ORDINANCE NO.___________

AN ORDINANCE OF THE CITY COUNCIL OF BAY CITY, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, 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. 1557 designating a contiguous geographic area within the City as a Reinvestment Zone Number Two, Bay City, Texas (the "Original Boundaries"); and

WHEREAS, on March 24, 2016, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1568 extending the deadline to appoint board members; and

WHEREAS, on November 16, 2021, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1674 amending Reinvestment Zone Number Two, 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 and increase the Project Costs for Reinvestment Zone Number Two, Bay City, Texas (the "Zone"); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on December 21, 2021, 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 is required prior to the adoption of this Ordinance 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 December 2021.

____

Robert K. Nelson, Mayor

City of Bay City

ATTEST:

____

Jeanna Thompson, City Secretary

APPROVED AS TO FORM:

____

Anne Marie Odefey, City Attorney

Council Member:	**Voted Aye**	**Voted No**	**Absent**
Floyce Brown	________________	_____________	_____________
James Folse	________________	_____________	_____________
Jason Childers	________________	_____________	_____________
Becca Sitz	________________	_____________	_____________
Bradley Westmoreland	________________	_____________	_____________
Robert K. Nelson	_____________	_____________	_____________

____

Robert K. Nelson, Mayor,

City of Bay City

ATTEST:

____

Jeanna Thompson, City Secretary

APPROVED AS TO FORM:

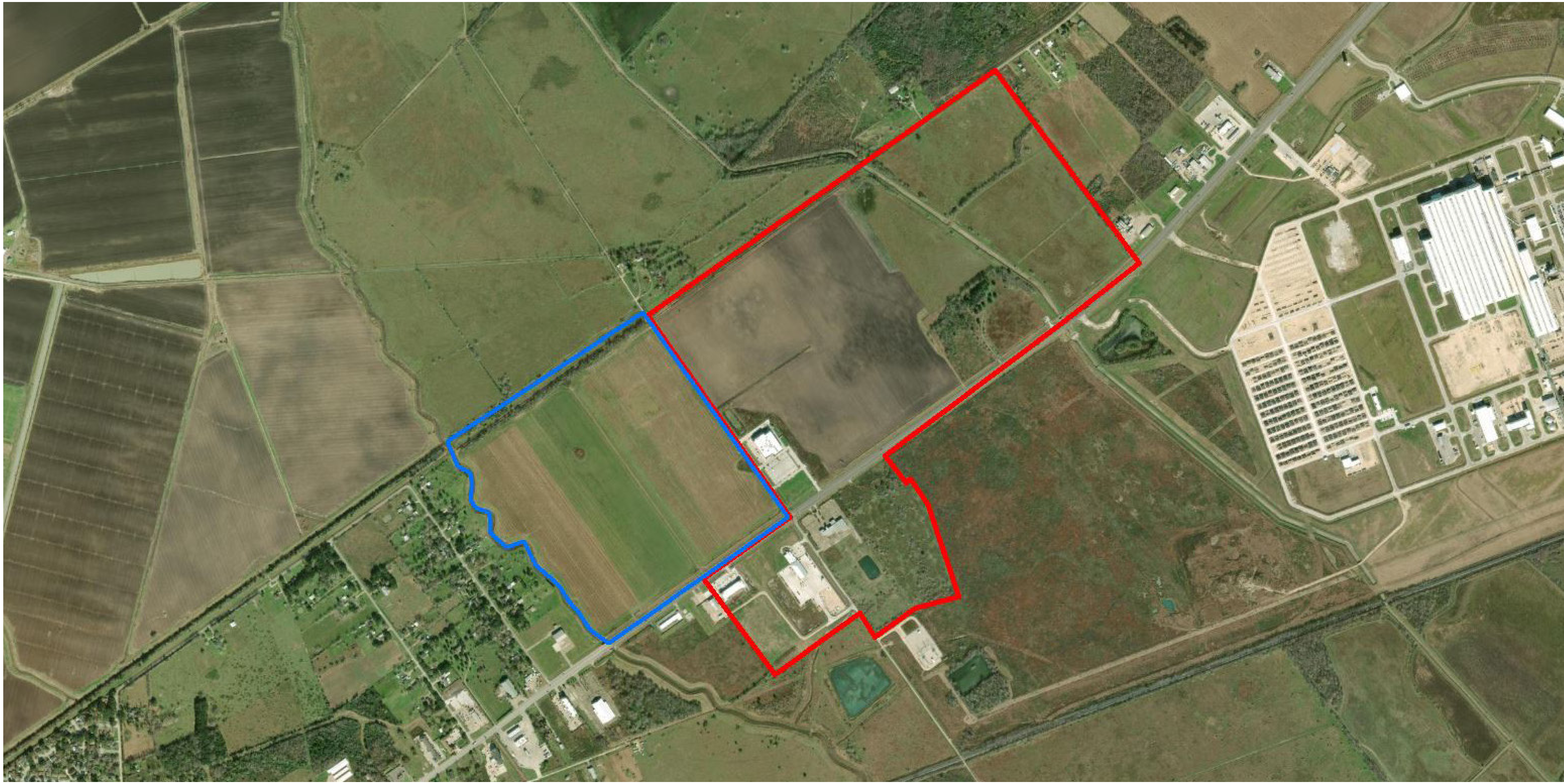
____

Anne Marie Odefey, City Attorney

EXHIBIT A

Amended Project and Financing Plan

Tax Increment Reinvestment Zone #2
Bay City, Texas



DAVID PETTIT
Economic Development

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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.

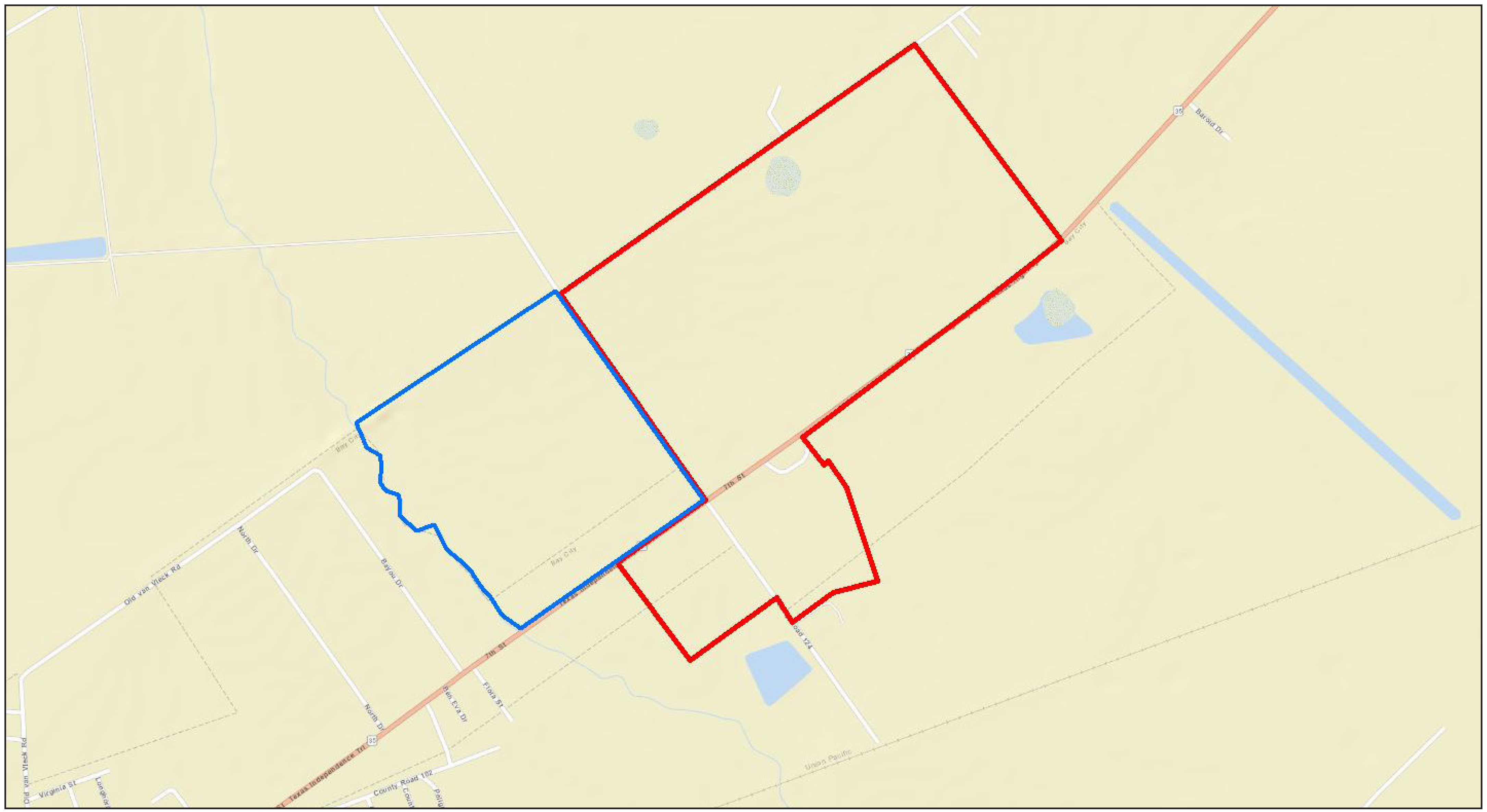
The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances,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

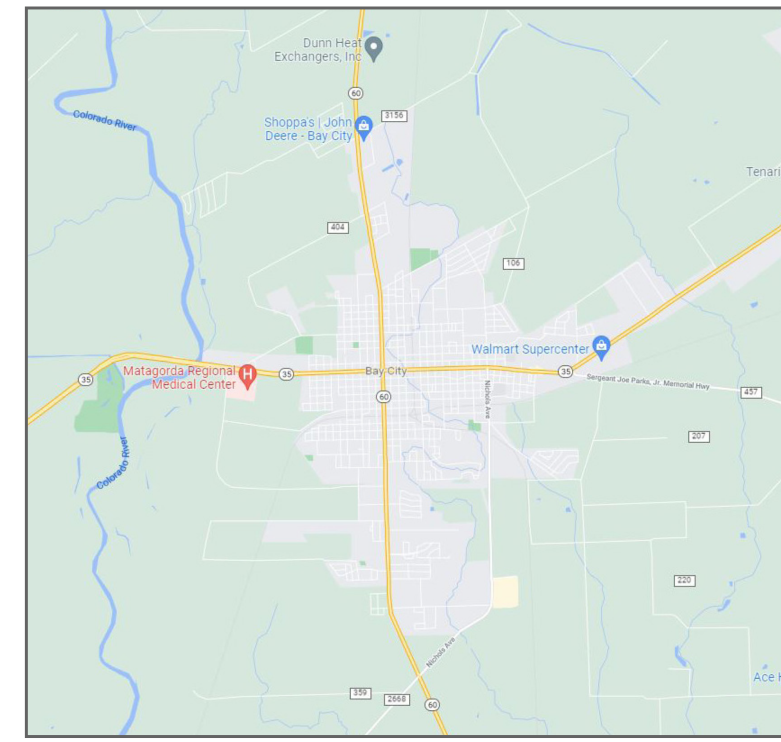
Tax Increment Reinvestment Zone #2, Bay City

Tax Increment Reinvestment Zone #2 (TIRZ) was created in 2015 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 #2 was established to promote the development of new construction within the boundaries of the TIRZ. In 2021, it is proposed that the TIRZ be expanded to include the property within the boundaries of TIRZ #2A.

This amended project and financing plan outlines the funding of $136,707,199 in public improvements related to water, sanitary sewer, and storm water facilites, 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 #2 Boundary

- TIRZ #2A Boundary

Boundary Description

TIRZ #2 is located in the easterm portion of Bay City. The expanded TIRZ #2A boundaries are immediately contiguous to the west of the original TIRZ boundaries. The original TIRZ boundary encompassed approximately 344 acres, TIRZ #2A encompasses approximately 147.27 acres, bringing the total acreage of the TIRZ to approximately 491.27 acres. Details about the individual parcels within the TIRZ are included in **Appendix A.**

Legal Description TIRZ #2

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of McCrosky Road and the southern ROW line of Old van Vleck Road, thence

South along the eastern ROW line of McCrosky Road to a point where said line intersects with the southern ROW line of TX-35, thence

West along the southern ROW line of TX-35 to a point where said line intersects with the western property line of AB 0339, I & G N RR CO, ACRES 1.3774, 75% UND INT, thence

Southeast along the western property line of AB 0339, I & G N RR CO, ACRES 1.3774, 75% UND INT to a point where said line intersects with the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED INSIDE CITY LIMITS, ACRES 2.5137, thence

Southeast along the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED INSIDE CITY LIMITS, ACRES 2.5137 to a point where said line intersects with the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963, thence

Southeast along the western property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963 to a point where said line intersects with the southeastern property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963, thence

Northeast along the southeastern property line of SHOWBOAT ADDITION, LOT RESERVE A (PT), LOCATED OUTSIDE THE CITY LIMITS, ACRES 16.6963 to a point where the projection of said line intersects with the western ROW line of Me Crosky Road, thence

South along the western ROW line of Me Crosky Road to a point where said line intersects with the southern property line of I & G N AB 339 15.44 ACRES (15.90 AC LESS .46 = 15.44AC), thence

East along the southern property line of I & G N AB 339 15.44 ACRES (15.90 AC LESS .46 = 15.44AC) to a point where said line intersects with the southern property line of I & G N AB 339 5.66 ACRES, thence

East along the southern ROW line of I & G N AB 339 5.66 ACRES to a point where said line intersects with the eastern property line of I & G N AB 339 5.66 ACRES, thence

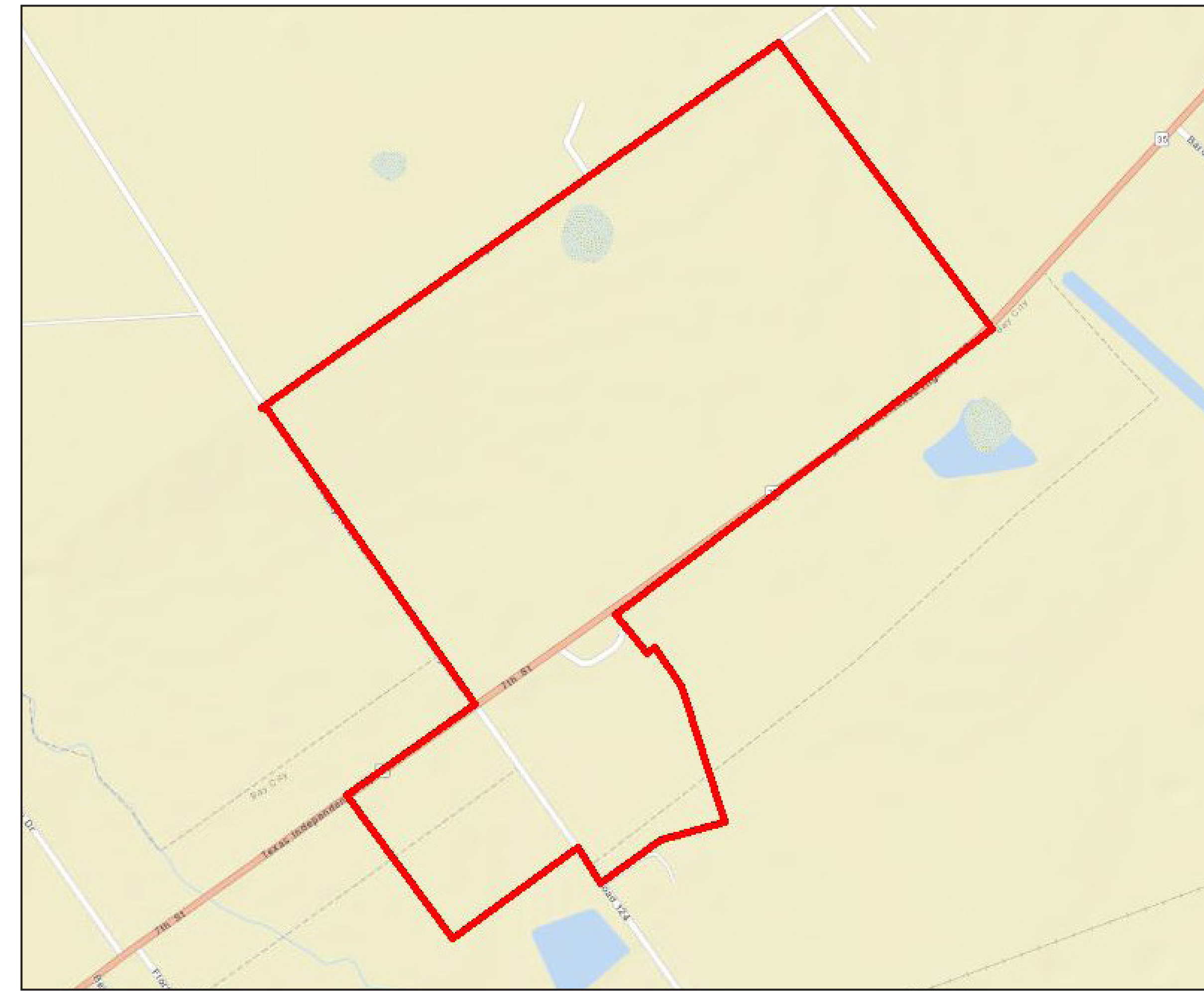
North along the eastern ROW line of I & G N AB 339 5.66 ACRES to a point where said line intersects with the southern ROW line of TX-35, thence

East along the southern ROW line of TX-35 to a point where said line intersects with the projection of the eastern property line of AB 0150, JOHN DUNCAN, ACRES 19.66, thence

North along the eastern property line of AB 0150, JOHN DUNCAN, ACRES 19.66 to a point where said line intersects with the eastern property line of AB 0150, JOHN DUNCAN, ACRES 117.893, 1/3 UND INT (OUTSIDE CITY LIMITS), thence

North along the eastern property line of AB 0150, JOHN DUNCAN, ACRES 117.893, 1/3 UND INT (OUTSIDE CITY LIMITS) to a point where said line intersects with the southern ROW line of Old van Vleck Road, thence

West along the southern ROW line of Old van Vleck Road to the point there said line intersects the eastern ROW line of Me Crosky Road, which is the point of beginning.



- TIRZ #2 Boundary

TIRZ Boundary

Legal Description TIRZ #2A

Beginning at the point where the eastern right of way boundary of McCrosky Road meets the northern right of way boundary of TX-35, thence

West along the northern right of way boundary of TX-35 to the point it meets the southwest corner of Property ID 20961, thence

North to Property ID 20118, continuing north along the western boundary of Property ID 20118 to the point it meets an easement, thence

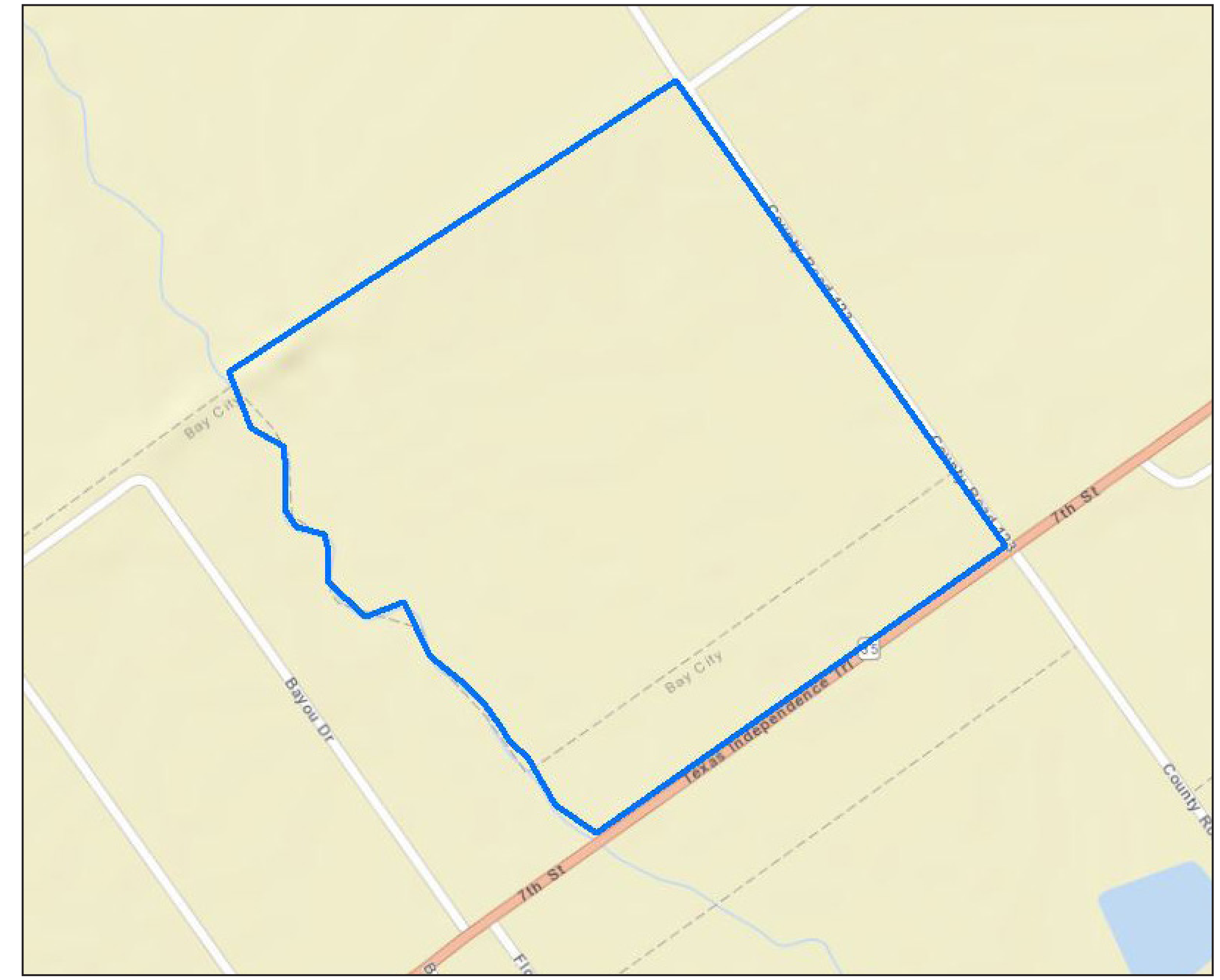
North across the easement to the southwest corner of Property ID 20111, thence

East along the southern boundary of Property ID 20111 to the point it meets the southwest corner of Property ID 20953, thence

East along the southern boundary of Property ID 20953 to the point it meets the western right of way boundary of McCrosky Road, thence

East across McCrosky road to the point the eastern right of way boundary of McCrosky Road meets the southwest corner of Property ID 23012, thence

South along the eastern right of way boundary of McCrosky Road to the point it meets the northern right of way boundary of TX-35, which is the point of beginning.



- TIRZ #2A Boundary

Land Use

The vast majority of the land within the original boundaries of the zone is vacant land that is well positioned for new development. Since the creation of the TIRZ, a movie theater has been built near the intersection of McCrosky Road and 7th Street. Across 7th Street from the theater there is a vacant property that is well positioned for redevelopment. The property within TIRZ #2A is vacant land that is well positioned for new development.

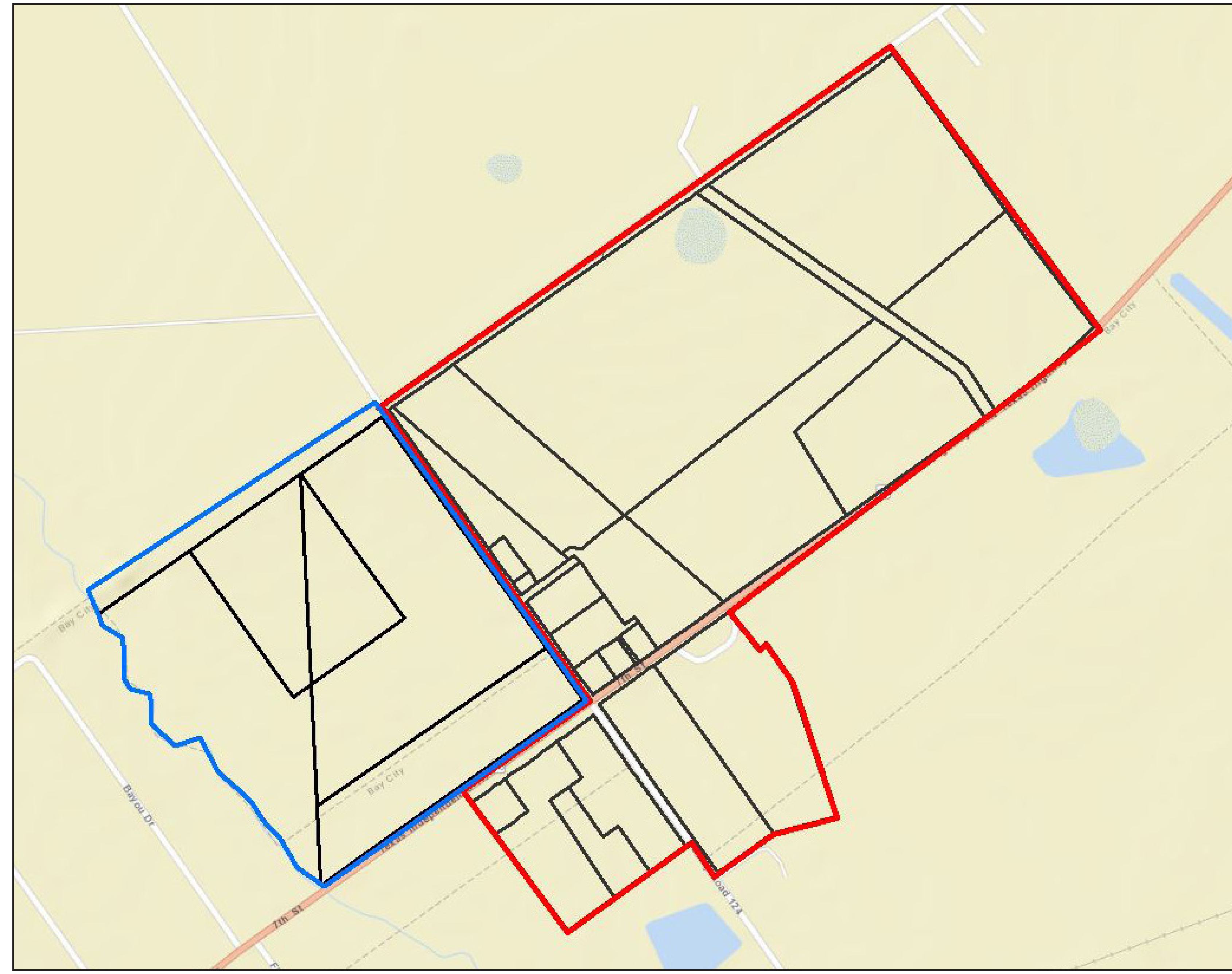
Method of Relocating Persons to be Displaced

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 36 parcels within the expanded Tax Increment Reinvestment Zone #2. The estimated 2021 taxable value of the property within the TIRZ is $13,323,551. The base year for TIRZ #2 is 2015, the year in which the TIRZ was created. The base year for TIRZ #2A will be 2021. The 2021 taxable values will need to be verified with the Matagorga County Appraisal District.

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



- TIRZ #2 Boundary

- TIRZ #2A Boundary

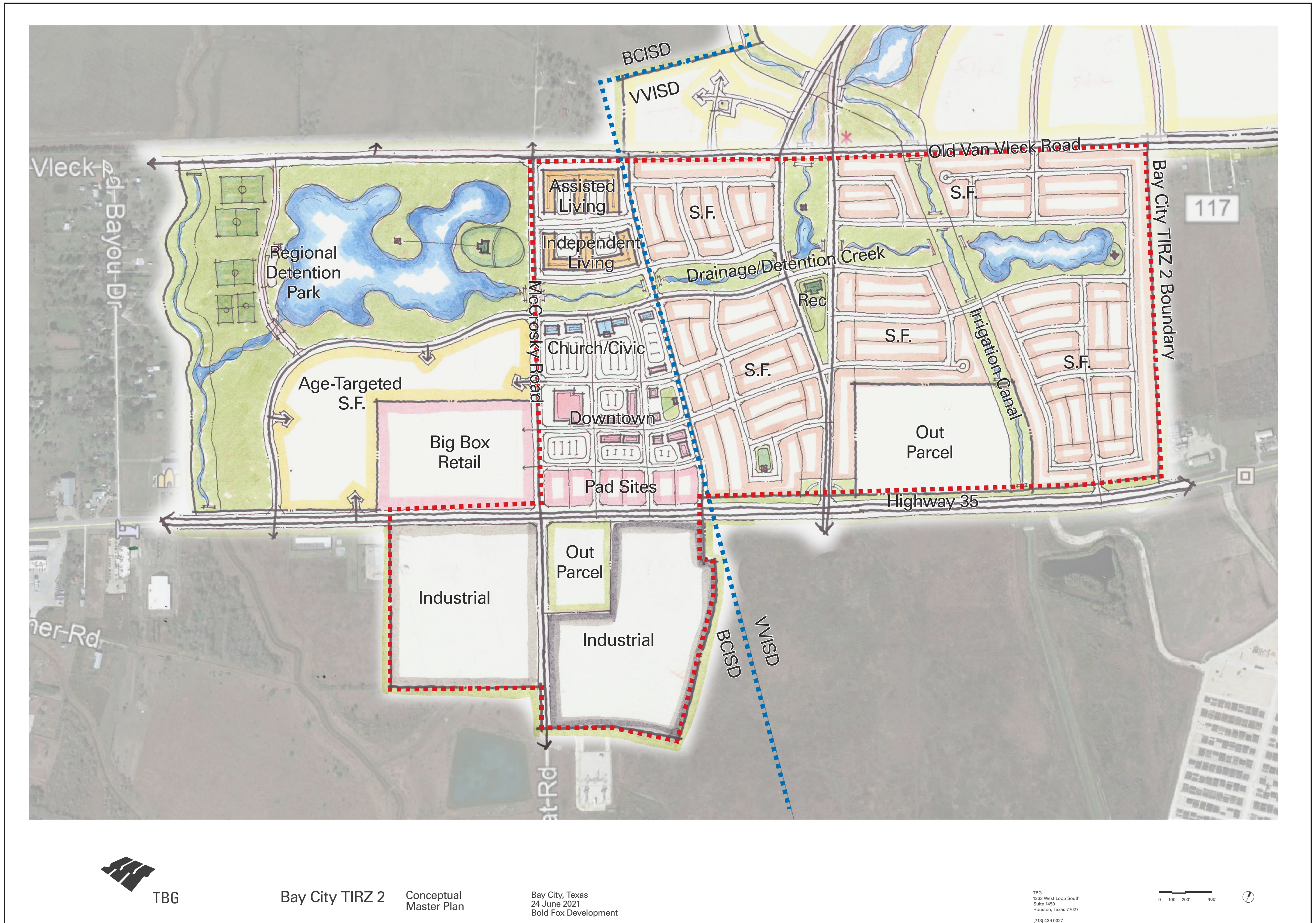
Anticipated Development

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 #2							
Movie Theater/Entertainment Venue							
Bold Fox Single Family 1		200	2025	$225,000	$45,000,000	$0	$0
Restaurant Pads	16,500		2025	$135	$2,227,500	$500	$8,250,000
Single Family 1		200	2025	$225,000	$45,000,000	$0	$0
Assisted & Independent Living		300	2025	$100,000	$30,000,000	$0	$0
Bold Fox Single Family 2		200	2027	$225,000	$45,000,000	$0	$0
Light Industrial	25,000		2027	$35	$875,000	$0	
Multifamily		200	2027	$100,000	$20,000,000	$0	$0
Single Family 2		200	2027	$225,000	$45,000,000	$0	$0
Restaurant Pads	16,500		2027	$135	$2,227,500	$500	$8,250,000
Light Industrial	50,000		2030	$35	$1,750,000	$0	$0
Multifamily		150	2030	$100,000	$15,000,000	$0	$0
Retail Commercial	7,500		2030	$135	$1,012,500	$350	$2,625,000
					$253,092,500		**$19,125,000**
TIRZ #2A							
Age-Targeted 1		150	2025	$225,000	$33,750,000	$0	$0
Multifamily		250	2027	$100,000	$25,000,000	$0	$0
Age-Targeted 2		150	2028	$225,000	$33,750,000	$0	$0
Restaurant Pads	16,500		2030	$135	$2,227,500	$500	$8,250,000
Office	15,000		2032	$150	$2,250,000	$0	$0
					$96,977,500		**$8,250,000**
Total					**$350,070,000**		**$27,375,000**

Anticipated Development

The conceptual plan below informed the projections on the previous page. The plan below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections 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.



DAVID PETTIT
Economic Development

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs			
Water Facilities and Improvements	$	10,253,040	7.5%
Sanitary Sewer Facilities and Improvements	$	13,670,720	10.0%
Storm Water Facilities and Improvements	$	13,670,720	10.0%
Transit/Parking Improvements	$	20,506,080	15.0%
Street and Intersection Improvements	$	27,341,440	20.0%
Open Space, Park and Recreation Facilities and Improvements	$	20,506,080	15.0%
Economic Development Grants	$	27,341,440	20.0%
Administrative Costs	$	3,417,680	2.5%
	$	136,707,199	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.

DAVID PETTIT
Economic Development

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
	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

30 YEAR - TIRZ #2 : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

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

	TIRZ #2	Year	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
	Movie Theater/Entertainment Venue								
SF	Bold Fox Single Family 1	2025	200	$ 225,000.00	$ 45,000,000	$ -	$ -	$ -	$ -
	Restaurant Pads	2025	16,500	$ 135.00	$ 2,227,500	$ 35.00	$ 577,500	$ 500.00	$ 8,250,000
SF	Single Family 1	2025	200	$ 225,000.00	$ 45,000,000	$ -	$ -	$ -	$ -
	Assisted & Independent Living	2025	300	$ 100,000.00	$ 30,000,000	$ -	$ -	$ -	$ -
SF	Bold Fox Single Family 2	2027	200	$ 225,000.00	$ 45,000,000	$ -	$ -	$ -	$ -
	Light Industrial	2027	25,000	$ 35.00	$ 875,000	$ -	$ -	$ -	$ -
OP	Multifamily	2027	200	$ 100,000.00	$ 20,000,000	$ -	$ -	$ -	$ -
SF	Single Family 2	2027	200	$ 225,000.00	$ 45,000,000	$ -	$ -	$ -	$ -
	Restaurant Pads	2027	16,500	$ 135.00	$ 2,227,500	$ 35.00	$ 577,500	$ 500.00	$ 8,250,000
	Light Industrial	2030	50,000	$ 35.00	$ 1,750,000	$ -	$ -	$ -	$ -
OP	Multifamily	2030	150	$ 100,000.00	$ 15,000,000	$ -	$ -	$ -	$ -
	Retail Commercial	2030	7,500	$ 135.00	$ 1,012,500	$ 15.00	$ 112,500	$ 350.00	$ 2,625,000
		TOTAL			253,092,500		1,267,500		19,125,000

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*26.4%*	$ 54,470,690	=	$ 43,928,069	+	$ 219,029	+	$ 10,323,592
Matagorda County	*13.4%*	$ 27,791,120	=	$ 27,653,238	+	$ 137,882	+	$ -
Matagorda County Hospital District	*9.8%*	$ 20,249,961	=	$ 20,149,494	+	$ 100,467	+	$ -
Port of Bay City	*1.8%*	$ 3,684,023	=	$ 3,665,745	+	$ 18,278	+	$ -
Cons & Recl District	*0.3%*	$ 569,393	=	$ 566,568	+	$ 2,825	+	$ -
Coastal Plains GW District	*0.1%*	$ 296,168	=	$ 294,699	+	$ 1,469	+	$ -
Drainage District #1	*1.4%*	$ 2,859,481	=	$ 2,845,294	+	$ 14,187	+	$ -
Bay City/Van Vleck ISD	*46.8%*	$ 96,723,163	=	$ 96,243,285	+	$ 479,878	+	$ -
	100.0%	206,643,999		$ 195,346,392		$ 974,015		$ 10,323,592
		100.0%		*94.5%*		*0.5%*		*5.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*100.0%*	$ 43,928,069	=	$ 43,928,069	+	$ -	+	$ -
Matagorda County	*100.0%*	$ 27,653,238	=	$ 27,653,238	+	$ -	+	$ -
Matagorda County Hospital District	*100.0%*	$ 20,149,494	=	$ 20,149,494	+	$ -	+	$ -
Port of Bay City	*100.0%*	$ 3,665,745	=	$ 3,665,745	+	$ -	+	$ -
Cons & Recl District	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Coastal Plains GW District	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Drainage District #1	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Bay City/Van Vleck ISD	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 95,396,546		$ 95,396,546		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*9.5%*	$ 10,542,621	=	$ -	+	$ 219,029	+	$ 10,323,592
Matagorda County	*0.1%*	$ 137,882	=	$ -	+	$ 137,882	+	$ -
Matagorda County Hospital District	*0.1%*	$ 100,467	=	$ -	+	$ 100,467	+	$ -
Port of Bay City	*0.0%*	$ 18,278	=	$ -	+	$ 18,278	+	$ -
Cons & Recl District	*0.5%*	$ 569,393	=	$ 566,568	+	$ 2,825	+	$ -
Coastal Plains GW District	*0.3%*	$ 296,168	=	$ 294,699	+	$ 1,469	+	$ -
Drainage District #1	*2.6%*	$ 2,859,481	=	$ 2,845,294	+	$ 14,187	+	$ -
Bay City/Van Vleck ISD	*86.9%*	$ 96,723,163	=	$ 96,243,285	+	$ 479,878	+	$ -
	100.0%	$ 111,247,453		$ 99,949,846		$ 974,015		$ 10,323,592
		100.0%		*89.8%*		*0.9%*		*9.3%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

		PV	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	GROSS
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	
Single Family	Taxable Value Per Unit		0	0	0	0	0	0	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	
	Cumulative SF		-	-	-	-	-	-	-	-	-	100	200	300	500	700	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	
	SF Taxable Value		-	-	-	-	-	-	-	-	-	23,877,180	48,709,447	74,525,454	126,693,272	180,917,993	210,898,689	215,116,662	219,418,996	223,807,376	228,283,523	232,849,193	237,506,177	242,256,301	247,101,427	252,043,455	257,084,325	262,226,011	267,470,531	272,819,942	278,276,341	283,841,868	289,518,705	295,309,079	
Retail	Taxable Value Per SF		0	0	0	0	0	0	135	138	140	143	146	149	152	155	158	161	165	168	171	175	178	182	185	189	193	197	201	205	209	213	217	221	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,750	5,625	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
	Commercial Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605,016	925,674	1,258,916	1,284,095	1,309,777	1,335,972	1,362,692	1,389,946	1,417,744	1,446,099	1,475,021	1,504,522	1,534,612	1,565,304	1,596,611	1,628,543	1,661,114	
Restaurant	Taxable Value Per SF		0	0	0	0	0	0	135	138	140	143	146	149	152	155	158	161	165	168	171	175	178	182	185	189	193	197	201	205	209	213	217	221	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	8,250	12,375	24,750	28,875	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	
	Commercial Taxable Value		-	-	-	-	-	-	-	-	-	-	1,205,559	1,844,505	3,762,790	4,477,720	5,219,743	5,324,137	5,430,620	5,539,233	5,650,017	5,763,018	5,878,278	5,995,843	6,115,760	6,238,076	6,362,837	6,490,094	6,619,896	6,752,294	6,887,339	7,025,086	7,165,588	7,308,900	
Industrial	Taxable Value Per SF		0	0	0	0	0	0	35	36	36	37	38	39	39	40	41	42	43	44	44	45	46	47	48	49	50	51	52	53	54	55	56	57	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	12,500	18,750	25,000	50,000	62,500	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	
	Industrial Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	492,696	753,825	1,025,202	2,091,412	2,666,550	3,263,858	3,329,135	3,395,717	3,463,632	3,532,904	3,603,562	3,675,634	3,749,146	3,824,129	3,900,612	3,978,624	4,058,197	4,139,361	4,222,148	4,306,591	
Multifamily	Taxable Value Per Unit		0	0	0	0	0	0	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	164,061	
	Cumulative SF		-	-	-	-	-	-	-	-	0	0	150	225	400	450	500	575	613	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	
	MF Taxable Value		-	-	-	-	-	-	-	-	-	-	16,236,482	24,841,818	45,046,497	51,690,855	58,582,969	68,717,823	74,663,408	80,819,330	82,435,717	84,084,431	85,766,120	87,481,442	89,231,071	91,015,692	92,836,006	94,692,726	96,586,581	98,518,312	100,488,679	102,498,452	104,548,421	106,639,390	
REAL PROPERTY	Taxable Value		-	-	-	-	-	-	-	-	-	23,877,180	66,151,488	101,211,777	175,995,255	237,840,393	275,726,602	291,855,050	303,105,248	314,688,712	320,982,486	327,402,136	333,950,179	340,629,182	347,441,766	354,390,601	361,478,413	368,707,982	376,082,141	383,603,784	391,275,860	399,101,377	407,083,405	415,225,073	
	Bay City		-	-	-	-	-	-	-	-	-	151,620	420,062	642,695	1,117,570	1,510,286	1,750,864	1,853,280	1,924,718	1,998,273	2,038,239	2,079,004	2,120,584	2,162,995	2,206,255	2,250,380	2,295,388	2,341,296	2,388,122	2,435,884	2,484,602	2,534,294	2,584,980	2,636,679	43,928,069
	Matagorda County		-	-	-	-	-	-	-	-	-	95,447	264,434	404,584	703,523	950,743	1,102,190	1,166,661	1,211,633	1,257,937	1,283,095	1,308,757	1,334,932	1,361,631	1,388,864	1,416,641	1,444,974	1,473,873	1,503,351	1,533,418	1,564,086	1,595,368	1,627,275	1,659,821	27,653,238
	Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	69,547	192,679	294,800	512,621	692,758	803,109	850,086	882,855	916,594	934,926	953,624	972,697	992,151	1,011,994	1,032,234	1,052,878	1,073,936	1,095,414	1,117,323	1,139,669	1,162,463	1,185,712	1,209,426	20,149,494
	Port of Bay City		-	-	-	-	-	-	-	-	-	12,653	35,054	53,632	93,260	126,032	146,108	154,654	160,615	166,754	170,089	173,490	176,960	180,499	184,109	187,792	191,547	195,378	199,286	203,272	207,337	211,484	215,713	220,028	3,665,745
	Cons & Recl District		-	-	-	-	-	-	-	-	-	1,956	5,418	8,289	14,414	19,479	22,582	23,903	24,824	25,773	26,288	26,814	27,351	27,898	28,455	29,025	29,605	30,197	30,801	31,417	32,045	32,686	33,340	34,007	566,568
	Coastal Plains GW District		-	-	-	-	-	-	-	-	-	1,017	2,818	4,312	7,497	10,132	11,746	12,433	12,912	13,406	13,674	13,947	14,226	14,511	14,801	15,097	15,399	15,707	16,021	16,342	16,668	17,002	17,342	17,689	294,699
	Drainage District #1		-	-	-	-	-	-	-	-	-	9,821	27,208	41,628	72,387	97,824	113,406	120,040	124,667	129,431	132,020	134,660	137,354	140,101	142,903	145,761	148,676	151,650	154,683	157,776	160,932	164,150	167,433	170,782	2,845,294
	Bay City/Van Vleck ISD		-	-	-	-	-	-	-	-	-	332,189	920,326	1,408,099	2,448,516	3,308,931	3,836,019	4,060,404	4,216,921	4,378,075	4,465,637	4,554,949	4,646,048	4,738,969	4,833,749	4,930,424	5,029,032	5,129,613	5,232,205	5,336,849	5,443,586	5,552,458	5,663,507	5,776,777	96,243,285
	Total		-	-	-	-	-	-	-	-	-	674,249	1,867,999	2,858,038	4,969,789	6,716,185	7,786,023	8,241,461	8,559,147	8,886,243	9,063,968	9,245,247	9,430,152	9,618,755	9,811,130	10,007,353	10,207,500	10,411,650	10,619,883	10,832,280	11,048,926	11,269,905	11,495,303	11,725,209	195,346,392
PERSONAL PSF																																			
Retail	Per SF			-	-	-	-	-	15	15	16	16	16	17	17	17	18	18	18	19	19	19	20	20	21	21	21	22	22	23	23	24	24	25	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,750	5,625	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	67,224	102,853	139,880	142,677	145,531	148,441	151,410	154,438	157,527	160,678	163,891	167,169	170,512	173,923	177,401	180,949	184,568	
Restaurant	Per SF		-	-	-	-	-	-	35	36	36	37	38	39	39	40	41	42	43	44	44	45	46	47	48	49	50	51	52	53	54	55	56	57	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	8,250	12,375	24,750	28,875	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	312,552	478,205	975,538	1,160,890	1,353,267	1,380,332	1,407,939	1,436,097	1,464,819	1,494,116	1,523,998	1,554,478	1,585,567	1,617,279	1,649,624	1,682,617	1,716,269	1,750,595	1,785,607	1,821,319	1,857,745	1,894,900	
PERSONAL PROPERTY	Taxable Value		-	-	-	-	-	-	-	-	-	-	312,552	478,205	975,538	1,160,890	1,353,267	1,447,556	1,510,791	1,575,977	1,607,496	1,639,646	1,672,439	1,705,888	1,740,006	1,774,806	1,810,302	1,846,508	1,883,438	1,921,107	1,959,529	1,998,720	2,038,694	2,079,468	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	1,985	3,037	6,195	7,372	8,593	9,192	9,594	10,007	10,208	10,412	10,620	10,832	11,049	11,270	11,495	11,725	11,960	12,199	12,443	12,692	12,946	13,205	219,029
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	1,249	1,912	3,900	4,641	5,410	5,786	6,039	6,300	6,426	6,554	6,685	6,819	6,955	7,095	7,237	7,381	7,529	7,679	7,833	7,990	8,149	8,312	137,882
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	910	1,393	2,841	3,381	3,942	4,216	4,400	4,590	4,682	4,776	4,871	4,969	5,068	5,169	5,273	5,378	5,486	5,596	5,708	5,822	5,938	6,057	100,467
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	166	253	517	615	717	767	801	835	852	869	886	904	922	940	959	978	998	1,018	1,038	1,059	1,080	1,102	18,278
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	26	39	80	95	111	119	124	129	132	134	137	140	143	145	148	151	154	157	160	164	167	170	2,825
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	13	20	42	49	58	62	64	67	68	70	71	73	74	76	77	79	80	82	83	85	87	89	1,469
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	129	197	401	477	557	595	621	648	661	674	688	702	716	730	745	759	775	790	806	822	839	855	14,187
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	4,348	6,653	13,572	16,151	18,827	20,139	21,019	21,926	22,364	22,811	23,268	23,733	24,208	24,692	25,186	25,689	26,203	26,727	27,262	27,807	28,363	28,930	479,878
	Total	-	-	-	-	-	-	-	-	-	-	-	8,826	13,504	27,547	32,781	38,214	40,876	42,662	44,503	45,393	46,301	47,227	48,171	49,135	50,117	51,120	52,142	53,185	54,249	55,334	56,440	57,569	58,720	974,015
SALES PSF																																			
Retail	Sales Per SF		-	-	-	-	-	-	350	357	364	371	379	386	394	402	410	418	427	435	444	453	462	471	480	490	500	510	520	530	541	552	563	574	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,750	5,625	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,568,559	2,399,895	3,263,858	3,329,135	3,395,717	3,463,632	3,532,904	3,603,562	3,675,634	3,749,146	3,824,129	3,900,612	3,978,624	4,058,197	4,139,361	4,222,148	4,306,591	
Restaurant	Sales Per SF		-	-	-	-	-	-	500	510	520	531	541	552	563	574	586	598	609	622	634	647	660	673	686	700	714	728	743	758	773	788	804	820	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	8,250	12,375	24,750	28,875	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	19,719,027	20,113,408	20,515,676	20,925,990	21,344,509	21,771,400	22,206,828	22,650,964	23,103,983	23,566,063	24,037,384	24,518,132	25,008,495	25,508,665	26,018,838	26,539,215	27,069,999	
SALES TAX	Taxable Value		-	-	-	-	-	-	-	-	-	-	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590	
	Total	-	-	-	-	-	-	-	-	-	-	-	89,301	136,630	278,725	331,683	386,648	425,752	450,266	475,591	485,102	494,805	504,701	514,795	525,091	535,592	546,304	557,230	568,375	579,742	591,337	603,164	615,227	627,532	10,323,592
SUMMARY																																			
	Bay City		-	-	-	-	-	-	-	-	-	151,620	511,347	782,361	1,402,490	1,849,341	2,146,105	2,288,223	2,384,578	2,483,871	2,533,549	2,584,220	2,635,904	2,688,622	2,742,395	2,797,243	2,853,188	2,910,251	2,968,456	3,027,825	3,088,382	3,150,150	3,213,153	3,277,416	54,470,690
	Matagorda County		-	-	-	-	-	-	-	-	-	95,447	265,683	406,496	707,423	955,384	1,107,599	1,172,448	1,217,672	1,264,236	1,289,521	1,315,312	1,341,618	1,368,450	1,395,819	1,423,736	1,452,210	1,481,255	1,510,880	1,541,097	1,571,919	1,603,358	1,635,425	1,668,133	27,791,120
	Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	69,547	193,590	296,192	515,463	696,139	807,051	854,303	887,255	921,184	939,608	958,400	977,568	997,119	1,017,062	1,037,403	1,058,151	1,079,314	1,100,900	1,122,918	1,145,377	1,168,284	1,191,650	1,215,483	20,249,961
	Port of Bay City		-	-	-	-	-	-	-	-	-	12,653	35,219	53,886	93,777	126,647	146,825	155,421	161,416	167,589	170,940	174,359	177,846	181,403	185,031	188,732	192,507	196,357	200,284	204,290	208,375	212,543	216,794	221,130	3,684,023
	Cons & Recl District		-	-	-	-	-	-	-	-	-	1,956	5,443	8,328	14,494	19,574	22,693	24,021	24,948	25,902	26,420	26,949	27,487	28,037	28,598	29,170	29,753	30,348	30,955	31,574	32,206	32,850	33,507	34,177	569,393
	Coastal Plains GW District		-	-	-	-	-	-	-	-	-	1,017	2,831	4,332	7,539	10,181	11,804	12,495	12,977	13,473	13,742	14,017	14,298	14,583	14,875	15,173	15,476	15,786	16,101	16,423	16,752	17,087	17,429	17,777	296,168
	Drainage District #1		-	-	-	-	-	-	-	-	-	9,821	27,337	41,825	72,788	98,301	113,963	120,635	125,289	130,080	132,681	135,335	138,042	140,802	143,618	146,491	149,421	152,409	155,457	158,566	161,738	164,972	168,272	171,637	2,859,481
	Bay City/Van Vleck ISD		-	-	-	-	-	-	-	-	-	332,189	924,674	1,414,752	2,462,088	3,325,081	3,854,846	4,080,543	4,237,940	4,400,001	4,488,001	4,577,761	4,669,316	4,762,702	4,857,956	4,955,116	5,054,218	5,155,302	5,258,408	5,363,576	5,470,848	5,580,265	5,691,870	5,805,708	96,723,163
	Total		-	-	-	-	-	-	-	-	-	674,249	1,966,126	3,008,172	5,276,062	7,080,649	8,210,884	8,708,089	9,052,075	9,406,336	9,594,463	9,786,352	9,982,079	10,181,721	10,385,355	10,593,062	10,804,924	11,021,022	11,241,443	11,466,271	11,695,597	11,929,509	12,168,099	12,411,461	206,643,999

PARTICIPATION

		PV	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	GROSS
REAL PROPERTY	Taxable Value		-	-	-	-	-	-	-	-	-	23,877,180	66,151,488	101,211,777	175,995,255	237,840,393	275,726,602	291,855,050	303,105,248	314,688,712	320,982,486	327,402,136	333,950,179	340,629,182	347,441,766	354,390,601	361,478,413	368,707,982	376,082,141	383,603,784	391,275,860	399,101,377	407,083,405	415,225,073	
	Bay City	-	-	-	-	-	-	-	-	-	-	151,620	420,062	642,695	1,117,570	1,510,286	1,750,864	1,853,280	1,924,718	1,998,273	2,038,239	2,079,004	2,120,584	2,162,995	2,206,255	2,250,380	2,295,388	2,341,296	2,388,122	2,435,884	2,484,602	2,534,294	2,584,980	2,636,679	43,928,069
	Matagorda County	-	-	-	-	-	-	-	-	-	-	95,447	264,434	404,584	703,523	950,743	1,102,190	1,166,661	1,211,633	1,257,937	1,283,095	1,308,757	1,334,932	1,361,631	1,388,864	1,416,641	1,444,974	1,473,873	1,503,351	1,533,418	1,564,086	1,595,368	1,627,275	1,659,821	27,653,238
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	69,547	192,679	294,800	512,621	692,758	803,109	850,086	882,855	916,594	934,926	953,624	972,697	992,151	1,011,994	1,032,234	1,052,878	1,073,936	1,095,414	1,117,323	1,139,669	1,162,463	1,185,712	1,209,426	20,149,494
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	12,653	35,054	53,632	93,260	126,032	146,108	154,654	160,615	166,754	170,089	173,490	176,960	180,499	184,109	187,792	191,547	195,378	199,286	203,272	207,337	211,484	215,713	220,028	3,665,745
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	329,266	912,229	1,395,710	2,426,975	3,279,819	3,802,270	4,024,681	4,179,821	4,339,557	4,426,348	4,514,875	4,605,173	4,697,276	4,791,222	4,887,046	4,984,787	5,084,483	5,186,173	5,289,896	5,395,694	5,503,608	5,613,680	5,725,954	95,396,546
PERSONAL PROPERTY	Taxable Value		-	-	-	-	-	-	-	-	-	-	312,552	478,205	975,538	1,160,890	1,353,267	1,380,332	1,407,939	1,436,097	1,464,819	1,494,116	1,523,998	1,554,478	1,585,567	1,617,279	1,649,624	1,682,617	1,716,269	1,750,595	1,785,607	1,821,319	1,857,745	1,894,900	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value		-	-	-	-	-	-	-	-	-	-	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																			
	Bay City	-	-	-	-	-	-	-	-	-	-	151,620	420,062	642,695	1,117,570	1,510,286	1,750,864	1,853,280	1,924,718	1,998,273	2,038,239	2,079,004	2,120,584	2,162,995	2,206,255	2,250,380	2,295,388	2,341,296	2,388,122	2,435,884	2,484,602	2,534,294	2,584,980	2,636,679	43,928,069
	Matagorda County	-	-	-	-	-	-	-	-	-	-	95,447	264,434	404,584	703,523	950,743	1,102,190	1,166,661	1,211,633	1,257,937	1,283,095	1,308,757	1,334,932	1,361,631	1,388,864	1,416,641	1,444,974	1,473,873	1,503,351	1,533,418	1,564,086	1,595,368	1,627,275	1,659,821	27,653,238
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	69,547	192,679	294,800	512,621	692,758	803,109	850,086	882,855	916,594	934,926	953,624	972,697	992,151	1,011,994	1,032,234	1,052,878	1,073,936	1,095,414	1,117,323	1,139,669	1,162,463	1,185,712	1,209,426	20,149,494
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	12,653	35,054	53,632	93,260	126,032	146,108	154,654	160,615	166,754	170,089	173,490	176,960	180,499	184,109	187,792	191,547	195,378	199,286	203,272	207,337	211,484	215,713	220,028	3,665,745
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	329,266	912,229	1,395,710	2,426,975	3,279,819	3,802,270	4,024,681	4,179,821	4,339,557	4,426,348	4,514,875	4,605,173	4,697,276	4,791,222	4,887,046	4,984,787	5,084,483	5,186,173	5,289,896	5,395,694	5,503,608	5,613,680	5,725,954	95,396,546

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

		PV	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	GROSS
SUMMARY																																			
	Bay City	-	-	-	-	-	-	-	-	-	-	-	91,285	139,667	284,920	339,055	395,241	434,944	459,860	485,598	495,310	505,216	515,321	525,627	536,140	546,862	557,800	568,956	580,335	591,941	603,780	615,856	628,173	640,736	10,542,621
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	1,249	1,912	3,900	4,641	5,410	5,786	6,039	6,300	6,426	6,554	6,685	6,819	6,955	7,095	7,237	7,381	7,529	7,679	7,833	7,990	8,149	8,312	137,882
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	910	1,393	2,841	3,381	3,942	4,216	4,400	4,590	4,682	4,776	4,871	4,969	5,068	5,169	5,273	5,378	5,486	5,596	5,708	5,822	5,938	6,057	100,467
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	166	253	517	615	717	767	801	835	852	869	886	904	922	940	959	978	998	1,018	1,038	1,059	1,080	1,102	18,278
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	1,956	5,443	8,328	14,494	19,574	22,693	24,021	24,948	25,902	26,420	26,949	27,487	28,037	28,598	29,170	29,753	30,348	30,955	31,574	32,206	32,850	33,507	34,177	569,393
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	1,017	2,831	4,332	7,539	10,181	11,804	12,495	12,977	13,473	13,742	14,017	14,298	14,583	14,875	15,173	15,476	15,786	16,101	16,423	16,752	17,087	17,429	17,777	296,168
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	9,821	27,337	41,825	72,788	98,301	113,963	120,635	125,289	130,080	132,681	135,335	138,042	140,802	143,618	146,491	149,421	152,409	155,457	158,566	161,738	164,972	168,272	171,637	2,859,481
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	332,189	924,674	1,414,752	2,462,088	3,325,081	3,854,846	4,080,543	4,237,940	4,400,001	4,488,001	4,577,761	4,669,316	4,762,702	4,857,956	4,955,116	5,054,218	5,155,302	5,258,408	5,363,576	5,470,848	5,580,265	5,691,870	5,805,708	96,723,163
	Total	-	-	-	-	-	-	-	-	-	-	344,982	1,053,897	1,612,462	2,849,087	3,800,830	4,408,615	4,683,408	4,872,253	5,066,779	5,168,114	5,271,477	5,376,906	5,484,444	5,594,133	5,706,016	5,820,136	5,936,539	6,055,270	6,176,375	6,299,903	6,425,901	6,554,419	6,685,507	111,247,453

DAVID PETTIT Economic Development

30 YEAR - TIRZ #2A : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

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

	TIRZ #2A		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
		Year	SF/UNITS	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
SF	Age-Targeted 1	2025	150	$ 225,000.00	$ 33,750,000				
	Multifamily	2027	250	$ 100,000.00	$ 25,000,000	$ -	$ -	$ -	$ -
SF	Age-Targeted 2	2028	150	$ 225,000.00	$ 33,750,000	$ -	$ -	$ 500.00	$ 8,250,000
	Restaurant Pads	2030	16,500	$ 135.00	$ 2,227,500	$ 35.00	$ 577,500	$ -	$ -
	Office	2032	15,000	$ 150.00	$ 2,250,000	$ -	$ -	$ -	$ -
		TOTAL			96,977,500		577,500		8,250,000

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*26.3%*	$ 20,173,010	=	$ 16,291,308	+	$ 84,395	+	$ 3,797,307
Matagorda County	*13.5%*	$ 10,308,698	=	$ 10,255,571	+	$ 53,128	+	$ -
Matagorda County Hospital District	*9.8%*	$ 7,511,419	=	$ 7,472,707	+	$ 38,711	+	$ -
Port of Bay City	*1.8%*	$ 1,366,533	=	$ 1,359,490	+	$ 7,043	+	$ -
Cons & Recl District	*0.3%*	$ 211,208	=	$ 210,119	+	$ 1,088	+	$ -
Coastal Plains GW District	*0.1%*	$ 109,859	=	$ 109,293	+	$ 566	+	$ -
Drainage District #1	*1.4%*	$ 1,060,681	=	$ 1,055,215	+	$ 5,466	+	$ -
Bay City/Van Vleck ISD	*46.8%*	$ 35,878,004	=	$ 35,693,101	+	$ 184,904	+	$ -
	100.0%	76,619,413		$ 72,446,804		$ 375,302		$ 3,797,307
		100.0%		*94.6%*		*0.5%*		*5.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*100.0%*	$ 16,291,308	=	$ 16,291,308	+	$ -	+	$ -
Matagorda County	*100.0%*	$ 10,255,571	=	$ 10,255,571	+	$ -	+	$ -
Matagorda County Hospital District	*100.0%*	$ 7,472,707	=	$ 7,472,707	+	$ -	+	$ -
Port of Bay City	*100.0%*	$ 1,359,490	=	$ 1,359,490	+	$ -	+	$ -
Cons & Recl District	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Coastal Plains GW District	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Drainage District #1	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
Bay City/Van Vleck ISD	*100.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 35,379,076		$ 35,379,076		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
Bay City	*9.4%*	$ 3,881,702	=	$ -	+	$ 84,395	+	$ 3,797,307
Matagorda County	*0.1%*	$ 53,128	=	$ -	+	$ 53,128	+	$ -
Matagorda County Hospital District	*0.1%*	$ 38,711	=	$ -	+	$ 38,711	+	$ -
Port of Bay City	*0.0%*	$ 7,043	=	$ -	+	$ 7,043	+	$ -
Cons & Recl District	*0.5%*	$ 211,208	=	$ 210,119	+	$ 1,088	+	$ -
Coastal Plains GW District	*0.3%*	$ 109,859	=	$ 109,293	+	$ 566	+	$ -
Drainage District #1	*2.6%*	$ 1,060,681	=	$ 1,055,215	+	$ 5,466	+	$ -
Bay City/Van Vleck ISD	*87.0%*	$ 35,878,004	=	$ 35,693,101	+	$ 184,904	+	$ -
	100.0%	$ 41,240,337		$ 37,067,728		$ 375,302		$ 3,797,307
		100.0%		*89.9%*		*0.9%*		*9.2%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

		PV	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	GROSS
	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	
Single Family	Taxable Value Per Unit		0	0	0	0	0	0	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	
	Cumulative SF		-	-	-	-	-	-	-	-	-	38	75	113	150	188	225	263	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	
	SF Taxable Value		-	-	-	-	-	-	-	-	-	8,953,943	18,266,043	27,947,045	38,007,982	48,460,177	59,315,256	70,585,155	82,282,123	83,927,766	85,606,321	87,318,448	89,064,817	90,846,113	92,663,035	94,516,296	96,406,622	98,334,754	100,301,449	102,307,478	104,353,628	106,440,700	108,569,514	110,740,905	
Retail	Taxable Value Per SF		0	0	0	0	0	0	135	138	140	143	146	149	152	155	158	161	165	168	171	175	178	182	185	189	193	197	201	205	209	213	217	221	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Commercial Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	Taxable Value Per SF		0	0	0	0	0	0	135	138	140	143	146	149	152	155	158	161	165	168	171	175	178	182	185	189	193	197	201	205	209	213	217	221	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-			8,250	12,375	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	
	Commercial Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,331,034	2,036,483	2,769,616	2,825,009	2,881,509	2,939,139	2,997,922	3,057,880	3,119,038	3,181,419	3,245,047	3,309,948	3,376,147	3,443,670	3,512,543	3,582,794	3,654,450	
Office	Taxable Value Per SF		0	0	0	0	0	0	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	246	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	11,250	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
	Industrial Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,398,796	2,140,158	2,910,615	2,968,827	3,028,204	3,088,768	3,150,543	3,213,554	3,277,825	3,343,382	3,410,249	3,478,454	3,548,023	3,618,984	3,691,363	
Multifamily	Taxable Value Per Unit		0	0	0	0	0	0	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	164,061	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	125	188	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	
	MF Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	14,077,030.2	21,537,856	29,291,485	29,877,314	30,474,860	31,084,358	31,706,045	32,340,166	32,986,969	33,646,708	34,319,643	35,006,035	35,706,156	36,420,279	37,148,685	37,891,659	38,649,492	39,422,482	40,210,931	41,015,150	
REAL PROPERTY	*Taxable Value*		-	-	-	-	-	-	-	-	-	8,953,943	18,266,043	27,947,045	52,085,012	69,998,033	88,606,741	101,793,503	114,793,466	119,180,536	122,277,533	125,450,737	127,959,752	130,518,947	133,129,326	135,791,912	138,507,750	141,277,905	144,103,464	146,985,533	149,925,244	152,923,748	155,982,223	159,101,868	
	Bay City		-	-	-	-	-	-	-	-	-	56,858	115,989	177,464	330,740	444,488	562,653	646,389	728,939	756,796	776,462	796,612	812,544	828,795	845,371	862,279	879,524	897,115	915,057	933,358	952,025	971,066	990,487	1,010,297	16,291,308
	Matagorda County		-	-	-	-	-	-	-	-	-	35,792	73,017	111,716	208,205	279,810	354,197	406,909	458,875	476,412	488,792	501,477	511,506	521,736	532,171	542,815	553,671	564,744	576,039	587,560	599,311	611,297	623,523	635,994	10,255,571
	Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	26,080	53,204	81,401	151,708	203,883	258,085	296,494	334,359	347,137	356,158	365,400	372,708	380,163	387,766	395,521	403,432	411,500	419,730	428,125	436,687	445,421	454,329	463,416	7,472,707
	Port of Bay City		-	-	-	-	-	-	-	-	-	4,745	9,679	14,809	27,600	37,092	46,953	53,940	60,829	63,154	64,795	66,476	67,806	69,162	70,545	71,956	73,395	74,863	76,360	77,888	79,445	81,034	82,655	84,308	1,359,490
	Cons & Recl District		-	-	-	-	-	-	-	-	-	733	1,496	2,289	4,266	5,733	7,257	8,337	9,402	9,761	10,015	10,274	10,480	10,690	10,903	11,121	11,344	11,571	11,802	12,038	12,279	12,524	12,775	13,030	210,119
	Coastal Plains GW District		-	-	-	-	-	-	-	-	-	381	778	1,191	2,219	2,982	3,775	4,336	4,890	5,077	5,209	5,344	5,451	5,560	5,671	5,785	5,900	6,018	6,139	6,262	6,387	6,515	6,645	6,778	109,293
	Drainage District #1		-	-	-	-	-	-	-	-	-	3,683	7,513	11,495	21,423	28,790	36,444	41,868	47,215	49,019	50,293	51,598	52,630	53,682	54,756	55,851	56,968	58,108	59,270	60,455	61,664	62,898	64,155	65,439	1,055,215
	Bay City/Van Vleck ISD		-	-	-	-	-	-	-	-	-	124,571	254,124	388,810	724,628	973,841	1,232,732	1,416,192	1,597,053	1,658,087	1,701,174	1,745,321	1,780,227	1,815,832	1,852,148	1,889,191	1,926,975	1,965,515	2,004,825	2,044,922	2,085,820	2,127,536	2,170,087	2,213,489	35,693,101
	Total		-	-	-	-	-	-	-	-	-	252,843	515,800	789,174	1,470,787	1,976,618	2,502,095	2,874,465	3,241,561	3,365,444	3,452,897	3,542,503	3,613,353	3,685,620	3,759,333	3,834,519	3,911,210	3,989,434	4,069,222	4,150,607	4,233,619	4,318,291	4,404,657	4,492,750	72,446,804
PERSONAL PSF																																			
Retail	Per SF			-	-	-	-	-	15	15	16	16	16	17	17	17	18	18	18	19	19	19	20	20	21	21	21	22	22	23	23	24	24	25	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	Per SF		-	-	-	-	-	-	35	36	36	37	38	39	39	40	41	42	43	44	44	45	46	47	48	49	50	51	52	53	54	55	56	57	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,250	12,375	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,083	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450	
PERSONAL PROPERTY	*Taxable Value*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,083	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,191	3,353	4,560	4,651	4,744	4,839	4,935	5,034	5,135	5,238	5,342	5,449	5,558	5,669	5,783	5,898	6,016	84,395
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,379	2,111	2,870	2,928	2,986	3,046	3,107	3,169	3,232	3,297	3,363	3,430	3,499	3,569	3,640	3,713	3,787	53,128
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,005	1,538	2,091	2,133	2,176	2,219	2,264	2,309	2,355	2,402	2,450	2,499	2,549	2,600	2,652	2,706	2,760	38,711
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	183	280	380	388	396	404	412	420	428	437	446	455	464	473	483	492	502	7,043
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28	43	59	60	61	62	64	65	66	68	69	70	72	73	75	76	78	1,088
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	22	31	31	32	32	33	34	34	35	36	37	37	38	39	40	40	566
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	142	217	295	301	307	313	320	326	333	339	346	353	360	367	375	382	390	5,466
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,801	7,345	9,990	10,190	10,393	10,601	10,813	11,030	11,250	11,475	11,705	11,939	12,177	12,421	12,669	12,923	13,181	184,904
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,745	14,909	20,276	20,682	21,096	21,517	21,948	22,387	22,835	23,291	23,757	24,232	24,717	25,211	25,715	26,230	26,754	375,302
SALES PSF																																			
Retail	Sales Per SF		-	-	-	-	-	-	350	357	364	371	379	386	394	402	410	418	427	435	444	453	462	471	480	490	500	510	520	530	541	552	563	574	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Restaurant	Sales Per SF		-	-	-	-	-	-	500	510	520	531	541	552	563	574	586	598	609	622	634	647	660	673	686	700	714	728	743	758	773	788	804	820	
	Cumulative SF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,250	12,375	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999	
SALES TAX	*Taxable Value*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,595	150,851	205,157	209,260	213,445	217,714	222,068	226,510	231,040	235,661	240,374	245,181	250,085	255,087	260,188	265,392	270,700	3,797,307
SUMMARY																																			
	Bay City		-	-	-	-	-	-	-	-	-	56,858	115,989	177,464	330,740	444,488	562,653	747,175	883,142	966,513	990,373	1,014,801	1,035,097	1,055,799	1,076,915	1,098,453	1,120,422	1,142,831	1,165,687	1,189,001	1,212,781	1,237,037	1,261,778	1,287,013	20,173,010
	Matagorda County		-	-	-	-	-	-	-	-	-	35,792	73,017	111,716	208,205	279,810	354,197	408,289	460,986	479,283	491,720	504,463	514,552	524,843	535,340	546,047	556,968	568,107	579,469	591,059	602,880	614,938	627,236	639,781	10,308,698
	Matagorda County Hospital District		-	-	-	-	-	-	-	-	-	26,080	53,204	81,401	151,708	203,883	258,085	297,499	335,897	349,229	358,291	367,576	374,928	382,426	390,075	397,876	405,834	413,951	422,230	430,674	439,288	448,073	457,035	466,176	7,511,419
	Port of Bay City		-	-	-	-	-	-	-	-	-	4,745	9,679	14,809	27,600	37,092	46,953	54,123	61,109	63,534	65,183	66,872	68,210	69,574	70,965	72,385	73,832	75,309	76,815	78,351	79,918	81,517	83,147	84,810	1,366,533
	Cons & Recl District		-	-	-	-	-	-	-	-	-	733	1,496	2,289	4,266	5,733	7,257	8,365	9,445	9,820	10,075	10,336	10,542	10,753	10,968	11,188	11,411	11,640	11,872	12,110	12,352	12,599	12,851	13,108	211,208
	Coastal Plains GW District		-	-	-	-	-	-	-	-	-	381	778	1,191	2,219	2,982	3,775	4,351	4,913	5,108	5,240	5,376	5,484	5,593	5,705	5,819	5,936	6,054	6,175	6,299	6,425	6,553	6,684	6,818	109,859
	Drainage District #1		-	-	-	-	-	-	-	-	-	3,683	7,513	11,495	21,423	28,790	36,444	42,010	47,432	49,314	50,594	51,905	52,943	54,002	55,082	56,184	57,307	58,454	59,623	60,815	62,031	63,272	64,538	65,828	1,060,681
	Bay City/Van Vleck ISD		-	-	-	-	-	-	-	-	-	124,571	254,124	388,810	724,628	973,841	1,232,732	1,420,993	1,604,398	1,668,077	1,711,364	1,755,714	1,790,828	1,826,645	1,863,178	1,900,442	1,938,450	1,977,219	2,016,764	2,057,099	2,098,241	2,140,206	2,183,010	2,226,670	35,878,004
	Total		-	-	-	-	-	-	-	-	-	252,843	515,800	789,174	1,470,787	1,976,618	2,502,095	2,982,805	3,407,321	3,590,877	3,682,839	3,777,044	3,852,585	3,929,636	4,008,229	4,088,394	4,170,161	4,253,565	4,338,636	4,425,409	4,513,917	4,604,195	4,696,279	4,790,205	76,619,413

PARTICIPATION

		PV	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	GROSS
REAL PROPERTY	*Taxable Value*		-	-	-	-	-	-	-	-	-	8,953,943	18,266,043	27,947,045	52,085,012	69,998,033	88,606,741	101,793,503	114,793,466	119,180,536	122,277,533	125,450,737	127,959,752	130,518,947	133,129,326	135,791,912	138,507,750	141,277,905	144,103,464	146,985,533	149,925,244	152,923,748	155,982,223	159,101,868	
	Bay City	-	-	-	-	-	-	-	-	-	-	56,858	115,989	177,464	330,740	444,488	562,653	646,389	728,939	756,796	776,462	796,612	812,544	828,795	845,371	862,279	879,524	897,115	915,057	933,358	952,025	971,066	990,487	1,010,297	16,291,308
	Matagorda County	-	-	-	-	-	-	-	-	-	-	35,792	73,017	111,716	208,205	279,810	354,197	406,909	458,875	476,412	488,792	501,477	511,506	521,736	532,171	542,815	553,671	564,744	576,039	587,560	599,311	611,297	623,523	635,994	10,255,571
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	26,080	53,204	81,401	151,708	203,883	258,085	296,494	334,359	347,137	356,158	365,400	372,708	380,163	387,766	395,521	403,432	411,500	419,730	428,125	436,687	445,421	454,329	463,416	7,472,707
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	4,745	9,679	14,809	27,600	37,092	46,953	53,940	60,829	63,154	64,795	66,476	67,806	69,162	70,545	71,956	73,395	74,863	76,360	77,888	79,445	81,034	82,655	84,308	1,359,490
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	123,475	251,889	385,390	718,252	965,273	1,221,887	1,403,732	1,583,002	1,643,500	1,686,207	1,729,966	1,764,565	1,799,856	1,835,853	1,872,570	1,910,022	1,948,222	1,987,187	2,026,930	2,067,469	2,108,818	2,150,995	2,194,015	35,379,076
PERSONAL PROPERTY	*Taxable Value*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	345,083	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450	
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																			
	Bay City	-	-	-	-	-	-	-	-	-	-	56,858	115,989	177,464	330,740	444,488	562,653	646,389	728,939	756,796	776,462	796,612	812,544	828,795	845,371	862,279	879,524	897,115	915,057	933,358	952,025	971,066	990,487	1,010,297	16,291,308
	Matagorda County	-	-	-	-	-	-	-	-	-	-	35,792	73,017	111,716	208,205	279,810	354,197	406,909	458,875	476,412	488,792	501,477	511,506	521,736	532,171	542,815	553,671	564,744	576,039	587,560	599,311	611,297	623,523	635,994	10,255,571
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	26,080	53,204	81,401	151,708	203,883	258,085	296,494	334,359	347,137	356,158	365,400	372,708	380,163	387,766	395,521	403,432	411,500	419,730	428,125	436,687	445,421	454,329	463,416	7,472,707
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	4,745	9,679	14,809	27,600	37,092	46,953	53,940	60,829	63,154	64,795	66,476	67,806	69,162	70,545	71,956	73,395	74,863	76,360	77,888	79,445	81,034	82,655	84,308	1,359,490
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	123,475	251,889	385,390	718,252	965,273	1,221,887	1,403,732	1,583,002	1,643,500	1,686,207	1,729,966	1,764,565	1,799,856	1,835,853	1,872,570	1,910,022	1,948,222	1,987,187	2,026,930	2,067,469	2,108,818	2,150,995	2,194,015	35,379,076

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

		PV	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	GROSS
SUMMARY																																			
	Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,786	154,203	209,716	213,911	218,189	222,553	227,004	231,544	236,175	240,898	245,716	250,630	255,643	260,756	265,971	271,290	276,716	3,881,702
	Matagorda County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,379	2,111	2,870	2,928	2,986	3,046	3,107	3,169	3,232	3,297	3,363	3,430	3,499	3,569	3,640	3,713	3,787	53,128
	Matagorda County Hospital Dis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,005	1,538	2,091	2,133	2,176	2,219	2,264	2,309	2,355	2,402	2,450	2,499	2,549	2,600	2,652	2,706	2,760	38,711
	Port of Bay City	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	183	280	380	388	396	404	412	420	428	437	446	455	464	473	483	492	502	7,043
	Cons & Recl District	-	-	-	-	-	-	-	-	-	-	733	1,496	2,289	4,266	5,733	7,257	8,365	9,445	9,820	10,075	10,336	10,542	10,753	10,968	11,188	11,411	11,640	11,872	12,110	12,352	12,599	12,851	13,108	211,208
	Coastal Plains GW District	-	-	-	-	-	-	-	-	-	-	381	778	1,191	2,219	2,982	3,775	4,351	4,913	5,108	5,240	5,376	5,484	5,593	5,705	5,819	5,936	6,054	6,175	6,299	6,425	6,553	6,684	6,818	109,859
	Drainage District #1	-	-	-	-	-	-	-	-	-	-	3,683	7,513	11,495	21,423	28,790	36,444	42,010	47,432	49,314	50,594	51,905	52,943	54,002	55,082	56,184	57,307	58,454	59,623	60,815	62,031	63,272	64,538	65,828	1,060,681
	Bay City/Van Vleck ISD	-	-	-	-	-	-	-	-	-	-	124,571	254,124	388,810	724,628	973,841	1,232,732	1,420,993	1,604,398	1,668,077	1,711,364	1,755,714	1,790,828	1,826,645	1,863,178	1,900,442	1,938,450	1,977,219	2,016,764	2,057,099	2,098,241	2,140,206	2,183,010	2,226,670	35,878,004
	Total	-	-	-	-	-	-	-	-	-	-	129,368	263,911	403,785	752,535	1,011,346	1,280,208	1,579,073	1,824,319	1,947,377	1,996,632	2,047,078	2,088,020	2,129,780	2,172,376	2,215,823	2,260,140	2,305,342	2,351,449	2,398,478	2,446,448	2,495,377	2,545,284	2,596,190	41,240,337

DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Projected TIRZ Revenue

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		
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	0%	0.0000000
Coastal Plains GW District	0.0042600	0%	0.0000000
Drainage District #1	0.0411300	0%	0.0000000
Bay City/Van Vleck ISD	1.3912400	0%	0.0000000
	2.8238200		*1.3790000*

	BUSINESS PERSONAL PROPERTY TAX		
Bay City	0.6350000	0%	0.0000000
Matagorda County	0.3997400	0%	0.0000000
Matagorda County Hospital District	0.2912700	0%	0.0000000
Port of Bay City	0.0529900	0%	0.0000000
Cons & Recl District	0.0081900	0%	0.0000000
Coastal Plains GW District	0.0042600	0%	0.0000000
Drainage District #1	0.0411300	0%	0.0000000
Bay City/Van Vleck ISD	1.3912400	0%	0.0000000
	2.8238200		*0.0000000*

SALES TAX		
0.0200000	0.00%	0.0000000

REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030
BASE YEAR																	
Bay City	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193
Matagorda County	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Matagorda County Hospital District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Port of Bay City	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Cons & Recl District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Coastal Plains GW District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Drainage District #1	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
Bay City/Van Vleck ISD	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022
TAXABLE VALUE																	
Bay City		2.099.193	2.088.211	2.980.330	13.021.768	13.141.048	14.629.668	13.323.019	13.589.479	13.861.269	14.138.494	14.421.264	14.709.690	15.003.883	15.303.961	15.610.040	15.922.241
Matagorda County		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Matagorda County Hospital District		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Port of Bay City		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Cons & Recl District		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Coastal Plains GW District		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Drainage District #1		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
Bay City/Van Vleck ISD		2.220.022	2.209.340	2.997.490	13.038.928	13.158.208	14.656.858	13.339.086	13.605.868	13.877.985	14.155.545	14.438.656	14.727.429	15.021.977	15.322.417	15.628.865	15.941.443
TAXABLE VALUE INCREMENT																	
Bay City		0	(10.982)	881.137	10.922.575	11.041.855	12.530.475	11.223.826	11.490.286	11.762.076	12.039.301	12.322.071	12.610.497	12.904.690	13.204.768	13.510.847	13.823.048
Matagorda County		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Matagorda County Hospital District		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Port of Bay City		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Cons & Recl District		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Coastal Plains GW District		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Drainage District #1		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
Bay City/Van Vleck ISD		0	(10.682)	777.468	10.818.906	10.938.186	12.436.836	11.119.064	11.385.846	11.657.963	11.935.523	12.218.634	12.507.407	12.801.955	13.102.395	13.408.843	13.721.421
REVENUE A																	
TAXABLE VALUE GROWTH																	
Bay City		0	(66)	5.771	71.543	72.324	82.075	71.271	72.963	74.689	76.450	78.245	80.077	81.945	83.850	85.794	87.776
Matagorda County		0	(45)	3.257	45.178	47.408	52.471	46.949	45.514	46.602	47.711	48.843	49.997	51.175	52.376	53.601	54.850
Matagorda County Hospital District		0	(33)	2.495	34.793	35.176	39.536	35.375	33.164	33.956	34.765	35.589	36.430	37.288	38.163	39.056	39.966
Port of Bay City		0	(5)	394	5.830	5.991	6.994	6.258	6.033	6.178	6.325	6.475	6.628	6.784	6.943	7.105	7.271
Cons & Recl District		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	npv @ 6%	**0**	**(150)**	**11,919**	**157,343**	**160,899**	**181,075**	**159,854**	**157,674**	**161,424**	**165,250**	**169,152**	**173,132**	**177,191**	**181,332**	**185,556**	**189,864**
								670,941									

REVENUE YEAR	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
BASE YEAR																		
Bay City	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193	2.099.193		
Matagorda County	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Matagorda County Hospital District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Port of Bay City	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Cons & Recl District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Coastal Plains GW District	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Drainage District #1	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
Bay City/Van Vleck ISD	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022	2.220.022		
TAXABLE VALUE																		
Bay City	16.240.686	16.565.500	16.896.810	17.234.746	17.579.441	17.931.029	18.289.650	18.655.443	19.028.552	19.409.123	19.797.305	20.193.251	20.597.117	21.009.059	21.429.240	21.857.825		
Matagorda County	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Matagorda County Hospital District	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Port of Bay City	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Cons & Recl District	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Coastal Plains GW District	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Drainage District #1	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
Bay City/Van Vleck ISD	16.260.271	16.585.477	16.917.186	17.255.530	17.600.641	17.952.654	18.311.707	18.677.941	19.051.500	19.432.530	19.821.180	20.217.604	20.621.956	21.034.395	21.455.083	21.884.184		
TAXABLE VALUE INCREMENT																		
Bay City	14.141.493	14.466.307	14.797.617	15.135.553	15.480.248	15.831.836	16.190.457	16.556.250	16.929.359	17.309.930	17.698.112	18.094.058	18.497.924	18.909.866	19.330.047	19.758.632		
Matagorda County	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Matagorda County Hospital District	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Port of Bay City	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Cons & Recl District	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Coastal Plains GW District	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Drainage District #1	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
Bay City/Van Vleck ISD	14.040.249	14.365.455	14.697.164	15.035.508	15.380.619	15.732.632	16.091.685	16.457.919	16.831.478	17.212.508	17.601.158	17.997.582	18.401.934	18.814.373	19.235.061	19.664.162		
REVENUE A																		
TAXABLE VALUE GROWTH																		
Bay City	89.798	91.861	93.965	96.111	98.300	100.532	102.809	105.132	107.501	109.918	112.383	114.897	117.462	120.078	122.746	125.467	2.733.668	Bay City
Matagorda County	56.124	57.424	58.750	60.103	61.482	62.890	64.325	65.789	67.282	68.805	70.359	71.944	73.560	75.209	76.890	78.606	1.715.428	Matagorda County
Matagorda County Hospital District	40.895	41.842	42.808	43.794	44.799	45.824	46.870	47.937	49.025	50.135	51.267	52.422	53.599	54.801	56.026	57.276	1.255.040	Matagorda County Hospital District
Port of Bay City	7.440	7.612	7.788	7.967	8.150	8.337	8.527	8.721	8.919	9.121	9.327	9.537	9.751	9.970	10.193	10.420	226.983	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Cons & Recl District
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Coastal Plains GW District
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Drainage District #1
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Bay City/Van Vleck ISD
	194,258	**198,740**	**203,312**	**207,975**	**212,731**	**217,583**	**222,532**	**227,579**	**232,728**	**237,979**	**243,336**	**248,799**	**254,372**	**260,057**	**265,855**	**271,769**	**5,931,119**	

REVENUE YEAR	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BASE YEAR																
TAXABLE VALUE GROWTH																
Bay City	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Matagorda County	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Matagorda County Hospital District	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Port of Bay City	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Cons & Recl District	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Coastal Plains GW District	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
Drainage District #1	0	0	0	0	0	0	0	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767
TAXABLE VALUE																
TAXABLE VALUE GROWTH																
Bay City	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Matagorda County	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Matagorda County Hospital District	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Port of Bay City	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Cons & Recl District	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Coastal Plains GW District	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
Drainage District #1	0	0	0	0	0	0	0	8.767	8.942	9.121	9.304	9.490	9.679	9.873	10.071	10.272
TAXABLE VALUE INCREMENT																
TAXABLE VALUE GROWTH																
Bay City	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Matagorda County	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Matagorda County Hospital District	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Port of Bay City	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Cons & Recl District	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Coastal Plains GW District	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
Drainage District #1	0	0	0	0	0	0	0	0	175	354	537	723	912	1.106	1.304	1.505
REVENUE B																
TAXABLE VALUE GROWTH																
TAXABLE VALUE GROWTH																
Bay City	0	0	0	0	0	0	0	0	1	1	2	3	4	4	5	6
Matagorda County	0	0	0	0	0	0	0	0	1	1	2	2	3	3	4	4
Matagorda County Hospital District	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1
Port of Bay City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
npv @ 6%	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1**	**3**	**4**	**5**	**7**	**8**	**10**	**11**

REVENUE YEAR	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS	
BASE YEAR																		
TAXABLE VALUE GROWTH																		
Bay City	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Matagorda County	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Matagorda County Hospital District	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Port of Bay City	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Cons & Recl District	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Coastal Plains GW District	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
Drainage District #1	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767	8.767		
TAXABLE VALUE																		
TAXABLE VALUE GROWTH																		
Bay City	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Matagorda County	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Matagorda County Hospital District	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Port of Bay City	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Cons & Recl District	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Coastal Plains GW District	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
Drainage District #1	10.477	10.687	10.901	11.119	11.341	11.568	11.799	12.035	12.276	12.521	12.772	13.027	13.288	13.554	13.825	14.101		
TAXABLE VALUE INCREMENT																		
TAXABLE VALUE GROWTH																		
Bay City	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Matagorda County	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Matagorda County Hospital District	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Port of Bay City	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Cons & Recl District	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Coastal Plains GW District	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
Drainage District #1	1.710	1.920	2.134	2.352	2.574	2.801	3.032	3.268	3.509	3.754	4.005	4.260	4.521	4.787	5.058	5.334		
REVENUE B																		
TAXABLE VALUE GROWTH																		
TAXABLE VALUE GROWTH																		
Bay City	7	8	9	9	10	11	12	13	14	15	16	17	18	19	20	21	246	Bay City
Matagorda County	5	6	6	7	7	8	9	10	10	11	12	12	13	14	15	16	180	Matagorda County
Matagorda County Hospital District	1	1	1	1	1	1	2	2	2	2	2	2	2	3	3	3	33	Matagorda County Hospital District
Port of Bay City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Cons & Recl District
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Coastal Plains GW District
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Drainage District #1
	13	**14**	**16**	**17**	**19**	**21**	**23**	**24**	**26**	**28**	**30**	**32**	**34**	**36**	**38**	**40**	**459**	

Financial Feasibility Analysis - Projected TIRZ Revenue

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		
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	0%	0.0000000
Coastal Plains GW District	0.0042600	0%	0.0000000
Drainage District #1	0.0411300	0%	0.0000000
Bay City/Van Vleck ISD	1.3912400	0%	0.0000000
	2.8238200		*1.3790000*

	BUSINESS PERSONAL PROPERTY TAX		
Bay City	0.6350000	0%	0.0000000
Matagorda County	0.3997400	0%	0.0000000
Matagorda County Hospital District	0.2912700	0%	0.0000000
Port of Bay City	0.0529900	0%	0.0000000
Cons & Recl District	0.0081900	0%	0.0000000
Coastal Plains GW District	0.0042600	0%	0.0000000
Drainage District #1	0.0411300	0%	0.0000000
Bay City/Van Vleck ISD	1.3912400	0%	0.0000000
	2.8238200		*0.0000000*

SALES TAX		
0.0200000	0.00%	0.0000000

REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025
1 TIRZ#2 - Incremental Revenue												
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	23,877,180	66,151,488
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	312,552
Bay City		0	0	0	0	0	0	0	0	0	151,620	420,062
Matagorda County		0	0	0	0	0	0	0	0	0	95,447	264,434
Matagorda County Hospital District		0	0	0	0	0	0	0	0	0	69,547	192,679
Port of Bay City		0	0	0	0	0	0	0	0	0	12,653	35,054
Cons & Recl District		0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	0	0
	npv @ 6%	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**329,266**	**912,229**
2 REVENUE #2 - SALES TAX												
Sales		0	0	0	0	0	0	0	0	0	0	4,465,033
Bay City	*npv @ 6%*	0	0	0	0	0	0	0	0	0	0	0
3 TIRZ#2A - Incremental Revenue												
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	8.953.943	18.266.043
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0
Bay City		0	0	0	0	0	0	0	0	0	56.858	115.989
Matagorda County		0	0	0	0	0	0	0	0	0	35.792	73.017
Matagorda County Hospital District		0	0	0	0	0	0	0	0	0	26.080	53.204
Port of Bay City		0	0	0	0	0	0	0	0	0	4.745	9.679
Cons & Recl District		0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	0	0
	npv @ 6%	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**123,475**	**251,889**
4 REVENUE #2A - SALES TAX												
Sales		0	0	0	0	0	0	0	0	0	0	0
0	*npv @ 6%*	0	0	0	0	0	0	0	0	0	0	0
REVENUE A, B, 1, 2, 3, 4		**0**	**(150)**	**11,919**	**157,343**	**160,899**	**181,075**	**159,854**	**157,674**	**161,426**	**617,994**	**1,333,274**
Running Total		**0**	**(150)**	**11,769**	**169,112**	**330,012**	**511,087**	**670,941**	**828,615**	**990,040**	**1,608,034**	**2,941,308**
NET PRESENT VALUE @ 6%												
GROSS	**136,707,199**											

REVENUE YEAR	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036
1 TIRZ#2 - Incremental Revenue											
REAL PROPERTY TAX	101,211,777	175,995,255	237,840,393	275,726,602	291,855,050	303,105,248	314,688,712	320,982,486	327,402,136	333,950,179	340,629,182
BUSINESS PERSONAL PROPERTY	478,205	975,538	1,160,890	1,353,267	1,447,556	1,510,791	1,575,977	1,607,496	1,639,646	1,672,439	1,705,888
Bay City	642,695	1,117,570	1,510,286	1,750,864	1,853,280	1,924,718	1,998,273	2,038,239	2,079,004	2,120,584	2,162,995
Matagorda County	404,584	703,523	950,743	1,102,190	1,166,661	1,211,633	1,257,937	1,283,095	1,308,757	1,334,932	1,361,631
Matagorda County Hospital District	294,800	512,621	692,758	803,109	850,086	882,855	916,594	934,926	953,624	972,697	992,151
Port of Bay City	53,632	93,260	126,032	146,108	154,654	160,615	166,754	170,089	173,490	176,960	180,499
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0
npv @ 6%	**1,395,710**	**2,426,975**	**3,279,819**	**3,802,270**	**4,024,681**	**4,179,821**	**4,339,557**	**4,426,348**	**4,514,875**	**4,605,173**	**4,697,276**
2 REVENUE #2 - SALES TAX											
Sales	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732
Bay City (*npv @ 6%*)	0	0	0	0	0	0	0	0	0	0	0
3 TIRZ#2A - Incremental Revenue											
REAL PROPERTY TAX	27.947.045	52.085.012	69.998.033	88.606.741	101.793.503	114.793.466	119.180.536	122.277.533	125.450.737	127.959.752	130.518.947
BUSINESS PERSONAL PROPERTY	0	0	0	0	345,083	527,977	718,049	732,410	747,058	761,999	777,239
Bay City	177.464	330.740	444.488	562.653	646.389	728.939	756.796	776.462	796.612	812.544	828.795
Matagorda County	111.716	208.205	279.810	354.197	406.909	458.875	476.412	488.792	501.477	511.506	521.736
Matagorda County Hospital District	81.401	151.708	203.883	258.085	296.494	334.359	347.137	356.158	365.400	372.708	380.163
Port of Bay City	14.809	27.600	37.092	46.953	53.940	60.829	63.154	64.795	66.476	67.806	69.162
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0
npv @ 6%	**385,390**	**718,252**	**965,273**	**1,221,887**	**1,403,732**	**1,583,002**	**1,643,500**	**1,686,207**	**1,729,966**	**1,764,565**	**1,799,856**
4 REVENUE #2A - SALES TAX											
Sales	0	0	0	0	4,929,757	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414
0 (*npv @ 6%*)	0	0	0	0	0	0	0	0	0	0	0
REVENUE A, B, 1, 2, 3, 4	**1,954,237**	**3,322,425**	**4,426,432**	**5,209,722**	**5,618,288**	**5,957,094**	**6,181,811**	**6,315,883**	**6,452,834**	**6,582,488**	**6,714,736**
Running Total	**4,895,545**	**8,217,970**	**12,644,402**	**17,854,124**	**23,472,413**	**29,429,507**	**35,611,318**	**41,927,201**	**48,380,035**	**54,962,523**	**61,677,260**

REVENUE YEAR	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
1 TIRZ#2 - Incremental Revenue												
REAL PROPERTY TAX	347,441,766	354,390,601	361,478,413	368,707,982	376,082,141	383,603,784	391,275,860	399,101,377	407,083,405	415,225,073		
BUSINESS PERSONAL PROPERTY	1,740,006	1,774,806	1,810,302	1,846,508	1,883,438	1,921,107	1,959,529	1,998,720	2,038,694	2,079,468		
Bay City	2,206,255	2,250,380	2,295,388	2,341,296	2,388,122	2,435,884	2,484,602	2,534,294	2,584,980	2,636,679	43,928,069	Bay City
Matagorda County	1,388,864	1,416,641	1,444,974	1,473,873	1,503,351	1,533,418	1,564,086	1,595,368	1,627,275	1,659,821	27,653,238	Matagorda County
Matagorda County Hospital District	1,011,994	1,032,234	1,052,878	1,073,936	1,095,414	1,117,323	1,139,669	1,162,463	1,185,712	1,209,426	20,149,494	Matagorda County Hospital District
Port of Bay City	184,109	187,792	191,547	195,378	199,286	203,272	207,337	211,484	215,713	220,028	3,665,745	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	Cons & Recl District
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	Coastal Plains GW District
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	Drainage District #1
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0	Bay City/Van Vleck ISD
npv @ 6%	**4,791,222**	**4,887,046**	**4,984,787**	**5,084,483**	**5,186,173**	**5,289,896**	**5,395,694**	**5,503,608**	**5,613,680**	**5,725,954**	**95,396,546**	
2 REVENUE #2 - SALES TAX												
Sales	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590		
Bay City (*npv @ 6%*)	0	0	0	0	0	0	0	0	0	0	**0**	Bay City
3 TIRZ#2A - Incremental Revenue												
REAL PROPERTY TAX	133.129.326	135.791.912	138.507.750	141.277.905	144.103.464	146.985.533	149.925.244	152.923.748	155.982.223	159.101.868		
BUSINESS PERSONAL PROPERTY	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450		
Bay City	845.371	862.279	879.524	897.115	915.057	933.358	952.025	971.066	990.487	1.010.297	16.291.308	Bay City
Matagorda County	532.171	542.815	553.671	564.744	576.039	587.560	599.311	611.297	623.523	635.994	10.255.571	Matagorda County
Matagorda County Hospital District	387.766	395.521	403.432	411.500	419.730	428.125	436.687	445.421	454.329	463.416	7.472.707	Matagorda County Hospital District
Port of Bay City	70.545	71.956	73.395	74.863	76.360	77.888	79.445	81.034	82.655	84.308	1.359.490	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	Cons & Recl District
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	Coastal Plains GW District
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	Drainage District #1
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0	Bay City/Van Vleck ISD
npv @ 6%	**1,835,853**	**1,872,570**	**1,910,022**	**1,948,222**	**1,987,187**	**2,026,930**	**2,067,469**	**2,108,818**	**2,150,995**	**2,194,015**	**35,379,076**	
4 REVENUE #2A - SALES TAX												
Sales	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999		
0 (*npv @ 6%*)	0	0	0	0	0	0	0	0	0	0	**0**	Bay City
REVENUE A, B, 1, 2, 3, 4	**6,849,629**	**6,987,220**	**7,127,563**	**7,270,712**	**7,416,725**	**7,565,658**	**7,717,569**	**7,872,519**	**8,030,567**	**8,191,777**	**136,707,199**	
Running Total	**68,526,889**	**75,514,110**	**82,641,672**	**89,912,385**	**97,329,110**	**104,894,767**	**112,612,337**	**120,484,855**	**128,515,422**	**136,707,199**		

		2015	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Bay City		0	(66)	5.771	71.543	72.324	82.075	71.271	72.963	74.690	284.929	614.299
Matagorda County		0	(45)	3.257	45.178	47.408	52.471	46.949	45.514	46.602	178.951	386.295
Matagorda County Hospital District		0	(33)	2.495	34.793	35.176	39.536	35.375	33.164	33.956	130.392	281.472
Port of Bay City		0	(5)	394	5.830	5.991	6.994	6.258	6.033	6.178	23.722	51.208
Cons & Recl District		0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	0	0
	$ -	**0**	**(150)**	**11,919**	**157,343**	**160,899**	**181,075**	**159,854** **670,941**	**157,674**	**161,426**	**617,994**	**1,333,274**

	2026	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
Bay City	900.238	1.530.258	2.038.629	2.399.316	2.587.451	2.743.462	2.846.938	2.908.675	2.971.736	3.031.438	3.092.334
Matagorda County	566.299	962.905	1.282.932	1.509.990	1.628.425	1.726.638	1.791.779	1.830.644	1.870.344	1.907.929	1.946.265
Matagorda County Hospital District	412.632	701.618	934.805	1.100.250	1.186.547	1.258.110	1.305.574	1.333.893	1.362.820	1.390.206	1.418.139
Port of Bay City	75.069	127.643	170.067	200.166	215.865	228.884	237.520	242.672	247.934	252.916	257.998
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0
	1,954,237	**3,322,425**	**4,426,432**	**5,209,722**	**5,618,288**	**5,957,094**	**6,181,811**	**6,315,883**	**6,452,834**	**6,582,488**	**6,714,736**

	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**		
Bay City	3.154.448	3.217.804	3.282.428	3.348.343	3.415.578	3.484.156	3.554.107	3.625.456	3.698.233	3.772.465	62.953.291	Bay City
Matagorda County	1.985.369	2.025.254	2.065.937	2.107.434	2.149.760	2.192.934	2.236.970	2.281.888	2.327.704	2.374.436	39.624.416	Matagorda County
Matagorda County Hospital District	1.446.631	1.475.693	1.505.337	1.535.573	1.566.414	1.597.871	1.629.958	1.662.687	1.696.070	1.730.121	28.877.274	Matagorda County Hospital District
Port of Bay City	263.182	268.469	273.862	279.362	284.973	290.696	296.534	302.488	308.561	314.756	5.252.218	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	Cons & Recl District
Coastal Plains GW District	0	0	0	0	0	0	0	0	0	0	0	Coastal Plains GW District
Drainage District #1	0	0	0	0	0	0	0	0	0	0	0	Drainage District #1
Bay City/Van Vleck ISD	0	0	0	0	0	0	0	0	0	0	0	Bay City/Van Vleck ISD
	6,849,629	**6,987,220**	**7,127,563**	**7,270,712**	**7,416,725**	**7,565,658**	**7,717,569**	**7,872,519**	**8,030,567**	**8,191,777**	**136,707,199**	

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			
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	100%	0.0081900
Coastal Plains GW District	0.0042600	100%	0.0042600
Drainage District #1	0.0411300	100%	0.0411300
Bay City/Van Vleck ISD	1.3912400	100%	1.3912400
	2.8238200		2.8238200

BUSINESS PERSONAL PROPERTY TAX			
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	100%	0.0081900
Coastal Plains GW District	0.0042600	100%	0.0042600
Drainage District #1	0.0411300	100%	0.0411300
Bay City/Van Vleck ISD	1.3912400	100%	1.3912400
	2.8238200		2.8238200

SALES TAX		
0.0200000	100.00%	0.0200000

	BASE YEAR	0	1	2	3	4	5	6
REVENUE YEAR	**2015**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
BASE YEAR								
Bay City	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193
Matagorda County	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Matagorda County Hospital District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Port of Bay City	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Cons & Recl District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Coastal Plains GW District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Drainage District #1	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Bay City/Van Vleck ISD	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
TAXABLE VALUE								
Bay City		2,099,193	2,088,211	2,980,330	13,021,768	13,141,048	14,629,668	13,323,019
Matagorda County		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Matagorda County Hospital District		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Port of Bay City		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Cons & Recl District		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Coastal Plains GW District		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Drainage District #1		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
Bay City/Van Vleck ISD		2,220,022	2,209,340	2,997,490	13,038,928	13,158,208	14,656,858	13,339,086
TAXABLE VALUE INCREMENT								
Bay City		0	(10,982)	881,137	10,922,575	11,041,855	12,530,475	11,223,826
Matagorda County		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Matagorda County Hospital District		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Port of Bay City		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Cons & Recl District		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Coastal Plains GW District		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Drainage District #1		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
Bay City/Van Vleck ISD		0	(10,682)	777,468	10,818,906	10,938,186	12,436,836	11,119,064
REVENUE A								
TAXABLE VALUE GROWTH								
Bay City		0	(66)	5,771	71,543	72,324	82,075	71,271
Matagorda County		0	(45)	3,257	45,178	47,408	52,471	46,949
Matagorda County Hospital District		0	(33)	2,495	34,793	35,176	39,536	35,375
Port of Bay City		0	(5)	394	5,830	5,991	6,994	6,258
Cons & Recl District		0	(1)	64	886	896	1,019	911
Coastal Plains GW District		0	(0)	33	461	466	530	474
Drainage District #1		0	(4)	320	4,450	4,499	5,115	4,573
Bay City/Van Vleck ISD		0	(149)	10,816	150,517	152,176	173,026	154,693
	npv @ 6%							
		0	**(304)**	**23,152**	**313,657**	**318,936**	**360,765**	**320,504**
								1,336,711
REVENUE YEAR		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
BASE YEAR								
TAXABLE VALUE GROWTH								
Bay City		0	0	0	0	0	0	0
Matagorda County		0	0	0	0	0	0	0
Matagorda County Hospital District		0	0	0	0	0	0	0
Port of Bay City		0	0	0	0	0	0	0
Cons & Recl District		0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0
TAXABLE VALUE								
TAXABLE VALUE GROWTH								
Bay City		0	0	0	0	0	0	0
Matagorda County		0	0	0	0	0	0	0
Matagorda County Hospital District		0	0	0	0	0	0	0
Port of Bay City		0	0	0	0	0	0	0
Cons & Recl District		0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT								
TAXABLE VALUE GROWTH								
Bay City		0	0	0	0	0	0	0
Matagorda County		0	0	0	0	0	0	0
Matagorda County Hospital District		0	0	0	0	0	0	0
Port of Bay City		0	0	0	0	0	0	0
Cons & Recl District		0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0
REVENUE B								
TAXABLE VALUE GROWTH								
Bay City		0	0	0	0	0	0	0
Matagorda County		0	0	0	0	0	0	0
Matagorda County Hospital District		0	0	0	0	0	0	0
Port of Bay City		0	0	0	0	0	0	0
Cons & Recl District		0	0	0	0	0	0	0
Coastal Plains GW District		0	0	0	0	0	0	0
Drainage District #1		0	0	0	0	0	0	0
	npv @ 6%							
		0	**0**	**0**	**0**	**0**	**0**	**0**

	7	8	9	10	11	12	13	14	15	16	17	18	19
REVENUE YEAR	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
BASE YEAR													
Bay City	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193
Matagorda County	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Matagorda County Hospital District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Port of Bay City	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Cons & Recl District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Coastal Plains GW District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Drainage District #1	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
Bay City/Van Vleck ISD	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022
TAXABLE VALUE													
Bay City	13,589,479	13,861,269	14,138,494	14,421,264	14,709,690	15,003,883	15,303,961	15,610,040	15,922,241	16,240,686	16,565,500	16,896,810	17,234,746
Matagorda County	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Matagorda County Hospital District	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Port of Bay City	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Cons & Recl District	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Coastal Plains GW District	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Drainage District #1	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
Bay City/Van Vleck ISD	13,605,868	13,877,985	14,155,545	14,438,656	14,727,429	15,021,977	15,322,417	15,628,865	15,941,443	16,260,271	16,585,477	16,917,186	17,255,530
TAXABLE VALUE INCREMENT													
Bay City	11,490,286	11,762,076	12,039,301	12,322,071	12,610,497	12,904,690	13,204,768	13,510,847	13,823,048	14,141,493	14,466,307	14,797,617	15,135,553
Matagorda County	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Matagorda County Hospital District	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Port of Bay City	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Cons & Recl District	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Coastal Plains GW District	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Drainage District #1	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
Bay City/Van Vleck ISD	11,385,846	11,657,963	11,935,523	12,218,634	12,507,407	12,801,955	13,102,395	13,408,843	13,721,421	14,040,249	14,365,455	14,697,164	15,035,508
REVENUE A													
TAXABLE VALUE GROWTH													
Bay City	72,963	74,689	76,450	78,245	80,077	81,945	83,850	85,794	87,776	89,798	91,861	93,965	96,111
Matagorda County	45,514	46,602	47,711	48,843	49,997	51,175	52,376	53,601	54,850	56,124	57,424	58,750	60,103
Matagorda County Hospital District	33,164	33,956	34,765	35,589	36,430	37,288	38,163	39,056	39,966	40,895	41,842	42,808	43,794
Port of Bay City	6,033	6,178	6,325	6,475	6,628	6,784	6,943	7,105	7,271	7,440	7,612	7,788	7,967
Cons & Recl District	933	955	978	1,001	1,024	1,048	1,073	1,098	1,124	1,150	1,177	1,204	1,231
Coastal Plains GW District	485	497	508	521	533	545	558	571	585	598	612	626	641
Drainage District #1	4,683	4,795	4,909	5,026	5,144	5,265	5,389	5,515	5,644	5,775	5,909	6,045	6,184
Bay City/Van Vleck ISD	158,404	162,190	166,052	169,991	174,008	178,106	182,286	186,549	190,898	195,334	199,858	204,473	209,180
	322,179	**329,861**	**337,697**	**345,689**	**353,841**	**362,157**	**370,638**	**379,289**	**388,114**	**397,114**	**406,295**	**415,659**	**425,211**
REVENUE YEAR	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**
BASE YEAR													
TAXABLE VALUE GROWTH													
Bay City	532	532	532	532	532	532	532	532	532	532	532	532	532
Matagorda County	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
Matagorda County Hospital District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
Port of Bay City	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
Cons & Recl District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
Coastal Plains GW District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
Drainage District #1	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767
TAXABLE VALUE													
TAXABLE VALUE GROWTH													
Bay City	532	543	553	565	576	587	599	611	623	636	649	661	675
Matagorda County	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
Matagorda County Hospital District	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
Port of Bay City	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
Cons & Recl District	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
Coastal Plains GW District	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
Drainage District #1	8,767	8,942	9,121	9,304	9,490	9,679	9,873	10,071	10,272	10,477	10,687	10,901	11,119
TAXABLE VALUE INCREMENT													
TAXABLE VALUE GROWTH													
Bay City	0	11	21	33	44	55	67	79	91	104	117	129	143
Matagorda County	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
Matagorda County Hospital District	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
Port of Bay City	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
Cons & Recl District	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
Coastal Plains GW District	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
Drainage District #1	0	175	354	537	723	912	1,106	1,304	1,505	1,710	1,920	2,134	2,352
REVENUE B													
TAXABLE VALUE GROWTH													
Bay City	0	0	0	0	0	0	0	0	0	0	0	1	1
Matagorda County	0	1	1	2	2	3	3	4	4	5	6	6	7
Matagorda County Hospital District	0	0	0	0	0	0	1	1	1	1	1	1	1
Port of Bay City	0	0	0	0	0	0	0	0	0	0	0	0	0
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Plains GW District	0	0	0	0	0	0	0	1	1	1	1	1	1
Drainage District #1	0	2	5	7	10	13	15	18	21	24	27	30	33
	0	**3**	**6**	**10**	**13**	**17**	**20**	**24**	**27**	**31**	**35**	**39**	**43**

	20	21	22	23	24	25	26	27	28	29	30	31		
REVENUE YEAR	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**TOTALS**	
BASE YEAR														
Bay City	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193	2,099,193		
Matagorda County	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Matagorda County Hospital District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Port of Bay City	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Cons & Recl District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Coastal Plains GW District	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Drainage District #1	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
Bay City/Van Vleck ISD	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022	2,220,022		
TAXABLE VALUE														
Bay City	17,579,441	17,931,029	18,289,650	18,655,443	19,028,552	19,409,123	19,797,305	20,193,251	20,597,117	21,009,059	21,429,240	21,857,825		
Matagorda County	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Matagorda County Hospital District	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Port of Bay City	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Cons & Recl District	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Coastal Plains GW District	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Drainage District #1	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
Bay City/Van Vleck ISD	17,600,641	17,952,654	18,311,707	18,677,941	19,051,500	19,432,530	19,821,180	20,217,604	20,621,956	21,034,395	21,455,083	21,884,184		
TAXABLE VALUE INCREMENT														
Bay City	15,480,248	15,831,836	16,190,457	16,556,250	16,929,359	17,309,930	17,698,112	18,094,058	18,497,924	18,909,866	19,330,047	19,758,632		
Matagorda County	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Matagorda County Hospital District	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Port of Bay City	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Cons & Recl District	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Coastal Plains GW District	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Drainage District #1	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
Bay City/Van Vleck ISD	15,380,619	15,732,632	16,091,685	16,457,919	16,831,478	17,212,508	17,601,158	17,997,582	18,401,934	18,814,373	19,235,061	19,664,162		
REVENUE A														
TAXABLE VALUE GROWTH														
Bay City	98,300	100,532	102,809	105,132	107,501	109,918	112,383	114,897	117,462	120,078	122,746	125,467	2,733,668	Bay City
Matagorda County	61,482	62,890	64,325	65,789	67,282	68,805	70,359	71,944	73,560	75,209	76,890	78,606	1,715,428	Matagorda County
Matagorda County Hospital District	44,799	45,824	46,870	47,937	49,025	50,135	51,267	52,422	53,599	54,801	56,026	57,276	1,255,040	Matagorda County Hospital District
Port of Bay City	8,150	8,337	8,527	8,721	8,919	9,121	9,327	9,537	9,751	9,970	10,193	10,420	226,983	Port of Bay City
Cons & Recl District	1,260	1,289	1,318	1,348	1,378	1,410	1,442	1,474	1,507	1,541	1,575	1,610	34,920	Cons & Recl District
Coastal Plains GW District	655	670	686	701	717	733	750	767	784	801	819	838	18,164	Coastal Plains GW District
Drainage District #1	6,326	6,471	6,619	6,769	6,923	7,080	7,239	7,402	7,569	7,738	7,911	8,088	175,370	Drainage District #1
Bay City/Van Vleck ISD	213,981	218,879	223,874	228,969	234,166	239,467	244,874	250,390	256,015	261,753	267,606	273,576	5,931,959	Bay City/Van Vleck ISD
	434,954	**444,891**	**455,027**	**465,366**	**475,912**	**486,669**	**497,641**	**508,832**	**520,247**	**531,890**	**543,767**	**555,880**	**12,091,531**	
REVENUE YEAR	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**TOTALS**	
BASE YEAR														
TAXABLE VALUE GROWTH														
Bay City	532	532	532	532	532	532	532	532	532	532	532	532		
Matagorda County	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
Matagorda County Hospital District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
Port of Bay City	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
Cons & Recl District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
Coastal Plains GW District	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
Drainage District #1	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767	8,767		
TAXABLE VALUE														
TAXABLE VALUE GROWTH														
Bay City	688	702	716	730	745	760	775	791	806	822	839	856		
Matagorda County	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
Matagorda County Hospital District	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
Port of Bay City	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
Cons & Recl District	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
Coastal Plains GW District	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
Drainage District #1	11,341	11,568	11,799	12,035	12,276	12,521	12,772	13,027	13,288	13,554	13,825	14,101		
TAXABLE VALUE INCREMENT														
TAXABLE VALUE GROWTH														
Bay City	156	170	184	198	213	228	243	259	274	290	307	324		
Matagorda County	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
Matagorda County Hospital District	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
Port of Bay City	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
Cons & Recl District	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
Coastal Plains GW District	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
Drainage District #1	2,574	2,801	3,032	3,268	3,509	3,754	4,005	4,260	4,521	4,787	5,058	5,334		
REVENUE B														
TAXABLE VALUE GROWTH														
Bay City	1	1	1	1	1	1	1	1	1	1	1	1	15	Bay City
Matagorda County	7	8	9	10	10	11	12	12	13	14	15	16	180	Matagorda County
Matagorda County Hospital District	1	1	2	2	2	2	2	2	2	3	3	3	33	Matagorda County Hospital District
Port of Bay City	0	0	0	0	0	0	0	0	0	0	0	0	5	Port of Bay City
Cons & Recl District	0	0	0	0	0	0	0	0	0	0	0	0	3	Cons & Recl District
Coastal Plains GW District	1	1	1	1	1	2	2	2	2	2	2	2	25	Coastal Plains GW District
Drainage District #1	36	39	42	45	49	52	56	59	63	67	70	74	857	Drainage District #1
	47	**51**	**55**	**59**	**64**	**68**	**73**	**77**	**82**	**87**	**92**	**97**	**1,118**	

DAVID PETTIT
Economic Development

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		
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	100%	0.0081900
Coastal Plains GW District	0.0042600	100%	0.0042600
Drainage District #1	0.0411300	100%	0.0411300
Bay City/Van Vleck ISD	1.3912400	100%	1.3912400
	2.8238200		2.8238200

	BUSINESS PERSONAL PROPERTY TAX		
Bay City	0.6350000	100%	0.6350000
Matagorda County	0.3997400	100%	0.3997400
Matagorda County Hospital District	0.2912700	100%	0.2912700
Port of Bay City	0.0529900	100%	0.0529900
Cons & Recl District	0.0081900	100%	0.0081900
Coastal Plains GW District	0.0042600	100%	0.0042600
Drainage District #1	0.0411300	100%	0.0411300
Bay City/Van Vleck ISD	1.3912400	100%	1.3912400
	2.8238200		2.8238200

SALES TAX		
0.0200000	100.00%	0.0200000

REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030
1 TIRZ#2 - Incremental Revenue																	
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	23.877.180	66.151.488	101.211.777	175.995.255	237.840.393	275.726.602	291.855.050
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	312,552	478,205	975,538	1,160,890	1,353,267	1,447,556
Bay City		0	0	0	0	0	0	0	0	0	151,620	422,047	645,731	1,123,765	1,517,658	1,759,457	1,862,472
Matagorda County		0	0	0	0	0	0	0	0	0	95,447	265,683	406,496	707,423	955,384	1,107,599	1,172,448
Matagorda County Hospital District		0	0	0	0	0	0	0	0	0	69,547	193,590	296,192	515,463	696,139	807,051	854,303
Port of Bay City		0	0	0	0	0	0	0	0	0	12,653	35,219	53,886	93,777	126,647	146,825	155,421
Cons & Recl District		0	0	0	0	0	0	0	0	0	1,956	5,443	8,328	14,494	19,574	22,693	24,021
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	1,017	2,831	4,332	7,539	10,181	11,804	12,495
Drainage District #1		0	0	0	0	0	0	0	0	0	9,821	27,337	41,825	72,788	98,301	113,963	120,635
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	332,189	924,674	1,414,752	2,462,088	3,325,081	3,854,846	4,080,543
	npv @ 6%	0	0	0	0	0	0	0	0	0	674,249	1,876,825	2,871,542	4,997,337	6,748,966	7,824,237	8,282,338
2 REVENUE #2 - SALES TAX																	
Sales		0	0	0	0	0	0	0	0	0	0	4,465,033	6,831,500	13,936,260	16,584,149	19,332,380	21,287,586
Bay City	npv @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 TIRZ#2A - Incremental Revenue																	
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	8,953,943	18,266,043	27,947,045	52,085,012	69,998,033	88,606,741	101,793,503
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	345,083
Bay City		0	0	0	0	0	0	0	0	0	56,858	115,989	177,464	330,740	444,488	562,653	648,580
Matagorda County		0	0	0	0	0	0	0	0	0	35,792	73,017	111,716	208,205	279,810	354,197	408,289
Matagorda County Hospital District		0	0	0	0	0	0	0	0	0	26,080	53,204	81,401	151,708	203,883	258,085	297,499
Port of Bay City		0	0	0	0	0	0	0	0	0	4,745	9,679	14,809	27,600	37,092	46,953	54,123
Cons & Recl District		0	0	0	0	0	0	0	0	0	733	1,496	2,289	4,266	5,733	7,257	8,365
Coastal Plains GW District		0	0	0	0	0	0	0	0	0	381	778	1,191	2,219	2,982	3,775	4,351
Drainage District #1		0	0	0	0	0	0	0	0	0	3,683	7,513	11,495	21,423	28,790	36,444	42,010
Bay City/Van Vleck ISD		0	0	0	0	0	0	0	0	0	124,571	254,124	388,810	724,628	973,841	1,232,732	1,420,993
	npv @ 6%	0	0	0	0	0	0	0	0	0	252,843	515,800	789,174	1,470,787	1,976,618	2,502,095	2,884,210
4 REVENUE #2A - SALES TAX																	
Sales		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,929,757
0	npv @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE A, B, 1, 2, 3, 4		0	(304)	23,152	313,657	318,936	360,765	320,504	322,179	329,864	1,264,795	2,738,324	4,014,571	6,830,297	9,096,243	10,705,645	11,554,688
Running Total		0	(304)	22,848	336,505	655,441	1,016,207	1,336,711	1,658,890	1,988,754	3,253,549	5,991,872	10,006,443	16,836,740	25,932,983	36,638,627	48,193,315
NET PRESENT VALUE @ 6%																	
GROSS	281,235,162																

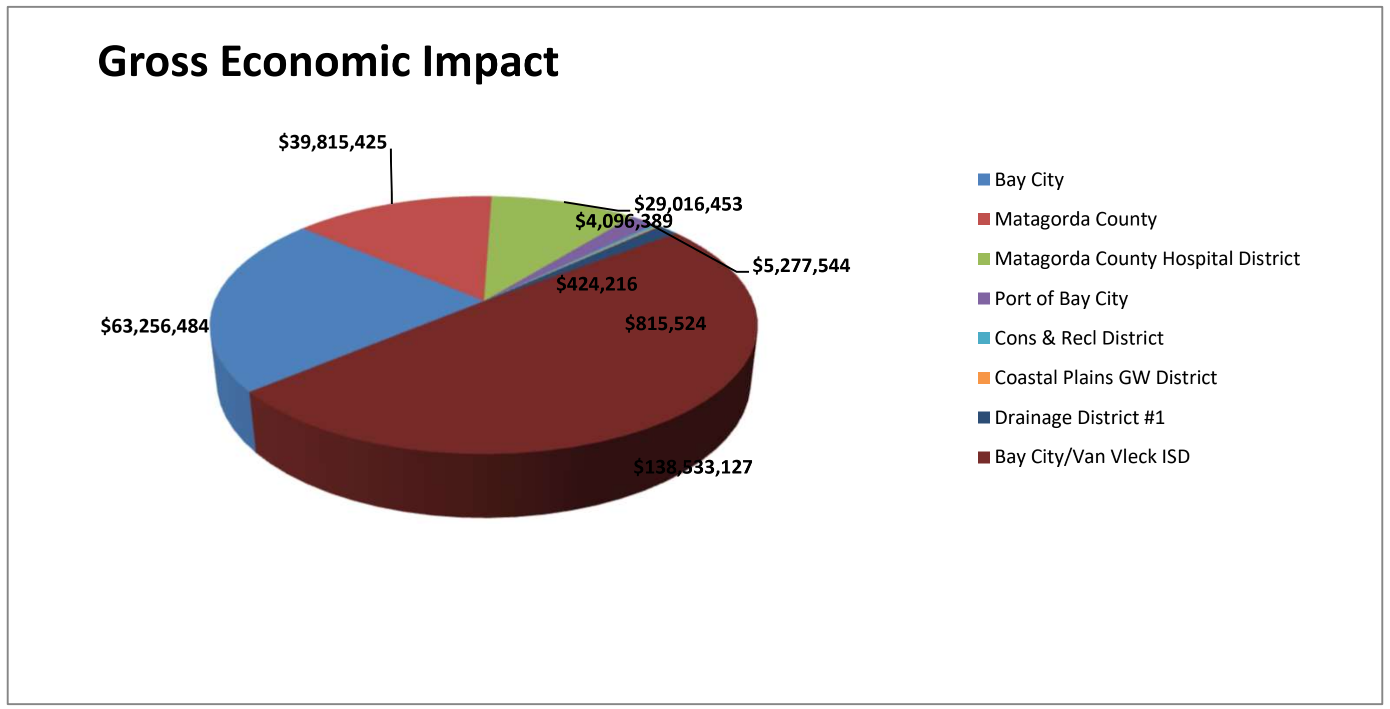
REVENUE YEAR	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS	
1 TIRZ#2 - Incremental Revenue																		
REAL PROPERTY TAX	303.105.248	314.688.712	320.982.486	327.402.136	333.950.179	340.629.182	347.441.766	354.390.601	361.478.413	368.707.982	376.082.141	383.603.784	391.275.860	399.101.377	407.083.405	415.225.073		
BUSINESS PERSONAL PROPERTY	1,510,791	1,575,977	1,607,496	1,639,646	1,672,439	1,705,888	1,740,006	1,774,806	1,810,302	1,846,508	1,883,438	1,921,107	1,959,529	1,998,720	2,038,694	2,079,468		
Bay City	1,934,312	2,008,281	2,048,446	2,089,415	2,131,204	2,173,828	2,217,304	2,261,650	2,306,883	2,353,021	2,400,081	2,448,083	2,497,045	2,546,986	2,597,925	2,649,884	44,147,098	Bay City
Matagorda County	1,217,672	1,264,236	1,289,521	1,315,312	1,341,618	1,368,450	1,395,819	1,423,736	1,452,210	1,481,255	1,510,880	1,541,097	1,571,919	1,603,358	1,635,425	1,668,133	27,791,120	Matagorda County
Matagorda County Hospital District	887,255	921,184	939,608	958,400	977,568	997,119	1,017,062	1,037,403	1,058,151	1,079,314	1,100,900	1,122,918	1,145,377	1,168,284	1,191,650	1,215,483	20,249,961	Matagorda County Hospital District
Port of Bay City	161,416	167,589	170,940	174,359	177,846	181,403	185,031	188,732	192,507	196,357	200,284	204,290	208,375	212,543	216,794	221,130	3,684,023	Port of Bay City
Cons & Recl District	24,948	25,902	26,420	26,949	27,487	28,037	28,598	29,170	29,753	30,348	30,955	31,574	32,206	32,850	33,507	34,177	569,393	Cons & Recl District
Coastal Plains GW District	12,977	13,473	13,742	14,017	14,298	14,583	14,875	15,173	15,476	15,786	16,101	16,423	16,752	17,087	17,429	17,777	296,168	Coastal Plains GW District
Drainage District #1	125,289	130,080	132,681	135,335	138,042	140,802	143,618	146,491	149,421	152,409	155,457	158,566	161,738	164,972	168,272	171,637	2,859,481	Drainage District #1
Bay City/Van Vleck ISD	4,237,940	4,400,001	4,488,001	4,577,761	4,669,316	4,762,702	4,857,956	4,955,116	5,054,218	5,155,302	5,258,408	5,363,576	5,470,848	5,580,265	5,691,870	5,805,708	96,723,163	Bay City/Van Vleck ISD
npv @ 6%	8,601,809	8,930,746	9,109,360	9,291,548	9,477,379	9,666,926	9,860,265	10,057,470	10,258,619	10,463,792	10,673,068	10,886,529	11,104,260	11,326,345	11,552,872	11,783,929	196,320,407	
2 REVENUE #2 - SALES TAX																		
Sales	22,513,303	23,779,534	24,255,124	24,740,227	25,235,031	25,739,732	26,254,527	26,779,617	27,315,209	27,861,514	28,418,744	28,987,119	29,566,861	30,158,198	30,761,362	31,376,590		
Bay City (npv @ 6%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Bay City
3 TIRZ#2A - Incremental Revenue																		
REAL PROPERTY TAX	114,793,466	119,180,536	122,277,533	125,450,737	127,959,752	130,518,947	133,129,326	135,791,912	138,507,750	141,277,905	144,103,464	146,985,533	149,925,244	152,923,748	155,982,223	159,101,868		
BUSINESS PERSONAL PROPERTY	527,977	718,049	732,410	747,058	761,999	777,239	792,784	808,639	824,812	841,308	858,135	875,297	892,803	910,659	928,873	947,450		
Bay City	732,291	761,356	781,113	801,356	817,383	833,731	850,405	867,414	884,762	902,457	920,506	938,916	957,695	976,848	996,385	1,016,313	16,375,703	Bay City
Matagorda County	460,986	479,283	491,720	504,463	514,552	524,843	535,340	546,047	556,968	568,107	579,469	591,059	602,880	614,938	627,236	639,781	10,308,698	Matagorda County
Matagorda County Hospital District	335,897	349,229	358,291	367,576	374,928	382,426	390,075	397,876	405,834	413,951	422,230	430,674	439,288	448,073	457,035	466,176	7,511,419	Matagorda County Hospital District
Port of Bay City	61,109	63,534	65,183	66,872	68,210	69,574	70,965	72,385	73,832	75,309	76,815	78,351	79,918	81,517	83,147	84,810	1,366,533	Port of Bay City
Cons & Recl District	9,445	9,820	10,075	10,336	10,542	10,753	10,968	11,188	11,411	11,640	11,872	12,110	12,352	12,599	12,851	13,108	211,208	Cons & Recl District
Coastal Plains GW District	4,913	5,108	5,240	5,376	5,484	5,593	5,705	5,819	5,936	6,054	6,175	6,299	6,425	6,553	6,684	6,818	109,859	Coastal Plains GW District
Drainage District #1	47,432	49,314	50,594	51,905	52,943	54,002	55,082	56,184	57,307	58,454	59,623	60,815	62,031	63,272	64,538	65,828	1,060,681	Drainage District #1
Bay City/Van Vleck ISD	1,604,398	1,668,077	1,711,364	1,755,714	1,790,828	1,826,645	1,863,178	1,900,442	1,938,450	1,977,219	2,016,764	2,057,099	2,098,241	2,140,206	2,183,010	2,226,670	35,878,004	Bay City/Van Vleck ISD
npv @ 6%	3,256,470	3,385,720	3,473,579	3,563,599	3,634,871	3,707,568	3,781,719	3,857,354	3,934,501	4,013,191	4,093,455	4,175,324	4,258,830	4,344,007	4,430,887	4,519,505	72,822,106	
4 REVENUE #2A - SALES TAX																		
Sales	7,542,528	10,257,838	10,462,995	10,672,255	10,885,700	11,103,414	11,325,482	11,551,992	11,783,032	12,018,692	12,259,066	12,504,247	12,754,332	13,009,419	13,269,607	13,534,999		
0 (npv @ 6%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Bay City
REVENUE A, B, 1, 2, 3, 4	12,255,424	12,722,796	12,998,638	13,280,400	13,547,249	13,819,436	14,097,066	14,380,249	14,669,096	14,963,720	15,264,236	15,570,762	15,883,419	16,202,329	16,527,617	16,859,411	281,235,162	
Running Total	60,448,739	73,171,535	86,170,173	99,450,573	112,997,822	126,817,258	140,914,325	155,294,574	169,963,670	184,927,389	200,191,625	215,762,387	231,645,806	247,848,134	264,375,751	281,235,162		

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Bay City	0	(66)	5,771	71,543	72,324	82,075	71,271	72,963	74,689	284,927	616,281	903,272	1,536,449	2,045,996	2,407,904	2,598,828
Matagorda County	0	(45)	3,257	45,178	47,408	52,471	46,949	45,514	46,602	178,951	387,544	568,210	966,805	1,287,573	1,515,400	1,635,591
Matagorda County Hospital District	0	(33)	2,495	34,793	35,176	39,536	35,375	33,164	33,956	130,392	282,383	414,024	704,460	938,186	1,104,192	1,191,769
Port of Bay City	0	(5)	394	5,830	5,991	6,994	6,258	6,033	6,178	23,722	51,373	75,322	128,161	170,682	200,883	216,815
Cons & Recl District	0	(1)	64	886	896	1,019	911	933	955	3,666	7,940	11,642	19,808	26,380	31,048	33,510
Coastal Plains GW District	0	(0)	33	461	466	530	474	485	497	1,907	4,130	6,056	10,304	13,722	16,150	17,431
Drainage District #1	0	(4)	320	4,450	4,499	5,115	4,573	4,683	4,797	18,417	39,882	58,474	99,489	132,496	155,940	168,310
Bay City/Van Vleck ISD	0	(149)	10,816	150,517	152,176	173,026	154,693	158,404	162,190	622,811	1,348,789	1,977,570	3,364,822	4,481,208	5,274,128	5,692,434
$ -	0	(304)	23,152	313,657	318,936	360,765	320,504	322,179	329,864	1,264,795	2,738,324	4,014,571	6,830,297	9,096,243	10,705,645	11,554,688
							1,336,711									

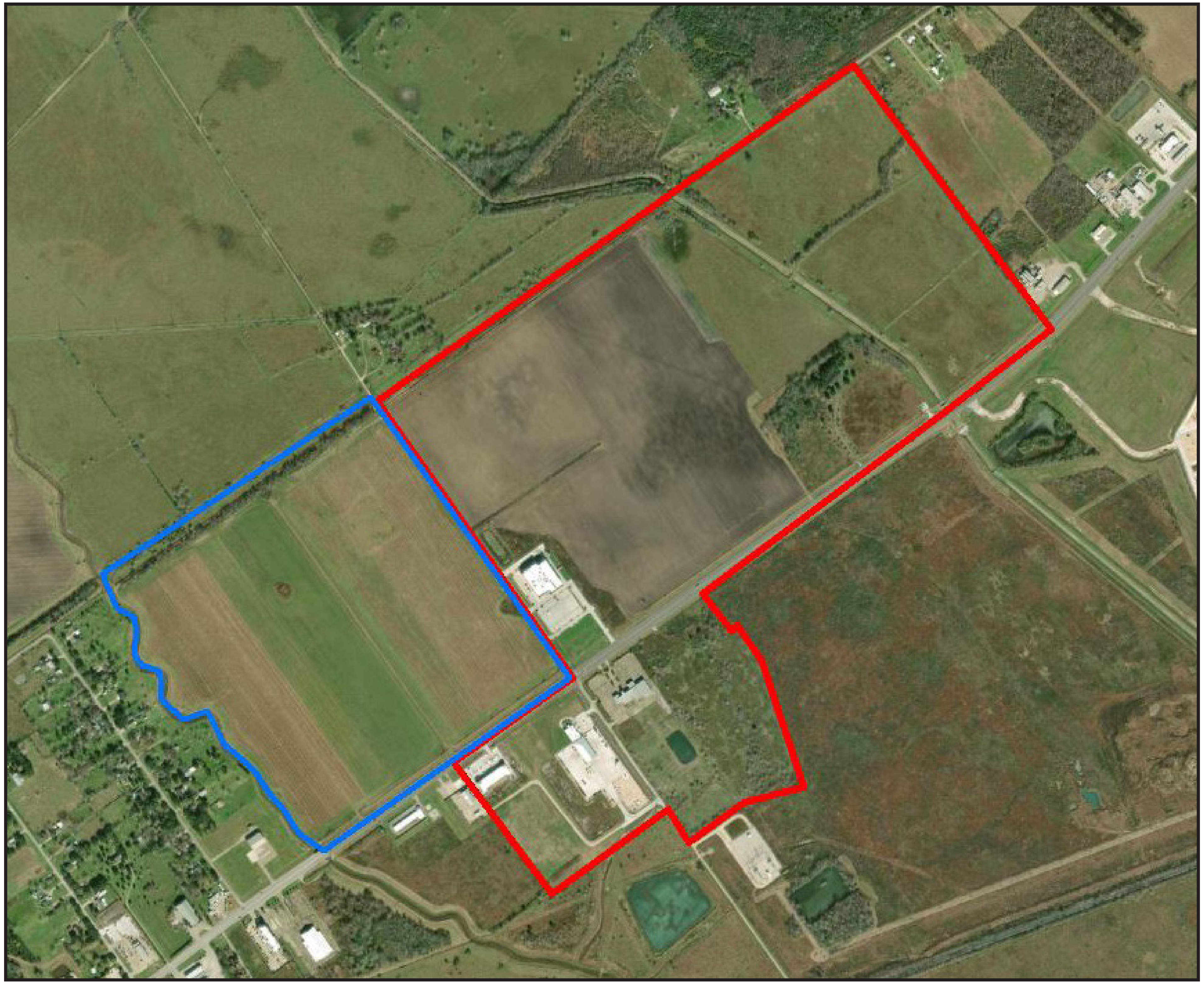
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046		
Bay City	2,756,402	2,861,498	2,923,525	2,986,883	3,046,887	3,108,091	3,170,520	3,234,197	3,299,147	3,365,397	3,432,972	3,501,898	3,572,202	3,643,913	3,717,058	3,791,666	63,256,484	Bay City
Matagorda County	1,734,788	1,800,949	1,839,998	1,879,884	1,917,660	1,956,191	1,995,493	2,035,581	2,076,471	2,118,178	2,160,720	2,204,112	2,248,372	2,293,518	2,339,566	2,386,535	39,815,425	Matagorda County
Matagorda County Hospital District	1,264,048	1,312,256	1,340,708	1,369,771	1,397,296	1,425,372	1,454,009	1,483,218	1,513,012	1,543,402	1,574,399	1,606,016	1,638,266	1,671,161	1,704,714	1,738,937	29,016,453	Matagorda County Hospital District
Port of Bay City	229,965	238,735	243,912	249,199	254,206	259,314	264,524	269,838	275,258	280,787	286,426	292,178	298,045	304,030	310,134	316,360	5,277,544	Port of Bay City
Cons & Recl District	35,543	36,898	37,698	38,516	39,290	40,079	40,884	41,706	42,543	43,398	44,269	45,158	46,065	46,990	47,934	48,896	815,524	Cons & Recl District
Coastal Plains GW District	18,488	19,193	19,610	20,035	20,437	20,848	21,267	21,694	22,130	22,575	23,028	23,491	23,962	24,444	24,935	25,435	424,216	Coastal Plains GW District
Drainage District #1	178,519	185,329	189,350	193,457	197,347	201,314	205,361	209,489	213,700	217,994	222,375	226,843	231,401	236,050	240,791	245,628	4,096,389	Drainage District #1
Bay City/Van Vleck ISD	6,037,672	6,267,936	6,403,837	6,542,655	6,674,126	6,808,226	6,945,008	7,084,526	7,226,835	7,371,989	7,520,046	7,671,065	7,825,104	7,982,224	8,142,486	8,305,954	138,533,127	Bay City/Van Vleck ISD
	12,255,424	12,722,796	12,998,638	13,280,400	13,547,249	13,819,436	14,097,066	14,380,249	14,669,096	14,963,720	15,264,236	15,570,762	15,883,419	16,202,329	16,527,617	16,859,411	281,235,162	

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	$63,256,484	$62,953,291	$303,193
Matagorda County	$39,815,425	$39,624,416	$191,009
Matagorda County Hospital Distr	$29,016,453	$28,877,274	$139,179
Port of Bay City	$5,277,544	$5,252,218	$25,325
Cons & Recl District	$815,524	$0	$815,524
Coastal Plains GW District	$424,216	$0	$424,216
Drainage District #1	$4,096,389	$0	$4,096,389
Bay City/Van Vleck ISD	$138,533,127	$0	$138,533,127
Total	**$281,235,162**	**$136,707,199**	**$144,527,963**



DAVID PETTIT
Economic Development



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 #2 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	City of Bay City 2021 Taxable Value		Exemptions
2	18109	TRAN TUAN & NGUYET K	$	42,080	
2	18110	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	$	-	
2	18135	LOWER COLORADO RIVER AUTHORITY	$	-	EX-XV
2	20968	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	$	-	
2	20969	LIBERMAN BROADCASTING OF HOUSTON	$	96,810	
2	20970	BAY CITY PARTNERS LLC	$	1,231,000	
2	20973	DESERT GOLD INC	$	1,873,900	
2	23013	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	$	-	
2	88863	JACKSON ELECTRIC COOPERATIVE	$	323,310	
2	88865	JACKSON ELECTRIC COOPERATIVE	$	151,180	
2	88869	JACKSON ELECTRIC COOPERATIVE	$	427,430	
2	94292	MILBERGER BRYAN M TRUST 2-1-1994	$	-	
2	94293	MILBERGER ARTHUR J TRUST	$	-	
2	94295	MILBERGER BRYAN M TRUST 2-1-1994	$	-	
2	94296	MILBERGER ARTHUR J TRUST	$	-	
2	94298	MILBERGER BRYAN M TRUST 2-1-1994	$	-	
2	94299	MILBERGER ARTHUR J TRUST	$	-	
2	118918	SMBG BAY CITY LLC	$	98,760	
2	118919	BAY CITY COMMUNITY DEVELOPMENT CORP	$	-	EX-XV
2	118920	BAY CITY COMMUNITY DEVELOPMENT CORP	$	6,512,970	
2	118921	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	$	170	
2	118922	MILBERGER BRYAN M TRUST 2-1-1994	$	170	
2	118923	MILBERGER ARTHUR J TRUST	$	170	
2	118924	MILBERGER FRANCIS WAYNE TRUST 2-1-1994	$	1,203	
2	118925	MILBERGER BRYAN M TRUST 2-1-1994	$	1,203	
2	118926	MILBERGER ARTHUR J TRUST	$	1,203	
2	121791	SMBG BAY CITY LLC	$	-	
2	121793	SMBG BAY CITY LLC	$	91,960	
2	121794	SMBG BAY CITY LLC	$	87,350	
2	121795	SMBG BAY CITY LLC	$	2,310	
2	125702	JACKSON ELECTRIC COOP INC	$	2,379,840	
		TOTAL TIRZ #2	***$***	***13,323,019***	
2A	20961	CORBETT DUNCAN	$	532	
2A	20954	MILBERGER FRANCIS WAYNE FAMILY TRUST	$	-	
2A	20118	CORBETT DUNCAN	$	-	
2A	20112	MILBERGER FRANCIS WAYNE FAMILY TRUST	$	-	
2A	20964	MORTON & HUDSON	$	-	
		TOTAL #2A	***$***	***532***	