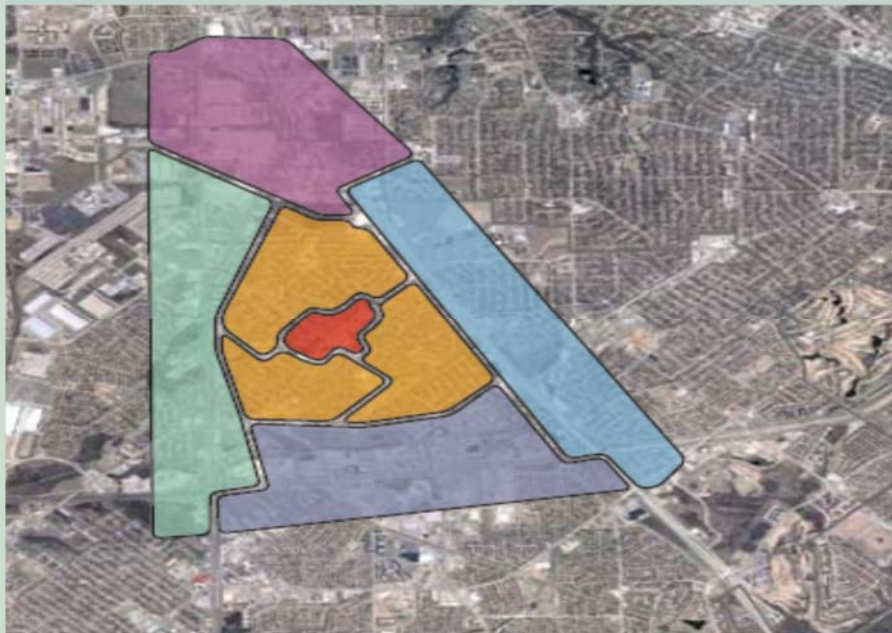


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Introduction

Tax Increment Financing Program

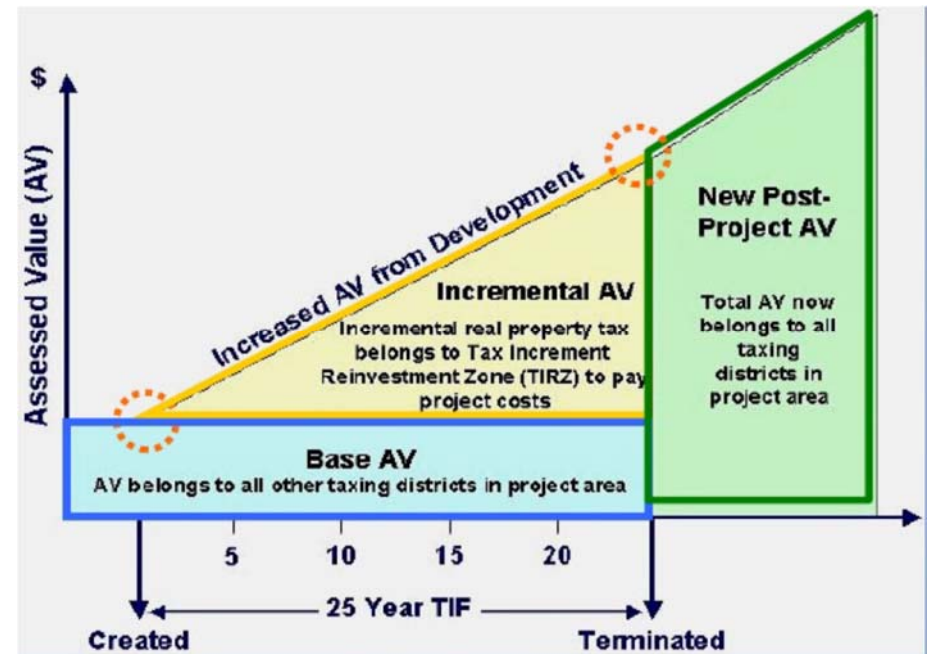
Chapter 311 of the Texas Tax Code (the TIF Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including MISD, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

Key Points:

- Chapter 311 of the Texas Code controls all procedures for the creation of a TIRZ
- Base value set at current assessed value (as of January 1)
- Development over time increases assessed value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



Board of Director Responsibilities

The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as with all subsequent City Code provisions for City Boards and Commissions, to the extent that there is no conflict with the TIF Act.

Gus Thomasson TIRZ No. 8

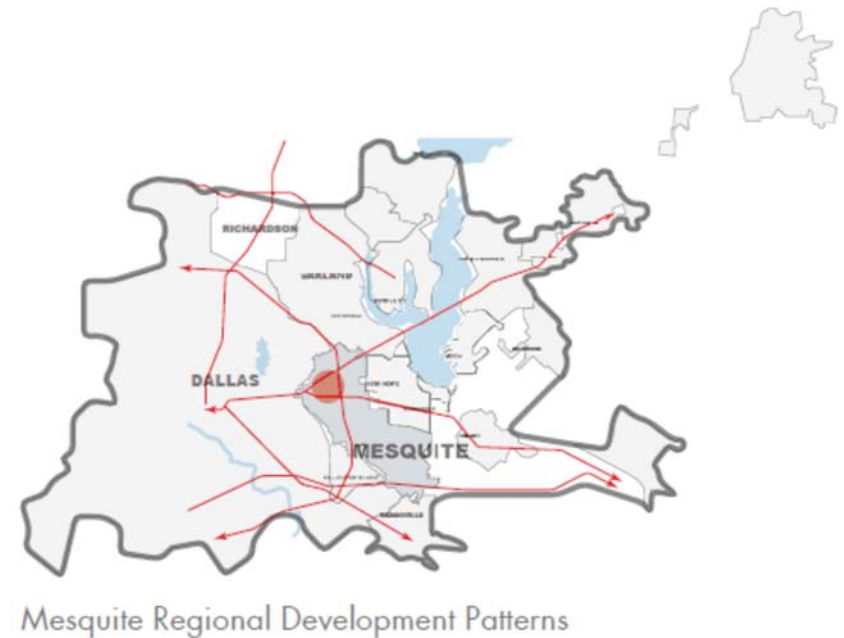
Actions Taken to Date

The City of Mesquite formally created the Gus Thomasson Tax Increment Reinvestment Zone through the passage of City Ordinance No. 4402 on November 2, 2015, for a duration of 20 years, expiring on December 31, 2035, if not sooner terminated.

The TIRZ geographic area contains multiple contiguous properties and will include 75 percent of the tax increments of the City—no other taxing jurisdictions are expected to participate. Required public notices were delivered and a public hearing was held in compliance with Section 311.003(c)(d) of the Tax Increment Financing Act.

A market analysis of the IH 30 corridor suggests expansion of the TIRZ along this corridor will allow for infrastructure financing to better facilitate redevelopment within this vital corridor. The highway and thoroughfare access in this area and increasing demand for commercial and retail within the Dallas metropolitan area offer opportunities for increased visibility and economic development success in attracting quality redevelopment.

No TIRZ Revenue bond indebtedness is anticipated.



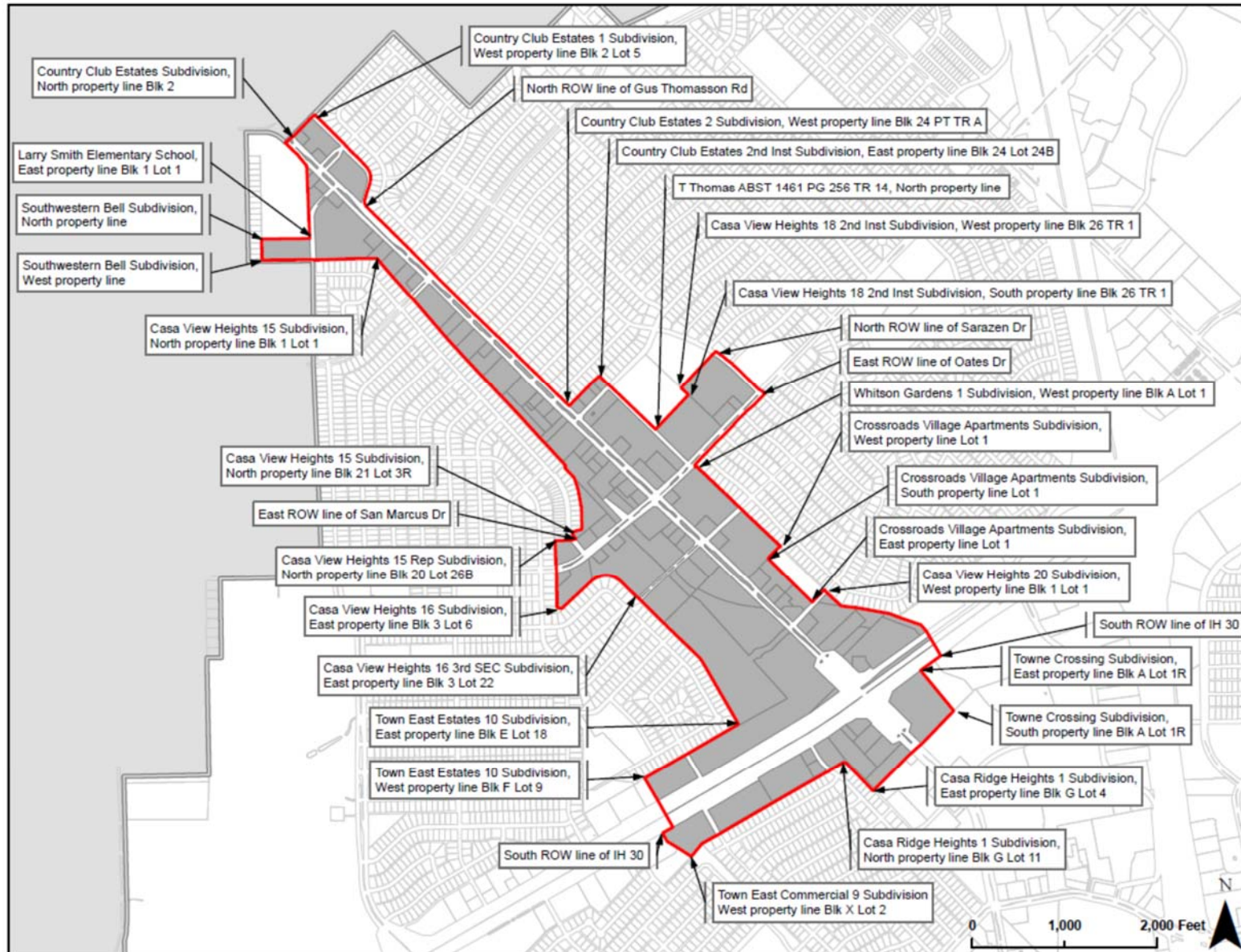
The original 2016 TIRZ base tax year value of \$38,317,827 is amended to include an expanded contiguous area along IH 30 and Motley Drive with a added value of \$54,454,340, for a total base value of \$92,772,167. The projected growth in taxable value per year under this scenario is shown on Pages 25 through 26. Accordingly, the estimated taxable value at the end of the 20-year term is \$141,753,110.

A Final Project and Financing Plan for the Gus Thomasson TIRZ was adopted by the Board of Directors and approved by the City Council the same day on December 4, 2017. At this meeting, the Board also adopted this Amended Project Plan and Reinvestment Zone Financing Plan. A public hearing for interested parties to speak for or against the Amended Plan is scheduled for the December 18, 2017, City Council meeting with approval by City ordinance following the public hearing.

Gus Thomasson TIRZ No. 8 Boundary



Gus Thomasson TIRZ No. 8 Boundary Description



Gus Thomasson TIRZ No. 8

Boundary Description

Beginning at a point of the intersection of the west property line of Country Club Estates 1 Subdivision and the north property line of Country Club Estates Subdivision Blk 2, thence

Southerly along the west property line of Country Club Estates 1 to a point where said line intersects with the north ROW line of Gus Thomasson Rd, thence

Southerly along the north ROW line of Gus Thomasson Rd to a point where said line intersects with the west property line of Country Club Estates 2 Subdivision Blk 24 Tract A, thence

Easterly along the west property line of Country Club Estates 2 Subdivision Blk 24 Tract A to a point where said line intersects with the east property line of Country Club Estates 2 Subdivision Blk 24 Lot 24B, thence

Southerly along the east property line of Country Club Estates 2 Subdivision Blk 24 Lot 24B to a point where said line intersects with the north property line of T Thomas ABST 1461 PG 256 Tract 14, thence

Easterly along the north property line of T Thomas ABST 1461 PG 256 Tract 14 to a point where said line intersects with the south property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1, thence

Northerly along the south property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1 to a point where said line intersects with the west property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1, thence

Easterly along the west property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1 to a point where said line intersects with the north ROW line of Sarazen Drive, thence

Southerly along the north ROW line of Sarazen Drive to a point where said line intersects with the east ROW line of Oates Drive, thence

Westerly along the east ROW line of Oates Drive to a point where said line intersects with the west property line of Whitson Gardens 1 Subdivision Blk A Lot 1, thence

Southerly along the west property line of Whitson Gardens 1 Subdivision Blks A and C to a point where said line intersects with the west property line of Crossroads Village Apartments Subdivision Lot 1, thence

Southerly along the west property line of Crossroads Village Apartments Subdivision Lot 1 to a point where said line intersects with the south property line of Crossroads Village Apartments Subdivision Lot 1, thence

Easterly along the south property line of Crossroads Village Apartments Subdivision Lot 1 to a point where said line intersects with the west property line of Casa View Heights 20 Subdivision Blk 1 Lot 1, thence

Southerly along the west property line of Casa View Heights 20 Subdivision Blk 1 to a point where said line intersects with the south ROW line of IH 30, thence

Westerly along the south ROW line of IH 30 to a point where said line intersects with the east property line of Towne Crossing Subdivision Blk A Lot 1R, thence

Southerly along the east property line of Towne Crossing Subdivision Blk A Lot 1R to a point where said line intersects with the south property line of Towne Crossing Subdivision Blk A Lot 1R, thence

Westerly along the south property line of Towne Crossing Subdivision Blk A Lot 1R to a point where said line intersects with the east property line of Casa Ridge Heights 1 Subdivision Blk G Lot 4, thence

Northerly along the east property line of Casa Ridge Heights 1 Subdivision Blk G to a point where said line intersects with the north property line of Casa Ridge Heights 1 Subdivision Blk G Lot 11, thence

Westerly along the north property line of Casa Ridge Heights 1 Subdivision Blk G Lot 11 and Blk F to a point where said line intersects with the west property line of Town East Commercial 9 Subdivision Blk X Lot 2, thence

Northerly along the west property line of Town East Commercial 9 Subdivision Blk X Lot 2 to a point where said line intersects with the west property line of Town East Estates 10 Subdivision Blk F Lot 9, thence

Gus Thomasson TIRZ No. 8

Boundary Description

Easterly along the south property line of Town East Estates 10 Subdivision Blk F Lot 9 to a point where said line intersects with the east property line of Town East Estates 10 Subdivision Blk E Lot 18, thence

Northerly along the east property line of Town East Estates 10 Subdivision Blk E to a point where said line intersects with the east property line of Casa View Heights 16 3rd Sec Subdivision Blk 3 Lot 22, thence

Westerly along the east property line of Casa View Heights 16 3rd Sec Subdivision Blk 3 to a point where said line intersects with the east property line of Casa View Heights 16 Subdivision Blk 3 Lot 6, thence

Northerly along the east property line of Casa View Heights 16 Subdivision Blk 3 Lot 6 to a point where said line intersects with the north property line of Casa View Heights 15 Rep Subdivision Blk 20 Lot 26B, thence

Easterly along the northern property line of Casa View Heights 15 Rep Subdivision Blk 20 Lot 26B to a point where said line intersects with the east ROW line of San Marcus Drive, thence

Northerly along the east ROW line of San Marcus Drive to a point where said line intersects with the north property line of Casa View Heights 15 Subdivision Blk 21 Lot 3R, thence

Northerly along the north property line of Casa View Heights 15 Subdivision Blk 21 Lot 3R to a point where said line intersects with the north property line of Casa View Heights 15 Subdivision Blk 1 Lot 1, thence

Westerly along the north property line of Casa View Heights 15 Subdivision Blk 1 to a point where said line intersects with the west property line of Southwestern Bell Subdivision, thence

Northerly along the west property line of Southwestern Bell Subdivision to a point where said line intersects with the north property line of Southwestern Bell Subdivision, thence

Easterly along the north property line of Southwestern Bell Subdivision to a point where said line intersects with the east property line of Larry Smith Elementary School Blk 1 Lot 1, thence

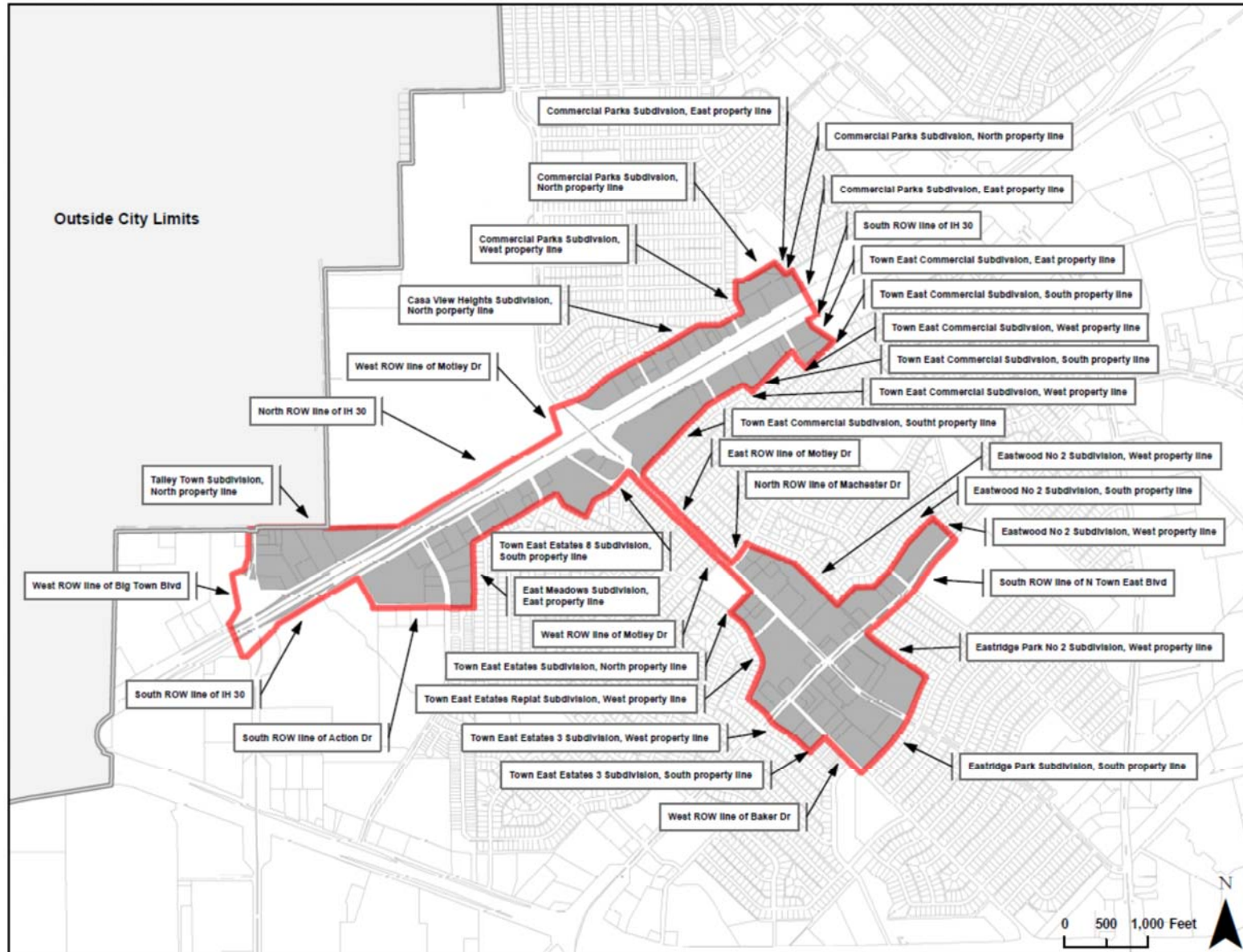
Northerly along the east property line of Larry Smith Elementary School Blk 1 Lot 1 to a point where said line intersects with the north property line of Country Club Estates Subdivision Blk 2, thence

Easterly along the north property line of Country Club Estates to a point where said line intersects with the west property line of Country Club Estates 1 Subdivision, which is the point of beginning.

Gus Thomasson TIRZ No. 8 IH 30 Corridor Expansion Boundary



Gus Thomasson TIRZ No. 8 IH 30 Corridor Boundary Description



IH 30 Corridor Boundary Description

Beginning at a point of the intersection of the north property line of Talley Town Subdivision and the west ROW line of Big Town Blvd, thence

Easterly along the north property line of Talley Town Subdivision to a point where said line intersects with the north ROW line of IH 30, thence

Easterly along the north ROW line of IH 30 to a point where said line intersects with the west ROW line of Motley Drive, thence

Northerly along the west ROW line of Motley Drive to a point where said line intersects with the north property line of Casa View Heights Subdivision, thence

Easterly along the north property line of Casa View Heights Subdivision to a point where said line intersects with the west property line of Commercial Parks Subdivision, thence

Northerly along the west property line of Commercial Parks Subdivision to a point where said line intersects with the north property line of Commercial Parks Subdivision, thence

Easterly along the north property line of Commercial Parks Subdivision to a point where said line intersects with the southwest boundary of the original TIRZ No. 8 boundary line, thence

Southerly along the original TIRZ No. 8 boundary to a point where said line intersects with the common north property line of Commercial Parks Subdivision, thence

Easterly along the common north property line of Commercial Parks Subdivision to a point where said line intersects with the common east property line of Commercial Parks Subdivision, thence

Southerly along the common east property line of Commercial Parks Subdivision to a point where said line intersects with the common south ROW line of IH 30, thence

Westerly along the common south ROW line of IH 30 to a point where said line intersects with the common east property line of Town East Commercial Subdivision, thence

Southerly along the common east property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly, departing the common boundary line of TIRZ No. 8, along the south property line of Town East Commercial Subdivision to a point where said line intersects with the west property line of Town East Commercial Subdivision, thence

Northerly along the west property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly along the south property line of Town East Commercial Subdivision to a point where said line intersects with the west property line of the Town East Commercial Subdivision, thence

Northerly along the west property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly along the south property line of Town East Commercial Subdivision to a point where said line intersects with the east ROW line of Motley Drive, thence

Southerly along the east ROW line of Motley Drive to a point where said line intersects with the north ROW line of Manchester Drive, thence

Easterly along the north ROW line of Manchester Drive to a point where said line intersects with the west property line of Eastwood No. 2 Subdivision, thence

Southerly along the west property line of Eastwood No. 2 Subdivision to a point where said line intersects with the south property line of Eastwood No. 2 Subdivision, thence

Easterly along the south property line of Eastwood No. 2 Subdivision to a point where said line intersects with the west property line of Eastwood No. 2 Subdivision, thence

Southerly along the west property line of Eastwood No. 2 Subdivision to a point where said line intersects with the south ROW line of N Town East Blvd, thence

Westerly along the south ROW line of N Town East Blvd to a point where said line intersects with the west property line of Eastridge Park No. 2 Subdivision, thence

Southerly along the west property line of Eastridge Park No. 2 Subdivision to a point where said line intersects with the south property line of Eastridge Park Subdivision, thence

Westerly along the south property line of Eastridge Park Subdivision to a point where said line intersects with the west ROW line of Baker Street, thence

Gus Thomasson TIRZ No. 8 IH 30 Corridor Boundary Description

Northerly along the west ROW line of Baker Street to a point where said line intersects with the south property line of Town East Estates 3 Subdivision, thence

Westerly along the south property line of Town East Estates 3 Subdivision to a point where said line intersects with the west property line of Town East Estates 3, thence

Northerly along the west property line of Town East Estates 3 to a point where said line intersects with the west property line of Town East Estates Replat Subdivision, thence

Northerly along the west property line of Town East Estates Replat Subdivision to a point where said line intersects with the north property line of Town East Estates Subdivision, thence

Easterly along the north property line of Town East Estates Subdivision to a point where said line intersects with the west ROW line of Motley Drive, thence

Northerly along the west ROW line of Motley Drive to a point where said line intersects with the south property line of Town East Estates 8 Subdivision, thence

Westerly along the south property line of Town East Estates 8 Subdivision to a point where said line intersects with the east property line of East Meadows Subdivision, thence

Southerly along the east property line of East Meadows Subdivision to a point where said line intersects with the south ROW line of Action Drive, thence

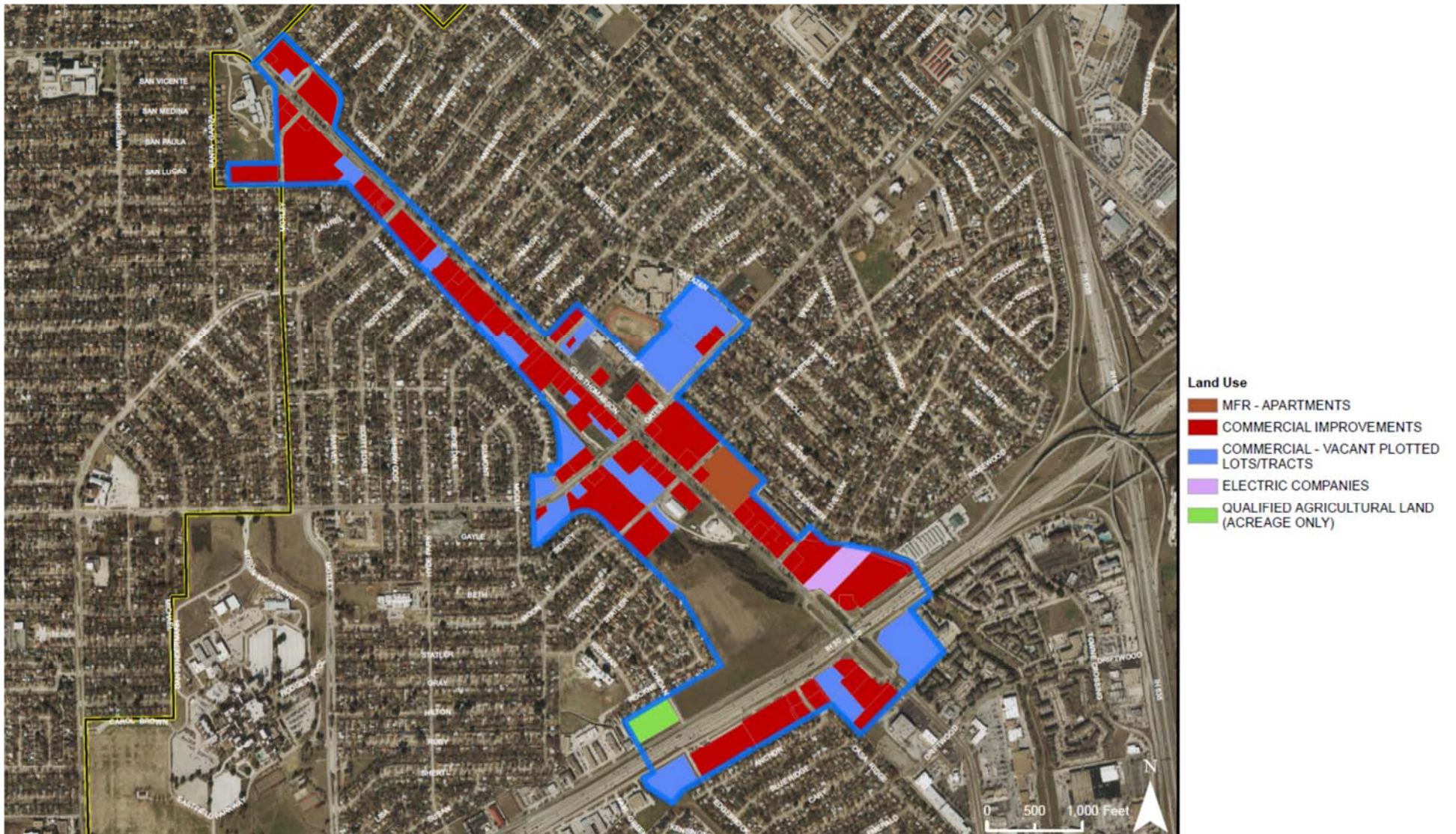
Westerly along the south ROW line of Action Drive to a point where said line intersects with the south ROW line of IH 30, thence

Westerly along the south ROW line of IH 30 to a point where said line intersects with the west ROW line of Big Town Blvd, thence

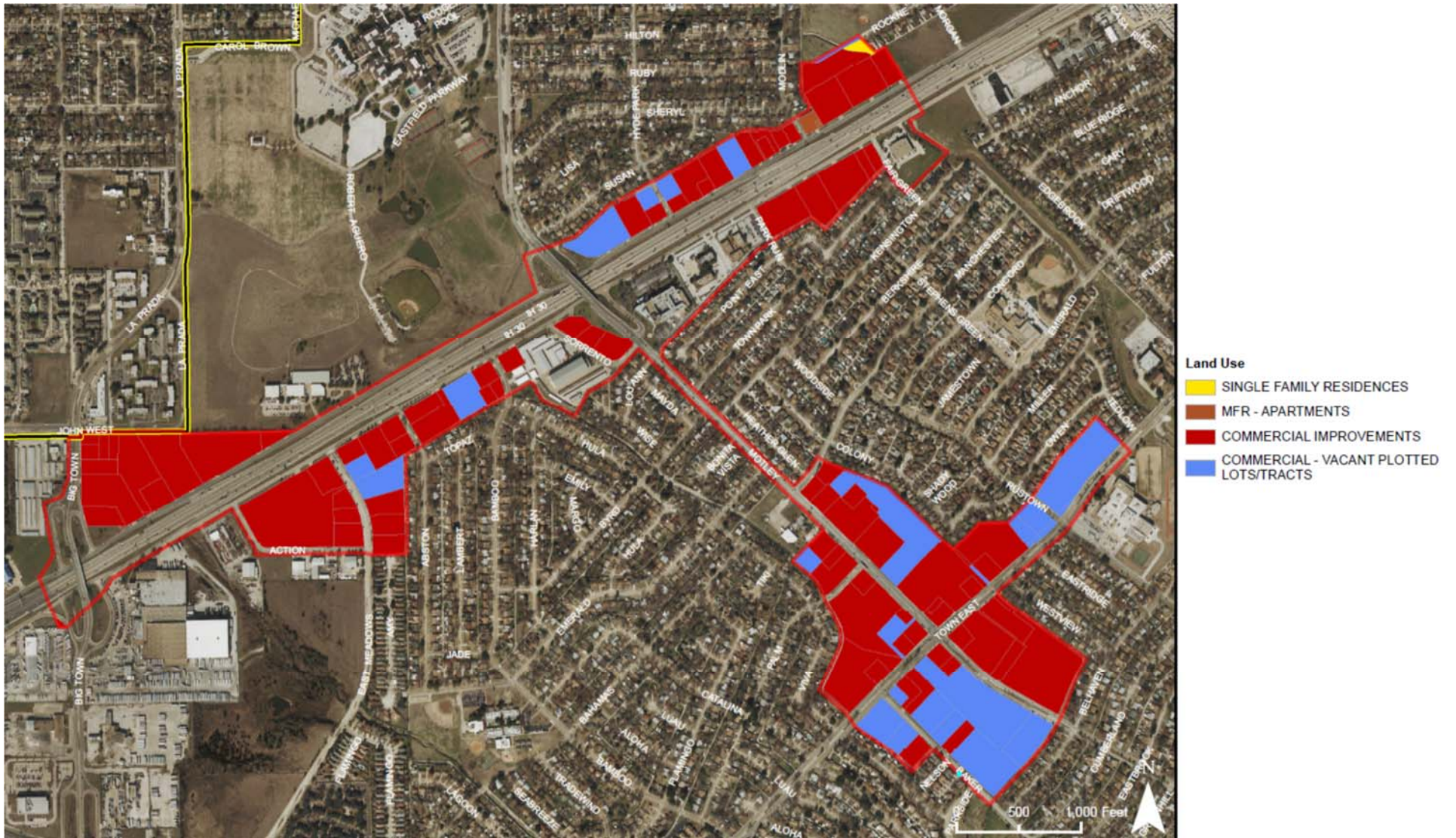
Northerly along the west ROW line of Big Town Blvd to a point where said line intersects with the north property line of Talley Town Subdivision, which is the point of beginning.

Gus Thomasson TIRZ No. 8

Land Use

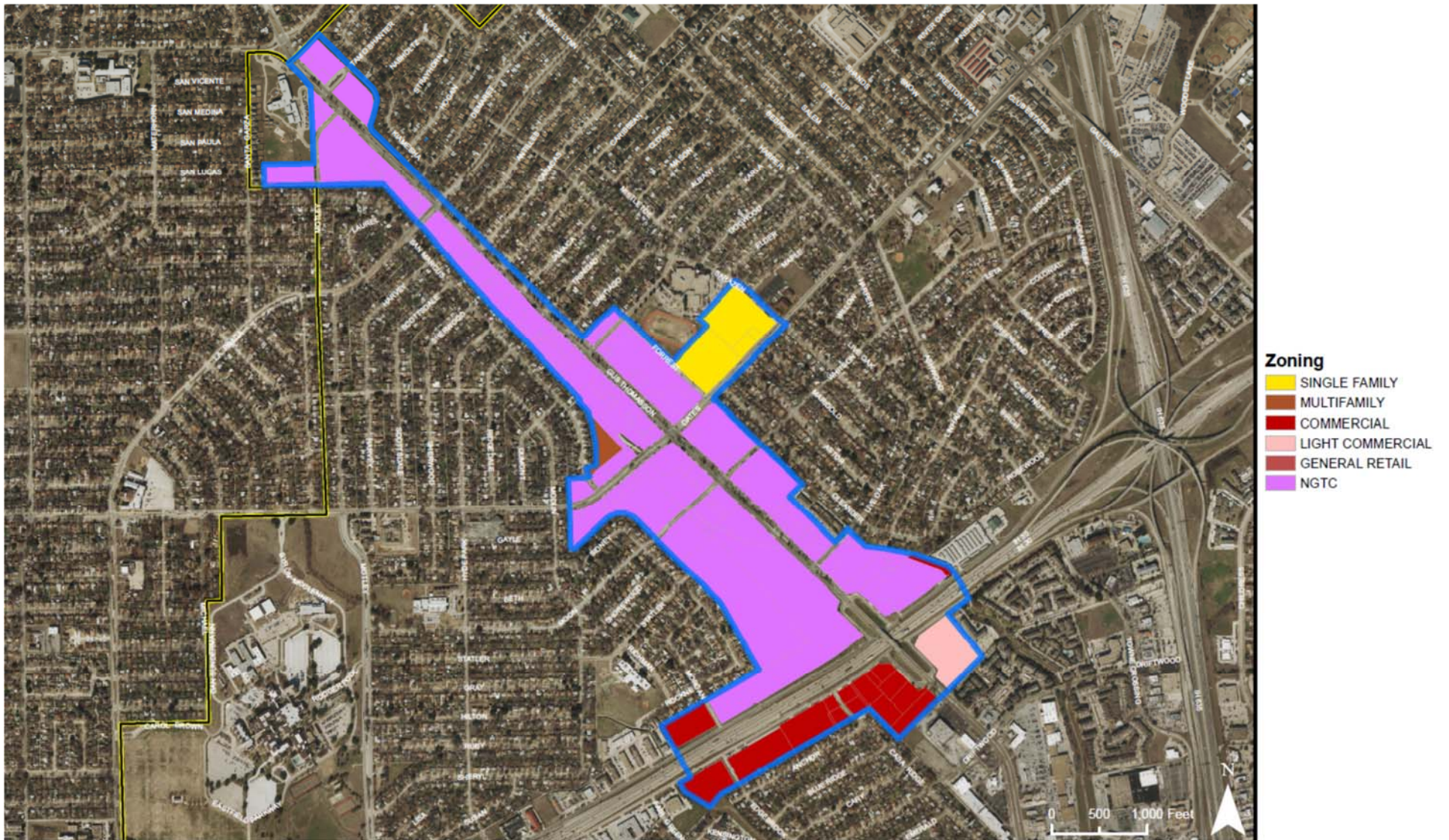


Gus Thomasson TIRZ No. 8 IH 30 Corridor Land Use



Gus Thomasson TIRZ No. 8

Zoning



Gus Thomasson TIRZ No. 8

Zoning Characteristics

GUS THOMASSON CORRIDOR REVITALIZATION CODE

Adopted by Ordinance No. 4022 on December 15, 2008

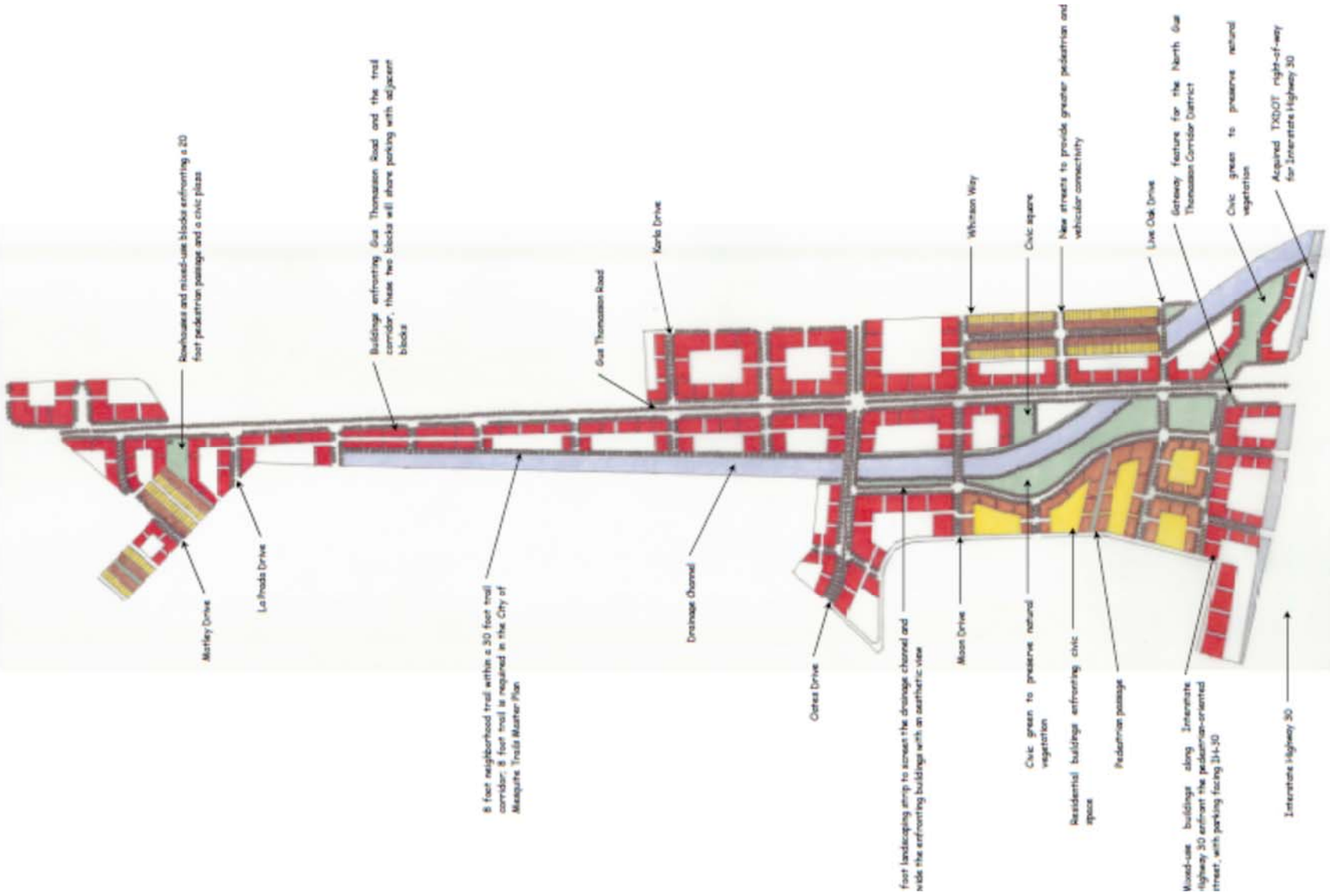
First Amended by Ordinance No. 4187 on November 7, 2011

The Gus Thomasson Corridor Revitalization Code was enacted as one of the instruments for implementing the public purposes and objectives of the adopted Casa View Heights Neighborhood Plan. The Code is declared to be consistent with the Casa View Heights Neighborhood Plan, and supplants the application of all provisions of the Mesquite Zoning Ordinance (MZO) as it pertained to land within the boundaries of the North Gus Thomasson Corridor District. The Code was adopted to promote the health, safety and general welfare of the City and its citizens, including without limitation, the preservation of neighborhood character, the creation of sustainable communities, a reduction in sprawl development and visual clutter, protection of the environment, conservation of land, energy and natural resources, reduction in vehicle miles traveled and traffic congestion, more efficient use of public funds and infrastructure, health benefits of a pedestrian oriented environment, historic preservation, education and recreation, and improvement of the built environment and human habitat.

To encourage the implementation of this Code, the City Council, in its sole discretion, may grant one or more incentives in accordance with adopted policies for neighborhood and economic revitalization, and to the extent authorized by state law. The project owner, or the Director on his initiative, may submit an application for incentives to the City Council for consideration.

Gus Thomasson Corridor Revitalization Code

APPENDIX A.1 ILLUSTRATIVE PLAN
GUS THOMASSON CORRIDOR REVITALIZATION CODE: City of Mesquite



City of Mesquite Community Development Department
Appendix A.1 Illustrative Plan

Gus Thomasson TIRZ No. 8 IH 30 Corridor Zoning



Gus Thomasson TIRZ No. 8

IH 30 Zoning Characteristics

District Gateways

Key entrances into the IH 30 corridor as shown in the illustration below are designated as “District Gateways.” Parcels within a District Gateway that may be rezoned in the future (including a conditional use permit), platted or replatted, developed or redeveloped, or that receives a variance or special exception, which allows the property to be occupied by a use or developed in a manner not previously allowed, will be designed and modified to comply with applicable gateway provisions of the City’s Community Appearance Manual.

Current zoning does not call for expanded industrial uses into existing residential areas, and regulations to protect homes from the negative side effects of industry and heavy truck traffic continue to remain in place.

Map of Eastern and Western Gateway Sites



- 30/80 Triangle
- Western Gateway
- Long Branch Creek
- Eastern Gateway



The 30/80 Triangle District

Expanded Gus Thomasson TIRZ No. 8

Economic Feasibility

IH 30 Market Analysis

In September 2008, a market analysis was prepared by MESA Design Group for the IH 30 Corridor to analyze market demand and market capacity for redevelopment along the Interstate Highway 30 Corridor. The economic and development opportunities within the study area focused on Retail, Office, Industrial and Multi-family Residential areas.

The following is a summary of that study, which is on file in the Mesquite Office of Economic Development.



The IH-30 Frontage Zone

Impediments to Development

Mesquite sits at the juncture of three major freeways within the Dallas-Fort Worth Metroplex, and, as such, is positioned in an area of significant market demand. However, historic development patterns have constrained the ability to capture that demand. This is especially true along freeways such as the IH-30 corridor. To encourage redevelopment activity along the IH-30 corridor, impediments to market capture must be overcome. Physical constraints (which are called structural impediments) prevent market capture. There are four general categories of structural impediments that were identified:

- Parcel Configuration
- Value Resolution
- Accessibility
- Context Definition

The array and impact of these impediments are shown graphically as an introduction to defining strategic points along the IH-30 corridor to target for redevelopment.

The analysis of market demand explains the economic environment in which any development strategy will occur. It addresses the market availability and expectations for growth and expansion by industry and by market sector. Additionally, historic patterns of market capture (absorption trends) were examined for Mesquite, as well as for other corridors extending out of Dallas. Total land availability in the IH-30 corridor was considered, to indicate the ability of land in Mesquite to meet potential future demands, should all land be optimally positioned.

Expanded Gus Thomasson TIRZ No. 8

Market Potential Summary

Table 1: Developable Land Area

	Frontage	Gross Land		Developable Land	
		Square Feet	Acres	Square Feet	Acres
IH-30 Corridor	23.7 miles	212,731,200	4,883	191,458,080	4,395

Table 9. Office Square Footage in the Study Area Corridor

	2017	2027	2037
Total Square Footage of Office Needs	19,978,045	22,043,859	24,209,865
Acreage Requirement	458.63	506.06	555.78

Table 10. Industrial Square Footage in the Study Area Corridor

	2017	2027	2037
Total Square Footage of Industrial Needs	34,548,622	38,163,269	42,440,188
Acreage Requirement	793.13	876.12	974.29

The IH-30 Corridor Frontage Zone

Looking at the IH-30 frontage, it is clear that development has been dominated by truck stops, car dealers, RV and mobile home dealers, and automotive services. These land uses, while traffic dependent, represent a capital investment in improvement that is far below actual land value today. When a dramatic asymmetry between the value of what is on the land and the land itself exists, the properties are in transition. Another indicator of transition is vacancy and the IH-30 frontage has a significant vacancy problem at present.

Typically, newly developed tracts along the IH-30 corridor require a land depth that ranges from 700 to 1,000 feet. Such land depth can accommodate the plate sizes associated with newer projects and the apron of parking that usually lies between the building and the freeway. Land depths along the IH-30 frontage of the study area are much shallower because of the smaller plates associated with older development forms.

Property width is also important. Newer developments along the IH-30 corridor are longer than older development prototypes. Property width defines frontage and the frontage width of newer developments can be 700 to 1,000 feet. Current parcel widths along the IH-30 corridor are much more shallow than is now required.

Shallow and narrow properties divided among many property owners is one of the major structural impediments that hinders/restrains market access. When smaller properties are valued on a square foot cost that is not substantially different than larger tracts, affordability of that price is dependent on assembly of other parcels and therefore, that property incurs additional risk/exposure not associated with the larger tracts. Additional exposure is another barrier to market access. For this reason, the Big Town Mall site to the west of the study area has attracted some current interest and larger sites south of Hwy 80 (and just east of Big Town) have also seen some recent reinvestment. However, properties along IH-30 corridor (where property configuration and ownership seems particularly fractionalized) have not seen any recent activity.



IH-30 Frontage Zone Property Widths

Expanded Gus Thomasson TIRZ No. 8

IH 30 Corridor Accessibility Limitations

The IH-30 Corridor Access

Increasing populations and increasing demand for higher density retail environments that can support more specialized retail venues (non-perishable consumer goods) will place the greatest pressure at the few existing and emerging points of differentiation within the IH-30 corridor. This means that larger land parcels will be required in order to capture value generated by increased demand pressure.

Lastly, Service roads along the IH-30 corridor are one way and provide limited accessibility for businesses. In more rural areas, service roads are generally two-way and are more attractive to frontage development. However, when one combines a rural off-ramp configuration, like the Gus Thomasson Ramp with one-way service roads, accessibility becomes very difficult. To improve the IH-30 accessibility to the market, the following transformations would have to take place:

- Off-ramp design must be changed to a more urban design configuration
- Current small parcels must be assembled into parcels more suited to contemporary demand needs
- Current dynamics of deterioration must be stabilized
- Attributes of a comprehensible identity must be envisioned and implemented



Expanded Gus Thomasson TIRZ No. 8

Recommended Strategies

Polices and Policy Strategies

11. Initiate New Staffed Programs

- Making capital available for the initiation of a pilot destination project through grants, bonds, tax increment financing, tax abatement, sales tax funding, assessment mechanisms, or other means of reimbursement or financing availability.
- Promotion of key pilot projects (through financial assistance, tax relief, improvement reimbursement, or commitment for other public enhancement) that will attract aggregation.
- Identify a "specialization" for the competing value centers that will alleviate competition and support a multi-nodal co-existence. Once identified promote such specialization (through financial assistance, tax relief, improvement reimbursement, or commitment for other public enhancement).

Gateway Strategy for Implementation

Sequence: The order of related actions carried out by the internal and external organizational structures.

- **Step #1:** Adoption of the Corridor Redevelopment Plan.
- **Step #2:** Creation of a Redevelopment Agency.

Gateway Strategy for Implementation

Districts are among the primary tools of implementation.

POSSIBLE DISTRICT DESIGNATIONS FOR THE I-30 GATEWAY AREAS

Function	Due Process	Regulatory Control	Shared Governance	Targeted Public Funding	General Public Funding	Premium Funding
Description of Function	Provide public deliberation for the purpose of preventing capricious actions on part of council, while permitting specific actions within a targeted area	Target enforcement or regulatory oversight in a specified area	Establish governmental subdivisions for the purpose of executing specific tasks normally assigned to general governance	Redirect public revenues within a particular zone to a target area/set of targeted projects	Focus general revenues to targeted areas/targeted projects	Create revenue streams in addition to normal public sources
Districts	Reinvestment Zones	Overlay Districts	Municipal Management Districts	Tax Increment Finance District	Capital Improvement District	Public Improvement District
	Enterprise zones	Planned Development Districts	Freshwater Supply District	Municipal Utilities District		Business Improvement District
	Target Planning Zones (Sub-area plan)	Historic Districts	Municipal Utility District			
	Land Use areas (entertainment, school, hospital, etc.)	Code Enforcement Districts	Legislated Districts			

Recommended for the Eastern Gateway and Western Gateway

- **Step #3:** Establishment of a Tax Increment Finance District.

Setting up a Tax Increment Finance (TIF) District in the respective Gateway areas early in the process allows for capture of increases in taxable value (resulting from plan implementation) to be applied to specific projects that implement the plan. Therefore, it is important to set up the TIF District as soon as possible. Additionally, because a board must be designated and a list of improvements must be iterated prior to establishment of the TIF Districts (one for the Western Gateway and one for the Eastern Gateway), the TIF District becomes a critical policy instrument in the redevelopment process.

Tax Increment Captured Value Annual Revenue Projections with Expansion 2016-2025

CITY OF MESQUITE, TEXAS Gus Thomasson TIF #8 - Expansion 2017 As of October 2017										
	Base Year 2015-16	Actual 2016-17	Proposed 2017-18	Proposed 2018-19	Proposed 2019-20	Proposed 2020-21	Proposed 2021-22	Proposed 2022-23	Proposed 2023-24	Proposed 2024-25
TIF Base Value & Cumulative Growth (for calculations)	\$ 38,317,827	\$ 43,974,948	\$ 47,053,194	\$ 49,876,386	\$ 52,370,205	\$ 54,465,014	\$ 56,643,614	\$ 58,626,141	\$ 60,384,925	\$ 61,592,623
Projected % growth in taxable value			7.0%	6.0%	5.0%	4.0%	4.0%	3.5%	3.0%	2.0%
Taxable Value Changes:										
Beginning TIF Value Increase	\$ -	\$ 5,657,121	\$ 18,935,367	\$ 21,758,559	\$ 24,252,378	\$ 26,347,187	\$ 28,525,787	\$ 30,508,314	\$ 32,267,098	\$ 33,474,796
Appraised Value Annual Growth	5,657,121	3,078,246	2,823,192	2,493,819	2,094,808	2,178,601	1,982,526	1,758,784	1,207,698	
Development:										
Villas at Vanston Park			10,200,000							
Development I	-	-	-	-	-	-	-	-	-	-
Development II	-	-	-	-	-	-	-	-	-	-
Ending TIF Value Increase	\$ 5,657,121	\$ 18,935,367	\$ 21,758,559	\$ 24,252,378	\$ 26,347,187	\$ 28,525,787	\$ 30,508,314	\$ 32,267,098	\$ 33,474,796	
City Tax Rate	0.6870	0.6870	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
Revenues:										
City of Mesquite	\$ 29,148	\$ 97,564	\$ 119,781	\$ 133,509	\$ 145,041	\$ 157,034	\$ 167,948	\$ 177,630	\$ 184,279	\$ 184,279
Original TIF Zone Revenue	\$ 29,148	\$ 97,564	\$ 119,781	\$ 133,509	\$ 145,041	\$ 157,034	\$ 167,948	\$ 177,630	\$ 184,279	\$ 184,279
EXPANSION AREA DECEMBER 2017										
			Base Year							
TIF Base Value & Cumulative Growth			\$ 54,454,340	\$ 57,721,600	\$ 60,607,680	\$ 63,031,988	\$ 65,553,267	\$ 67,847,631	\$ 69,883,060	\$ 71,280,722
Taxable Value Changes:										
Beginning TIF Value				-	3,267,260	25,153,340	27,577,648	30,098,927	32,393,291	34,428,720
Appraised Value Annual Growth				3,267,260	2,886,080	2,424,307	2,521,280	2,294,364	2,035,429	1,397,661
Development:										
Medical Office Building				-	19,000,000	-	-	-	-	-
Development I				-	-	-	-	-	-	-
Development II				-	-	-	-	-	-	-
Total Expansion Area TIF Value Increase				\$ 3,267,260	\$ 25,153,340	\$ 27,577,648	\$ 30,098,927	\$ 32,393,291	\$ 34,428,720	\$ 35,826,382
City Tax Rate				0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340
TIF Participation Percentage				75%	75%	75%	75%	75%	75%	75%
Expansion Area Revenue				\$ 17,986	\$ 138,469	\$ 151,815	\$ 165,695	\$ 178,325	\$ 189,530	\$ 197,224
TOTAL REVENUES ALL AREAS	\$ 29,148	\$ 97,564	\$ 137,767	\$ 271,978	\$ 296,856	\$ 322,729	\$ 346,273	\$ 367,160	\$ 381,503	\$ 381,503

Tax Increment Captured Value Annual Revenue Projections with Expansion 2026-2035

CITY OF MESQUITE, TEXAS Gus Thomasson TIF #8 - Expansion 2017 As of October 2017											
	Proposed 2025-26	Proposed 2026-27	Proposed 2027-28	Proposed 2028-29	Proposed 2029-30	Proposed 2030-31	Proposed 2031-32	Proposed 2032-33	Proposed 2033-34	Proposed 2034-35	Total All Years
TIF Base Value & Cumulative Growth (for calculations)	\$ 62,824,476	\$ 63,138,598	\$ 63,454,291	\$ 63,771,563	\$ 64,090,420	\$ 64,410,872	\$ 64,732,927	\$ 65,056,591	\$ 65,381,874	\$ 65,708,784	
Projected % growth in taxable value	2.0%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
Taxable Value Changes:											
Beginning TIF Value Increase	\$ 33,474,796	\$ 34,706,649	\$ 35,020,771	\$ 35,336,464	\$ 35,653,736	\$ 35,972,593	\$ 36,293,045	\$ 36,615,100	\$ 36,938,764	\$ 37,264,047	
Appraised Value Annual Growth	1,231,852	314,122	315,693	317,271	318,858	320,452	322,054	323,665	325,283	326,909	
Development:											
Villas at Vanston Park											
Development I	-	-	-	-	-	-	-	-	-	-	
Development II	-	-	-	-	-	-	-	-	-	-	
Ending TIF Value Increase	\$ 34,706,649	\$ 35,020,771	\$ 35,336,464	\$ 35,653,736	\$ 35,972,593	\$ 36,293,045	\$ 36,615,100	\$ 36,938,764	\$ 37,264,047	\$ 37,590,957	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Revenues:											
City of Mesquite	\$ 191,060	\$ 192,789	\$ 194,527	\$ 196,274	\$ 198,029	\$ 199,793	\$ 201,566	\$ 203,348	\$ 205,139	\$ 206,938	\$ 3,201,400
Original TIF Zone Revenue	\$ 191,060	\$ 192,789	\$ 194,527	\$ 196,274	\$ 198,029	\$ 199,793	\$ 201,566	\$ 203,348	\$ 205,139	\$ 206,938	\$ 3,201,400
EXPANSION AREA DECEMBER 2017											
TIF Base Value & Cumulative Growth	\$ 72,706,336	\$ 73,069,868	\$ 73,435,217	\$ 73,802,393	\$ 74,171,405	\$ 74,542,262	\$ 74,914,973	\$ 75,289,548	\$ 75,665,996	\$ 76,044,326	
Taxable Value Changes:											
Beginning TIF Value	35,826,382	37,251,996	37,615,528	37,980,877	38,348,053	38,717,065	39,087,922	39,460,633	39,835,208	40,211,656	
Appraised Value Annual Growth	1,425,614	363,532	365,349	367,176	369,012	370,857	372,711	374,575	376,448	378,330	
Development:											
Medical Office Building	-	-	-	-	-	-	-	-	-	-	
Development I	-	-	-	-	-	-	-	-	-	-	
Development II	-	-	-	-	-	-	-	-	-	-	
Total Expansion Area TIF Value Increase	\$ 37,251,996	\$ 37,615,528	\$ 37,980,877	\$ 38,348,053	\$ 38,717,065	\$ 39,087,922	\$ 39,460,633	\$ 39,835,208	\$ 40,211,656	\$ 40,589,986	
City Tax Rate	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	0.7340	
TIF Participation Percentage	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	
Expansion Area Revenue	\$ 205,072	\$ 207,073	\$ 209,085	\$ 211,106	\$ 213,137	\$ 215,179	\$ 217,231	\$ 219,293	\$ 221,365	\$ 223,448	\$ 3,181,034
TOTAL REVENUES ALL AREAS	\$ 396,132	\$ 399,863	\$ 403,612	\$ 407,380	\$ 411,167	\$ 414,972	\$ 418,797	\$ 422,641	\$ 426,504	\$ 430,386	\$ 6,382,434

Tax Increment Captured Value
Annual Expenditure Projections with Expansion
2016-2025

CITY OF MESQUITE, TEXAS Gus Thomasson TIF #8 - Expansion 2017 As of October 2017										
	Base Year 2015-16	Actual 2016-17	Proposed 2017-18	Proposed 2018-19	Proposed 2019-20	Proposed 2020-21	Proposed 2021-22	Proposed 2022-23	Proposed 2023-24	Proposed 2024-25
EXPENDITURES:										
City Administrative Fee		\$ -	\$ 100,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Economic Development Incentives		-	25,000	75,000	200,000	250,000	300,000	300,000	300,000	300,000
Project I		-	-	-	-	-	-	-	-	-
Project II		-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES ALL AREAS		\$ -	\$ 125,000	\$ 125,000	\$ 250,000	\$ 300,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Excess (Deficiency) Revenues over Expenditures		29,148	(27,436)	12,767	21,978	(3,144)	(27,271)	(3,727)	17,160	31,503
Beginning Fund Balance, Oct 1		-	29,148	1,713	14,480	36,458	33,315	6,044	2,317	19,477
Ending Fund Balance, Sep 30		\$ 29,148	\$ 1,713	\$ 14,480	\$ 36,458	\$ 33,315	\$ 6,044	\$ 2,317	\$ 19,477	\$ 50,980

Tax Increment Captured Value
Annual Expenditure Projections with Expansion
2026-2035

CITY OF MESQUITE, TEXAS												
Gus Thomasson TIF #8 - Expansion 2017												
As of October 2017												
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Total
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35		All
												Years
EXPENDITURES:												
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 950,000
Economic Development Incentives	350,000	350,000	350,000	350,000	350,000	350,000	350,000	400,000	400,000	432,434		5,432,434
Project I	-	-	-	-	-	-	-	-	-	-	-	-
Project II	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES ALL AREAS	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 450,000	\$ 450,000	\$ 482,434	\$	\$ 6,382,434
Excess (Deficiency) Revenues over Expenditures	(3,868)	(137)	3,612	7,380	11,167	14,972	18,797	(27,359)	(23,496)	(52,048)		(0)
Beginning Fund Balance, Oct 1	50,980	47,113	46,976	50,588	57,967	69,134	84,106	102,903	75,544	52,048		-
Ending Fund Balance, Sep 30	\$ 47,113	\$ 46,976	\$ 50,588	\$ 57,967	\$ 69,134	\$ 84,106	\$ 102,903	\$ 75,544	\$ 52,048	\$ (0)	\$	(0)

Expanded Gus Thomasson TIRZ No. 8 Project Plan and Costs

CITY OF MESQUITE	
Gus Thomasson TIF #8 - Expansion 2017	
As of October 2017	
TAXABLE VALUE	

TIF Tax Value at End of Life - projected	\$ 141,753,110
Base Tax Year Value - Original Area (2016 Tax Year)	38,317,827
Base Tax Year Value - Expanded Area (2017 Tax Year)	54,454,340
	92,772,167
Value Increase	\$ 48,980,943
Percent Increase	89.95%

REVENUES

Total Projected Revenues - Original Area	\$ 3,201,400
Total Projected Revenues - Expanded Area	3,181,034
TOTAL PROJECTED REVENUES	\$ 6,382,434

EXPENDITURES/PROJECTS

DESCRIPTION	AMOUNT	FREQUENCY	TOTAL
City Administration Fee	\$ 50,000	per year	\$ 950,000
Economic Development Incentives	\$ 300,000	avg per year <i>(as available)</i>	\$ 5,432,434
AVAILABLE FUNDING FOR OTHER PROJECTS			\$ -
TOTAL EXPENDITURES			\$ 6,382,434

Gus Thomasson TIRZ No. 8 Designation Ordinance No. 4402

Creation of Gus Thomasson TIF Reinvestment Zone No. Eight/November 2, 2015
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ORDINANCE NO. 4402

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CERTAIN AREA FOR A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS THE GUS THOMASSON TAX INCREMENT FINANCE REINVESTMENT ZONE NO. EIGHT, CITY OF MESQUITE, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone in compliance with Section 311.005(a)(2) of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the "Act") for tax increment financing; and

WHEREAS, in compliance with the Act, a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared; and

WHEREAS, in compliance with the Act, the City has called a public hearing to hear comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, a public hearing has been set for 7:00 p.m. on November 2, 2015, such date being at least seven days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City; and

WHEREAS, the City held such public hearing after publishing notice of such public hearing as required by law; and

WHEREAS, the City has provided a reasonable opportunity for the owners of property within the proposed reinvestment zone to protest the inclusion of their property in the proposed reinvestment zone; and

WHEREAS, at such hearing the City invited all interested persons to speak for or against the creation of the proposed reinvestment zone, its approval by the City Council, the boundaries of the proposed reinvestment zone and/or the concept of tax increment financing; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone, if any, appeared to contest creation of the reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following additional findings and determinations based on the testimony and evidence presented to it:

- a. That a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared, a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and that owners of property within the proposed reinvestment zone have been given a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone; and
- b. That the boundaries of the reinvestment zone should be the area shaded in yellow as depicted on the map attached hereto as Exhibit "A" and made a part hereof for all purposes; and
- c. That the reinvestment zone as depicted as the area shaded in yellow on the map attached hereto as Exhibit "A" is a contiguous geographic area located wholly within the corporate limits of the City; and
- d. That improvements in the reinvestment zone created herein will significantly enhance the value of all the taxable real property in the reinvestment zone and will be of general benefit to the City; and
- e. That the reinvestment zone as depicted as the area shaded in yellow on the map attached hereto as Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that the area within the proposed reinvestment zone is predominately open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and
- f. That 30 percent or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is used for residential purposes, which is defined in the Act as property occupied by a house having fewer than five living units; and
- g. That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

Gus Thomasson TIRZ No. 8 Designation Ordinance No. 4402

Creation of Gus Thomasson TIF Reinvestment Zone No. Eight/November 2, 2015
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- h. That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone;
- i. That development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- j. That the proposed reinvestment zone will promote development or redevelopment of the property within the proposed reinvestment zone.

SECTION 3. That pursuant to the Act, the City hereby creates a reinvestment zone for tax increment financing encompassing only the area shaded in yellow as depicted on the map attached hereto as Exhibit "A" and made a part hereof for all purposes and such reinvestment zone is hereby designated and shall hereafter be designated as the Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas (the "Zone").

SECTION 4. That the Zone shall take effect on November 2, 2015, immediately upon passage of this ordinance, and that the termination of the Zone shall occur on the earlier of: (i) December 31, 2035; or (ii) an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (iii) on the date on which all project costs and tax increment bonds, if any, and the interest thereon, and other obligations of the Zone have been paid in full.

SECTION 5. That there is hereby created a board of directors for the Zone which shall consist of seven members. The Board of Directors for the Zone ("Board") shall be appointed by the City Council as follows:

- a. The initial Board shall be appointed by the governing body of the City within 60 days after the passage of this ordinance or within a reasonable time thereafter. All members appointed to the Board shall meet the eligibility requirements as set forth in the Act.
- b. The terms of the Board members shall be for two-year terms. Each year the City Council shall appoint one member of the Board to serve as Chairman of the Board for a term of one year that begins on January 1 of the following year. The Board shall elect from its members, a Vice Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman, and other officers as it considers appropriate.
- c. The Board shall make recommendations to the City Council concerning the administration of the Act in the Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The Board shall possess all powers necessary to prepare, implement, and monitor the project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone provided, however, the Board is not authorized to

Creation of Gus Thomasson TIF Reinvestment Zone No. Eight/November 2, 2015
Page 4 of 4

issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan for the Zone.

SECTION 6. That there is hereby created and established a tax increment fund for the Zone ("Tax Increment Fund") which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which 75 percent of the tax increments of the City (as described in Section 311.012 of the Act), less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds or notes, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund or subaccount from which money may be disbursed only to satisfy claims of holders of tax increment bonds or notes issued for the Zone, to pay project costs for the Zone, to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the Tax Increment Fund, or to repay other obligations incurred for the Zone.

SECTION 7. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

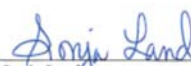
SECTION 8. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 9. That this ordinance shall take effect immediately upon passage of this ordinance.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 2nd day of November, 2015.



Stan Pickett
Mayor

ATTEST:


Sonja Land
City Secretary

APPROVED:


B. J. Smith
City Attorney

