

# Tax Increment Reinvestment Zone #1

## Bay City, Texas

AMENDED PROJECT AND FINANCING PLAN  
FEBRUARY 2022

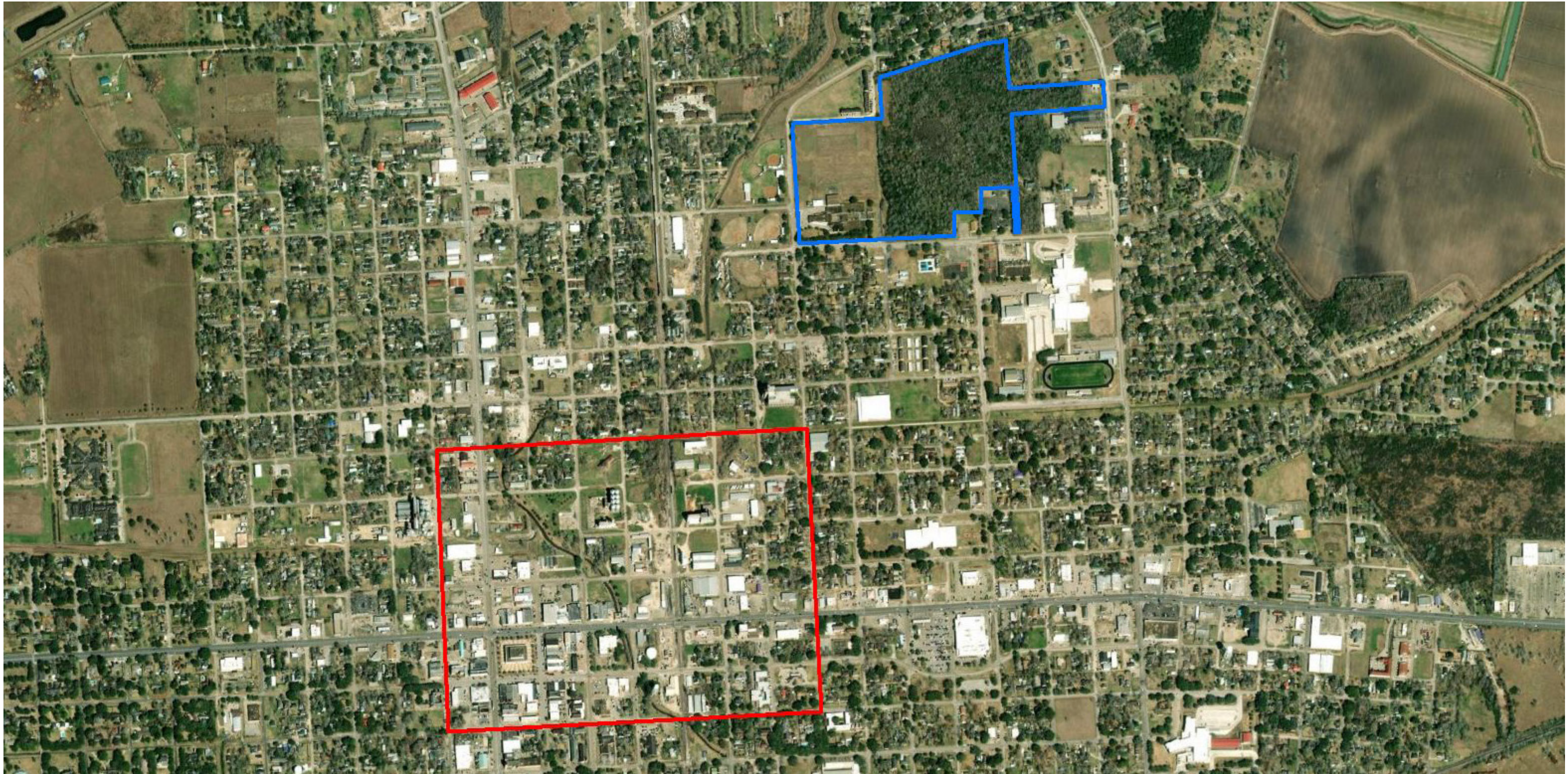


Table of Contents

- Introduction ..... 1
- TIRZ Boundary ..... 2
- Current Conditions & Ownership ..... 4
- Proposed Development ..... 5
- Project Costs ..... 7
- Financial Feasibility Analysis ..... 8
- Terms and Conditions ..... 18
- Appendix A ..... 19



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

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



**DISCLAIMER**

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

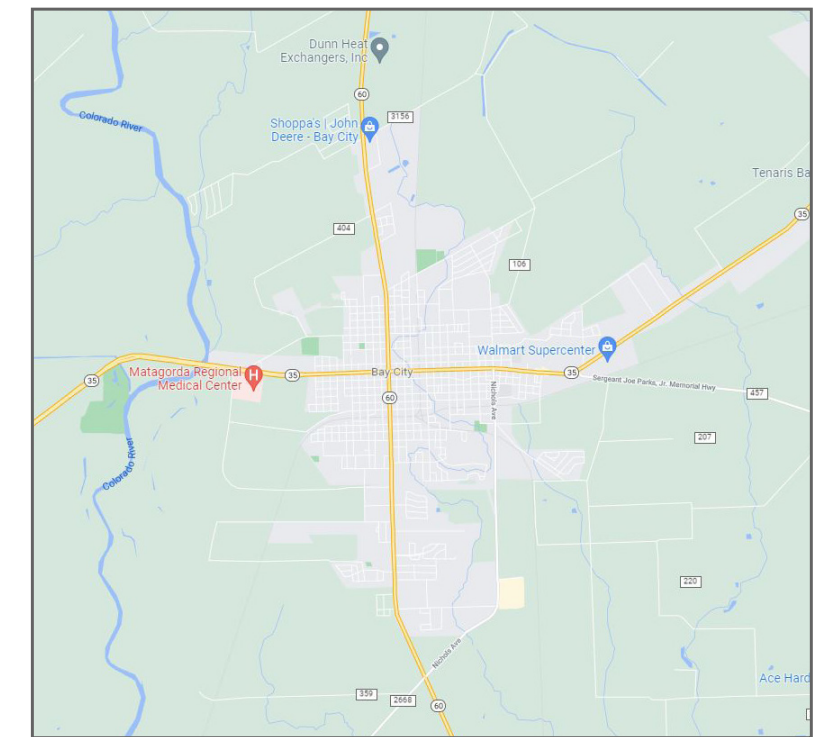
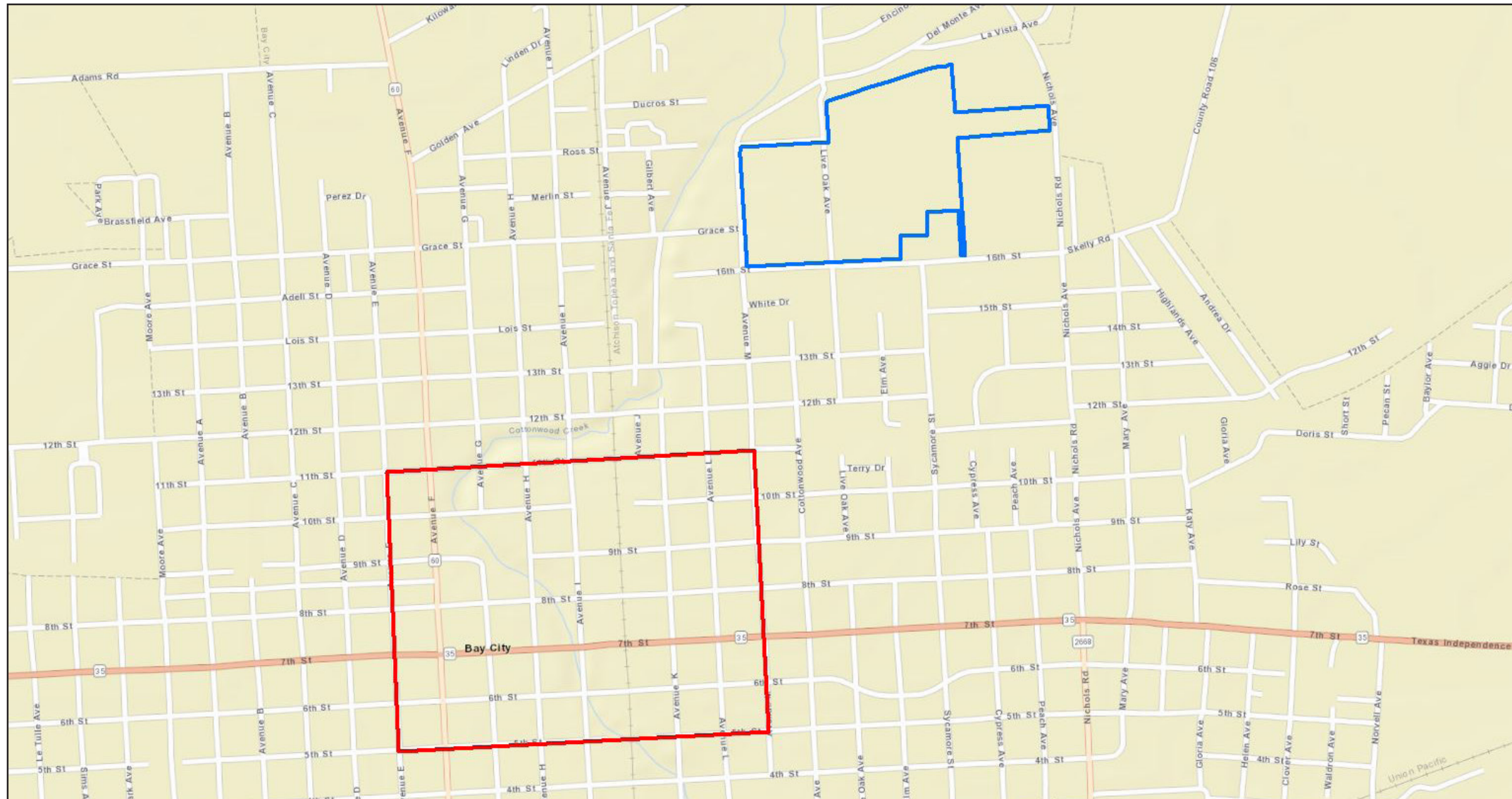
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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



**Tax Increment Reinvestment Zone #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

# TIRZ 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 through 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

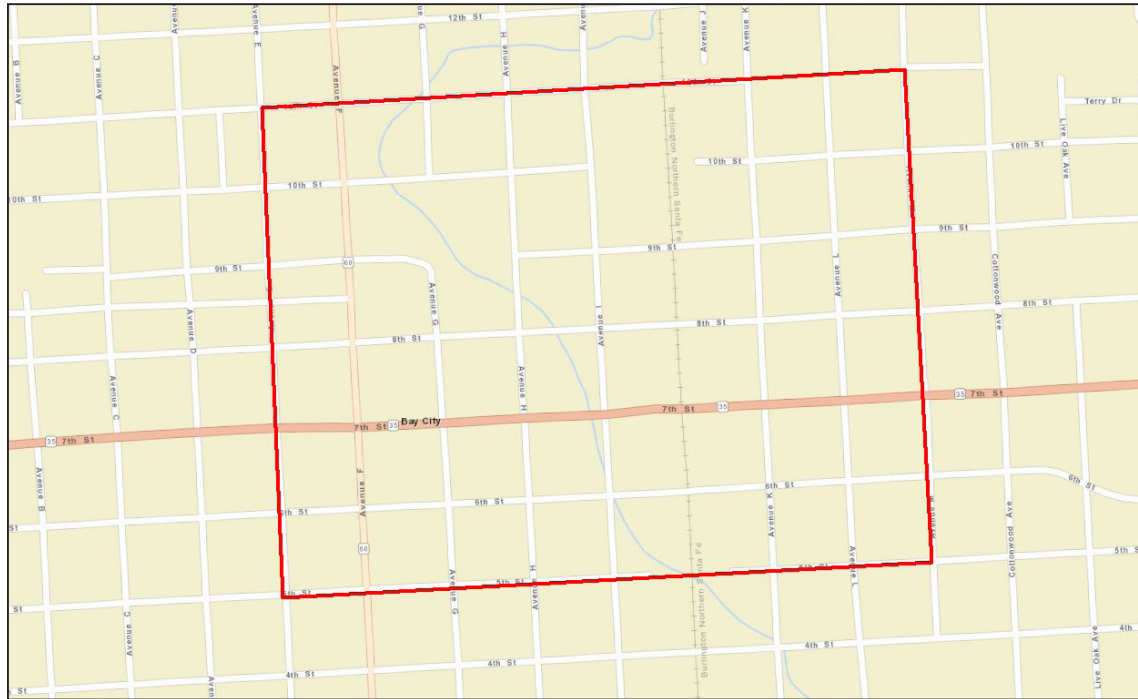
Beginning at the point of intersection of the western Right-of-Way (ROW) line of Avenue E and the southern ROW line of 5th Street, thence

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

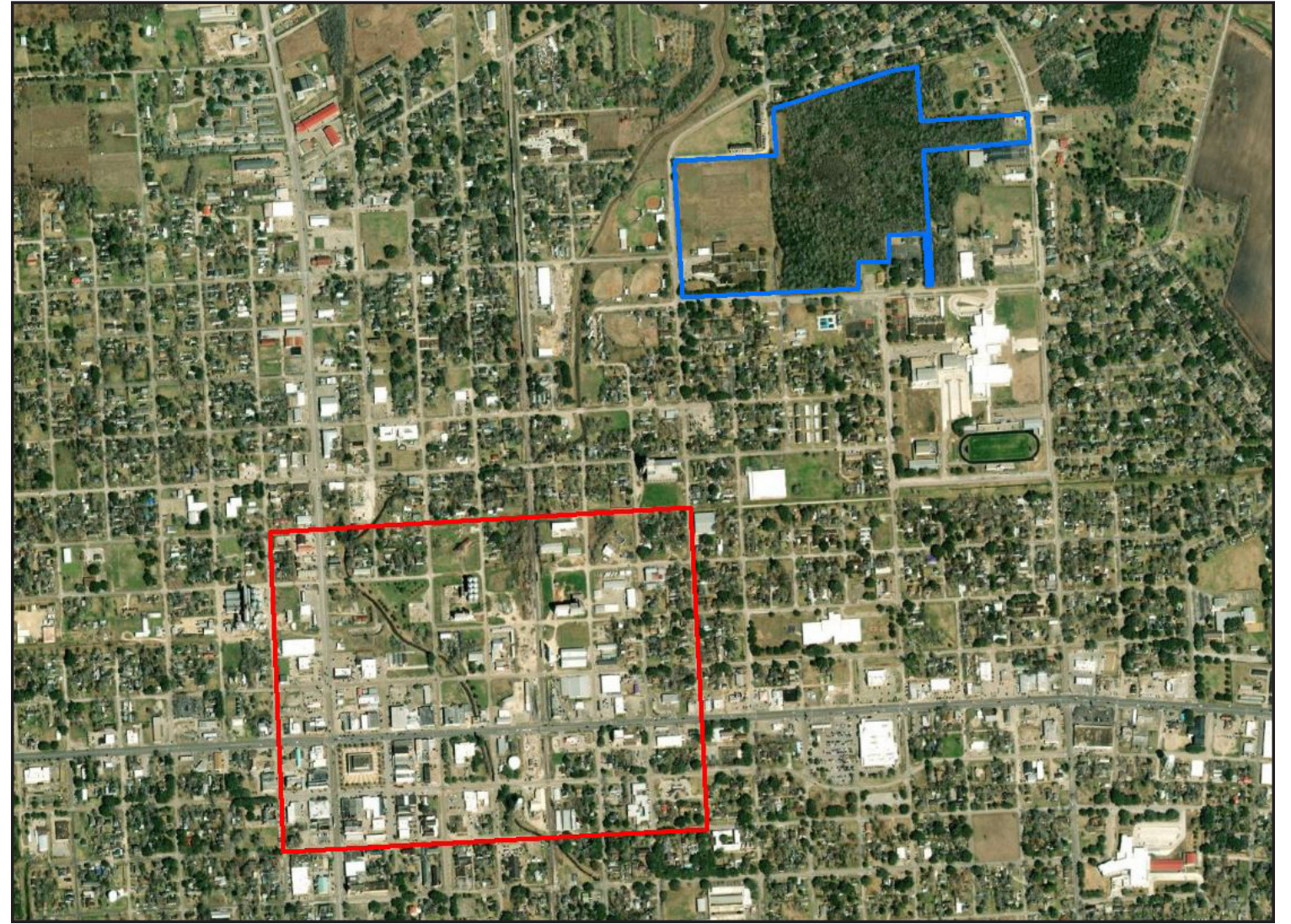
East along the northern ROW line of 11th Avenue to a point where said line intersects with the eastern ROW line of Avenue M, thence

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

## TIRZ Boundary

### Legal Description TIRZ #1A

BEING a 54.441-acre tract of land in the I&GNRR Co. Survey 4, Block 4, Abstract 268 in Matagorda County, Texas and said tract being comprised of {1} a portion of that called 18.325-acre tract conveyed by the Board of Trustees of the Bay City Independent School District to SAL Holdings, LLC by deed recorded as Document No. 2021-7649 of the Matagorda County Official Records, {2} all of that called 33.85-acre tract of land conveyed to SAL Holdings, LLC by deed recorded as Document No. 2020-974 of the Matagorda County Official Records and {3} all of that called 4.0-acre tract conveyed to SAL Holdings, LLC by deed recorded as Document No. 2019-3959 of the Matagorda County Official Records and this 54.441-acre tract being more particularly described by metes and bounds as follows;

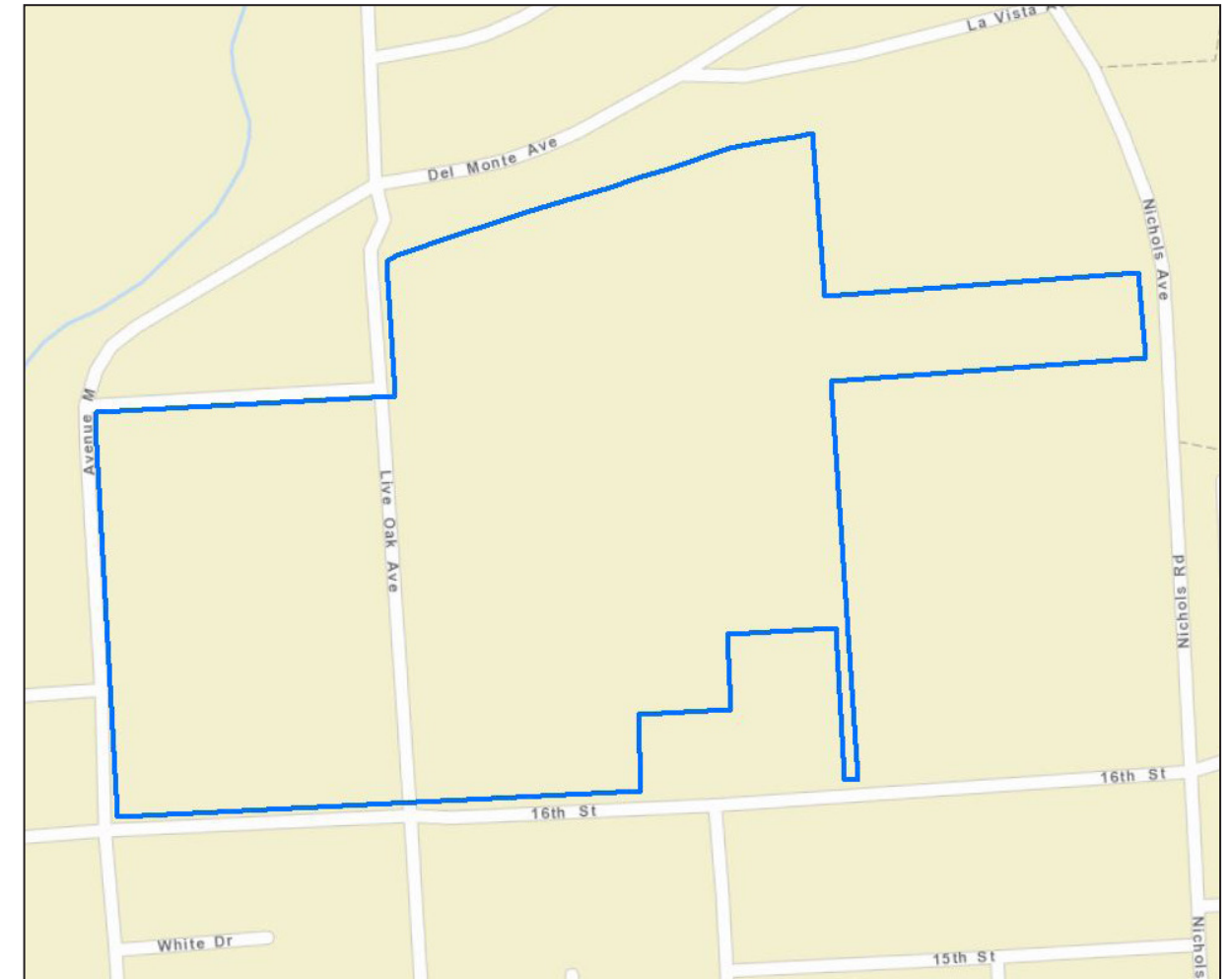
BEGINNING at a found 1/2-inch iron rod in the north right-of-way line of Carey Smith Boulevard (formally Skelly Road) a public street right-of-way having a width of 60-feet, more or less, said iron rod having Texas State Plane South Central Zone Coordinates of North 13557143.251 and East 2940307.688, and said iron rod marking the southwest corner of the aforementioned called 33.85-acre tract and the southeast corner of the aforementioned called 18.325-acre tract and said iron rod being located North 3° 16' 56" West a distance of 59.79-feet and North 86° 43' 04" East a distance of 37.35-feet from a found 1-inch iron rod marking the intersection of the south right-of-way line of Carey Smith Boulevard with the west right-of-way line of Live Oak Avenue, a 60-foot wide public street right-of-way;

THENCE South 86° 43' 04" West (called West in Document No. 2021-7649) with the south line of the aforementioned called 18.325-acre tract and with the north right-of-way line of Carey Smith Boulevard for a distance of 710.38-feet to a found spindle in the pavement at the intersection of said north right-of-way line with the east right-of-way line of Avenue M, a public street right-of-way of varying width, for the southwest corner of the herein described tract;

THENCE North 3° 15' 55" West with the east right-of-way line of Avenue M and the west line of the herein described tract for a distance of 1,020.17-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." marking the northwest corner of the herein described tract and the approximate southwest corner of the Robert V. Bell Rentals called 1.42-acre tract;

THENCE North 86° 52' 03" East (called East in Document No. 2021-7649) with the south line of said 1.42-acre tract, at a distance of 585.15-feet, more or less, pass the southeast corner of said 1.42-acre tract, same being the most southerly southwest corner of the William M. Bell called 1.419-acre tract as described in deed recorded at Volume 629, Page 210 of the Matagorda County Deed Records; at a distance of 659.15-feet, more or less, pass the southeast corner of said 1.419-acre tract, same being the southwest corner of a 20-foot by 20-foot City of Bay City lift station site, at a distance of 679.15-feet pass a point for the southeast corner of said Lift Station site, same being the southwest corner of a 30-foot wide public street right-of-way and continuing for a total distance of 709.15-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." in the west line of the aforementioned 33.85-acre tract that marks the southeast corner of said 30-foot wide street right-of-way and the northeast corner of the aforementioned called 18.325-acre tract for an interior corner of the herein described tract;

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.

## Current Conditions

### 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

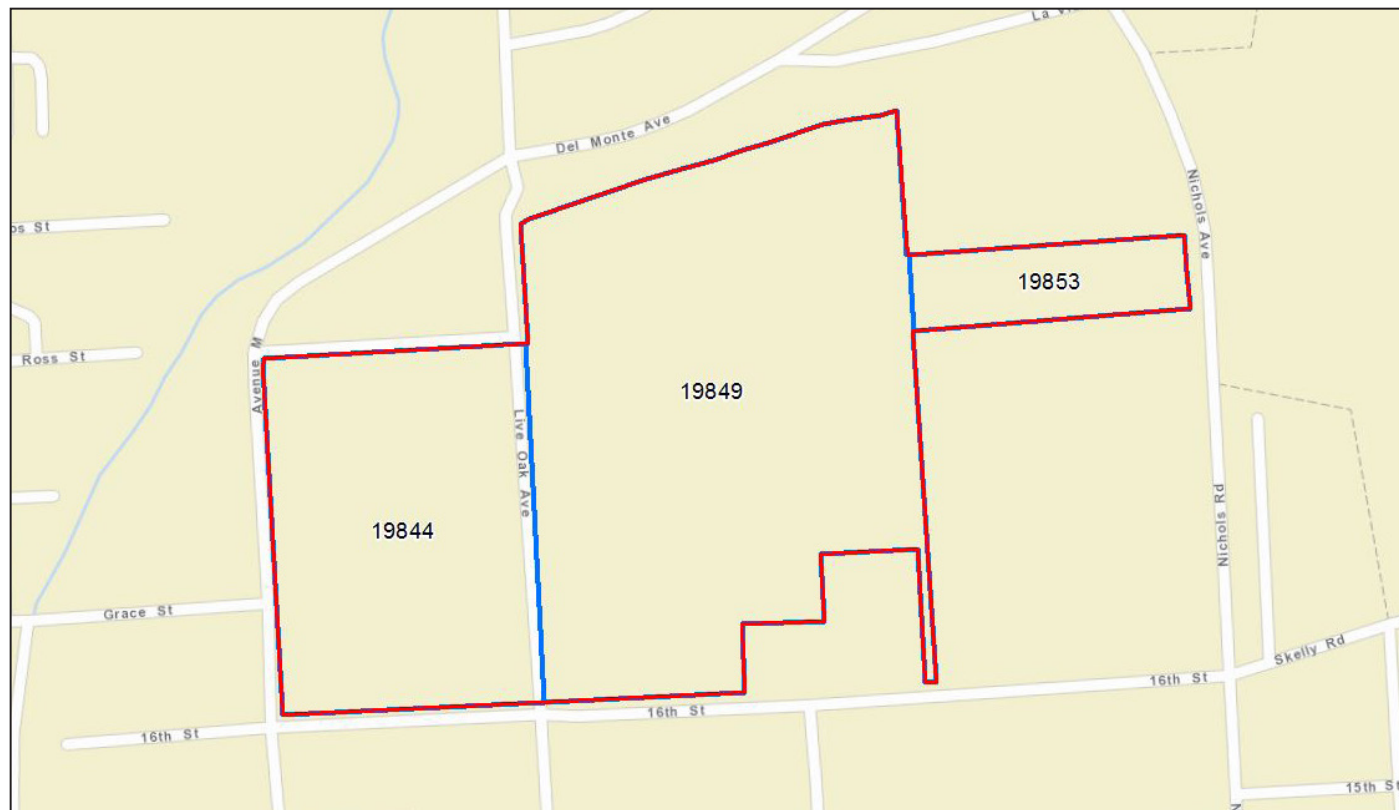
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

### Current Ownership Information

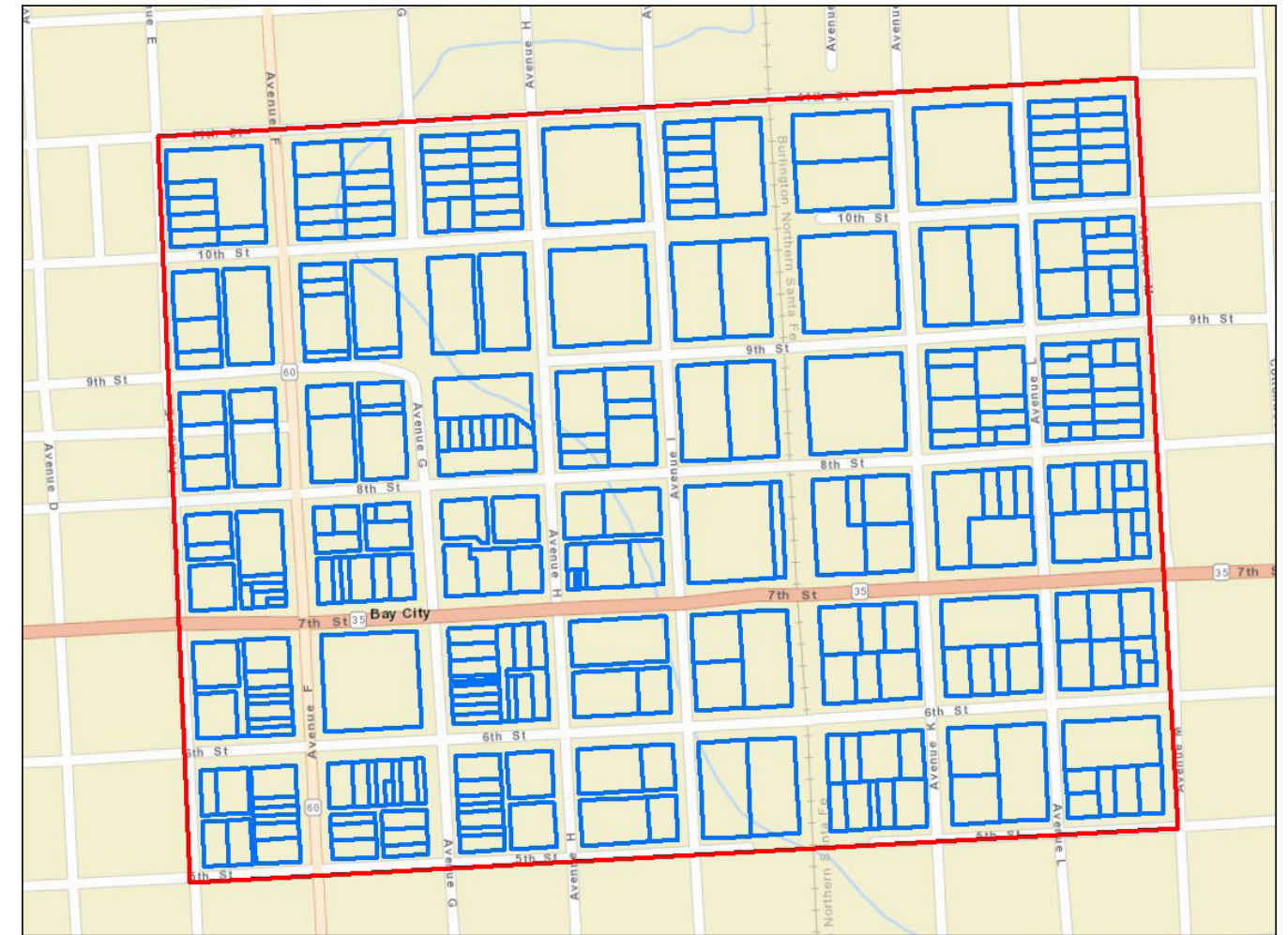
There are currently 238 parcels within the original TIRZ #1 boundaries, and 3 parcels within the expanded TIRZ #1A boundaries. The estimated 2021 taxable value of the property, the most recent available, within the overall TIRZ is \$31,903,848.

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 #1A Parcels



TIRZ #1 Parcels



Proposed Development

Anticipated Development

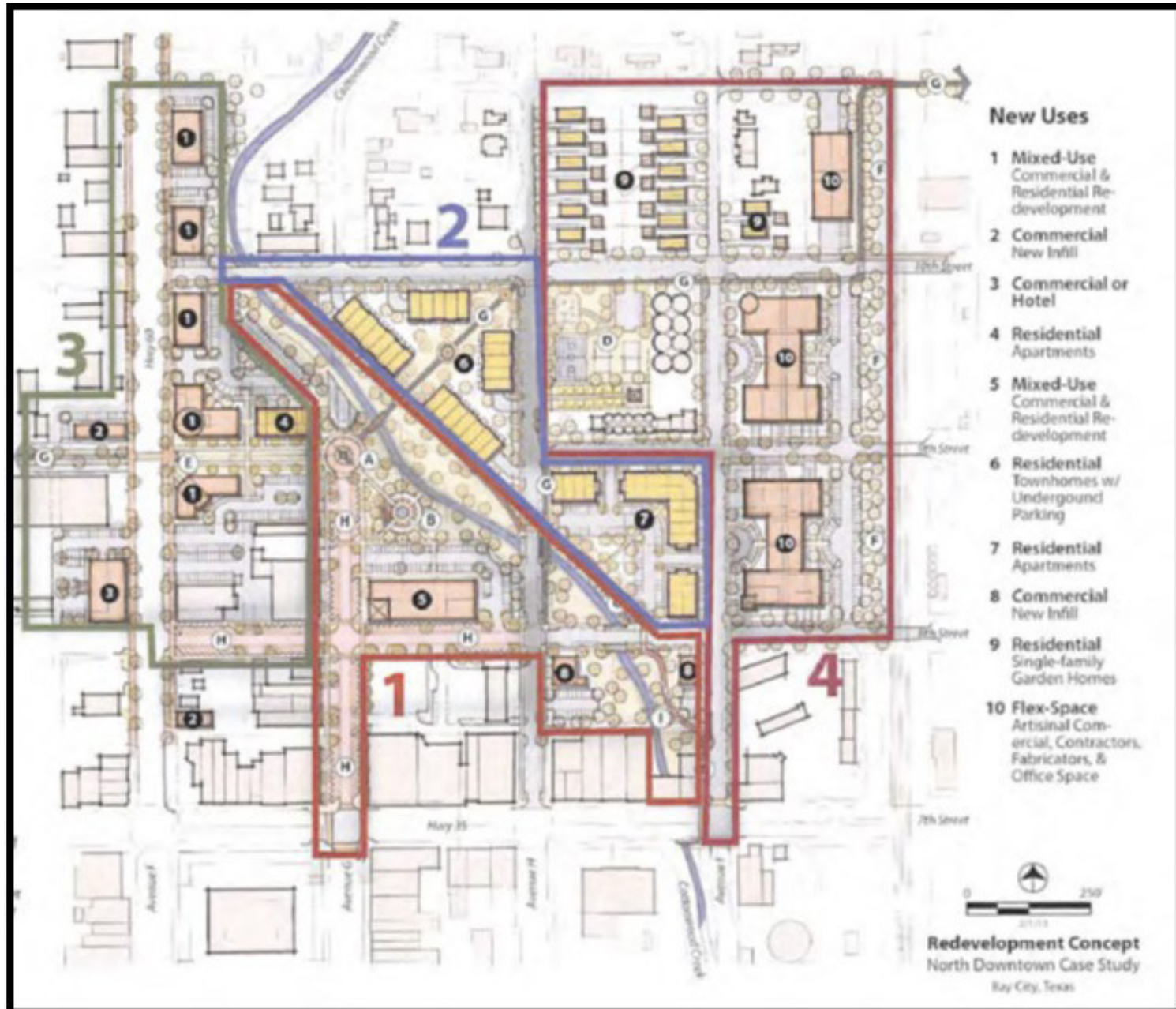
The vacant land within the TIRZ is well positioned for future development. The table below provides an overview of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed. Taking into account forthcoming anticipated 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
<b>TIRZ #1</b>							
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
					<b>\$27,390,000</b>		<b>\$3,150,000</b>
<b>TIRZ #1A</b>							
Single Family		241	2023	\$210,000	\$50,610,000	\$0.00	\$0
					<b>\$50,610,000</b>		
<b>Total</b>					<b>\$78,000,000</b>		<b>\$3,150,000</b>

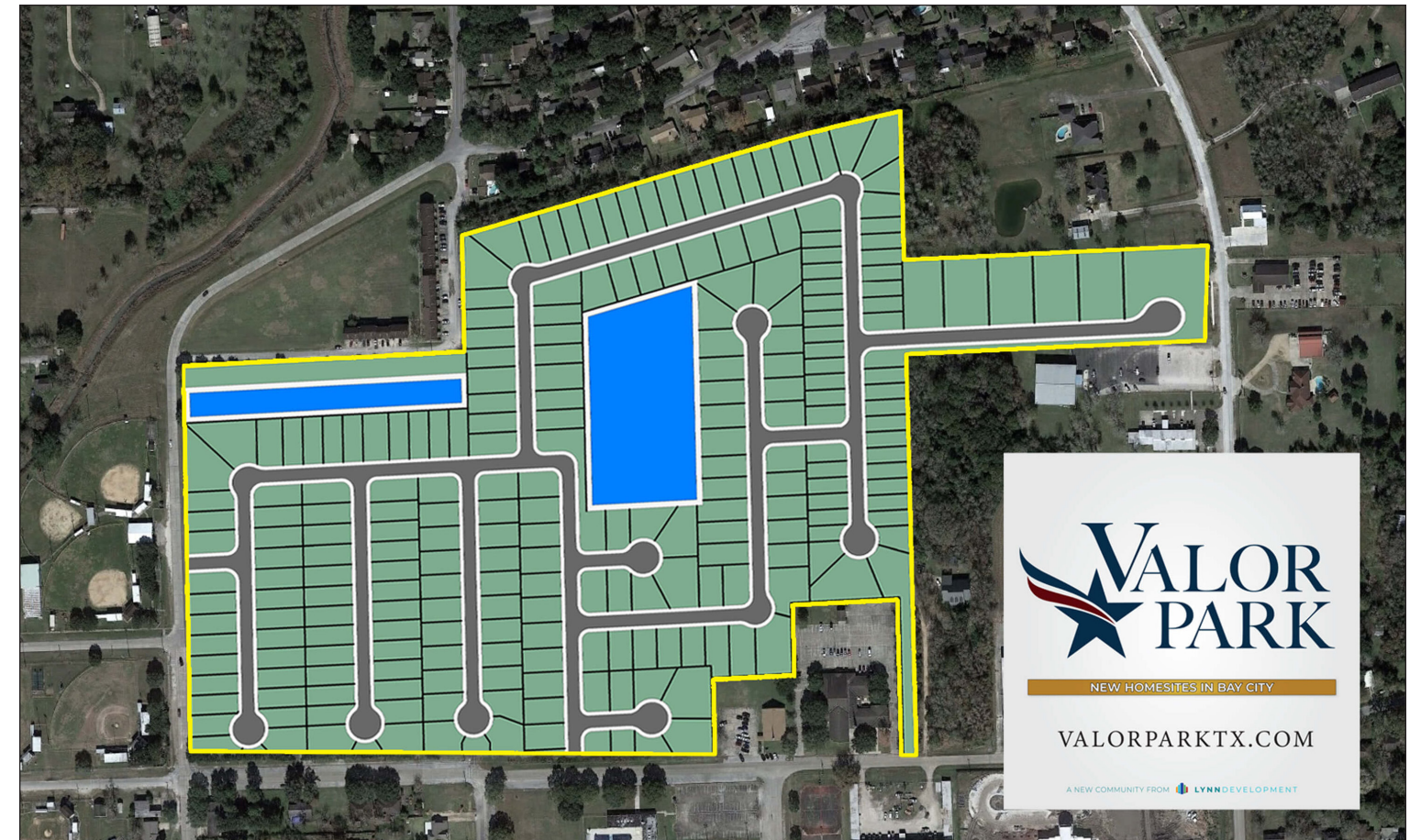
Proposed Development

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

### 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%
	<b>\$ 33,292,148</b>	<b>100.0%</b>

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 Hospital 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
	<b>2.82382000</b>		<b>1.3790000</b>

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
	<b>2.82382000</b>		<b>0.0000000</b>

Sales Tax Rate	0.0200000	0.00%	0.0000000
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# Financial Feasibility Analysis

## TIRZ #1 : 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	0.0200000	0.00%	0.0000000
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### TIRZ #1

	Year	AREA SF/UNIT	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / 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	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>27,390,000</b>		<b>-</b>		<b>3,150,000</b>

### 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%	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%

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%	12.4%

# Financial Feasibility Analysis

## 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		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				
Single Family	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	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	1,003,879	1,023,952	1,044,424	1,065,296	1,086,568	1,108,240	1,130,312	1,152,784	1,175,656	1,198,928	1,222,600	1,246,672	1,271,144	1,296,016	1,321,288	1,347,060	1,373,332	1,400,004	1,427,176	1,454,848	1,483,020	1,511,692	1,540,864	1,570,536	1,600,708			
Townhome	Taxable Value Per Unit	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											
	Cumulative SF	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	12			
	SF Taxable Value	2,092,537	2,273,108	2,464,485	2,666,841	2,880,816	3,106,512	3,344,048	3,593,524	3,855,040	4,128,696	4,414,504	4,712,576	5,023,012	5,346,016	5,681,696	6,030,256	6,391,808	6,766,464	7,154,328	7,554,608	7,967,512	8,393,144	8,831,616	9,283,040	9,747,520	10,225,160	10,716,064	11,220,344	11,738,112	12,269,472	12,814,528	13,373,280	13,945,832			
Retail	Taxable Value Per 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											
	Cumulative SF	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	2,000			
	Commercial Taxable Value	212,242	216,486	220,744	225,016	229,304	233,608	237,928	242,256	246,592	250,936	255,288	259,648	264,016	268,392	272,776	277,168	281,568	285,976	290,392	294,816	299,248	303,688	308,136	312,592	317,056	321,528	326,008	330,496	334,992	339,496	343,992	348,496	352,992	357,496		
Office	Taxable Value Per 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											
	Cumulative SF	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	10,000			
	Commercial Taxable Value	1,500,000	1,530,000	1,560,000	1,590,000	1,620,000	1,650,000	1,680,000	1,710,000	1,740,000	1,770,000	1,800,000	1,830,000	1,860,000	1,890,000	1,920,000	1,950,000	1,980,000	2,010,000	2,040,000	2,070,000	2,100,000	2,130,000	2,160,000	2,190,000	2,220,000	2,250,000	2,280,000	2,310,000	2,340,000	2,370,000	2,400,000	2,430,000	2,460,000	2,490,000		
Multifamily	Taxable Value Per Unit	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	134,585	137,272	140,010	142,802	145,641	148,528	151,464	154,450	157,486	160,572											
	Cumulative SF	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	65			
	MF Taxable Value	6,500,000	6,630,000	6,760,000	6,890,000	7,020,000	7,150,000	7,280,000	7,410,000	7,540,000	7,670,000	7,800,000	7,930,000	8,060,000	8,190,000	8,320,000	8,450,000	8,580,000	8,710,000	8,840,000	8,970,000	9,100,000	9,230,000	9,360,000	9,490,000	9,620,000	9,750,000	9,880,000	10,010,000	10,140,000	10,270,000	10,400,000	10,530,000	10,660,000	10,790,000		
REAL PROPERTY	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	GROSS			
	Bay City	-	-	-	-	-	-	-	-	5,441	5,549	64,961	66,260	70,039	71,440	83,810	85,486	127,037	187,832	191,385	220,581	224,992	229,492	234,082	238,764	243,539	248,410	253,378	258,446	263,615	268,887	274,265	279,750	285,344	GROSS		
	Matagorda County	-	-	-	-	-	-	-	-	3,425	3,493	40,894	41,711	44,090	44,972	52,759	53,814	79,971	118,117	120,479	138,858	141,835	144,468	147,357	150,305	153,311	156,377	159,504	162,695	165,948	169,267	172,653	176,106	180,732	185,544	GROSS	
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%	100%		
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	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%	100%		
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	Taxable Value	-	-	-	-	-	-	-	-	14,000	14,000	38,500	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,790	86,495	88,244	90,038	GROSS	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT	Taxable Value	-	-	-	-	-	-	-	-	14,000	14,000	38,500	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,790	86,495	88,244	90,038	GROSS	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

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 TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	\$	\$ / SF	\$	\$ / SF	\$
Single Family	2023	241	\$ 210,000.00	\$ 50,610,000	\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	#REF!	#REF!
<b>TOTAL</b>		<b>241</b>		<b>50,610,000</b>		<b>-</b>		<b>#REF!</b>

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%





# Financial Feasibility Analysis - Projected TIRZ Revenue

## ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH DISCOUNT RATE		2.00% 6.00%		REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX																												
Bav City	0.6350000	100%	0.6350000	Bav City	0.6350000	0%	0.0000000	0.0200000	0.09%	0.0000000																										
Mataoorda County	0.3997400	100%	0.3997400	Mataoorda County	0.3997400	0%	0.0000000																													
Mataoorda County Hospital District	0.2912700	100%	0.2912700	Mataoorda County Hospital District	0.2912700	0%	0.0000000																													
Port of Bav City	0.0529900	100%	0.0529900	Port of Bav City	0.0529900	0%	0.0000000																													
Cons & Reel District	0.0081900	0%	0.0000000	Cons & Reel District	0.0081900	0%	0.0000000																													
Coastal Plains GW District	0.0042600	0%	0.0000000	Coastal Plains GW District	0.0042600	0%	0.0000000																													
Drainage District #1	0.0411300	0%	0.0000000	Drainage District #1	0.0411300	0%	0.0000000																													
Bay City ISD	1.3912400	0%	0.0000000	Bay City ISD	1.3912400	0%	0.0000000																													
	2.8238200		1.3790000		2.8238200		0.0000000																													
REVENUE YEAR	BASE YEAR 2015	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	TOTALS		
BASE YEAR																																				
TAXABLE VALUE																																				
TAXABLE VALUE INCREMENT																																				
REVENUE A TAXABLE VALUE GROWTH																																				
REVENUE YEAR	2015	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	TOTALS		
BASE YEAR																																				
TAXABLE VALUE																																				
TAXABLE VALUE INCREMENT																																				
REVENUE B TAXABLE VALUE GROWTH																																				
npv @ 6%	0	9,675	31,072	65,640	65,055	83,903	100,026	108,554	117,253	126,125	135,175	144,406	153,822	163,426	173,222	183,213	193,405	203,801	214,404	225,220	236,251	247,504	258,981	270,688	282,630	294,810	307,233	319,905	332,831	346,015	359,463	373,179	6,126,708			



# Financial Feasibility Analysis - 100% of Tax Revenue Generated

## ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%  
DISCOUNT RATE 6.00%

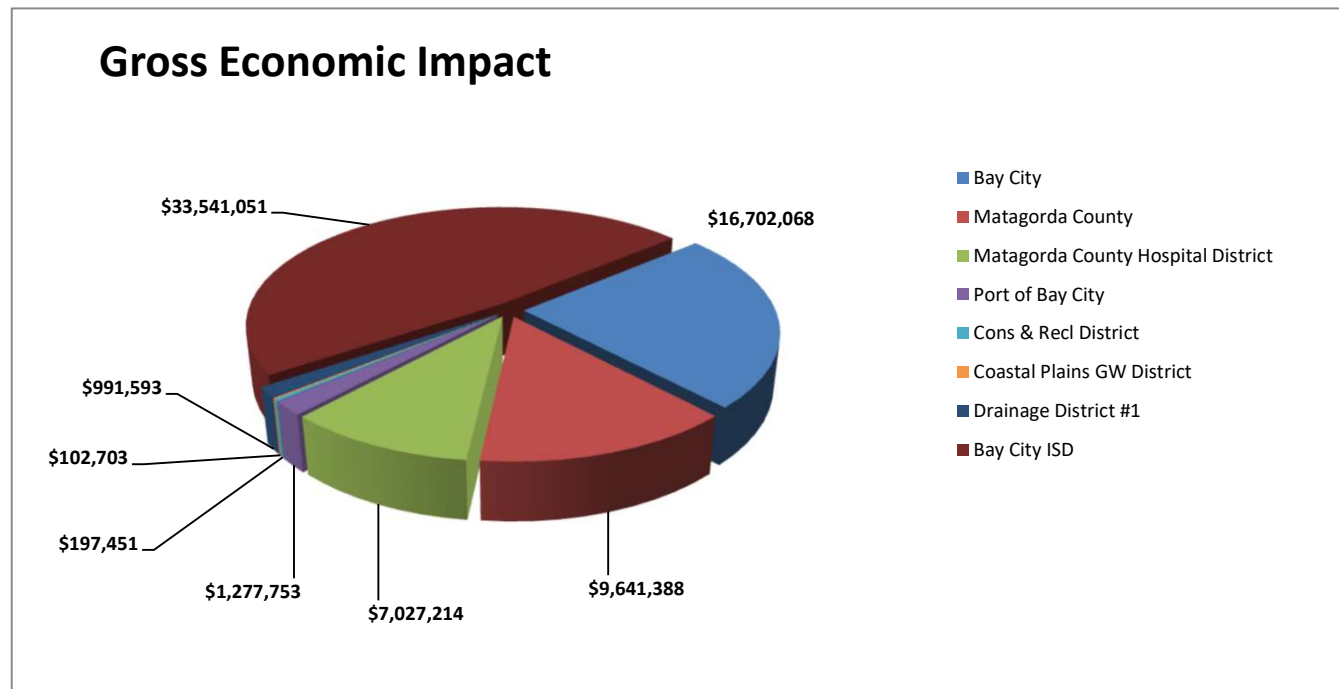
REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX		
Area	Rate	Value	Area	Rate	Value	Rate	Value	Value
Bay City	0.6350000	100%	0.6350000	100%	0.6350000	0.0200000	100.00%	0.0200000
Matagorda County	0.3997400	100%	0.3997400	100%	0.3997400			
Matagorda County Hospital District	0.2912700	100%	0.2912700	100%	0.2912700			
Port of Bay City	0.0529900	100%	0.0529900	100%	0.0529900			
Cons & Recl District	0.0081900	100%	0.0081900	100%	0.0081900			
Coastal Plains GW District	0.0042600	100%	0.0042600	100%	0.0042600			
Drainage District #1	0.0411300	100%	0.0411300	100%	0.0411300			
Bay City ISD	1.3912400	100%	1.3912400	100%	1.3912400			
	2.6238200		2.6238200		2.6238200			

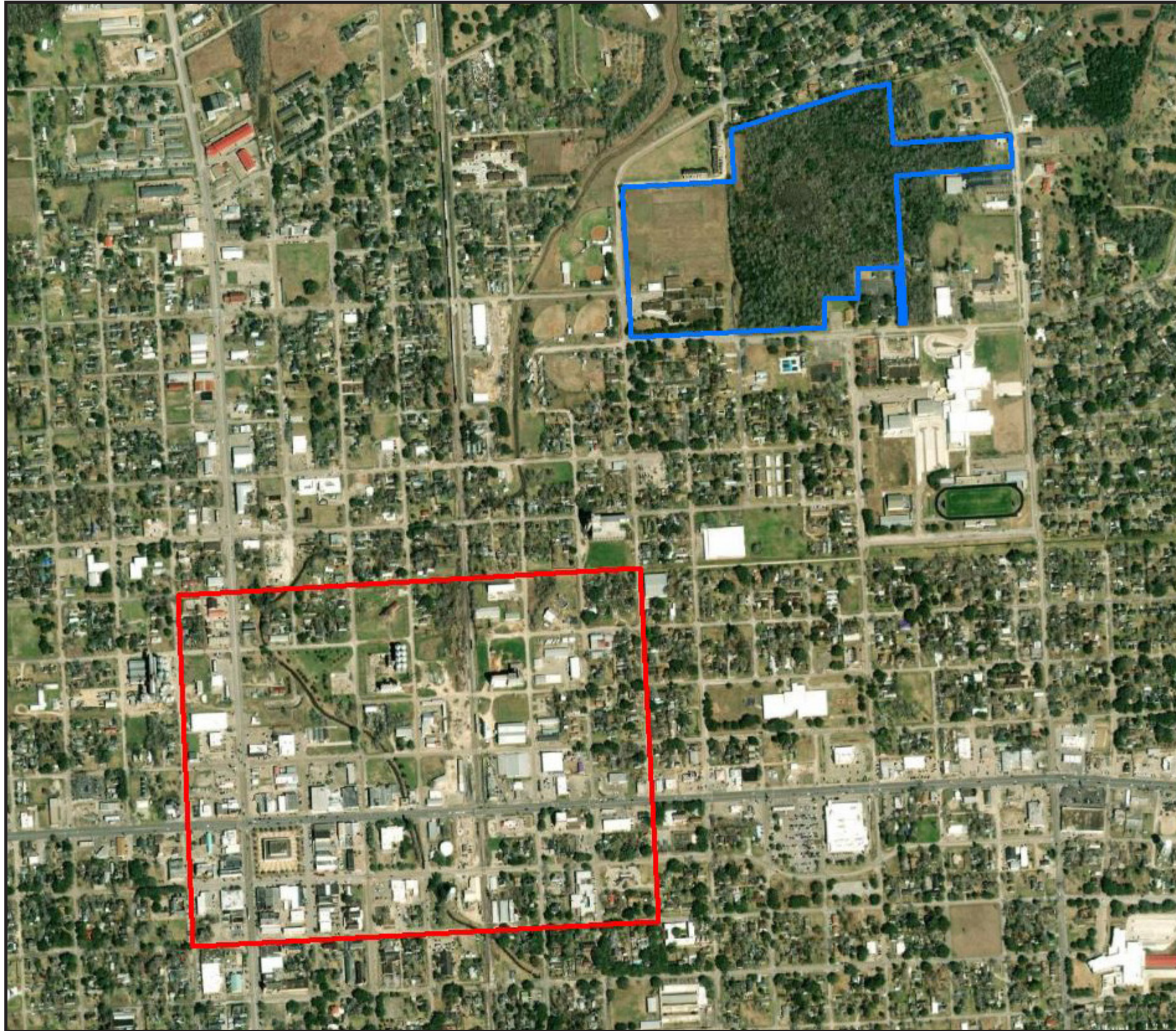
REVENUE YEAR	BASE YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS	
BASE YEAR																																			
Bay City	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760	23,875,760
TAXABLE VALUE																																			
Bay City	23,875,760	24,586,338	26,017,969	28,400,171	28,315,552	29,650,220	31,166,556	31,789,887	32,425,685	33,074,199	33,735,683	34,410,396	35,098,604	35,800,576	36,516,588	37,246,919	37,991,858	38,751,695	39,526,729	40,317,263	41,123,609	41,946,081	42,785,003	43,640,703	44,513,517	45,403,787	46,311,863	47,238,100	48,182,862	49,146,519	50,129,450	51,132,039			
TAXABLE VALUE INCREMENT																																			
Bay City	0	710,578	2,142,209	4,524,411	4,439,792	5,774,460	7,290,796	7,914,127	8,549,925	9,198,439	9,859,923	10,534,636	11,222,844	11,924,816	12,640,828	13,371,159	14,116,098	14,875,935	15,650,969	16,441,503	17,247,849	18,070,321	18,909,243	19,764,943	20,637,757	21,528,027	22,436,103	23,362,340	24,307,102	25,270,759	26,252,690	27,252,279			
REVENUE A																																			
TAXABLE VALUE GROWTH																																			
Bay City	0	4,278	14,031	29,635	29,081	37,823	46,297	50,255	54,292	58,410	62,611	66,895	71,265	75,723	80,269	84,907	89,637	94,462	99,384	104,404	109,524	114,747	120,074	125,507	131,050	136,703	142,469	148,351	154,350	160,469	166,711	173,077	2,836,889		
REVENUE B																																			
TAXABLE VALUE GROWTH																																			
Bay City	0	0	0	0	0	0	0	0	0	293	591	895	1,206	1,523	1,846	2,175	2,511	2,854	3,204	3,561	3,924	4,296	4,674	5,060	5,454	5,856	6,265	6,683	7,110	7,544	7,988	8,440	8,902		



**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
<b>Total</b>	<b>\$69,481,220</b>	<b>\$33,292,148</b>	<b>\$36,189,073</b>





**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.

APPENDIX A - TIRZ PARCELS

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	

APPENDIX A - TIRZ PARCELS

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 PLLC	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	



APPENDIX A - TIRZ PARCELS

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 NANJI 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 YBARRA	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	

APPENDIX A - TIRZ PARCELS

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	BARRETT'S 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	BARRETT'S 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 MANAGEMENT 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	
<b>TOTAL TIRZ #1</b>				<b>\$ 31,166,556</b>	
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	
<b>TOTAL TIRZ #1A</b>				<b>\$ 737,292</b>	
<b>TOTAL TIRZ #1 &amp; #1A</b>				<b>\$ 31,903,848</b>	