



TIRZ BOARD 4 REGULAR MEETING

CITY OF BAY CITY

Tuesday, February 14, 2023 at 5:00 PM
COUNCIL CHAMBERS | 1901 5th Street

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 1. Discuss, consider, and/or recommend approval of the Final Project and Financing Plan to the City Council.**

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, February 10, 2023 before 5:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a

meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, dholubec@cityofbaycity.org for further information.

AN ORDINANCE OF THE CITY COUNCIL OF BAY CITY, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, BAY CITY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE

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

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on March 22, 2022 the City Council of the Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 1689 designating a contiguous geographic area within the City as a Reinvestment Zone Number Four, Bay City, Texas (the “Zone”); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on February 14, 2023, the Board recommended that the Plan in Exhibit “A”, be approved by the City Council:

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council hereby makes the following findings of fact:

- i. That the Plan includes all information required by Sections 311.011(b) and (c) of the Act.

ii. That the Plan is feasible and the project plan conforms to the City’s master plan.

SECTION 3. APPROVAL OF PLAN.

That based on the findings set forth in Section 2 of this Ordinance, the Plan in Exhibit “A” is hereby approved.

SECTION 4. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____ day of February 2023.

BAY CITY

Robert K. Nelson, Mayor

ATTEST:

Jeanna Thompson
City Secretary

APPROVED AS TO FORM:

Anne Marie Odefey
City Attorney

APPROVED AS TO CONTENT:

Shawna Burkhart
City Manager

EXHIBIT A
Project and Financing Plan

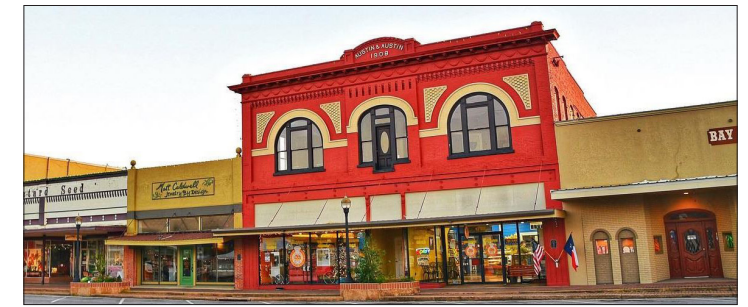
Tax Increment Reinvestment Zone #4

Bay City, Texas



Table of Contents

- Introduction 1
- TIRZ Boundary 2
- Current Conditions & Ownership 5
- Proposed Development 6
- Project Costs 8
- Financial Feasibility Analysis 9
- Terms and Conditions 15



Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.



The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.

DISCLAIMER

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

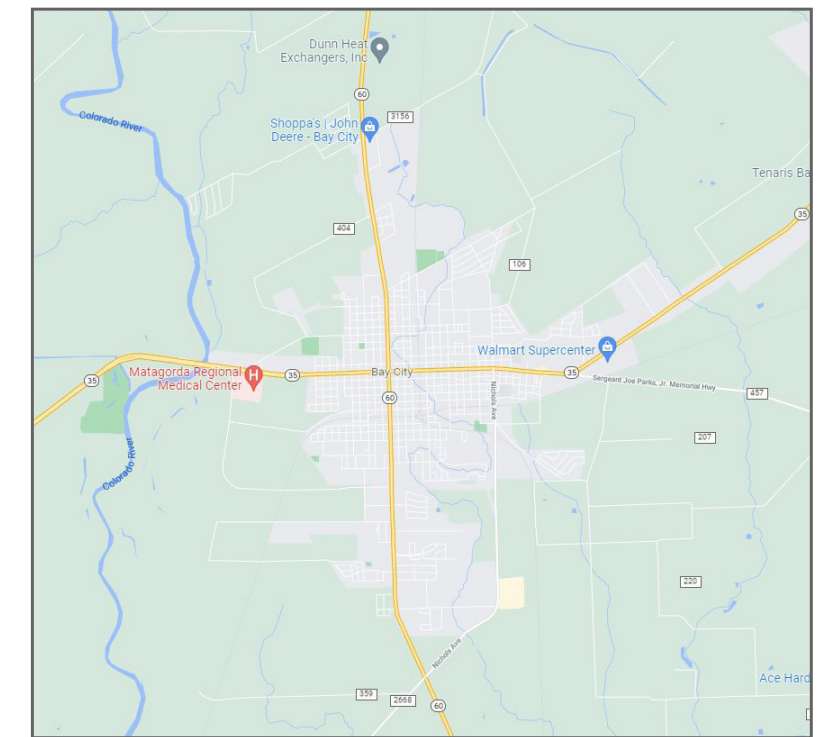
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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




Tax Increment Reinvestment Zone #4, Bay City

Tax Increment Reinvestment Zone #4 (TIRZ) was created on March 22, 2022 by Ordinance 1689 with the goals of funding the construction of needed public infrastructure and encouraging private development that will yield additional tax revenue to all local taxing jurisdictions. This project and financing plan outlines the funding of \$14,773,544 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, and utilities and street lighting. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.




 - TIRZ #4 Boundary

Boundary Description

Bay City TIRZ #4 is located in the eastern portion of the City of Bay City. The TIRZ boundary encompasses approximately 49.71 acres and is generally bounded by 7th Street to the south, Rose Street to the west, and Old Van Vleck Road to the east.



 - TIRZ #4 Boundary

Legal Description

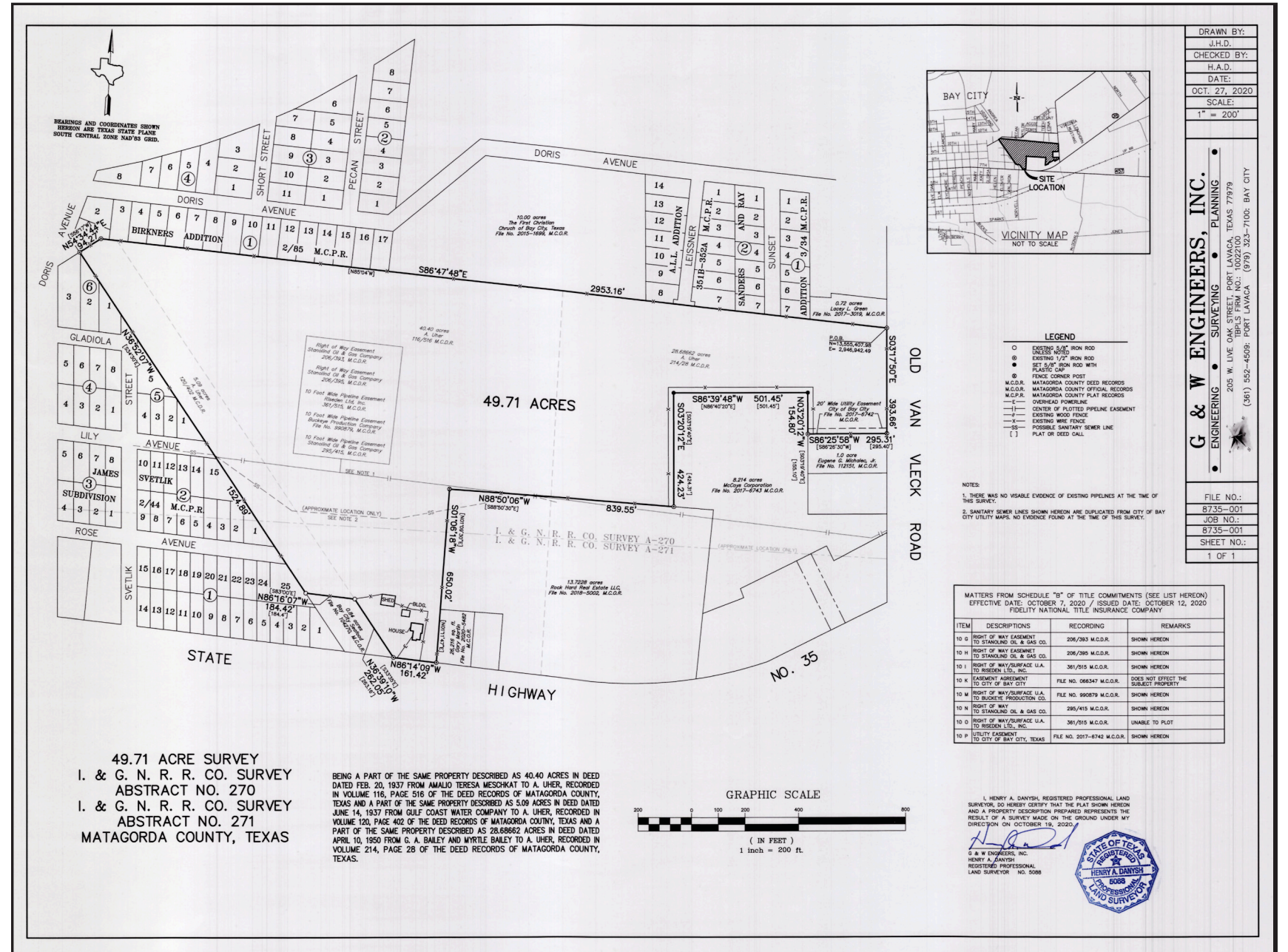
STATE OF TEXAS
 COUNTY OF MATAGORDA

All of that certain tract or parcel containing 49.71 acres situated in the I. & G. N. R. R. Company Survey, Abstract No. 270 and in the I. & G. N. R. R. Company Survey, Abstract No. 271 of Matagorda County, Texas and being a part of the same property described as 40.40 acres in Deed dated February 20, 1937 from Amalia Teresa Meschkat to A. Uher, recorded in Volume 116, Page 516 of the Deed Records of Matagorda County, Texas and a part of the same property described as 5.09 acres in Deed dated June 14, 1937 from Gulf Coast Water Company to A. Uher, recorded in Volume 120, Page 402 of the Deed Records of Matagorda County, Texas and a part of the same property described as 28.68662 acres in Deed dated April 10, 1950 from G. A. Bailey and Myrtle Bailey to A. Uher, recorded in Volume 214, Page 28 of the Deed Records of Matagorda County, Texas. This 49.71 acres is more particularly described by metes and bounds as follows:

BEGINNING at an existing 1/2 inch iron rod (N=13,555,407.98; E=2,946,942.49) located in the West line of Old Van Vleck Road and at the Southeast corner of a 0.72 acre tract described in Deed recorded in File No. 20173019 of the Official Records of Matagorda County, Texas for the Northeast corner of this 49.71 acres being described;

THENCE South 03° 17' 50" East, with the West line of Old Van Vleck Road a distance of 393.66 feet to an existing fence corner post located at the Northeast corner of a 1.0 acre tract described in Deed recorded in File No. 112151 of the Official Records of Matagorda County, Texas and at the Southeast corner of a 20 Foot Wide Utility Easement described in Deed recorded in File No. 20176742 of the Official Records of Matagorda County, Texas for East corner of this 49.71 acres being described;

THENCE South 86° 25' 58" West [deed call = South 86° 26' 30" West] crossing a portion of the said 28.68662 acre tract with the North line of the said 1.0 acre tract and the South line of the said Utility Easement, a distance of 295.31 feet [deed call = 295.40 feet] to an existing 1/2 inch iron rod located in the East line of an 8.214 acre tract described in Deed recorded in File No. 20176743 of the Official Records of Matagorda County, Texas and at the Northwest corner of the said 1.0 acre tract and at the Southwest corner of the said Utility Easement for a corner of this 49.71 acres being described;



Legal Description (Continued)

THENCE North 03° 20' 12" West [deed call = South 03° 19' 40" East], crossing a part of the said 28.68662 acre with the East line of the said 8.214 acre tract, a distance of 154.80 feet [deed call = 155.10 feet] to a 5/8 inch iron rod with plastic cap set at the Northeast corner of the said 8.214 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 86° 39' 48" West [deed call = North 86° 40' 20" East], crossing a portion of the said 28.68662 acre tract with the North line of the said 8.214 acre tract, a distance of 501.45 feet [deed call = 501.45 feet] to a 5/8 inch iron rod with plastic cap set at the Northwest corner of the said 8.214 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 03° 20' 12" East [deed call = South 03° 19' 40" East], crossing a portion of the said 28.68662 acre tract with the West line of the said 8.214 acre tract, a distance of 424.23 feet [deed call = 424.31 feet] to an existing 1/2 inch iron rod located in the North line of a 13.7228 acre tract described in Deed recorded in File No. 20185002 of the Official Records of Matagorda County, Texas and at a corner of the said 8.214 acre tract for a corner of this 49.71 acres being described;

THENCE North 88° 50' 06" West [deed call = South 88° 50' 30" East], crossing a portion of the said 28.68662 acre tract and a portion of the above referenced 40.40 acre tract, with the North line of the said 13.7228 acre tract, a distance of 839.55 feet to an existing fence corner post located at the Northwest corner of the said 13.7228 acre tract for an interior corner of this 49.71 acres being described;

THENCE South 01° 06' 18" West [deed call = North 01° 09' 30" East], crossing a portion of the said 40.40 acre tract with the West line of the said 13.7228 acre tract and the West line of a 26,216 Square Foot tract described in Deed recorded in File No. 20205482 of the Official Records of Matagorda County, Texas, a distance of 650.02 feet to an existing 1/2 inch iron rod located in the North line of State Highway No. 35 and at the Southwest corner of the said 26,216 Square Foot tract for the Southeast corner of this 49.71 acres being described;

THENCE North 86° 14' 09" West, with the North line of State Highway No. 35, a distance of 161.42 feet to an existing 1/2 inch iron rod located at the East corner of a 0.84 acre tract described in Deed recorded in File No. 104270 of the Official Records of Matagorda County, Texas for the lower Southwest corner of this 49.71 acres being described;

THENCE North 36° 39' 10" West [deed call = South 33° 35' East], with the Northeast line of the said 0.84 acre tract and the Northeast line of the above referenced 5.09 acre tract and the Southwest line of the said 40.40 acre tract, a distance of 262.05 feet [deed call = 263.16 feet] to an existing 5/8 inch iron rod located at the Northeast corner of the said 0.84 acre tract for an interior corner of this 49.71 acres being described;

THENCE North 86° 16' 07" West [deed call = South 83° 00' East], crossing the said 5.09 acre tract with the North line of the said 0.84 acre tract, a distance of 184.42 feet [deed call = 184.4 feet] to an existing 5/8 inch iron rod located in the East line of the James Svetlik Subdivision relative to the plat recorded in Volume 2, Page 44 of the Plat Records of Matagorda County, Texas and in the West line of the said 5.09 acre tract and at the Northwest corner of the said 0.84 tract for the upper Southwest corner of this 49.71 acres being described;

THENCE North 36° 52' 07" West [plat call = South 34° 30' East], with the Northeast line of the said subdivision and the West line of the said 5.09 acre tract, a distance of 1524.89 feet to an existing 1/2 inch iron rod located at the North corner of the said subdivision and at the Southwest corner of Birkner's Addition to the City of Bay City relative to the plat recorded in Volume 2, Page 85 of the Plat Records of Matagorda County, Texas and at the West corner of the said 5.09 acre tract for the West corner of this 49.71 acres being described;

THENCE North 54° 34' 44" East [plat call = South 56° 17' West], with an interior line of the said Birkner's Addition and the Northwest line of the said 5.09 acre tract, a distance of 94.27 to an existing 1/2 inch iron rod located at an interior corner of the said Birkner's Addition and at a corner of the said 5.09 acre tract for the Northwest corner of this 49.71 acres being described;

THENCE South 86° 47' 48" East [plat call = North 85° 04' West], with an interior line of the said Birkner's addition and the South line of a 10.00 acre tract described in Deed recorded in File No. 20151699 of the Official Records of Matagorda County, Texas and the South line of A. L. L. Subdivision relative to the plat recorded in Slide 351B-352A of the Plat Records of Matagorda County, Texas and the South line of Sander's and Ray Addition to the City of Bay City relative to the plat recorded in Volume 3, Page 34 of the Matagorda County Plat Records and the South line of the said 0.72 acre tract and with the North line of the said 5.09 acre tract and with the North line of the said 40.40 acre tract and with the North line of the said 28.68622 acre tract, a distance of 2953.16 feet to the PLACE OF BEGINNING, containing within these metes and bounds 49.71 acres.

The bearings and coordinates recited herein are Texas State Plane South Central Zone NAD'83 Grid based on RTK Network Base HAPB_0219.

Land Use

The land within the boundaries of the zone is vacant with the exception of a single family home and small scale accessory buildings located on the southwest corner of the zone. The land within the zone is well positioned for future development.

Method of Relocating Persons to be Displaced

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

Current Ownership Information

There is currently 1 parcel within the TIRZ #4 boundaries, Property ID 19964 owned by Crescent Capital Investments, LLC. The zone encompasses the majority of Property ID 19964, outlined below in blue, save and except the area surrounding the restaurant improvements on the southwestern corner of the tax parcel. The base year for TIRZ #4 will be 2022, the year in which the TIRZ was created. The 2022 taxable value of \$191,200 will need to be verified with the Matagorda County Appraisal District.



TIRZ #4 Parcel

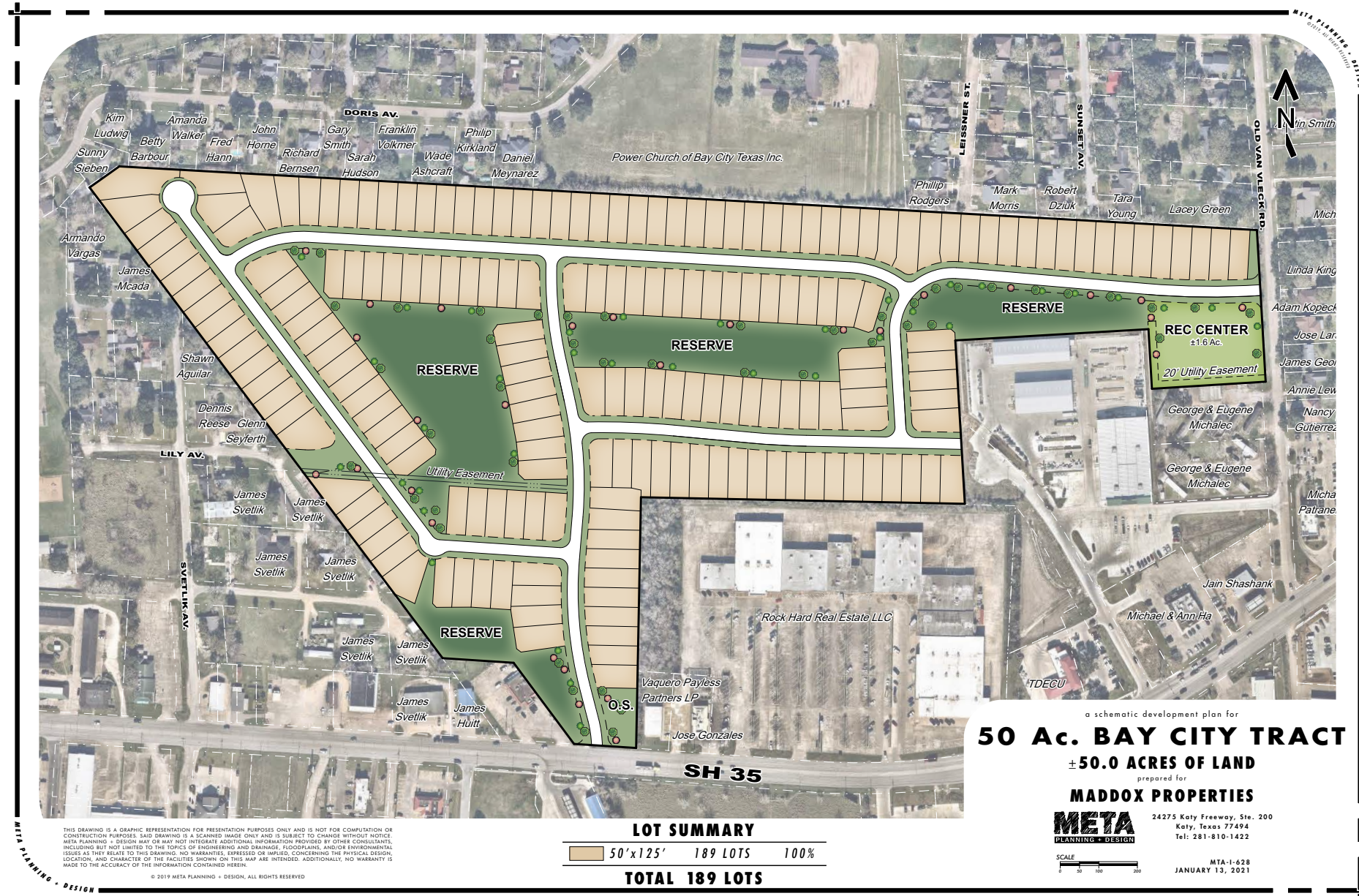
Anticipated Development

The vacant land within the TIRZ is well positioned for future single family development. The table below provides an overview of the scope of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed.

	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1A						
Single Family	189	2024	\$230,000	\$43,470,000	\$0.00	\$0
Total				\$43,470,000		\$0

Anticipated Development

The conceptual plan below informed the projections on the previous page. The plan below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections could be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.



TIRZ #4 - Anticipated Development

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 3,250,180	22.0%
Sanitary Sewer Facilities and Improvements	\$ 3,250,180	22.0%
Storm Water Facilities and Improvements	\$ 3,250,180	22.0%
Street and Intersection Improvements	\$ 3,250,180	22.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 1,403,487	9.5%
Administrative Costs	\$ 369,339	2.5%
	\$ 14,773,544	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

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

Method of Financing

To fund the public improvements outlined on the previous page, Bay City will contribute 50% of its real property increment within the zone generated within the TIRZ. Per separate interlocal agreements, Matagorda County, Matagorda County Hospital District, and the Port of Bay City will each contribute 50% of their real property increment within the zone generated within the TIRZ.

Debt Service

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

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development unit counts and the anticipated taxable value per home can be found on Page 6.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2022 Rates		Participation	
Bay City	0.63500000	50%	0.3175000
Matagorda County	0.38532000	50%	0.1926600
Matagorda County Hospital District	0.28995000	50%	0.1449750
Port of Bay City	0.05007000	50%	0.0250350
Cons & Recl District	0.00773000	0%	0.0000000
Coastal Plains GW District	0.00394000	0%	0.0000000
Drainage District #1	0.03835000	0%	0.0000000
Bay City ISD	1.26000000	0%	0.0000000
	2.67036000		0.6801700

Personal Property Tax - 2022 Rates		Participation	
Bay City	0.63500000	0%	0.0000000
Matagorda County	0.38532000	0%	0.0000000
Matagorda County Hospital District	0.28995000	0%	0.0000000
Port of Bay City	0.05007000	0%	0.0000000
Cons & Recl District	0.00773000	0%	0.0000000
Coastal Plains GW District	0.00394000	0%	0.0000000
Drainage District #1	0.03835000	0%	0.0000000
Bay City ISD	1.26000000	0%	0.0000000
	2.67036000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

► INPUT

INFLATION RATE	2.00%
----------------	-------

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

REAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	50%	0.31750000
Matagorda County	0.38532000	50%	0.19266000
Matagorda County Hospital District	0.28995000	50%	0.14497500
Port of Bay City	0.05007000	50%	0.02503500
Cons & Recl District	0.00773000	0%	0.00000000
Coastal Plains GW District	0.00394000	0%	0.00000000
Drainage District #1	0.03835000	0%	0.00000000
Bay City ISD	1.26000000	0%	0.00000000
	2.67036000		0.68017000

PERSONAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	0%	0.00000000
Matagorda County	0.38532000	0%	0.00000000
Matagorda County Hospital District	0.28995000	0%	0.00000000
Port of Bay City	0.05007000	0%	0.00000000
Cons & Recl District	0.00773000	0%	0.00000000
Coastal Plains GW District	0.00394000	0%	0.00000000
Drainage District #1	0.03835000	0%	0.00000000
Bay City ISD	1.26000000	0%	0.00000000
	2.67036000		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
----------------	-----------	-------	------------

TIRZ #1 A	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2024	189	\$ 230,000.00	\$ 43,470,000	\$ -	\$ -	\$ -	\$ -
TOTAL		189		43,470,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	23.8%	\$ 13,771,753	= \$ 13,771,753	+ \$ -	\$ -
Matagorda County	14.4%	\$ 8,356,743	= \$ 8,356,743	+ \$ -	\$ -
Matagorda County Hospital District	10.9%	\$ 6,288,378	= \$ 6,288,378	+ \$ -	\$ -
Port of Bay City	1.9%	\$ 1,085,908	= \$ 1,085,908	+ \$ -	\$ -
Cons & Recl District	0.3%	\$ 167,647	= \$ 167,647	+ \$ -	\$ -
Coastal Plains GW District	0.1%	\$ 85,450	= \$ 85,450	+ \$ -	\$ -
Drainage District #1	1.4%	\$ 831,727	= \$ 831,727	+ \$ -	\$ -
Bay City ISD	47.2%	\$ 27,326,629	= \$ 27,326,629	+ \$ -	\$ -
	100.0%	\$ 57,914,235	\$ 57,914,235	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	46.7%	\$ 6,885,877	= \$ 6,885,877	+ \$ -	\$ -
Matagorda County	28.3%	\$ 4,178,372	= \$ 4,178,372	+ \$ -	\$ -
Matagorda County Hospital District	21.3%	\$ 3,144,189	= \$ 3,144,189	+ \$ -	\$ -
Port of Bay City	3.7%	\$ 542,954	= \$ 542,954	+ \$ -	\$ -
Cons & Recl District	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Coastal Plains GW District	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Drainage District #1	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Bay City ISD	0.0%	\$ -	= \$ -	+ \$ -	\$ -
	100.0%	\$ 14,751,391	\$ 14,751,391	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

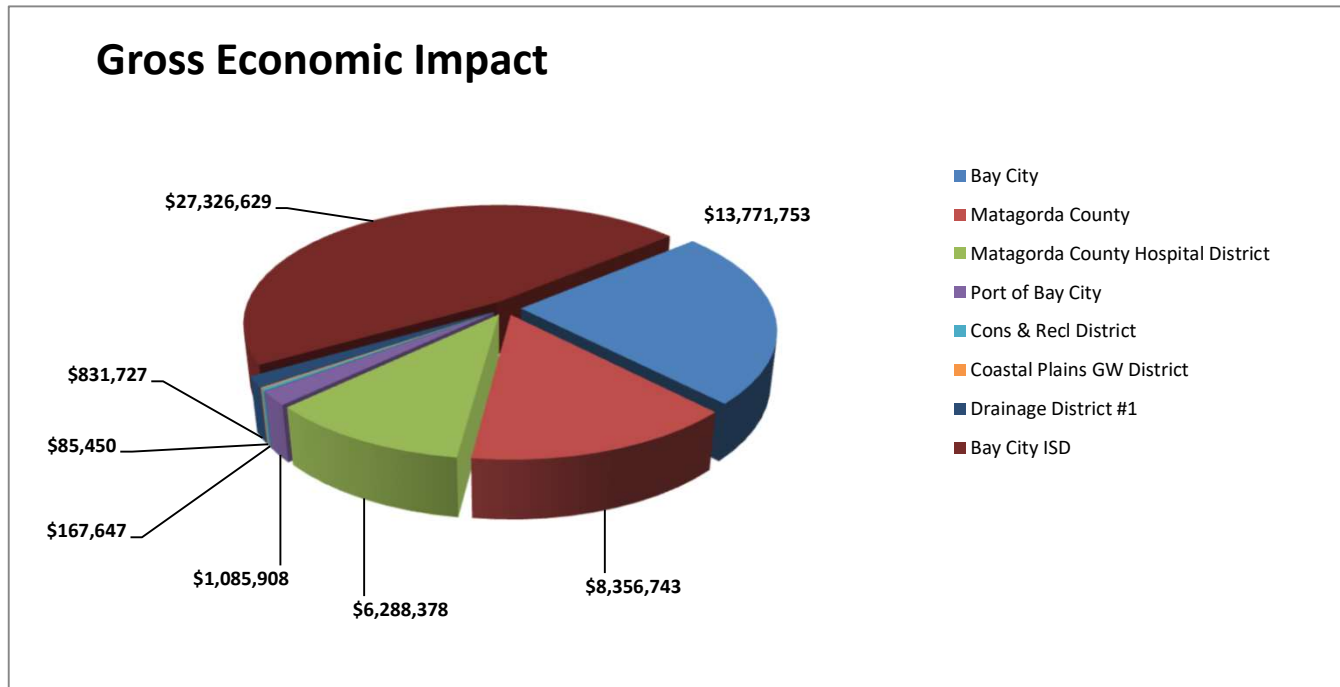
NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	16.0%	\$ 6,885,877	= \$ 6,885,877	+ \$ -	\$ -
Matagorda County	9.7%	\$ 4,178,372	= \$ 4,178,372	+ \$ -	\$ -
Matagorda County Hospital District	7.3%	\$ 3,144,189	= \$ 3,144,189	+ \$ -	\$ -
Port of Bay City	1.3%	\$ 542,954	= \$ 542,954	+ \$ -	\$ -
Cons & Recl District	0.4%	\$ 167,647	= \$ 167,647	+ \$ -	\$ -
Coastal Plains GW District	0.2%	\$ 85,450	= \$ 85,450	+ \$ -	\$ -
Drainage District #1	1.9%	\$ 831,727	= \$ 831,727	+ \$ -	\$ -
Bay City ISD	63.3%	\$ 27,326,629	= \$ 27,326,629	+ \$ -	\$ -
	100.0%	\$ 43,162,844	\$ 43,162,844	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TOTAL TAX REVENUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Single Family	Taxable Value Per Unit	230,000	234,600	239,292	244,078	248,959	253,939	259,017	264,198	269,482	274,871	280,369	285,976	291,696	297,530	303,480	309,550	315,741	322,056	328,497	335,067	341,768	348,603	355,575	362,687	369,941	377,339	384,886	392,584	400,436	408,444	416,613	424,945	433,444	442,113	450,955	459,975	469,174																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	Cumulative SF	38	76	113	151	189	227	265	303	341	379	417	455	493	531	569	607	645	683	721	759	797	835	873	911	949	987	1,025	1,063	1,101	1,139	1,177	1,215	1,253	1,291	1,329	1,367	1,405	1,443																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	SF Taxable Value	9,045,238	18,452,285	28,231,996	38,395,514	48,954,280	59,933,366	71,347,471	83,206,704	95,521,153	108,291,724	121,517,415	135,199,126	149,335,857	163,927,206	178,973,174	194,472,761	210,426,468	226,833,895	243,695,042	261,010,909	278,781,596	297,007,003	315,686,130	334,818,977	354,405,544	374,545,831	395,238,838	416,484,565	438,282,912	460,633,879	483,537,466	506,994,673	530,995,500	555,540,957	580,621,044	606,236,751	632,387,078	659,072,025	686,291,592	714,045,769																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
REAL PROPERTY	Taxable Value	-	-	9,045,238	18,452,285	28,231,996	38,395,514	48,954,280	59,933,366	71,347,471	83,206,704	95,517,415	108,291,724	121,517,415	135,199,126	149,335,857	163,927,206	178,973,174	194,472,761	210,426,468	226,833,895	243,695,042	261,010,909	278,781,596	297,007,003	315,686,130	334,818,977	354,405,544	374,545,831	395,238,838	416,484,565	438,282,912	460,633,879	483,537,466	506,994,673	530,995,500	555,540,957	580,621,044	606,236,751	632,387,078	659,072,025	686,291,592	714,045,769																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
	PV	-	-	57,437	117,172	179,273	243,812	310,860	377,077	443,214	509,281	575,288	641,245	707,162	773,039	838,876	904,673	970,430	1,036,147	1,101,824	1,167,461	1,233,058	1,298,615	1,364,132	1,429,609	1,495,046	1,560,443	1,625,799	1,691,116	1,756,393	1,821,630	1,886,827	1,951,984	2,017,101	2,082,178	2,147,215	2,212,212	2,277,169	2,342,086	2,406,963	2,471,799	2,536,596	2,601,353	2,666,070	2,730,747	2,795,374	2,859,951	2,924,478	2,988,955	3,053,382	3,117,759	3,182,086	3,246,363	3,310,590	3,374,767	3,438,894	3,502,971	3,567,008	3,630,995	3,694,932	3,758,819	3,822,656	3,886,443	3,950,180	4,013,867	4,077,504	4,141,091	4,204,628	4,268,115	4,331,552	4,394,939	4,458,276	4,521,563	4,584,800	4,648,037	4,711,274	4,774,511	4,837,748	4,900,985	4,964,222	5,027,459	5,090,696	5,153,933	5,217,170	5,280,407	5,343,644	5,406,881	5,470,118	5,533,355	5,596,592	5,659,829	5,723,066	5,786,303	5,849,540	5,912,777	5,976,014	6,039,251	6,102,488	6,165,725	6,228,962	6,292,199	6,355,436	6,418,673	6,481,910	6,545,147	6,608,384	6,671,621	6,734,858	6,798,095	6,861,332	6,924,569	6,987,806	7,051,043	7,114,280	7,177,517	7,240,754	7,303,991	7,367,228	7,430,465	7,493,702	7,556,939	7,620,176	7,683,413	7,746,650	7,809,887	7,873,124	7,936,361	7,999,598	8,062,835	8,126,072	8,189,309	8,252,546	8,315,783	8,379,020	8,442,257	8,505,494	8,568,731	8,631,968	8,695,205	8,758,442	8,821,679	8,884,916	8,948,153	9,011,390	9,074,627	9,137,864	9,201,101	9,264,338	9,327,575	9,390,812	9,454,049	9,517,286	9,580,523	9,643,760	9,707,000	9,770,237	9,833,474	9,896,711	9,959,948	10,023,185	10,086,422	10,149,659	10,212,896	10,276,133	10,339,370	10,402,607	10,465,844	10,529,081	10,592,318	10,655,555	10,718,792	10,782,029	10,845,266	10,908,503	10,971,740	11,034,977	11,098,214	11,161,451	11,224,688	11,287,925	11,351,162	11,414,399	11,477,636	11,540,873	11,604,110	11,667,347	11,730,584	11,793,821	11,857,058	11,920,295	11,983,532	12,046,769	12,109,996	12,173,233	12,236,470	12,299,707	12,362,944	12,426,181	12,489,418	12,552,655	12,615,892	12,679,129	12,742,366	12,805,603	12,868,840	12,932,077	12,995,314	13,058,551	13,121,788	13,185,025	13,248,262	13,311,499	13,374,736	13,437,973	13,501,210	13,564,447	13,627,684	13,690,921	13,754,158	13,817,395	13,880,632	13,943,869	14,007,106	14,070,343	14,133,580	14,196,817	14,260,054	14,323,291	14,386,528	14,449,765	14,513,002	14,576,239	14,639,476	14,702,713	14,765,950	14,829,187	14,892,424	14,955,661	15,018,898	15,082,135	15,145,372	15,208,609	15,271,846	15,335,083	15,398,320	15,461,557	15,524,794	15,588,031	15,651,268	15,714,505	15,777,742	15,840,979	15,904,216	15,967,453	16,030,690	16,093,927	16,157,164	16,220,401	16,283,638	16,346,875	16,410,112	16,473,349	16,536,586	16,599,823	16,663,060	16,726,297	16,789,534	16,852,771	16,916,008	16,979,245	17,042,482	17,105,719	17,168,956	17,232,193	17,295,430	17,358,667	17,421,904	17,485,141	17,548,378	17,611,615	17,674,852	17,738,089	17,801,326	17,864,563	17,927,800	17,991,037	18,054,274	18,117,511	18,180,748	18,243,985	18,307,222	18,370,459	18,433,696	18,496,933	18,560,170	18,623,407	18,686,644	18,749,881	18,813,118	18,876,355	18,939,592	19,002,829	19,066,066	19,129,303	19,192,540	19,255,777	19,319,014	19,382,251	19,445,488	19,508,725	19,571,962	19,635,199	19,698,436	19,761,673	19,824,910	19,888,147	19,951,384	20,014,621	20,077,858	20,141,095	20,204,332	20,267,569	20,330,806	20,394,043	20,457,280	20,520,517	20,583,754	20,646,991	20,710,228	20,773,465	20,836,702	20,899,939	20,963,176	21,026,413	21,089,650	21,152,887	21,216,124	21,279,361	21,342,598	21,405,835	21,469,072	21,532,309	21,595,546	21,658,783	21,722,020	21,785,257	21,848,494	21,911,731	21,974,968	22,038,205	22,101,442	22,164,679	22,227,916	22,291,153	22,354,390	22,417,627	22,480,864	22,544,101	22,607,338	22,670,575	22,733,812	22,797,049	22,860,286	22,923,523	22,986,760	23,050,000	23,113,237	23,176,474	23,239,711	23,302,948	23,366,185	23,429,422	23,492,659	23,555,896	23,619,133	23,682,370	23,745,607	23,808,844	23,872,081	23,935,318	23,998,555	24,061,792	24,125,029	24,188,266	24,251,503	24,314,740	24,377,977	24,441,214	24,504,451	24,567,688	24,630,925	24,694,162	24,757,399	24,820,636	24,883,873	24,947,110	25,010,347	25,073,584	25,136,821	25,200,058	25,263,295	25,326,532	25,389,769	25,453,006	25,516,243	25,579,480	25,642,717	25,705,954	25,769,191	25,832,428	25,895,665	25,958,902	26,022,139	26,085,376	26,148,613	26,211,850	26,275,087	26,338,324	26,401,561	26,464,798	26,528,035	26,591,272	26,654,509	26,717,746	26,780,983	26,844,220	26,907,457	26,970,694	27,033,931	27,097,168	27,160,405	27,223,642	27,286,879	27,350,116	27,413,353	27,476,590	27,539,827	27,603,064	27,666,301	27,729,538	27,792,775	27,856,012	27,919,249	27,982,486	28,045,723	28,108,960	28,172,197	28,235,434	28,298,671	28,361,908	28,425,145	28,488,382	28,551,619	28,614,856	28,678,093	28,741,330	28,804,567	28,867,804	28,931,041	28,994,278	29,057,515	29,120,752	29,183,989	29,247,226	29,310,463	29,373,700	29,436,937	29,500,174	29,563,411	29,626,648	29,689,885	29,753,122	29,816,359	29,879,596	29,942,833	30,006,070	30,069,307	30,132,544	30,195,781	30,259,018	30,322,255	30,385,492	30,448,729	30,511,966	30,575,203	30,638,440	30,701,677	30,764,914	30,828,151	30,891,388	30,954,625	31,017,862	31,081,099	31,144,336	31,207,573	31,270,810	31,334,047	31,397,284	31,460,521	31,523,758	31,586,995	31,650,232	31,713,469	31,776,706	31,839,943	31,903,180	31,966,417	32,029,654	32,092,891	32,156,128	32,219,365	32,282,602	32,345,839	32,409,076	32,472,313	32,535,550	32,598,787	32,662,024	32,725,261	32,788,498	32,851,735	32,914,972	32,978,209	33,041,446	33,104,683	33,167,920	33,231,157	33,294,394	33,357,631	33,420,868	33,484,105	33,547,342	33,610,579	33,673,816	33,737,053	33,799,290	33,862,527	33,925,764	33,989,001	34,052,238	34,115,475	34,178,712	34,241,949	34,305,186	34,368,423	34,431,660	34,494,897	34,558,134	34,621,371	34,684,608	34,747,845	34,811,082	34,874,319	34,937,556	35,000,793	35,064,030	35,127,267	35,190,504	35,253,741	35,316,978	35,380,215	35,443,452	35,506,689	35,569,926	35,633,163	35,696,400	35,759,637	35,822,874	35,886,111	35,949,348	36,012,585	36,075,822	36,139,059	36,202,296	36,265,533	36,328,770	36,392,007	36,455,244	36,518,481	36,581,718	36,644,955	36,708,192	36,771,429	36,834,666	36,897,903	36,961,140	37,024,377	37,087,614	37,150,851	37,214,088	37,277,325	37,340,562	37,403,799	37,467,036	37,530,273	37,593,510	37,656,747	37,719,984	37,783,221	37,846,458	37,909,695	37,972,932	38,036,169	38,099,406	38,162,643	38,225,880	38,289,117	38,352,354	38,415,591	38,478,828	38,542,065	38,605,

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$13,771,753	\$6,896,217	\$6,875,536
Matagorda County	\$8,356,743	\$4,184,646	\$4,172,097
Matagorda County Hospital Dist	\$6,288,378	\$3,148,911	\$3,139,467
Port of Bay City	\$1,085,908	\$543,769	\$542,139
Cons & Recl District	\$167,647	\$0	\$167,647
Coastal Plains GW District	\$85,450	\$0	\$85,450
Drainage District #1	\$831,727	\$0	\$831,727
Bay City ISD	\$27,326,629	\$0	\$27,326,629
Total	\$57,914,235	\$14,773,544	\$43,140,691





Projects Cost Estimates:

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

Length of TIRZ #4 in Years:

The TIRZ has a 36-year term and is scheduled to end on December 31, 2058.

Powers and Duties of Board of Directors:

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

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