



CITY COUNCIL REGULAR MEETING CITY OF BAY CITY

Tuesday, March 08, 2022 at 6:00 PM
COUNCIL CHAMBERS | 1901 5th Street

COUNCIL MEMBERS

Mayor: Robert K Nelson

Mayor Pro Tem: Jason W. Childers

Council Members: Becca Sitz, Bradley Westmoreland, Floyce Brown, Jim Folse

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

AGENDA

THE FOLLOWING ITEM WILL BE ADDRESSED AT THIS OR ANY OTHER MEETING OF THE CITY COUNCIL UPON THE REQUEST OF THE MAYOR, ANY MEMBER(S) OF COUNCIL AND/OR THE CITY ATTORNEY:

ANNOUNCEMENT BY THE MAYOR THAT COUNCIL WILL RETIRE INTO CLOSED SESSION FOR CONSULTATION WITH CITY ATTORNEY ON MATTERS IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT (TITLE 5, CHAPTER 551, SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE).

CALL TO ORDER

INVOCATION & PLEDGE

Texas State Flag Pledge: *"Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible."*

Councilwoman Floyce Brown

CERTIFICATION OF QUORUM

MISSION STATEMENT

The City of Bay City is a community that fosters future economic growth, strives to deliver superior municipal services, invests in quality of life initiatives and is the gateway to the great outdoors. We encourage access to our unique historical and eco-cultural resources while maintaining our small-town Texas charm.

Councilwoman Floyce Brown

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.

APPROVAL OF MINUTES

- 1. City Council Workshop Meeting minutes of February 22, 2022**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL

- 2. Ordinance ~ Discuss, consider, and/or approve an Ordinance amending the Project and Finance Plan of Tax Increment Reinvestment Zone Number One (TIRZ #1), City of Bay City, Texas, established pursuant to Chapter 311 of the Texas Tax Code.**
- 3. Agreement ~ Discuss, consider and/or approve the TIRZ #1 Reimbursement Agreement with SAL Holdings, LLC.**
- 4. Budget ~ Discuss, Consider, and/or Approve Budget Amendments for the Bay City Community Development Corporation (BCCDC) as of February 28, 2022. Jessica Russell, BCCDC Executive Director**
- 5. Resolution ~ Discuss, consider, and/or approve a resolution of the City Council of the City of Bay City, Texas approving an amendment to the Bay City Community Development Corporation's Bylaws regarding residence requirements for Directors. Jessica Russell, BCCDC Executive Director**
- 6. Appointment ~ Discuss, consider, and/or approve the appointment of Alisha Cornett to the Bay City Community Development Board. Robert Nelson, Mayor**
- 7. Appointment ~ Discuss, consider, and/or approve the appointment of Jennifer Bishop and Justin Rhodes to the Main Street Board. Robert Nelson, Mayor**
- 8. Ordinance ~ Discuss, consider, and/or approve an ordinance declaring unopposed candidates in the May 7, 2022 General City Election, elected to office; canceling the election, providing a severability clause; and providing an effective date. Jeanna Thompson, City Secretary**
- 9. Tourism ~ Discuss, consider, and approve final etching design for Visit Bay City Sign. Shawna Burkhardt, City Manager**
- 10. Litigation ~ Discuss, consider, and/or approve the Texas Subdivision and Special District Election and Release Form. Anne Marie Odefey, City Attorney**

CLOSED / EXECUTIVE SESSION

- 11. Pursuant to the Texas Government Code Section 551.074 (To discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee: Mayor & City Manager**

- 12. Pursuant to the Texas Government Code Section 551.074 (To discuss appointment, employment, evaluation, responsibilities and duties, reassignment, discipline or dismissal of an officer or employee, or to hear a complaint or charge against an officer or employee: Tourism Manager**

OPEN SESSION

Discuss, consider and/or take action on item(s) listed in Executive/Closed Session, (if any).

ITEMS / COMMENTS & MAYOR AND COUNCIL MEMBERS

ADJOURNMENT

AGENDA NOTICES:

Action by Council Authorized: The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

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.

CERTIFICATION OF POSTING

This is to certify that the above notice of a Regular Called Council Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, March 4, 2022 before 6:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

CITY OF BAY CITY

MINUTES • FEBRUARY 22, 2022

**COUNCIL
CHAMBERS | 1901
5th Street**

City Council Workshop

5:00 PM

**1901 5TH STREET
BAY CITY TX, 77414**



Mayor

Robert K. Nelson

Councilman

Jim Folse

Mayor Pro Tem

Jason W. Childers

Councilman

Bradley Westmoreland

Councilwoman

Becca Sitz

Councilwoman

Floyce Brown

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

CALL TO ORDER

Workshop was called to order by Mayor Robert K. Nelson at 5:16 pm.

CERTIFICATION OF QUORUM

Quorum certified.

PRESENT

Mayor Robert K. Nelson
Mayor Pro Tem Jason W. Childers
Councilwoman Floyce Brown
Councilman Jim Folse
Councilwoman Becca Sitz
Councilman Brad Westmoreland

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND / OR APPROVAL**1. Discussions regarding the Texas Theater Project.**

Jessica Russell, BCCDC Executive Director, presented an option to Council regarding the Texas Theater Project where a developer came to CDC with offer to get going on the Theater and office building. When the developer completes the job, the City will buy back from them which will include space for them. Mayor Pro Tem Childers stated that we have already put in a lot of money into the project. Ms. Russell added that it would be \$10 million with the developer, and Mayor Pro Tem Childers responded back that the City does not have funds.

Mayor Nelson stated that we still need to talk to the Art League and we need a clear direction. Ms. Russel added that Main Street has taken an interest. Councilman Westmoreland asked if the developer has a plan as to what they are proposing. Mayor Pro Tem Childers stated that \$10 million is a lot since we are looking at a new Police Department.

Mayor Nelson stated that we need to determine a purpose and Councilwoman Sitz added that the building is significant in our city and we need to come up with a plan.

Councilwoman Brown asked if we could get a historical grant and Tina Israel added that she has reached out and they do not have funds.

Mayor Nelson stated that he does not want to make the decision as to who heads and would like to talk to Shawna Burkhart and approve putting a committee together. Councilwoman Brown and Councilman Folse agreed.

ADJOURNMENT

Motion made by Councilwoman Brown, Seconded by Councilwoman Sitz to adjourn. Voting Yea: Mayor Nelson, Mayor Pro Tem Childers, Councilwoman Brown, Councilman Folse, Councilwoman Sitz, Councilman Westmoreland. Motion carried and the meeting adjourned at 5:32 pm.

PASSED AND APPROVED, this 8th day of March 2022.

ROBERT K. NELSON, MAYOR

CITY OF BAY CITY, TEXAS

JEANNA THOMPSON

CITY SECRETARY

ORDINANCE _____**AN ORDINANCE OF THE CITY COUNCIL OF BAY CITY, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, 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 noncontiguous 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 noncontiguous geographic area in the City (the "Zone"), through the expansion 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 November 19, 2015, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1556 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, Bay City, Texas (the “Original Boundaries”); and

WHEREAS, pursuant to Ordinance No. 1567, the City amended Ordinance No. 1556 to extend the time to appoint the Board of Directors; and

WHEREAS, on January 26, 2017, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1588 approving the Project and Financing Plan for Reinvestment Zone Number One, Bay City, Texas which details the project costs eligible for reimbursement; and

WHEREAS, on February 22, 2022, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1684 amending Reinvestment Zone Number One, Bay City, Texas (the “Zone”) to expand the boundaries; and

WHEREAS, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, now desires to amend the Project Plan to reflect the expanded boundaries for Reinvestment Zone Number One, Bay City, Texas (the “Zone”); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on March 8, 2022, the Board reviewed the Plan, the Amended Project and Financing Plan in Exhibit “A”, and recommended that the Plan, as amended, be approved by the City Council:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF 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, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.
- ii. That the Plan, as amended, is feasible and the amended project plan conforms to the City’s master plan.
- iii. That consistent with Section 311.011(e) of the Act, a public hearing was held prior to the adoption of the Ordinance on February 22, 2022, because the Plan, as amended, does (i) reduce or increase the geographic area of the Zone; (ii) increase or decrease the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

SECTION 3. APPROVAL OF AMENDED PLAN.

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

SECTION 4. DELIVERY OF AMENDED PLANS TO TAXING ENTITIES.

That Bay City, is hereby directed to provide a copy of the Plan, as amended, to the governing body of each taxing unit that taxes real property located in the zone.

SECTION 5. 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 6. 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 7. 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 March 2022.

Robert K. Nelson, Mayor

ATTEST:

APPROVED AS TO FORM:

Jeanna Thompson
City Secretary

Anne Marie Odefey
City Attorney

<u>Council Member:</u>	<u>Voted Aye</u>	<u>Voted No</u>	<u>Absent</u>
Robert K. Nelson Mayor	_____	_____	_____
Floyce Brown	_____	_____	_____
James Folse	_____	_____	_____
Bradley Westmoreland	_____	_____	_____
Becca Sitz	_____	_____	_____
Jason Childers, Mayor Pro Tem	_____	_____	_____

EXHIBIT A
Amended Project and Financing Plan

Tax Increment Reinvestment Zone #1

Bay City, Texas

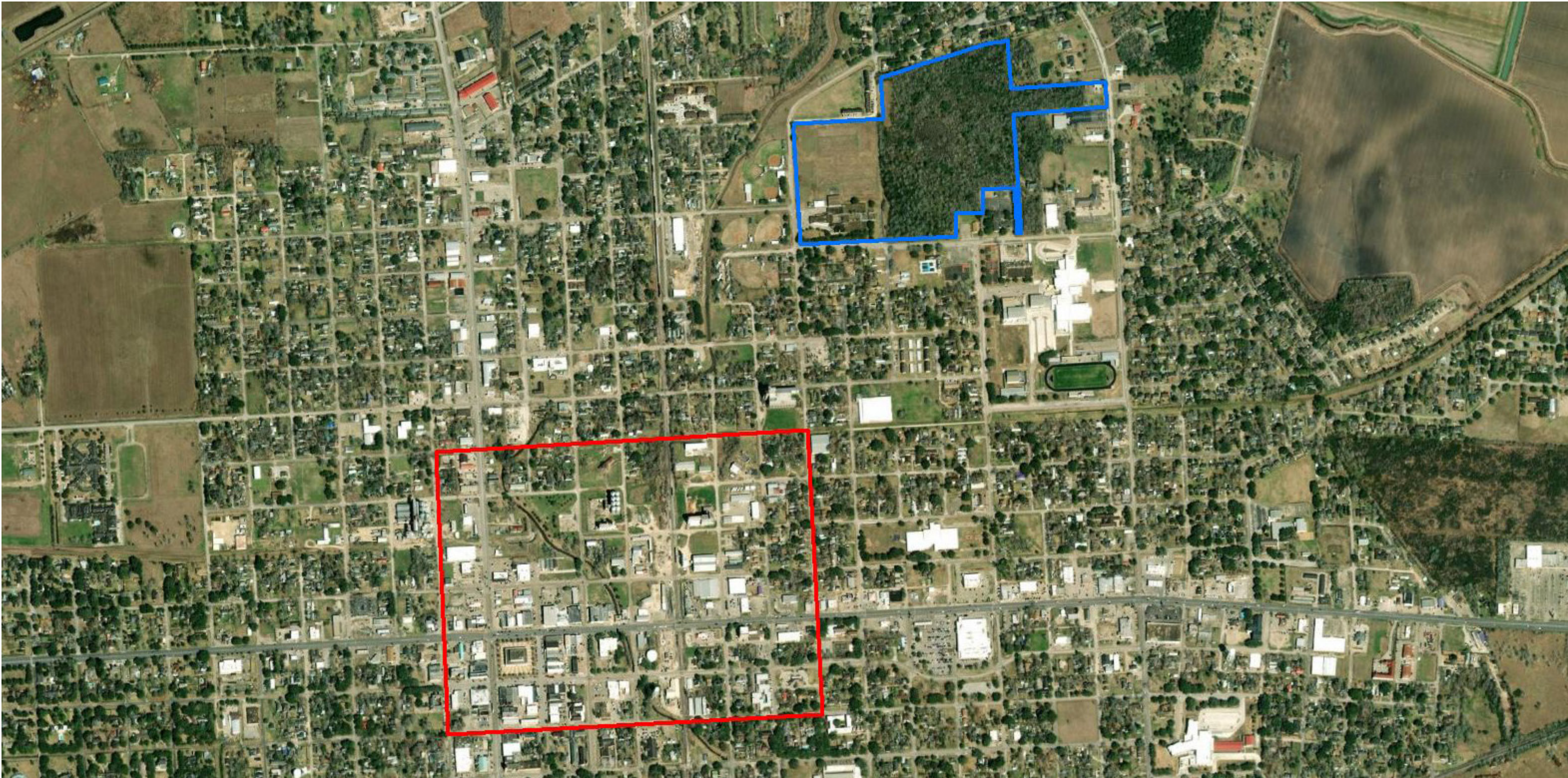


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DISCLAIMER

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.



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.

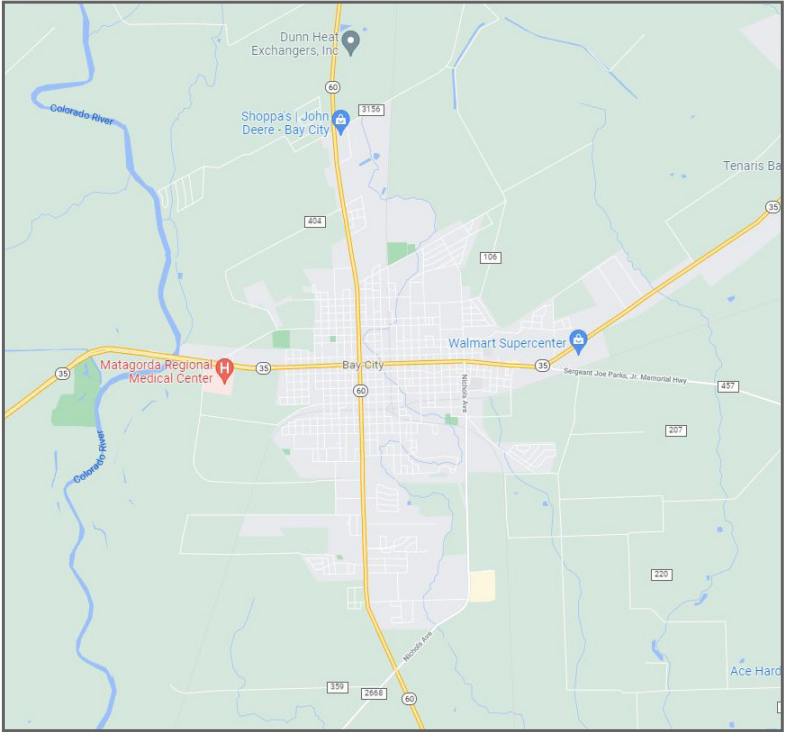
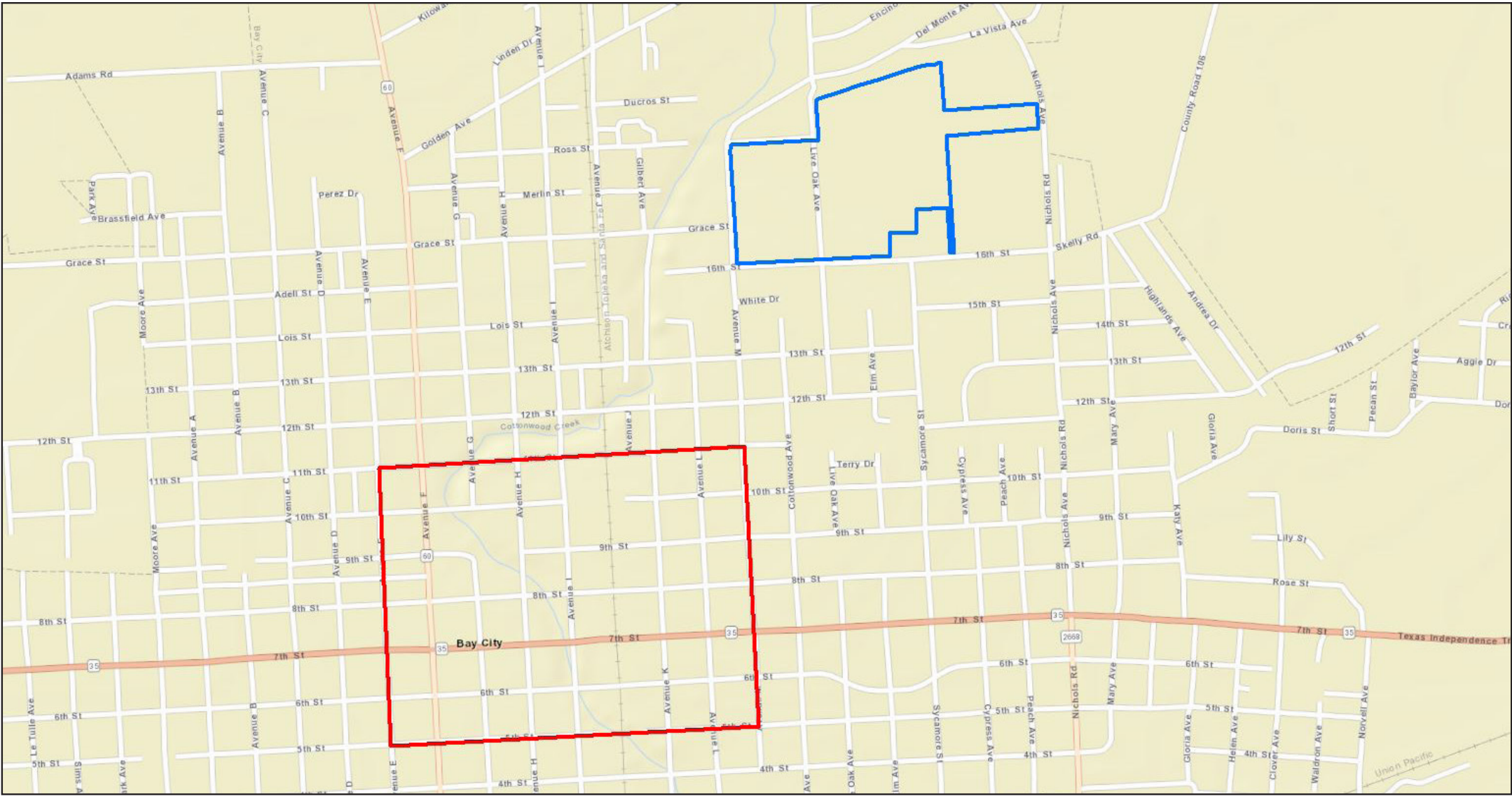


Tax Increment Reinvestment Zone #1, Bay City

Tax Increment Reinvestment Zone #1 (TIRZ) was created on November 19, 2015 by the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, by Ordinance No. 1556 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. TIRZ #1 was established to promote the development of new construction within the boundaries of the TIRZ. In 2022, it is proposed that the TIRZ be expanded to include the property within the boundaries of TIRZ #1A.

On January 26, 2017, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1588 approving the Project and Financing Plan for TIRZ #1. This amended project and financing plan outlines the funding of \$33,292,148 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, utilities and street lighting, and economic development grants. 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 #1 Boundary
-  - TIRZ #1A Boundary

Boundary Description

Bay City TIRZ #1 is located in the central portion of the City of Bay City, with TX-35 and TX-60 running though the TIRZ. The TIRZ boundary encompasses approximately 160 acres and is bounded by 11th Street to the north, Avenue E to the West, 5th Street to the south and Avenue L on the eastern border. The expanded TIRZ #1A boundaries are non-contiguous to the north of the original TIRZ boundaries. TIRZ #1A encompasses approximately 54.441 acres, bringing the total acreage of the TIRZ to approximately 214.41 acres. Details about the individual parcels within the TIRZ are included in **Appendix A**.

Legal Description TIRZ #1

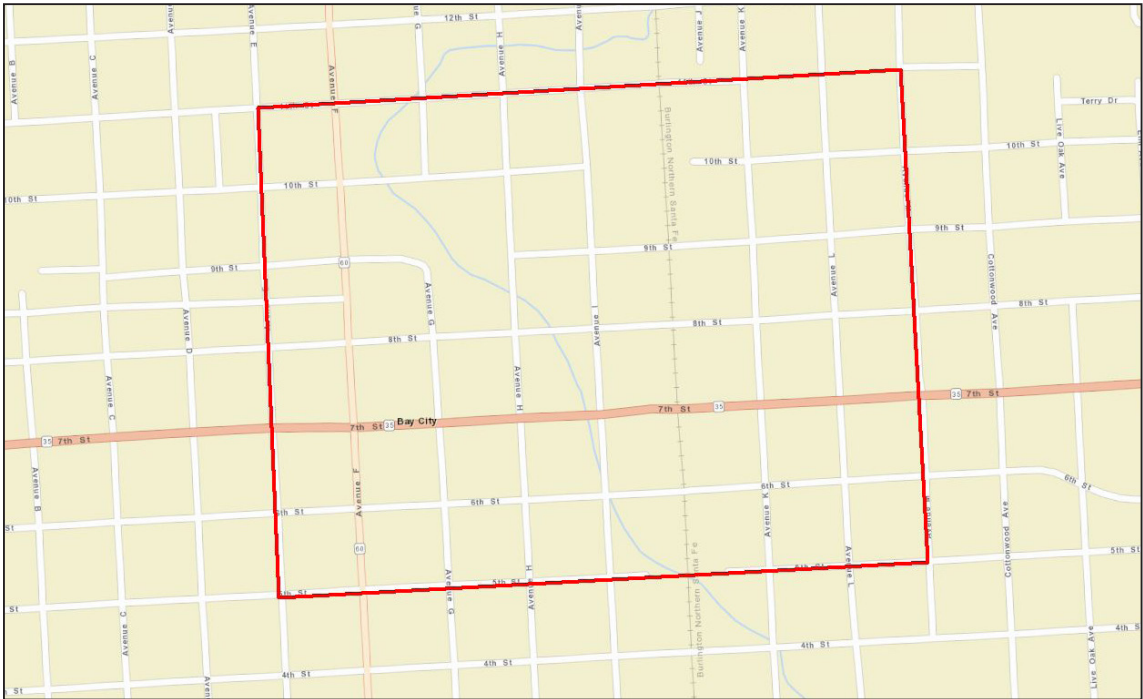
Beginning at the point of intersection of the western Right-of-Way (ROW) line of Avenue E and the southern ROW line of 5th Street, thence

North along the western ROW line of Avenue E to a point where said line intersects with the northern ROW line of 11th Avenue, thence

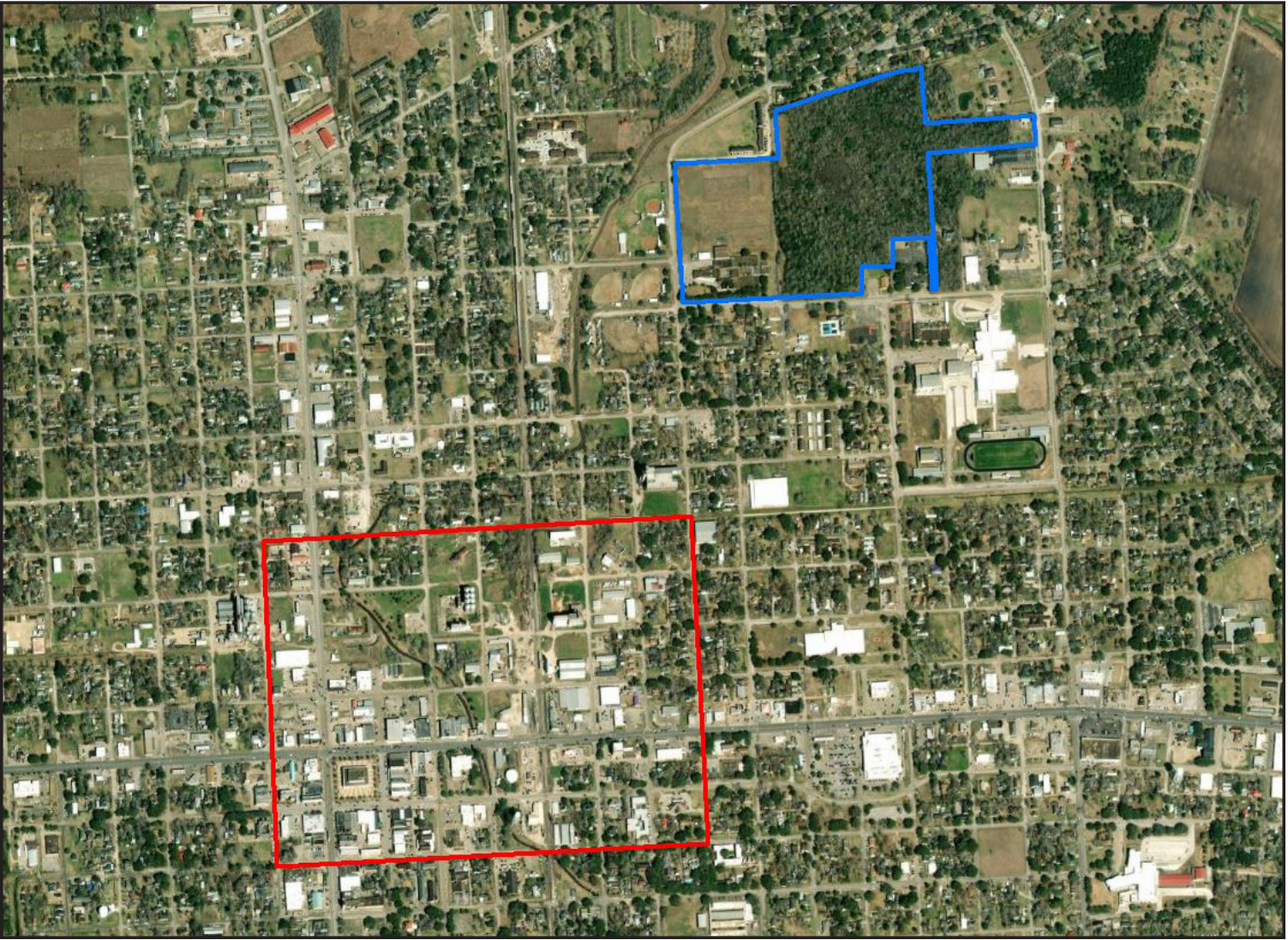
East along the northern ROW line of 11th Avenue to a point where said line intersects with the eastern ROW line of Avenue M, thence

South along the eastern ROW line Avenue M to a point where said line intersects with the southern ROW line of 5th Street, thence

West along the southern ROW line of 5th Street to a point where said line intersects with the western ROW line of Avenue E, which is the point of beginning.



 - TIRZ #1 Boundary



 - TIRZ #1 Boundary
 - TIRZ #1A Boundary

THENCE North 3° 20' 05" West with the east line of said 30-foot wide street right-of-way and the west line of the aforementioned called 33.85-acre tract to a found 1/2-inch iron rod marking the northwest corner of said called 33.85-acre tract;

 - TIRZ #1A Boundary

Legal Description TIRZ #1A (Continued)

THENCE North 73° 53’ 12” East (called N 75° 20’ 42” E in Document No. 2020-974) at a distance of 40.8-feet, more or less, pass the southwest corner of Lot 21, Block 1 of the Del Norte Subdivision, Section 1 to the City of Bay City as shown on plat recorded at Volume 4, Page 3 of the Matagorda County Plat Records, same being a point in the east line of the 70-foot wide Live Oak Avenue right-of-way and continuing with the south line of Lots 21-20, Block 1 of said subdivision and with the north line of the aforementioned called 33.85-acre tract for a total distance of 206.91-feet (called 206.84-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 20-18, Block 1 of said Del Norte Subdivision North 74° 01’ 52” East for a distance of 111.33-feet (called N 75° 33’ 37” E, 111.60-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned 33.85-acre tract and with the south line of Lots 18-17 of said subdivision North 73° 10’ 49” East for a distance of 106.15-feet (called N 74° 37’ 21” E, 105.80-feet in Document No. 2020-974) to a found ½-inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 17-14 of said Del Norte Subdivision North 72° 34’ 17” East for a distance of 298.58-feet (called N 74° 07’ 26” E, 298.70-feet in Document No. 2020-974) to a found ½-inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 14-12 of said Del Norte Subdivision North 72° 50’ 52” East for a distance of 124.94-feet (called N 74° 10’ 26” E, 125.00-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of lots 12-11 of said Del Norte Subdivision North 74° 59’ 32” East for a distance of 83.94-feet (called N 76° 42’ 21” E, 84.20-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 11-9 of said Del Norte Subdivision North 76° 29’ 53” East for a distance of 183.73-feet (called N 78° 01’ 21” E, 183.45-feet in Document No. 2020-974) to a found ½-inch iron rod for the northeast corner of said 33.85-acre tract and the most northerly northeast corner of the herein described tract;

THENCE with the east line of the aforementioned called 33.85-acre tract and the west line of the Michael K. and Leslie K. Kohnen called 3.415-acre tract as described in deed recorded at Volume 533, Page 406 of the Official Records of Matagorda County and the west line of the Irving M. Chase and Margaret O.

Chase called 3.917-acre tract as described in deed recorded at Document No. 2019-6786 of the Official Records of Matagorda County, South 3° 13’ 47” East (called S 1 ° 50’ 00” E, in Document No. 2020-974) at a distance of 193.70-feet, more or less, pass the common westerly corner of said Kohnen tract and said Chase tract and continuing for a total distance of 372.20-feet to a found ½-inch iron rod in the east line of the aforementioned 33.85-acre tract that marks the northwest corner of that SAL Holdings, LLC called 4.00-acre tract as described in Document No. 2019-3959 of the Matagorda County Official Records;

THENCE with the common line between the said Chase called 3.917-acre tract and said SAL Holdings, LLC called 4.00-acre tract North 86° 48’ 17” East for a distance of 781.45-feet to a found 5/8” iron rod with cap marked “G&W Eng.” in the curved west right-of-way line of Nichols Avenue, a 60-foot wide public street right-of-way, that marks the northeast corner of said called 4.00-acre tract;

THENCE in a southerly direction with said curve to the right which has a radius of 1402.25-feet, a delta angle of 6° 53’ 38”, a chord of 168.62-feet which bears South 6° 27’ 34” East for a total course and arc length of 168.72-feet to a found 5/8-inch iron rod with cap marked “G&W Eng.”;

THENCE continuing with the west right-of-way line of Nichols Avenue South 3° 14’ 12” East for a distance of 52.85-feet to a found ½-inch iron rod that marks the southeast corner of the aforementioned called 4.00- acre tract, said iron rod also marking the northeast corner of the Church of the Living Water Ministry, Inc. called 4.4093-acre tract as described in Volume 51, Page 747 of the Official Records of Matagorda County;

THENCE with the common line between said called 4.4093-acre tract and the aforementioned called 4.00-acre tract South 86° 46’ 25” West for a distance of 790.91-feet to a found ½-inch iron rod in the east line of the aforementioned called 33.85-acre tract that marks the common westerly corner of said called 4.4093- acre tract and said called 4.00-acre tract;

THENCE in a southerly direction with the common line between the aforementioned called 33.85-acre tract and the aforementioned called 4.4093-acre tract and with the common line between said 33.85-acre tract and the Lane H. Hollister, et ux called 60-foot by 720-foot Tract Two as recorded in deed recorded at Volume 601, Page 120 of the Matagorda County Official Records, South 3° 26’ 22” East (called S 51 ° 50’ 00” E in Document No. 2020-974) for a distance of 1020.37-feet to a found ½-inch iron rod in the north right-of way line of Carey Smith Boulevard (formerly Skelly Road) for the most southerly southeast corner of the herein described tract;

THENCE South 86° 39’ 40” West with said north right-of-way line for a distance of 30.00-feet to a 5/8-inch iron rod with cap marked “John D. Mercer RPLS 1924” set for a corner of the herein described tract, same being the southeast corner of the Church of Jesus Christ of Latter Day Saints called 2.50-acre tract as described at Volume 429, Page 164 of the Official Records of Matagorda County;

Legal Description TIRZ #1A (Continued)

THENCE with the east line of said called 2.50-acre tract North 3° 25’ 17” West for a distance of 395.66-feet to a found ½-inch iron rod marking the northeast corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE with the north line of the aforementioned called 2.50-acre tract South 86° 37’ 25” West for a distance of 272.78-feet to a found ½-inch iron rod marking the northwest corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE in a southerly direction with the west line of the aforementioned called 2.50-acre tract South 3° 32’ 40” East for a distance of 177.46-feet to a found ½-inch iron rod marking the northeast corner of the Church of God of Prophecy called 1.00-acre tract as described in Volume 485, Page 338 of the Official Records of Matagorda County;

THENCE in a westerly direction with the north line of said called 1.00-acre tract South 86° 41’ 40” West for a distance of 200.07-feet to a found ½-inch iron rod marking the northwest corner of said called 1.00-acre tract;

THENCE in a southerly direction with the west line of said called 1.00-acre tract South 3° 15’ 58” East for a distance of 218.02-feet to a found ½-inch iron rod in the north right-of-way line of Carey Smith Boulevard (formerly Skelly Road) marking the southwest corner of said called 1.00-acre tract;

THENCE in a westerly direction with the north right-of-way line of Carey Smith Boulevard South 86° 39’ 06” West for a distance of 585.37-feet to the POINT OF BEGINNING, continuing in area 54.441-acres of land, more or less.

Bearings herein called are based on the Texas State Plane Coordinate System South Central Zone, NAD83.

Land Use

The land within the original boundaries of the zone is improved with a variety of uses, and also includes vacant land that is well positioned for future development. The property within TIRZ #1A is primarily vacant land that is well positioned for future development.

Method of Relocating Persons to be Displaced

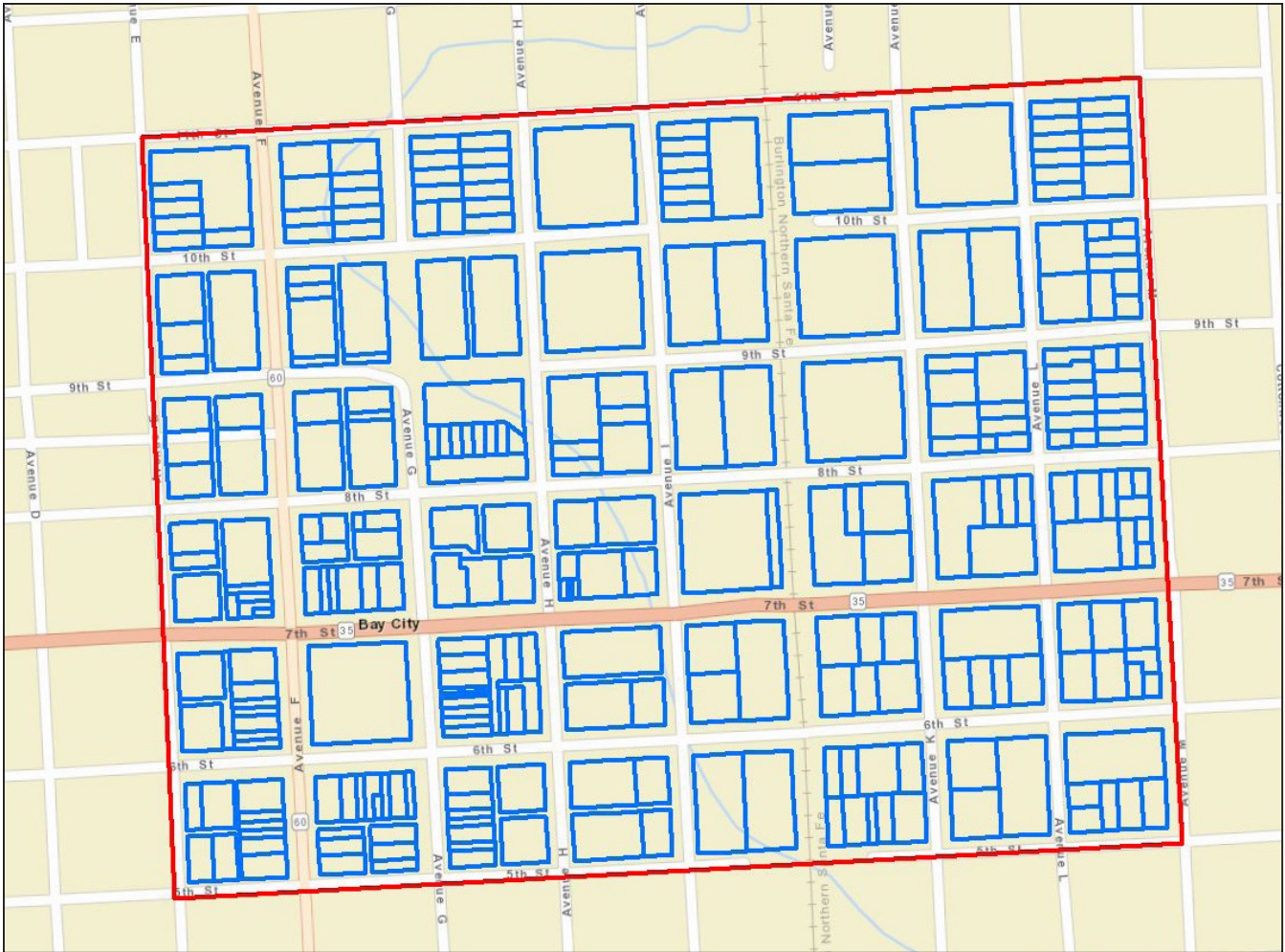
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership Information

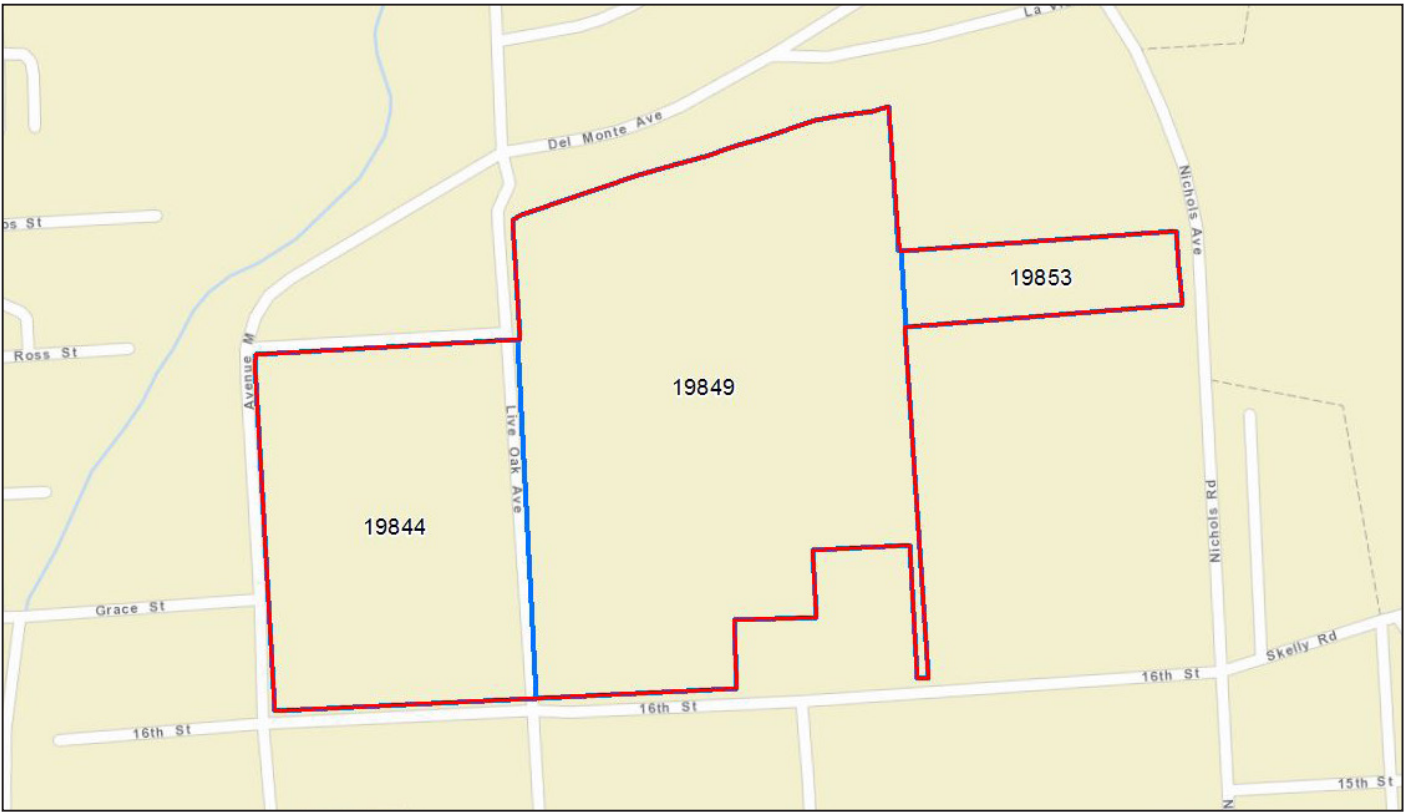
There are currently 238 parcels within the original TIRZ #1 boundaries, and 3 parcels within the expanded TIRZ #1A boundaries. The estimated 2021 taxable value of the property, the most recent available, within the overall TIRZ is \$31,903,848.

The base year for TIRZ #1 is 2015, the year in which the TIRZ was created. The base value for TIRZ #1 is \$23,489,232. The base year for TIRZ #1A will be 2022. The 2022 taxable values will need to be verified with the Matagorda County Appraisal District.

For further details of parcels included within the TIRZ, including current ownership and 2021 taxable values, see **Appendix A.**



TIRZ #1 Parcels



TIRZ #1A Parcels

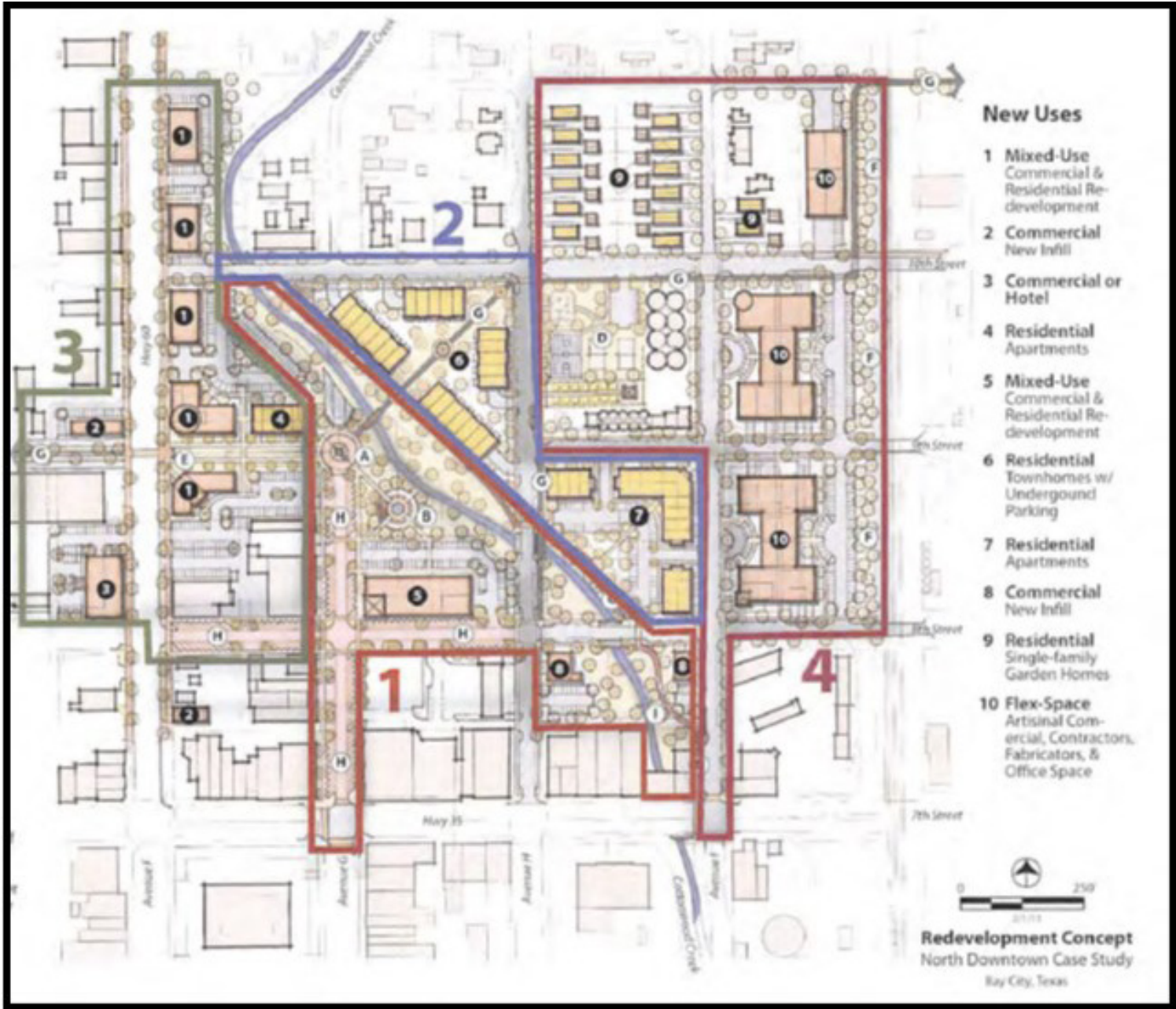
Anticipated Development

The vacant land within the TIRZ is well positioned for future development. The table below provides an overview of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed. Taking into account forthcoming anticipated catalyst single family development within the TIRZ, DPED projects that light industrial, office, commercial, and restaurant uses will be built within the TIRZ.

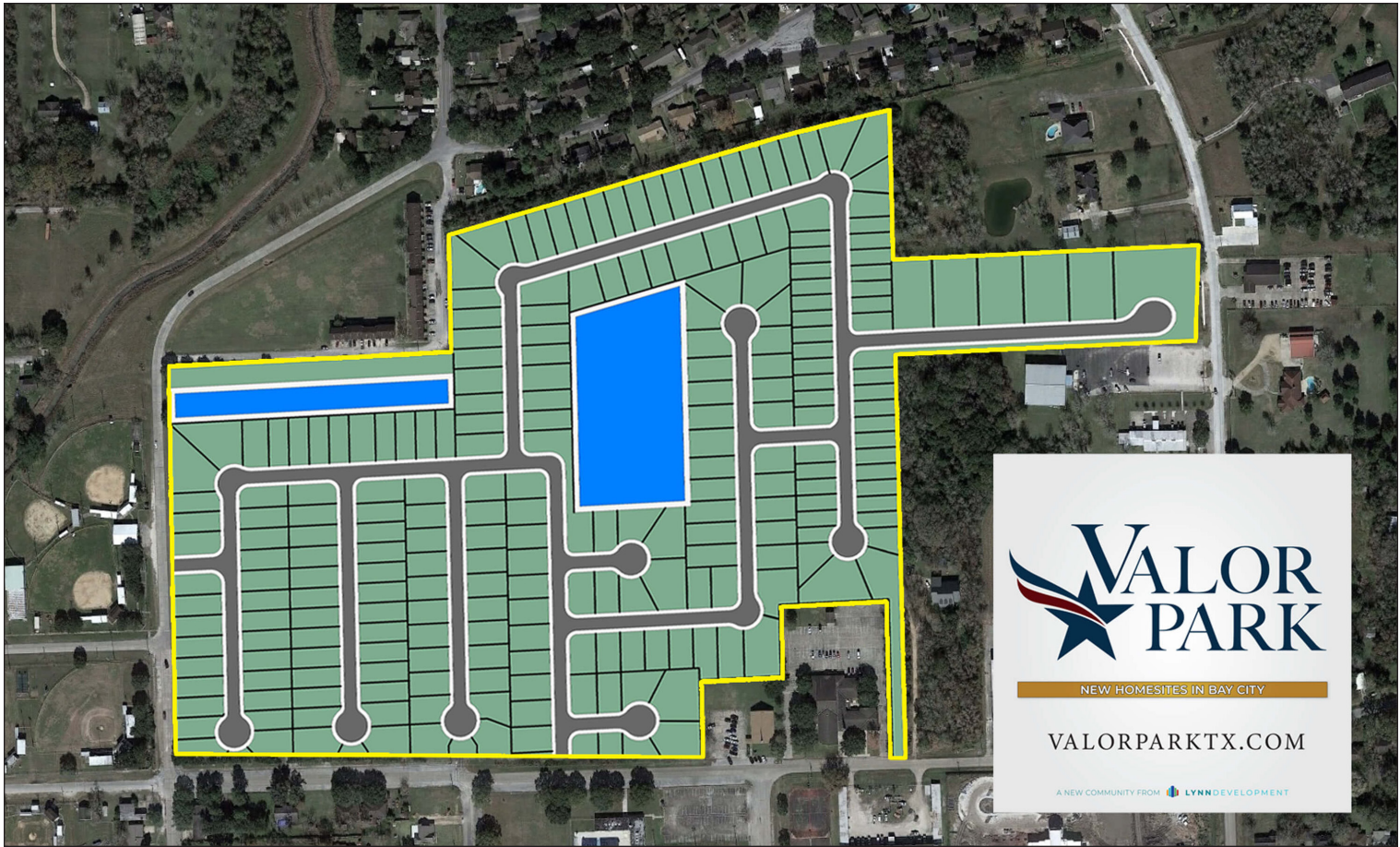
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Single Family		4	2023	\$210,000	\$840,000	\$0.00	\$0
Townhome		12	2025	\$175,000	\$2,100,000	\$0.00	\$0
Multifamily		65	2025	\$100,000	\$6,500,000	\$0.00	\$0
Retail	2,000		2025	\$100	\$200,000	\$350.00	\$700,000
Retail	3,500		2027	\$100	\$350,000	\$350.00	\$1,225,000
Office	10,000		2029	\$150	\$1,500,000	\$0.00	\$0
Single Family		15	2031	\$210,000	\$3,150,000	\$0.00	\$0
Retail	3,500		2031	\$100	\$350,000	\$350.00	\$1,225,000
Townhome		10	2031	\$175,000	\$1,750,000	\$0.00	\$0
Multifamily		75	2032	\$100,000	\$7,500,000	\$0.00	\$0
Single Family		15	2034	\$210,000	\$3,150,000	\$0.00	\$0
					\$27,390,000		\$3,150,000
TIRZ #1A							
Single Family		241	2023	\$210,000	\$50,610,000	\$0.00	\$0
					\$50,610,000		
Total					\$78,000,000		\$3,150,000

Anticipated Development

The two conceptual plans below informed the projections on the previous page. The plans 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 will 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 #1 - Anticipated Development



TIRZ #1A - Anticipated Development

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 2,496,911	7.5%
Sanitary Sewer Facilities and Improvements	\$ 3,329,215	10.0%
Storm Water Facilities and Improvements	\$ 3,329,215	10.0%
Street and Intersection Improvements	\$ 8,323,037	25.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,323,037	25.0%
Economic Development Grants	\$ 6,658,430	20.0%
Administrative Costs	\$ 832,304	2.5%
	\$ 33,292,148	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. Economic development grants shall be used to promote state or local economic development and to stimulate business and commercial activity.

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, Matagorda County, Matagorda County Hopsital District, and Port of Bay City will contribute 100% of the 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 square footages and the anticipated taxable value per square foot can be found on Page 5.

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		Participation	
Bay City	0.63500000	100%	0.6350000
Matagorda County	0.39974000	100%	0.3997400
Matagorda County Hospital District	0.29127000	100%	0.2912700
Port of Bay City	0.05299000	100%	0.0529900
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
2.82382000			1.3790000

Personal Property Tax		Participation	
Bay City	0.63500000	0%	0.0000000
Matagorda County	0.39974000	0%	0.0000000
Matagorda County Hospital District	0.29127000	0%	0.0000000
Port of Bay City	0.05299000	0%	0.0000000
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
2.82382000			0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TIRZ #1 : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%
REAL PROPERTY TAX	PARTICIPATION
Bay City	0.63500000100%0.6350000
Matagorda County	0.39974000100%0.3997400
Matagorda County Hospital District	0.29127000100%0.2912700
Port of Bay City	0.05299000100%0.0529900
Cons & Recl District	0.008190000%0.0000000
Coastal Plains GW District	0.004260000%0.0000000
Drainage District #1	0.041130000%0.0000000
Bay City ISD	1.391240000%0.0000000
	2.823820001.3790000
PERSONAL PROPERTY TAX	PARTICIPATION
Bay City	0.635000000%0.0000000
Matagorda County	0.399740000%0.0000000
Matagorda County Hospital District	0.291270000%0.0000000
Port of Bay City	0.052990000%0.0000000
Cons & Recl District	0.008190000%0.0000000
Coastal Plains GW District	0.004260000%0.0000000
Drainage District #1	0.041130000%0.0000000
Bay City ISD	1.391240000%0.0000000
	2.823820000.0000000
Sales Tax Rate	0.02000000.00%0.0000000

TIRZ #1	Year	AREA SF/UNIT	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
Single Family	2023	4	\$ 210,000.00	\$ 840,000	\$ -	\$ -	\$ -	\$ -
Townhome	2025	12	\$ 175,000.00	\$ 2,100,000			\$ -	\$ -
Multifamily	2025	65	\$ 100,000.00	\$ 6,500,000			\$ -	\$ -
Retail	2025	2,000	\$ 100.00	\$ 200,000			\$ 350.00	\$ 700,000
Retail	2027	3,500	\$ 100.00	\$ 350,000			\$ 350.00	\$ 1,225,000
Office	2029	10,000	\$ 150.00	\$ 1,500,000			\$ -	\$ -
Single Family	2031	15	\$ 210,000.00	\$ 3,150,000			\$ -	\$ -
Retail	2031	3,500	\$ 100.00	\$ 350,000			\$ 350.00	\$ 1,225,000
Townhome	2031	10	\$ 175,000.00	\$ 1,750,000			\$ -	\$ -
Multifamily	2032	75	\$ 100,000.00	\$ 7,500,000			\$ -	\$ -
Single Family	2034	15	\$ 210,000.00	\$ 3,150,000			\$ -	\$ -
TOTAL				27,390,000		-		3,150,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES		
Bay City	27.7%	\$ 5,553,516	=	\$ 4,197,241	+	\$ -	\$ 1,356,275
Matagorda County	13.2%	\$ 2,642,212	=	\$ 2,642,212	+	\$ -	+
Matagorda County Hospital District	9.6%	\$ 1,925,244	=	\$ 1,925,244	+	\$ -	+
Port of Bay City	1.7%	\$ 350,255	=	\$ 350,255	+	\$ -	+
Cons & Recl District	0.3%	\$ 54,134	=	\$ 54,134	+	\$ -	+
Coastal Plains GW District	0.1%	\$ 28,158	=	\$ 28,158	+	\$ -	+
Drainage District #1	1.4%	\$ 271,862	=	\$ 271,862	+	\$ -	+
Bay City ISD	45.9%	\$ 9,195,857	=	\$ 9,195,857	+	\$ -	+
	100.0%	20,021,238		\$ 18,664,963		\$ -	\$ 1,356,275
		100.0%		93.2%		0.0%	6.8%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
Bay City	46.0%	\$ 4,197,241	=	\$ 4,197,241	+	\$ -	+	\$ -
Matagorda County	29.0%	\$ 2,642,212	=	\$ 2,642,212	+	\$ -	+	
Matagorda County Hospital District	21.1%	\$ 1,925,244	=	\$ 1,925,244	+	\$ -	+	
Port of Bay City	3.8%	\$ 350,255	=	\$ 350,255	+	\$ -	+	
Cons & Recl District	0.0%	\$ -	=	\$ -	+	\$ -	+	
Coastal Plains GW District	0.0%	\$ -	=	\$ -	+	\$ -	+	
Drainage District #1	0.0%	\$ -	=	\$ -	+	\$ -	+	
Bay City ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	
	100.0%	\$ 9,114,952		\$ 9,114,952		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
Bay City	12.4%	\$ 1,356,275	=	\$ -	+	\$ -	+	\$ 1,356,275
Matagorda County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Matagorda County Hospital District	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Port of Bay City	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Cons & Recl District	0.5%	\$ 54,134	=	\$ 54,134	+	\$ -	+	\$ -
Coastal Plains GW District	0.3%	\$ 28,158	=	\$ 28,158	+	\$ -	+	\$ -
Drainage District #1	2.5%	\$ 271,862	=	\$ 271,862	+	\$ -	+	\$ -
Bay City ISD	84.3%	\$ 9,195,857	=	\$ 9,195,857	+	\$ -	+	\$ -
	100.0%	\$ 10,906,286		\$ 9,550,011		\$ -		\$ 1,356,275
		100.0%		87.6%		0.0%		12.4%

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
TOTAL TAX REVENUE																																	
Single Family	Taxable Value Per Unit Cumulative SF	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
		210,000	214,200	218,484	222,854	227,311	231,857	236,494	241,224	246,048	250,969	255,989	261,109	266,331	271,657	277,091	282,632	288,285	294,051	299,932	305,930	312,049	318,290	324,656	331,149	337,772							
		4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
	SF Taxable Value	856,800	873,936	891,415	909,243	927,428	945,976	964,896	984,194	4,768,419	4,863,788	4,961,063	5,059,246	5,158,351	5,258,385	5,359,349	5,461,252	5,564,104	5,667,904	5,772,651	5,878,354	5,985,014	6,092,631	6,201,204	6,310,734	6,421,219	6,532,659	6,645,054	6,758,404	6,872,709	6,987,969	7,104,184	7,221,354
Townhome	Taxable Value Per Unit Cumulative SF	175,000	178,500	182,070	185,711	189,426	193,214	197,078	201,020	205,040	209,141	213,324	217,591	221,942	226,381	230,909	235,527	240,237	245,042	249,943	254,942	260,041	265,242	270,546	275,957	281,477							
		12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
		2,228,537	2,273,108	2,318,570	2,364,941	2,412,240	2,460,485	2,509,684	2,559,837	2,610,044	2,661,304	2,713,617	2,766,984	2,821,404	2,876,877	2,933,404	2,991,084	3,049,917	3,109,904	3,170,144	3,231,637	3,294,384	3,358,387	3,423,644	3,490,161	3,557,937	3,626,974	3,697,271	3,768,828	3,841,544	3,915,421	3,990,458	4,066,654
	SF Taxable Value	2,228,537	2,273,108	2,318,570	2,364,941	2,412,240	2,460,485	2,509,684	2,559,837	2,610,044	2,661,304	2,713,617	2,766,984	2,821,404	2,876,877	2,933,404	2,991,084	3,049,917	3,109,904	3,170,144	3,231,637	3,294,384	3,358,387	3,423,644	3,490,161	3,557,937	3,626,974	3,697,271	3,768,828	3,841,544	3,915,421	3,990,458	4,066,654
Retail	Taxable Value Per SF Cumulative SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161							
		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		212,242	216,486	220,729	225,072	229,415	233,758	238,101	242,444	246,787	251,130	255,473	259,816	264,159	268,502	272,845	277,188	281,531	285,874	290,217	294,560	298,903	303,246	307,589	311,932	316,275	320,618	324,961	329,304	333,647	337,990	342,333	346,676
	Commercial Taxable Value	212,242	216,486	220,729	225,072	229,415	233,758	238,101	242,444	246,787	251,130	255,473	259,816	264,159	268,502	272,845	277,188	281,531	285,874	290,217	294,560	298,903	303,246	307,589	311,932	316,275	320,618	324,961	329,304	333,647	337,990	342,333	346,676
Office	Taxable Value Per SF Cumulative SF	150	153	156	159	162	166	169	172	176	179	183	187	190	194	198	202	206	210	214	219	223	227	232	237	241							
		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
		1,723,029	1,757,489	1,792,939	1,828,389	1,863,839	1,899,289	1,934,739	1,970,189	2,005,639	2,041,089	2,076,539	2,111,989	2,147,439	2,182,889	2,218,339	2,253,789	2,289,239	2,324,689	2,360,139	2,395,589	2,431,039	2,466,489	2,501,939	2,537,389	2,572,839	2,608,289	2,643,739	2,679,189	2,714,639	2,750,089	2,785,539	2,820,989
	Commercial Taxable Value	1,723,029	1,757,489	1,792,939	1,828,389	1,863,839	1,899,289	1,934,739	1,970,189	2,005,639	2,041,089	2,076,539	2,111,989	2,147,439	2,182,889	2,218,339	2,253,789	2,289,239	2,324,689	2,360,139	2,395,589	2,431,039	2,466,489	2,501,939	2,537,389	2,572,839	2,608,289	2,643,739	2,679,189	2,714,639	2,750,089	2,785,539	2,820,989
Multifamily	Taxable Value Per Unit Cumulative SF	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166	119,509	121,899	124,337	126,824	129,361	131,948	134,587	137,279	140,024	142,825	145,681	148,595	151,567	154,598	157,690	160,844							
		65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65
		6,897,852	7,035,809	7,174,766	7,314,723	7,454,680	7,594,637	7,734,594	7,874,551	8,014,508	8,154,465	8,294,422	8,434,379	8,574,336	8,714,293	8,854,250	8,994,207	9,134,164	9,274,121	9,414,078	9,554,035	9,693,992	9,833,949	9,973,906	10,113,863	10,253,820	10,393,777	10,533,734	10,673,691	10,813,648	10,953,605	11,093,562	11,233,519
	ME Taxable Value	6,897,852	7,035,809	7,174,766	7,314,723	7,454,680	7,594,637	7,734,594	7,874,551	8,014,508	8,154,465	8,294,422	8,434,379	8,574,336	8,714,293	8,854,250	8,994,207	9,134,164	9,274,121	9,414,078	9,554,035	9,693,992	9,833,949	9,973,906	10,113,863	10,253,820	10,393,777	10,533,734	10,673,691	10,813,648	10,953,605	11,093,562	11,233,519
Taxable Value	-	-	-	-	-	-	-	-	-	856,800	873,936	10,230,045	10,434,646	11,029,767	11,250,363	13,198,398	13,462,366	20,005,850	29,548,425	30,139,393	34,737,143	35,431,886	36,140,523	36,863,334	37,600,600	38,352,612	39,119,665	39,902,058	40,700,099	41,514,101	42,344,383	43,191,271	44,055,096
REAL PROPERTY	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County Hospital District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Cone & Reed District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage></																																

TIRZ #1A : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	100%	0.63500000
Matagorda County	0.39974000	100%	0.39974000
Matagorda County Hospital District	0.29127000	100%	0.29127000
Port of Bay City	0.05299000	100%	0.05299000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		1.37900000

PERSONAL PROPERTY TAX		PARTICIPATION	
Bay City	0.63500000	0%	0.00000000
Matagorda County	0.39974000	0%	0.00000000
Matagorda County Hospital District	0.29127000	0%	0.00000000
Port of Bay City	0.05299000	0%	0.00000000
Cons & Recl District	0.00819000	0%	0.00000000
Coastal Plains GW District	0.00426000	0%	0.00000000
Drainage District #1	0.04113000	0%	0.00000000
Bay City ISD	1.39124000	0%	0.00000000
	2.82382000		0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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TIRZ #1 A	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2023	241	\$ 210,000.00	\$ 50,610,000	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	#REF!	#REF!
TOTAL		241		50,610,000		-		#REF!

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
Bay City	22.5%	\$ 8,209,008	= \$ 8,209,008	+ \$ -	+	\$ -
Matagorda County	14.2%	\$ 5,167,668	= \$ 5,167,668	+ \$ -	+	
Matagorda County Hospital District	10.3%	\$ 3,765,414	= \$ 3,765,414	+ \$ -	+	
Port of Bay City	1.9%	\$ 685,032	= \$ 685,032	+ \$ -	+	
Cons & Recl District	0.3%	\$ 105,877	= \$ 105,877	+ \$ -	+	
Coastal Plains GW District	0.2%	\$ 55,071	= \$ 55,071	+ \$ -	+	
Drainage District #1	1.5%	\$ 531,711	= \$ 531,711	+ \$ -	+	
Bay City ISD	49.3%	\$ 17,985,355	= \$ 17,985,355	+ \$ -	+	
	100.0%	\$ 36,505,136	\$ 36,505,136	\$ -		\$ -
		100.0%	100.0%	0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
Bay City	46.0%	\$ 8,209,008	= \$ 8,209,008	+ \$ -	+	\$ -
Matagorda County	29.0%	\$ 5,167,668	= \$ 5,167,668	+ \$ -	+	
Matagorda County Hospital District	21.1%	\$ 3,765,414	= \$ 3,765,414	+ \$ -	+	
Port of Bay City	3.8%	\$ 685,032	= \$ 685,032	+ \$ -	+	
Cons & Recl District	0.0%	\$ -	= \$ -	+ \$ -	+	
Coastal Plains GW District	0.0%	\$ -	= \$ -	+ \$ -	+	
Drainage District #1	0.0%	\$ -	= \$ -	+ \$ -	+	
Bay City ISD	0.0%	\$ -	= \$ -	+ \$ -	+	
	100.0%	\$ 17,827,122	\$ 17,827,122	\$ -		\$ -
		100.0%	100.0%	0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
Bay City	0.0%	\$ -	= \$ -	+ \$ -	+	\$ -
Matagorda County	0.0%	\$ -	= \$ -	+ \$ -	+	\$ -
Matagorda County Hospital District	0.0%	\$ -	= \$ -	+ \$ -	+	\$ -
Port of Bay City	0.0%	\$ -	= \$ -	+ \$ -	+	\$ -
Cons & Recl District	0.6%	\$ 105,877	= \$ 105,877	+ \$ -	+	\$ -
Coastal Plains GW District	0.3%	\$ 55,071	= \$ 55,071	+ \$ -	+	\$ -
Drainage District #1	2.8%	\$ 531,711	= \$ 531,711	+ \$ -	+	\$ -
Bay City ISD	96.3%	\$ 17,985,355	= \$ 17,985,355	+ \$ -	+	\$ -
	100.0%	\$ 18,678,014	\$ 18,678,014	\$ -		\$ -
		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		
TOTAL TAX REVENUE																																			
Single Family		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046		
	Taxable Value Per Unit								210,000	214,200	218,484	222,854	227,311	231,857	236,494	241,224	246,048	250,969	255,989	261,109	266,331	271,657	277,091	282,632	288,285	294,051	299,932	305,930	312,049	318,290	324,656	331,149	337,772		
	Cumulative SF								0	5	20	45	70	100	130	160	190	220	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	241	
SF Taxable Value								-	1,071,000	4,369,680	10,028,416	15,911,753	23,185,697	30,744,234	38,595,838	46,749,209	55,213,277	61,693,308	62,927,174	64,185,717	65,469,432	66,778,820	68,114,397	69,476,685	70,866,218	72,283,543	73,729,213	75,203,798	76,707,874	78,242,031	79,806,872	81,403,009			
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	1,071,000	4,369,680	10,028,416	15,911,753	23,185,697	30,744,234	38,595,838	46,749,209	55,213,277	61,693,308	62,927,174	64,185,717	65,469,432	66,778,820	68,114,397	69,476,685	70,866,218	72,283,543	73,729,213	75,203,798	76,707,874	78,242,031	79,806,872	81,403,009		
	PV																																	GROSS	
Bay City		-	-	-	-	-	-	-	-		6,801	27,747	63,680	101,040	147,229	195,226	245,084	296,857	350,604	391,753	399,588	407,579	415,731	424,046	432,526	441,177	450,000	459,000	468,181	477,544	487,095	496,837	506,774	516,909	8,209,008
Matagorda County		-	-	-	-	-	-	-	-		4,281	17,467	40,088	63,606	92,683	122,897	154,283	186,875	220,710	246,613	251,545	256,576	261,708	266,942	272,280	277,726	283,281	288,946	294,725	300,620	306,632	312,765	319,020	325,400	5,167,668
Matagorda County Hospital District		-	-	-	-	-	-	-	-		3,120	12,728	29,210	46,346	67,533	89,549	112,418	136,166	160,820	179,694	183,288	186,954	190,693	194,507	198,397	202,365	206,412	210,540	214,751	219,046	223,427	227,896	232,453	237,103	3,765,414
Port of Bay City		-	-	-	-	-	-	-	-		568	2,315	5,314	8,432	12,286	16,291	20,452	24,772	29,258	32,691	33,345	34,012	34,692	35,386	36,094	36,816	37,552	38,303	39,069	39,850	40,648	41,460	42,290	43,135	685,032
Cons & Recl District		-	-	-	-	-	-	-	-		88	358	821	1,303	1,899	2,518	3,161	3,829	4,522	5,053	5,154	5,257	5,362	5,469	5,579	5,690	5,804	5,920	6,038	6,159	6,282	6,408	6,536	6,667	105,877
Coastal Plains GW District		-	-	-	-	-	-	-	-		46	186	427	678	988	1,310	1,644	1,992	2,352	2,681	2,734	2,789	2,845	2,902	2,960	3,019	3,079	3,141	3,204	3,268	3,333	3,400	3,468	55,071	
Drainage District #1		-	-	-	-	-	-	-	-		441	1,797	4,125	6,545	9,536	12,645	15,874	19,228	22,709	25,374	25,882	26,400	26,928	27,466	28,015	28,576	29,147	29,730	30,325	30,931	31,550	32,181	32,825	33,481	531,711
Bay City ISD		-	-	-	-	-	-	-	-		14,900	60,793	139,519	221,371	322,569	427,726	536,961	650,394	768,149	858,302	875,468	892,977	910,837	929,054	947,635	966,587	985,919	1,005,638	1,025,750	1,046,265	1,067,191	1,088,534	1,110,305	1,132,511	17,985,355
Total		-	-	-	-	-	-	-	-		30,243	123,392	283,184	449,319	654,722	868,162	1,089,877	1,320,114	1,559,124	1,742,108	1,776,950	1,812,489	1,848,739	1,885,714	1,923,428	1,961,897	2,001,134	2,041,157	2,081,980	2,123,620	2,166,092	2,209,414	2,253,602	2,298,674	36,505,136
PERSONAL PROPERTY	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV																																	GROSS	
Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Matagorda County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Port of Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cons & Recl District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Coastal Plains GW District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Drainage District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bay City ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV																																	GROSS	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																																	GROSS	
Bay City		-	-	-	-	-	-	-	-	-	6,801	27,747	63,680	101,040	147,229	195,226	245,084	296																	

ITEM #2.

TAXABLE BASE YEAR GROWTH	2.00%
DISCOUNT RATE	6.00%

DAVID PETTIT
Economic Development

Amended Project [REDACTED] Financing Plan, TIRZ #1

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ITEM #2.

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DAVID PETTIT
Economic Development

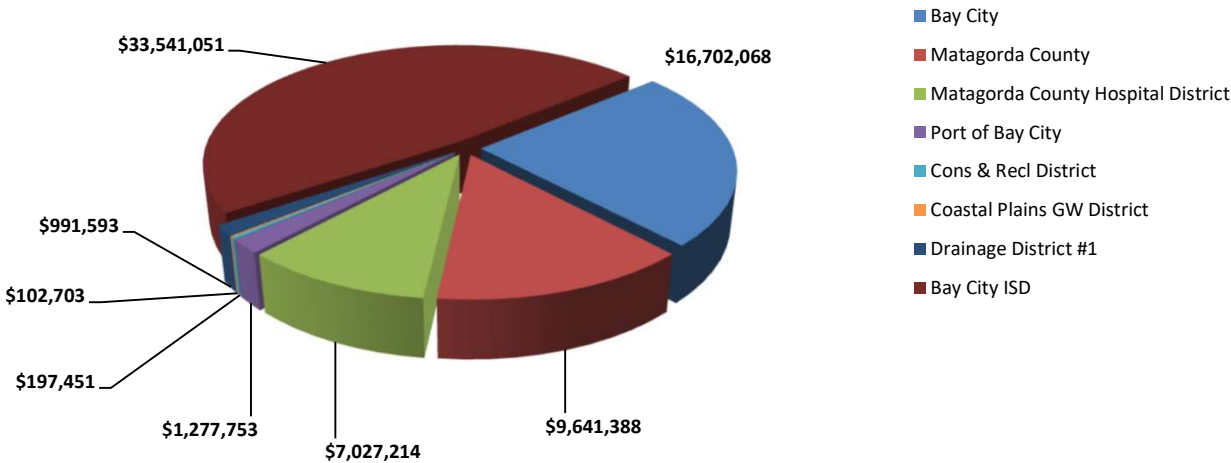
Amended Project Financing Plan, TIRZ #1

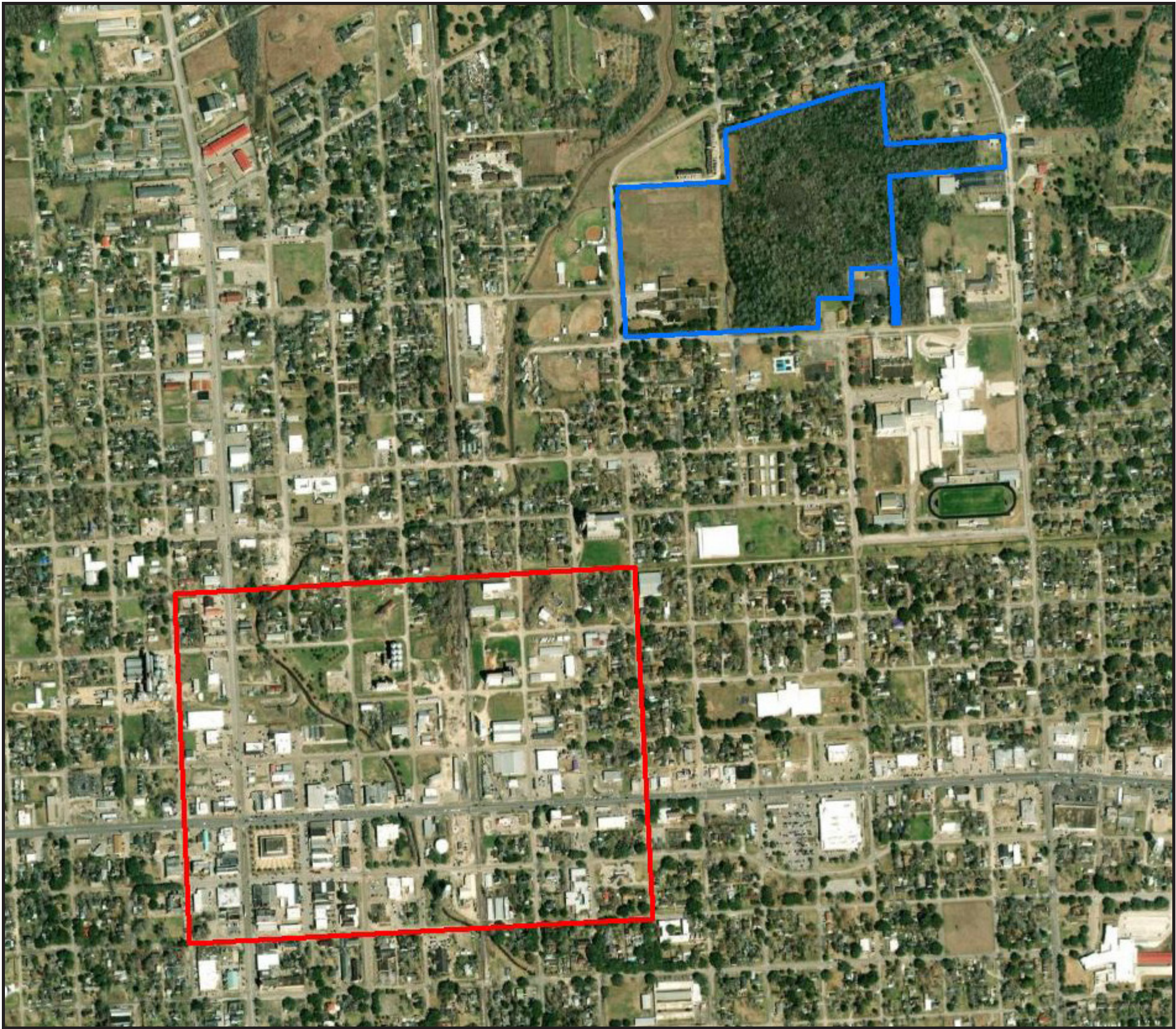
DAVID PETTIT
Economic Development

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$16,702,068	\$15,345,793	\$1,356,275
Matagorda County	\$9,641,388	\$9,641,388	\$0
Matagorda County Hospital Dist	\$7,027,214	\$7,027,214	\$0
Port of Bay City	\$1,277,753	\$1,277,753	\$0
Cons & Recl District	\$197,451	\$0	\$197,451
Coastal Plains GW District	\$102,703	\$0	\$102,703
Drainage District #1	\$991,593	\$0	\$991,593
Bay City ISD	\$33,541,051	\$0	\$33,541,051
Total	\$69,481,220	\$33,292,148	\$36,189,073

Gross Economic Impact





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 #1 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2046.

Powers and Duties of Board of Directors:

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

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

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value		Exemptions
1	25045	GRANADOS JUAN & MARIA NIETO	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 1	\$	39,392	HS, OV65
1	25046	GRANADOS JUAN & MARIA NIETO	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 2	\$	50,470	
1	25047	FLORES DOROTHY	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 3	\$	28,995	HS, OV65
1	25048	DOMINGUEZ ABEL & JUANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 4	\$	39,610	HS, OV65
1	25051	ATODARIA SIDDHRAJSINH & PARUL	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 5-11	\$	1,076,959	
1	25054	DAVIS DAVID WAYNE	BAY CITY ORIGINAL TOWNSITE, BLOCK 74, LOT 12	\$	90,420	
1	25055	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 1, (RAILROAD CORRIDOR)	\$	7,500	
1	25056	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 1, IMPT ONLY	\$	22,950	
1	25057	ALLISON ROBERT	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOT 2-3	\$	55,910	
1	25060	AAA ROYAL INVESTMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 75, LOTS 4-18	\$	343,960	
1	25062	ROMMY@BAY CITY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE B, BLK 1 (200' X 225') & PT RESERVE A, BLK 1 (100' X 75')	\$	950,000	
1	25063	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 1-5	\$	328,190	
1	25064	NORRIS HARRY A	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6-8 (W-35')	\$	81,830	
1	25066	BRIGHTEST BLUE LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (MIDDLE PT 44.85') & 7 (E-105'), ACRES .086	\$	70,170	
1	25068	NGUYEN KEVIN H & DESTINIE MINH CHAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 8 (E-105')	\$	82,800	
1	25071	OTTIS TEREANA K	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 9	\$	52,390	
1	25074	BURGER BIZ INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 10-17	\$	493,110	
1	25075	QATTOM ALI SULIMAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 18-20 & N-10' LOT 21	\$	26,900	
1	25076	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 22 & S-15' LOT 21	\$	16,500	
1	25077	SAL HOLDINGS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 1-4 & W-12' LOT 5	\$	1,009,220	
1	25078	TRUSTEES OF THE GIER FAMILY REVOCABLE TRUST	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 5 (E-28')	\$	77,710	
1	25079	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 6	\$	179,830	
1	25080	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7	\$	87,690	
1	25081	IGLESIA CENTRO CRISTIANO	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 8-9	\$	-	EX-XV
1	25082	HARDY SUSIE	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10	\$	62,410	
1	25083	LOUETTA LEASING INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11	\$	56,170	
1	25084	MATAGORDA COUNTY MUSEUM	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 12-13	\$	-	EX-XV
1	25085	MATAGORDA COUNTY MUSEUM ASSOC	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17	\$	-	EX-XV
1	25086	PROSPERITY BANK	BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 18-22	\$	616,100	
1	25087	WOLTER SCOTT E SR & RHONDA R	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3	\$	114,411	HS
1	25088	BAY CITY COMMUNITY DEVELOPMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8	\$	95,380	
1	25089	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10	\$	98,160	
1	25090	HUITT CAROL ANN	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11	\$	59,630	
1	25091	RYAN NORA COLLEEN	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12	\$	49,540	
1	25092	PHILLIPS JASON A	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S-20' X 98') & (SW-6' X 42')	\$	41,800	
1	25093	DUSTIN CLEMENTS ENTERPRISES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13	\$	269,950	
1	25094	DANG NGOC THI	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20	\$	232,610	
1	25095	WITKOVSKI RICHARD	BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22	\$	83,430	
1	25163	VAUGHAN EUGENE L	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2	\$	129,320	
1	25164	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4	\$	-	EX-XV
1	25165	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5	\$	-	EX-XV
1	25166	BLOOMING PROPERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6	\$	418,300	
1	25167	WYATT INTERESTS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8	\$	25,330	
1	25168	SHINDLER DANIEL W & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10	\$	159,620	
1	25169	SITZ REBECCA MICHELLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11	\$	270,430	HS
1	25170	PENNINGTON MELVIN W & DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 12-13	\$	120,720	
1	25172	CALDWELL MATTHEW & GLENDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 14	\$	128,450	
1	25173	NEWTON W R	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 15 (S-50')	\$	30,670	
1	25174	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 16 & N-90' LOT 15	\$	406,250	
1	25175	COLLINS JAMES E & LORI A	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 17-18	\$	140,510	
1	25176	NEWTON WILLIAM & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 19-20	\$	162,420	
1	25177	MONTALVO ERLINDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 21-22	\$	169,660	
1	25178	MATAGORDA COUNTY TRUSTEE	BAY CITY ORIGINAL TOWNSITE, BLOCK 91, LOT 1-12	\$	-	EX-XV
1	25179	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 1-2	\$	128,820	
1	25180	FARRAR TERRY	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 3	\$	177,040	
1	25181	NORDLUND DARAN NORRIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 4	\$	84,470	
1	25182	MARQUARDT DANIEL W	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 5, 6 & 7	\$	322,080	
1	25185	GRADY FRANK & DONNA	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 8-9	\$	103,420	
1	25186	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 10-12	\$	192,810	
1	25187	BAY CITY LINEN SERVICE INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 13-15	\$	169,210	
1	25189	HETH-ELLIOTT TERESA GAIL	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (PT) 50' X 105'	\$	55,440	

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25190	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (77' X 75')	\$ 43,760	
1	25191	DICKERSON EDWIN HAWES	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 21 & 22	\$ 71,080	
1	25193	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 1-8	\$ 558,580	
1	25194	ALLISON ROBERT D	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 9-12, ACRES .0	\$ 82,500	
1	25196	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 13-15	\$ -	EX-XV
1	25197	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 16	\$ 3,630	
1	25198	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 17-24	\$ 201,740	
1	25199	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 1, (RAILROAD CORRIDOR)	\$ -	EX-XV
1	25200	GARZA MANAGMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 127,260	
1	25201	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 10 & N-20' LOT 9	\$ 32,780	
1	25202	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 11-12	\$ 25,880	
1	25204	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 24, (RAILROAD CORRIDOR)	\$ -	EX-XV
1	25205	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 1	\$ 18,580	
1	25206	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 2	\$ 47,490	
1	25207	SIEBEN STEVEN P	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 3-4	\$ 59,410	
1	25208	WARD E PROPERTIES #3 LTD LLP	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 5-6	\$ 75,140	
1	25209	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 7-8, 1704-1706 AVE G	\$ -	EX-XV
1	25210	BREAUX ARTHUR Y	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 9	\$ 42,940	
1	25211	MUNIZ REJINO & MARIA DEL SOCORRO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 10, MH LABEL# PFS0844121 / PFS0844122	\$ 45,420	
1	25212	RUBIO MANUEL & MARIA DEL ROSARIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 11	\$ 49,115	HS
1	25213	YOUNGER WILLIAM R & DONNA	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 12	\$ 70,790	
1	25255	SUAREZ RICARDO & SELINA OROS	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (W-80')	\$ 69,420	HS, OV65
1	25256	MARTINEZ-GONZALEZ JOSE A	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (E-70'), 1807 10TH ST	\$ 61,424	HS
1	25257	SERRANO CECILIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 3	\$ 58,990	
1	25258	ARIAS PETE	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 4	\$ 63,040	
1	25259	RAMIREZ MARIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 5	\$ 69,350	
1	25260	GONZALEZ GUSTAVO S & GUADALUPE SEGUNDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 6	\$ 81,390	
1	25261	SCHNEIDER DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 7	\$ 45,760	
1	25262	GONZALEZ JOSE & GUSTAVO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 8	\$ 50,820	
1	25263	REPUBLIC BANK WACO TR #1817	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 9	\$ 7,250	
1	25264	MORENO JUAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 10	\$ 7,250	
1	25265	RAMIREZ DAVID & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 11	\$ 24,840	
1	25267	LOPEZ JORGE & ELISIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 12	\$ 7,250	
1	25268	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 103, LOT 1-12, (RAILROAD CORRIDOR)	\$ 90,000	
1	25269	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT A (RESERVE)	\$ 37,500	
1	25284	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 1-3 & PT LT 4-(24')	\$ 1,214,190	
1	25285	LEWIS-FURSE PARTNERSHIP	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 9-12	\$ 285,190	
1	25286	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 13-17	\$ 236,800	
1	25287	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 18-21 & PT LT 22	\$ 48,870	
1	25288	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 1	\$ 269,860	
1	25289	RICKS RYAN PLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 2 & 3 (S/2)	\$ 111,700	
1	25290	CASH RANDALL K & CELESTE N	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 3 (N/2) & LOT 4 (S/2)	\$ 84,620	
1	25291	WYLIE VENTURES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT (N/2) LOT 4 & (S/4) LOT 5	\$ 115,150	
1	25292	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.0000000000%	\$ 26,015	
1	25293	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.0000000000%	\$ 40,270	
1	25294	GREEN BROTHERS JEWELERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 7 & 8 (S-7'6")	\$ 90,730	
1	25295	NEWTON WILLIAM RAYMOND & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 9-10 & LOT 8 (N-17'6")	\$ 193,210	
1	25296	COASTAL GLO TANNING	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 11-12	\$ 163,360	
1	25297	MORALES MICHAEL R & LISA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 13	\$ 129,660	
1	25298	LG2 RENTAL LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 14-15	\$ 118,340	
1	25299	VACEK CODY W & BRITTANY M	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 16-17	\$ 231,120	
1	25300	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 18-19	\$ 25,000	
1	25301	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 20 & E-15' LOT 21	\$ 75,850	
1	25302	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 21 (W-10') & ALL LOT 22	\$ 15,000	
1	25303	FRANKSON & GRIFFITH	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 1-2	\$ 232,310	
1	25304	SUBPOENA PODER LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 3	\$ 83,180	
1	25305	MATAGORDA CO APPR DIST	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 4-5	\$ -	EX-XV
1	25306	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 6	\$ 57,900	
1	25307	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 7	\$ 60,090	
1	25308	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 8-9	\$ 123,770	
1	25309	COOK EDWARD C III & BECKY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$ 145,475	

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25310	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 13-17	\$ -	EX-XV
1	25311	FIRST PRESBYTERIAN CHURCH	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 18-22	\$ -	EX-XV
1	25385	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 1-4 & LOT 5 (W-12')	\$ -	EX-XV
1	25386	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 6 & LOT 5 (E-38')	\$ -	EX-XV
1	25387	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 7-10	\$ -	EX-XV
1	25388	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 11-18	\$ -	EX-XV
1	25389	INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 9-13	\$ 47,500	
1	25390	INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 1-8 & 14-24	\$ 1,541,560	
1	25391	FOSS HARDY & ARBUCKLE INSURANCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1-2 (N-80') & LOT 3 (W-10' N80'), 50% UND INT	\$ 52,585	
1	25392	NGUYEN PETER C	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1 (S-60')	\$ 46,680	
1	25393	GASKIN BYRON O & KANECIA L	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 2 (SW-12.5' X 60')	\$ 17,030	
1	25394	FOSS JIMMIE A & JACQUELINE	BAY CITY ORIGINAL TOWN N 80'LT 1 & 2,W 10'N 80'LT 3 BLK 120 1/2 UND INT	\$ 52,585	
1	25395	GASKIN BYRON	BAY CITY ORIGINAL TOWN E 12.5' OF S 60' OF LT 2 & W 10' OF S 60' OF 3 BLK 120	\$ 29,490	
1	25396	ROOTH JEREMY & GARCIA ORLANDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT E 15' 3, ALL 4, 5, 6, 7, & 8	\$ 251,390	
1	25399	HUERTA JOSEPH	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 9-12	\$ 153,530	
1	25400	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 13-15 & 16 (PT-35' X 60')	\$ -	EX-XV
1	25401	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 17-18 & PT LT 16	\$ 16,820	
1	25402	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 1	\$ -	EX-XV
1	25403	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 2, EXEMPT	\$ -	EX-XV
1	25404	GARAY ADOLFO	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 3-6	\$ 65,020	
1	25405	DE LA ROSA SERENA JANE	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 7-8	\$ 14,500	
1	25406	BUNK Nanci ROSAMOND NEWMAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 9	\$ 6,530	
1	25407	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 10-12	\$ -	EX-XV
1	25408	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 122, LOT 1-12	\$ 110,630	
1	25409	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 123, LOT 1-12	\$ -	EX-XV
1	25465	HERNANDEZ ALEJANDRO CAMARGO	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 1	\$ 7,250	
1	25466	MAYA CAROLINA	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 2	\$ 64,920	
1	25467	GUANAJUATO HOPE ESTATE	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 3	\$ 37,817	HS, OV65
1	25468	RUIZ JOSE & LUZ	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 4	\$ 62,550	
1	25469	RUIZ LUZ	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 5	\$ 61,721	HS
1	25470	YBARRA JOHN Y & ROSEMARY RODRIGUEZ & ABRAHAM YBARR	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 6	\$ 40,720	
1	25471	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 7-12 & 1/2 ALLEY	\$ 14,140	
1	25472	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 1-6	\$ 43,500	
1	25473	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 7-12	\$ 14,140	
1	25475	JUAREZ-LARA GABINO & YOLANDA	BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 1-6	\$ 181,700	
1	25476	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 7-12 (PT LOTS)	\$ 21,750	
1	25477	ALAMO LUMBER COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 133, LOT 1-4 & 8-12 & PT LT 5	\$ 489,980	
1	25481	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 1-3	\$ -	EX-XV
1	25482	BNSF RAILWAY COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 4 & 9	\$ 106,630	
1	25486	MUSKIET IDA VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 10,11,12	\$ 200,000	
1	25487	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 1-3 & 10-12	\$ -	EX-XV
1	25488	BAY CITY FEED CO INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 4-9	\$ 43,500	
1	25489	BAY CITY FEED CO	BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 7-9, IMPT ONLY	\$ 167,870	
1	25546	SABRSULA ALFRED M JR & GLORIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 1	\$ 44,890	
1	25547	SABRSULA ALFRED M JR & GLORIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 2 & W-15' LOT 3	\$ 99,460	
1	25548	BELL WILLIAM M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 3 (E-35')	\$ 51,820	
1	25549	AGUIRRE MIGUEL A	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 4	\$ 60,760	
1	25550	MUSKIET LAWRENCE M & PAMELA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 5-6	\$ 155,820	
1	25551	SLOAN TIMOTHY	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 7 & E/2 OF LOT 8	\$ 88,550	
1	25552	QUINTANILLA MARIA ALICIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 9 & W/2 LOT 8	\$ 75,350	HS, OV65
1	25553	GONZALES DIANA G	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11	\$ 90,890	
1	25554	LYLE DAVID B & LINDA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12	\$ 76,840	
1	25555	TALASEK GINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2	\$ 68,560	
1	25556	SLOAN MATTHEW HARDY	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 3 & W-12' OF LOT 4	\$ 162,610	
1	25557	SLOAN MATTHEW HARDY	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38' LOT 4	\$ 180,750	HS
1	25558	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8	\$ 717,940	
1	25559	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 9 & E30' LOT 10	\$ 72,000	
1	25561	RLS II PROPERTIES MANAGEMENT INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 11-12 & W-20' OF LOT 10	\$ 90,000	
1	25563	MCDONALDS RESTAURANT #5913	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 1-3 & 11-12	\$ 1,013,070	
1	25564	FRIDAY FRED T	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6	\$ 220,363	
1	25565	BAY CITY VENTURES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6, IMPT ONLY	\$ 21,590	

TIRZ	Property ID	Taxpayer	Legal	City of Bay City 2021 Taxable Value	Exemptions
1	25566	TOMMAR PROPERTIES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 7-9	\$ 831,720	
1	25567	KILE HERMAN & KIM	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 10	\$ 91,200	
1	25568	BARRETTS MINERALS INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 149, LOT 1-12	\$ 134,100	
1	25569	B U GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12	\$ 88,640	
1	25570	BU GROWERS LTD	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12	\$ 105,000	
1	25571	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9	\$ -	EX-XV
1	25625	SOUTHERN PACIFIC COMPANY	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH	\$ 87,000	
1	25626	GASAWAY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND)	\$ 79,160	
1	25627	BAY CITY I S D	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6	\$ -	EX-XV
1	25628	BAY CITY I S D	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ -	EX-XV
1	25629	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 1	\$ 87,330	
1	25630	THORNTON ROGER P & MARILYN K	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 2-3	\$ 63,350	
1	25631	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 4-5	\$ 44,480	
1	25632	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 6	\$ 7,250	
1	25633	MUSKIET IDA VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 7-9	\$ 125,850	
1	25634	WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 10	\$ 40,310	
1	25635	WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 11	\$ 41,750	
1	25636	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (W-50')	\$ 2,470	
1	25637	CASEY QUINNON & JANIE M	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (E-100')	\$ -	DVHS, HS, OV65
1	25638	FARIS GAROLD D	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 1-2 & 10-12	\$ 565,300	
1	25639	AUTOZONE TEXAS LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6	\$ 140,100	
1	25640	AUTO ZONE INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6, IMPT ONLY	\$ 298,050	
1	25641	ATODARIA SIDDHRAJSINH H & PARUL S	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 7	\$ 175,510	
1	25644	SPORTS THERAPY INTERNATIONAL PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 8-9	\$ 224,330	
1	25645	TREYBIG ERNEST HAROLD JR & REGINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 1 & W-32' LOT 2	\$ 131,830	
1	25646	WEBB TONY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 3 & E-18' OF LOT 2	\$ 91,370	
1	25647	SANCHEZ ARMANDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 4	\$ 63,536	HS
1	25648	MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 5-6	\$ -	EX-XV
1	25649	MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 7-12	\$ -	EX-XV
1	25650	ZERNICEK SARAH	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 1-3	\$ 152,713	HS
1	25652	2200 AVENUE L LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 4-9	\$ 988,100	
1	25653	BAY CITY LEADERS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 10-12	\$ 108,360	
1	62517	BARRETTS MINERALS INC	9900025,0,IMPROVEMENTS	\$ 217,210	
1	86798	BAY CITY AVENUE F LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, LOT 5-10	\$ 506,800	
1	88803	PETER JASON	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (75' X 63')	\$ 62,730	
1	99607	B & P LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 5-8 & PT LT 4-(1')	\$ 504,080	
1	102374	CUMBIE BERNARD ALLEN	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (REAR PT) 50' X 35'	\$ 34,070	
1	111361	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.0000000000%	\$ 40,270	
1	111364	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.0000000000%	\$ 26,015	
1	115782	ROMMY@BAY CITY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE A, 100' X 75' REPLAT	\$ 59,800	
1	121747	MILBERGER WARREN & KAY	COTTONWOOD PARK, LOT 1	\$ 135,200	HS, OV65
1	121748	LEE TERESA	COTTONWOOD PARK, LOT 2	\$ 130,040	
1	121749	MCGALLIARD NICHOLAS GRANT	COTTONWOOD PARK, LOT 3	\$ 140,160	
1	121750	BROOKS BEVERLY	COTTONWOOD PARK, LOT 4	\$ 128,930	HS, OV65
1	121751	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 5	\$ 15,000	
1	121752	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 6	\$ 15,000	
1	121753	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 7	\$ 15,000	
1	121754	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 8	\$ 15,000	
1	121755	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT B (RESERVE)	\$ 5,000	
1	122007	LIVE WORK PLAY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122008	J GARZA JR MANAGMENT LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122009	GARZA ANDRES R	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	122010	GIGI ASSOCIATION LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 21,210	
1	126101	COOK CODY & ASHLEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$ 145,475	
1	129599	GIBSON BENJAMIN & ALLYSON	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (E-PT 60.39'), ACRES 0.034	\$ 66,720	
TOTAL TIRZ #1				\$ 31,166,556	
1A	19844	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 18.325	\$ 459,352	EX-XV
1A	19849	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 33.85	\$ 146,230	
1A	19853	SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 4.0	\$ 131,710	
TOTAL TIRZ #1A				\$ 737,292	
TOTAL TIRZ #1 & #1A				\$ 31,903,848	

BUDGET~ DISCUSS, CONSIDER, AND/OR APPROVE BUDGET AMENDMENTS FOR THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION (BCCDC) AS OF FEBRUARY 28, 2022.



EXECUTIVE SUMMARY

BUDGET AMENDMENTS

BACKGROUND: The Bay City Community Development Corporation is a component unit of the City. In accordance with the CDC's articles of incorporation, the City Council approves the annual budget. City Council also approves amendments for the BCCDC.

The BCCDC Board approves amendments prior to submitting to City Council.

FINANCIAL IMPLICATIONS: Amending the budget provides a revised parameter for the budget.

RECOMMENDATION: Staff recommends City Council approve the budget amendments as presented.

ATTACHMENTS: Budget Amendments as approved by Board on February 28, 2022

ITEM #4.

Date: 2.28.22

1. New revenues (originally unbudgeted) are available.
2. Actual revenues (originally unbudgeted) have exceeded the original adopted budget.
3. A new project, program or special expenditure has been authorized.
4. Transfer reclassification of original adopted budget to realign budget to actual transaction activity as presently needed.

RESOLUTION _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS APPROVING AN AMENDMENT TO THE BAY CITY COMMUNITY DEVELOPMENT CORPORATION'S BYLAWS REGARDING RESIDENCE REQUIREMENTS FOR DIRECTORS

WHEREAS, the City of Bay City is a home-rule municipality governed by its City Charter, and has a population of less than 20,000 inhabitants; and

WHEREAS, the Bay City Community Development Corporation (BCCDC) is a Type B development corporation established pursuant to Chapter 505, subchapter B, of the Texas Local Government Code, and the City Council of the City of Bay City, Texas is the BCCDC's authorizing unit; and

WHEREAS, in accordance with Section 505.052 of the Texas Local Government Code, the residency requirements for directors of a Type B corporation in a municipality of less than 20,000, are that the individual must (1) be a resident of the municipality, (2) be a resident of the county in which the major part of the area of the municipality is located; or (3) reside within ten miles of the municipality's boundaries and in a county bordering the county in which most of the area of the municipality is located;

WHEREAS, the BCCDC has presented a Bylaw amendment to bring its Bylaws in conformity with Section 505.052 as follows:

Article III, Section 3.02 is hereby amended to read:

The Affairs of the Corporation shall be managed by a Board of Directors consisting of seven (7) Directors appointed by the governing body of the City of Bay City, Texas for staggered two (2) year terms of office. At least four (4) of the Directors shall be persons who are not employees, officers, or members of the governing body of the City of Bay City, Texas and the remaining three (3) Directors shall be members of the governing body of the City of Bay City, Texas. Any Director who is a member of the governing body of the City of Bay City, Texas shall cease to be a Director at the time he or she ceases to be a member of the governing body of the City of Bay City, Texas.

Each Director must meet the residency requirements of Section 505.052 of the Texas Local Government Code, as amended, which provides that Directors of a Corporation created by a municipality with a population of 20,000 or less must reside: (1) in the municipality; (2) in the county in which the municipality is located; or (3) within 10 miles of the municipality's boundaries and in a county bordering the county in which most areas of the municipality is located.

Directors are removable by the governing body of the City of Bay City, Texas at any time without cause. The Directors shall serve as such without

compensation except that they shall be reimbursed for their actual expenses incurred in the performance of their duties as Directors. Any vacancy occurring on the Board of Directors through death, resignation or otherwise shall be filled by appointment by the governing body of the City of Bay City, Texas to hold office until the expiration of the term.

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

That Article III, Section 3.02 of the Bylaws of the Bay City Community Development Corporation is amended as stated above.

APPROVED AND ADOPTED on _____, 2022.

ROBERT K. NELSON, MAYOR
CITY OF BAY CITY, TEXAS

ATTEST

JEANNA THOMPSON, CITY SECRETARY
CITY OF BAY CITY, TEXAS

APPROVED AS TO FORM:

ANNE MARIE ODEFEY,
CITY ATTORNEY

Minutes

BCCDC REGULAR BOARD MEETING 1112 7th Street Bay City Texas 77414

Monday, January 31, 2022

At 12:00 PM

Attendees Present Absent Late Arrived

President Becca Sitz	x			
Vice President Jason Childers	x			
Secretary Jeannette Bell	x			
Board Member Erik Frankson	x			
Board Member				
Board Member Floyce Brown	x			
Board Member				
Executive Director Jessica Russell	x			
BCCDC Attorney Jill Cornelius	Via Phone			
BCCDC Treasurer Jim Frankson		x		
BCCDC Executive Assistant Karen Stephens		x		

1. Call to order 12:05 pm
2. Certification of quorum – All present
3. Pledge of allegiance led by President Sitz
4. Approval of agenda - Motion by Vice President Childers, seconded by Board member Frankson to approve agenda. Motion carried
5. Public comments - None
6. Approval of minutes from regular board meeting December 13, 2021 – Motion by Vice President Childers, seconded by Secretary Bell to approve minutes. Motion carried.
7. Discuss, consider and/or approve BCCDC Website Grant for Vallarta Mexican Grill – Jessica Russell, BCCDC Executive Director

Motion by Board Member Brown, seconded by Vice President Childers too approve BCCDC Website grant for Vallarta Gill for \$5,000. Motion carried

8. Discuss, consider and/or approve BR&E grant for Vallarta Mexican Grill – Jessica Russell, BCCDC Executive Director

Motion by Board Member Brown, seconded by Secretary Bell too approve BR&E grant for Vallarta Gill for \$5,000. Motion carried

9. Discuss, consider and/or approve BR&E façade grant for SF Investment Properties – Jessica Russell, BCCDC Executive Director

Motion by Vice President Childers, seconded by Board member Brown to approve BR&E grant for SF Investments for \$5,000. Motion carried.

10. Discuss, consider and/or approve BR&E façade grant for Matagorda Veterinary Clinic – Jessica Russell, BCCDC Executive Director

Motion by Board Member Brown, seconded by Secretary Bell to approve BR&E grant for Matagorda Veterinary Clinic for \$5,000. Motion carried.

11. Discuss, consider and/or approve BR&E façade grant for Greg Crain – Jessica Russell, BCCDC Executive Director

Motion by Vice President Childers, seconded by Board member Brown to approve grant for Greg Crain for \$5,000. Motion carried.

12. Discuss, consider and/or approve BR&E façade grant for Baywash Car Wash – Jessica Russell, BCCDC Executive Director

Motion by Board Member Brown, seconded by Board Member Frankson to approve grant for Baywash Car Wash for \$5,000 Motion carried.

13. Discuss, consider and/or approve BR&E façade grant for Steve Sieben – Jessica Russell, BCCDC Executive Director

Motion by Secretary Bell, seconded by Vice President Childers to approve grant for Steve Sieben aka Funky Monkey for \$5,000 Motion carried

14. Discuss, consider and/or approve appointing two BCCDC board members with alternates to MCEDC board – Jessica Russell, BCCDC Executive Director

Motion by Board Member Brown, seconded by Board Member Frankson to appoint BCCDC Executive Director Jessica Russell and Vice President Jason Childers to MCEDC board. Motion carried.

15. Discuss, consider and/or approve changing the Bay City Community Development Corporation's bylaws for board members to live within 10 miles of the municipality's boundaries according to Section 505.052 of the Texas Local Government Code, as amended – Jessica Russell, BCCDC Executive Director

Motion by Vice President Childers, seconded by Secretary Bell to approve changing bylaws for board member to live within 10 miles of the municipality's boundaries according to Section 505.052 of the Texas Local Government Code. Motion carried

16. Setting of next meeting date – February 28, 2022 at 12:00 pm

17. Adjournment

Motion by Board Member Brown, seconded by Vice President Childers to adjourn meeting. Motion carried.

Becca Sitz
BCCDC President

Karen Stephens
BCCDC Assistant Secretary



CITY OF BAY CITY VOLUNTEER INTEREST FORM

Dear Resident:

This form will let the City Council know of your interest and qualifications to serve on a City board or commission. You are encouraged to contact the Mayor concerning your nomination. You may also submit a resume or brief background information regarding your qualifications. This form will be kept on file for a period of two years in the City Secretary's office.

PLEASE TYPE OR PRINT:

Date: 01/28/2022

Name: Alisha F. Cornett

Home Address: Woodside Dr

City: Bay City State TX Zip 77414

Home Phone: [REDACTED] Business Phone: 979-245-2598

Employer: Green Bros Jewelers Occupation: General Manger Sales

E-mail: [REDACTED]

Resident of the Bay City Corporate City Limits: (circle one) ☐ Yes ☒ No

Resident of City for 10 years

I am interested in serving on the following boards:

(Boards and Committees include: Bay City Community Development Corporation (BCCDC), Main Street, Planning Commission, Historic Commission, Convention and Visitor Bureau (CVB), and Housing Authority)

1.) Bay City Community Development Corp

3.) Bay City Community Development Corp

2.) Bay City Community Development Corp

4.) Bay City Community Development Corp

Please list any involvement in civic groups or clubs, current or past service on city boards, or other information qualifying you for service:

Bay City Junior Service League and Board - Historian & Public Relations Chairman;

Coordinated efforts with JSL & Inspire Bay City to clean up and restore Historic street signs

Matagorda Co A&M Club Past President

Internship with VIA Metropolitan Transit San Antonio - Strategic Planning Dept

eSigned via SeamlessDocs.com

 Key: b70da7c3e8b9bca99b123267b71b79ec

Signature

Return completed form to the City Secretary's Office: 1901 5th Street, Bay City, Texas 77414



CITY OF BAY CITY VOLUNTEER INTEREST FORM

Dear Resident:

This form will let the City Council know of your interest and qualifications to serve on a City board or commission. You are encouraged to contact the Mayor concerning your nomination. You may also submit a resume or brief background information regarding your qualifications. This form will be kept on file for a period of two years in the City Secretary's office.

PLEASE TYPE OR PRINT:

Date: 02/11/2022

Name: Jennifer L. Bishop Home Address: [REDACTED] Leissner St.

City: Bay City State TX Zip 77414

Home Phone: [REDACTED] Business Phone: 979-245-4443

Employer: Matagorda County Museum Occupation: Archivist & Collection Mgr.

E-mail: [REDACTED]

Resident of the Bay City Corporate City Limits: (circle one) ☒ Yes ☐ No

Resident of City for 45 years

I am interested in serving on the following boards:

(Boards and Committees include: Bay City Community Development Corporation (BCCDC), Main Street, Planning Commission, Historic Commission, Convention and Visitor Bureau (CVB), and Housing Authority)

1.) Main Street Board

3.) Main Street Board

2.) Main Street Board

4.) Main Street Board

Please list any involvement in civic groups or clubs, current or past service on city boards, or other information qualifying you for service:

Pilot Club of Bay City

Matagorda County Historical Commission

Bay City Historical Commission

eSigned via SeamlessDocs.com

Jennifer Lynn Bishop

Key: b70da7f3e8b9bca99b123267b71b79dec

Signature

Return completed form to the City Secretary's Office: 1901 5th Street, Bay City, Texas 77414



CITY OF BAY CITY VOLUNTEER INTEREST FORM

Dear Resident:

This form will let the City Council know of your interest and qualifications to serve on a City board or commission. You are encouraged to contact the Mayor concerning your nomination. You may also submit a resume or brief background information regarding your qualifications. This form will be kept on file for a period of two years in the City Secretary's office.

PLEASE TYPE OR PRINT:

Date: 02/14/2022
 Name: Justin P Rhodes Home Address: [REDACTED] 7th St
 City: Bay Cit State Texas Zip 77414
 Home Phone: [REDACTED] Business Phone: 979-318-3698
 Employer: State Farm Occupation: Insurance Agent
 E-mail: [REDACTED]
 Resident of the Bay City Corporate City Limits: (circle one) ☐ Yes ☒ No
 Resident of City for 0 years

I am interested in serving on the following boards:

(Boards and Committees include: Bay City Community Development Corporation (BCCDC), Main Street, Planning Commission, Historic Commission, Convention and Visitor Bureau (CVB), and Housing Authority)

- | | |
|--|--|
| 1.) <u>Main Street Board</u>
2.) <u>Main Street Board</u> | 3.) <u>Bay City Community Development Corp</u>
4.) <u>Bay City Community Development Corp</u> |
|--|--|

Please list any involvement in civic groups or clubs, current or past service on city boards, or other information qualifying you for service:

Bay City Lions Club

eSigned via SeamlessDocs.com
Justin Paul Rhodes
 Key: b70da7f3e8b9bca99b123267b71b79dec

Signature

Return completed form to the City Secretary's Office: 1901 5th Street, Bay City, Texas 77414

ORDINANCE~ AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2022 GENERAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE



EXECUTIVE SUMMARY

CANDIDATES UNOPPOSED AND ELECTION TO BE CANCELLED

BACKGROUND:

On February 8, 2022 the City of Bay City Council ordered a General Election to be held on May 7, 2022 for the purpose of electing three City Council members, Positions 3, 4, 5, and a Mayor. The filing period for those wishing to be placed on the ballot began January 19, 2022 and ended Friday, February 18, 2022 at 5:00 p.m.

The City Secretary is responsible for receiving applications for a place on the ballot and on February 28, 2022 declared and certified that there were no opposing candidates for the City of Bay City Council, Position 3, 4, 5, and Mayor. Under these circumstances and pursuant to Subchapter C, Chapter 2 of the Election Code, the City of Bay City Council can declare the candidates elected to office and cancel the election. Candidates who are unopposed in the May 7, 2022 City of Bay City General Election are: Bradley Westmoreland, Position 3; Becca Sitz, Position 4; Blayne Finlay, Position 5; Robert K. Nelson, Mayor.

An Order of Cancellation, declaring the election canceled, will be posted at each election polling place during early voting and on election day, on the City website.

New Council members will take office during the regular City Council meeting of May 10, 2022 which is during the canvassing period in accordance with the election code.

RECOMMENDATION: Staff recommends City Council approve the ordinance as presented.

ATTACHMENTS: Ordinance

ORDINANCE NO. _____**AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2022 GENERAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the general city election was for May 7, 2022 for the purpose of electing members to the City Council; and

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, Subchapter C, Chapter 2, Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

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

SECTION 1. The following candidates, who are unopposed in the May 7, 2022 General City election, are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed:

<u>Candidate</u>	<u>Office Sought</u>
Bradley Westmoreland	Councilmember, Position 3
Rebecca "Becca" Sitz	Councilmember, Position 4
Andrew "Blayne" Finlay	Councilmember, Position 5
Robert K. Nelson	Mayor

SECTION 2. The May 7, 2022 General City election is canceled, and the City Secretary is directed to cause a copy of this ordinance to be posted on Election Day at each polling places used or that would have been used in the election.

SECTION 3. If any portion of this Ordinance is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect.

SECTION 4. This ordinance shall be effective immediately upon adoption.

Passed and approved and effective on the 8th day of March 2022.

COUNCIL MEMBER	VOTED AYE	VOTED NO	ABSENT
Jason Childers	_____	_____	_____
Mayor Pro Tem			
Floyce Brown	_____	_____	_____
James Folse	_____	_____	_____
Brad Westmoreland	_____	_____	_____
Becca Sitz	_____	_____	_____
Robert K. Nelson	_____	_____	_____
Mayor			

Robert K. Nelson, Mayor

City of Bay City, Texas

ATTEST:

APPROVED AS TO FORM:

Jeanna Thompson, City Secretary

Anne Marie Odefey, City Attorney.

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 7, 2022

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 7 de mayo, 2022

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

<u>Candidate/Candidato</u>	<u>Office Sought/Cargo al que presenta candidatura</u>
Bradley Westmoreland	Councilmember, Position 3
Rebecca "Becca" Sitz	Councilmember, Position 4
Andrew "Blayne" Finlay	Councilmember, Position 5
Robert K. Nelson	Mayor


Signature (Firma)

JEANNE Thompson
Printed name (Nombre en letra de molde)

CITY SECRETARY
Title (Puesto)

2/23/2022
Date of signing (Fecha de firma)



See reverse side for instructions
(Instrucciones en el reverso)

ORDER OF CANCELLATION
ORDEN DE CANCELACIÓN

The City of Bay City hereby cancels only the General Election scheduled to be held on May 7, 2022 in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Ciudad de Bay City por la presente cancela la elección que, de lo contrario, se hubiera celebrado el 7 de mayo de conformidad, con la Sección 2.053(a) del Código de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

<u>Candidate(Candidato)</u>	<u>Office Sought(Cargo al que presenta candidatura)</u>
Bradley Westmoreland	Councilmember, Position 3
Rebecca “Becca” Sitz	Councilmember, Position 4
Andrew “Blayne” Finlay	Councilmember, Position 5
Robert K. Nelson	Mayor

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Día de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Mayor (‘ Māer) Mark A. Bricker

City Secretary (‘ Sitē Secretario) Jeanna Thompson

(seal) (sello)

Date of adoption (Fecha de adopción)

Exhibit B**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Teva under the terms and conditions set forth in the Teva Texas State-Wide Opioid Settlement Agreement between Teva, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss the Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss the

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: _____

Texas Subdivision Name: _____

By: _____

[NAME]

[TITLE]

[ADDRESS]

[TELEPHONE]

[EMAIL ADDRESS]

RESOLUTION NO. _____

STATE OF TEXAS §

COUNTY OF MATAGORDA §

BE IT REMEMBERED, at a regular meeting of the City Council of the City of Bay City, Texas, held on the _____ day of _____, 2022, the following Resolution was adopted:

WHEREAS, the City of Bay City previously approved and participated in Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the Texas Term Sheet) approving the allocation of any and all opioid settlement funds within the State of Texas. The Texas Term Sheet is attached hereto as Exhibit "A"; and

WHEREAS, two more Defendants (per the definition in prior Resolution) have negotiated settlements, namely, Teva and Endo/Par;

WHEREAS, Special Counsel and the State of Texas have recommended that the City Council of the City of Bay City support the adoption and approval the Teva and Endo/Par Settlements.

NOW, THEREFORE, BE IT RESOLVED that we, the City Council of the City of Bay City:

1. Support the adoption and approval the settlements with Teva and Endo/Par; and,
2. Make the same findings made in the adoption of the Texas Term Sheet; and,
3. Authorize the Mayor of the City of Bay City to Sign the Texas Subdivision and Special District Election and Release Form for the Texas Teva and Endo/Par settlements as set forth as Exhibit "A" attached hereto.

APPROVED this the _____ day of _____, 2022.

CITY OF BAY CITY, TEXAS

By: _____
Robert Nelson, Mayor

ATTEST:

Jeanna Thompson, City Secretary

Exhibit B**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Teva under the terms and conditions set forth in the Teva Texas State-Wide Opioid Settlement Agreement between Teva, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss the Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss the

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Released Claims with prejudice and sever Teva and all other Released Entities from all pending cases in which the Participating Subdivision has asserted Covered Claims against Teva or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: _____

Texas Subdivision Name: _____

By: _____

[NAME]

[TITLE]

[ADDRESS]

[TELEPHONE]

[EMAIL ADDRESS]

Exhibit A**TEXAS SUBDIVISION AND SPECIAL DISTRICT
ELECTION AND RELEASE FORM**

This Election and Release Form for Texas Participating Subdivisions¹ resolves opioid-related Claims against Endo/Par under the terms and conditions set forth in the Endo/Par Texas State-Wide Opioid Settlement Agreement between Endo/Par, the State of Texas, and the Counties of Dallas, Bexar, Harris and Tarrant (the “Agreement”), the provisions of which are here incorporated by reference in their entirety. Upon executing this Election and Release Form, a Participating Subdivision agrees that, in exchange for the consideration described in the Agreement, the Participating Subdivision is bound by all the terms and conditions of the Agreement, including but not limited to the Release found in Section VII of the Agreement and the provisions concerning participation by Subdivisions or Special Districts in Section VIII, and the Participating Subdivision and its signatories expressly represent and warrant on behalf of themselves that they have, or will have obtained on or before the Effective Date or on or before the execution of this Election and Release Form if executed after the Effective Date, the authority to settle and release, to the maximum extent of the Subdivision’s and Special District’s power, all Released Claims related to Covered Conduct. If this Election and Release Form is executed on or before the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity no later than the Initial Participation Date. If this Election and Release Form is executed after the Initial Participation Date, the Participating Subdivision shall dismiss Endo/Par and all other Released

¹ The Agreement defines a “Participating Subdivision” as a Subdivision or Special District that signs this Election and Release Form and meets the requirements for becoming a Participating Subdivision under subsection VIII.A. of the Agreement.

Entities with prejudice from all pending cases in which the Participating Subdivision has asserted Covered Claims against Endo/Par or a Released Entity concurrently with the execution of this form. By executing this Election and Release Form, the Participating Subdivision submits to the jurisdiction of the Honorable Robert Schaffer, *In Re: Texas Opioid Litigation*, MDL No. 18-0358, Master File No. 2018-63587, in the 152nd Judicial District Court, Harris County, Texas.

Dated: _____

Texas Subdivision Name: _____

By: _____

[NAME]

[TITLE]

[ADDRESS]

[TELEPHONE]

[EMAIL ADDRESS]