

**CITY OF HUTCHINS  
TAX INCREMENT FINANCING ZONE**

December 16, 2025

## TIF PROPERTY VALUES

REVENUE	TAX	TAX	TIF	TIF	LOAN		
<u>RECORDED</u>	<u>YEAR</u>	<u>RATE</u>	<u>VALUES</u>	<u>REVENUE</u>	<u>REPAYMENT</u>	<u>INCREASE\$</u>	<u>INCREASE%</u>
2023	2022	0.655901	\$ 59,539,817	\$390,522	\$ 136,683		
2024	2023	0.630082	\$ 69,585,399	\$438,445	\$ 153,456	\$10,045,582	16.87%
2025	2024	0.630082	\$123,294,026	\$776,853	\$ 271,899	\$53,708,627	77.18%

ESTABLISHED DURING 2016



TAX INCREMENT FINANCE FUND (FUND 24)  
STATEMENT OF REVENUES AND EXPENDITURES



ACCOUNT DESCRIPTION	FY 23 ACTUAL	FY 24 ACTUAL	FY 25 ESTIMATE	FY 26 ESTIMATE
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<b>CURRENT PROPERTY TAX</b>	<b>\$ 390,522</b>	<b>\$ 438,445</b>	<b>\$ 1,104,918</b>	<b>\$ 1,258,184</b>
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ABATEMENT PAYMENTS			\$ 487,104	\$ 675,814
ABATEMENT - DLH MASTER LAND HOLDING		\$ 225,227		
DALLAS COUNTY LOAN	\$ 136,683	\$ 153,456	\$ 271,899	\$ 113,268

<b>TOTAL EXPENSES</b>	<b>\$ 136,683</b>	<b>\$ 378,683</b>	<b>\$ 759,003</b>	<b>\$ 789,082</b>
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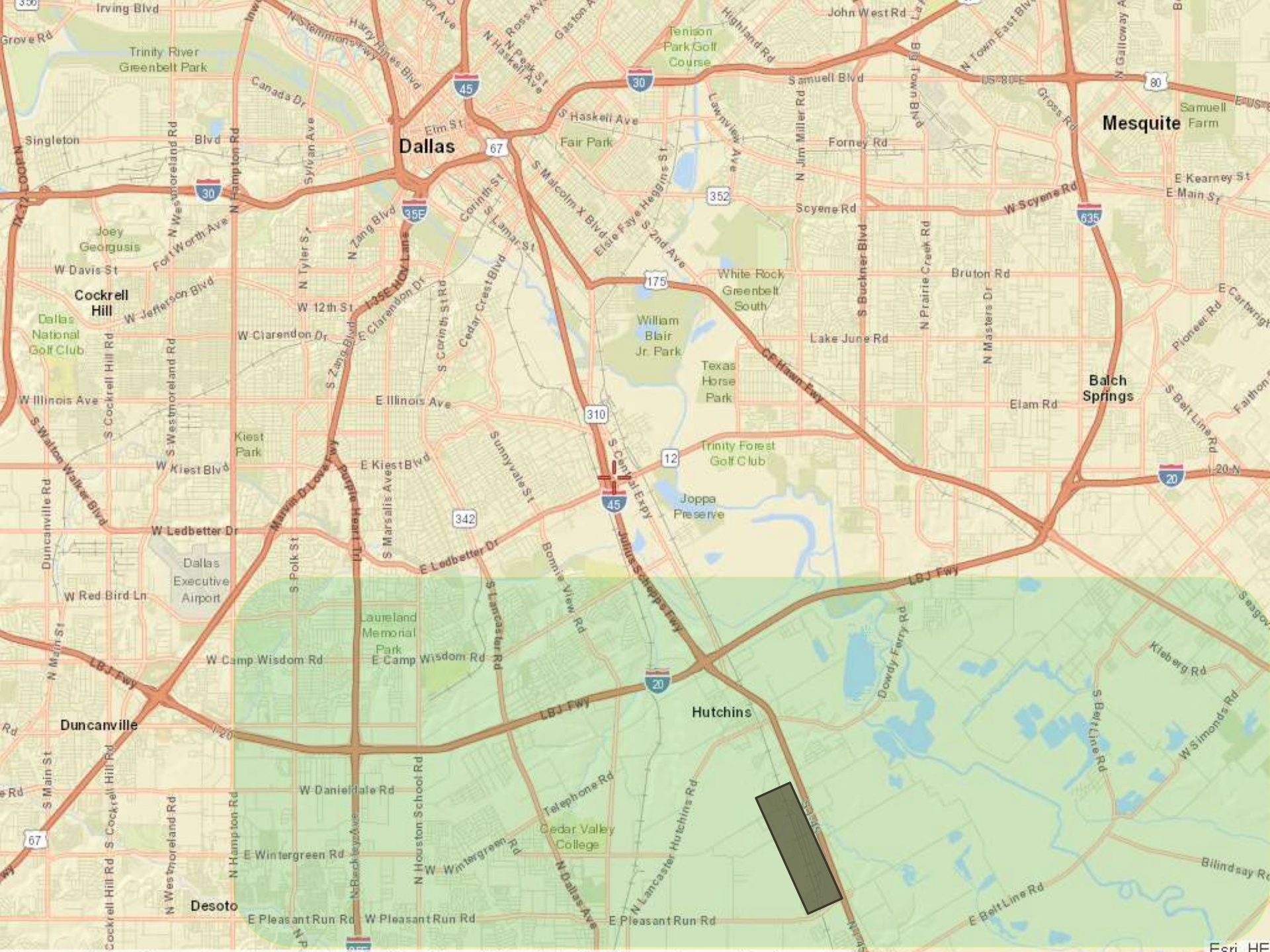
<b>REVENUES OVER(UNDER) EXPENSES</b>	<b>\$ 253,839</b>	<b>\$ 59,762</b>	<b>\$ 345,915</b>	<b>\$ 469,102</b>
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<b>BEGINNING FUND BALANCE</b>			<b>511,617</b>	<b>857,532</b>
<b>CHANGE IN FUND BALANCE</b>			<b>345,915</b>	<b>469,102</b>
<b>ENDING FUND BALANCE</b>			<b>857,532</b>	<b>1,326,634</b>



## Dallas County Wintergreen Project TIF Loan Repayment

Date	Description	Amount	Remaining Balance
5/17/2017	MCIP Funding-Wintergreen	1,278,015.01	1,278,015.01
5/31/2019	City Repayment-2017	(10,624.24)	1,267,390.77
5/31/2019	City Repayment-2018	(129,864.73)	1,137,526.04
4/2/2020	City Repayment-2019	(154,028.65)	983,497.39
9/9/2021	City Repayment-2020	(125,073.38)	858,424.01
9/30/2022	City Repayment-2021	(183,119.00)	675,305.01
9/30/2023	City Repayment-2022	(136,682.79)	538,622.22
9/30/2024	City Repayment-2023	(153,455.78)	385,166.44
9/30/2025	City Repayment-2024	(271,898.71)	113,267.73
9/30/2026	City Repayment-2025	(113,267.73)	-



Dallas

Mesquite

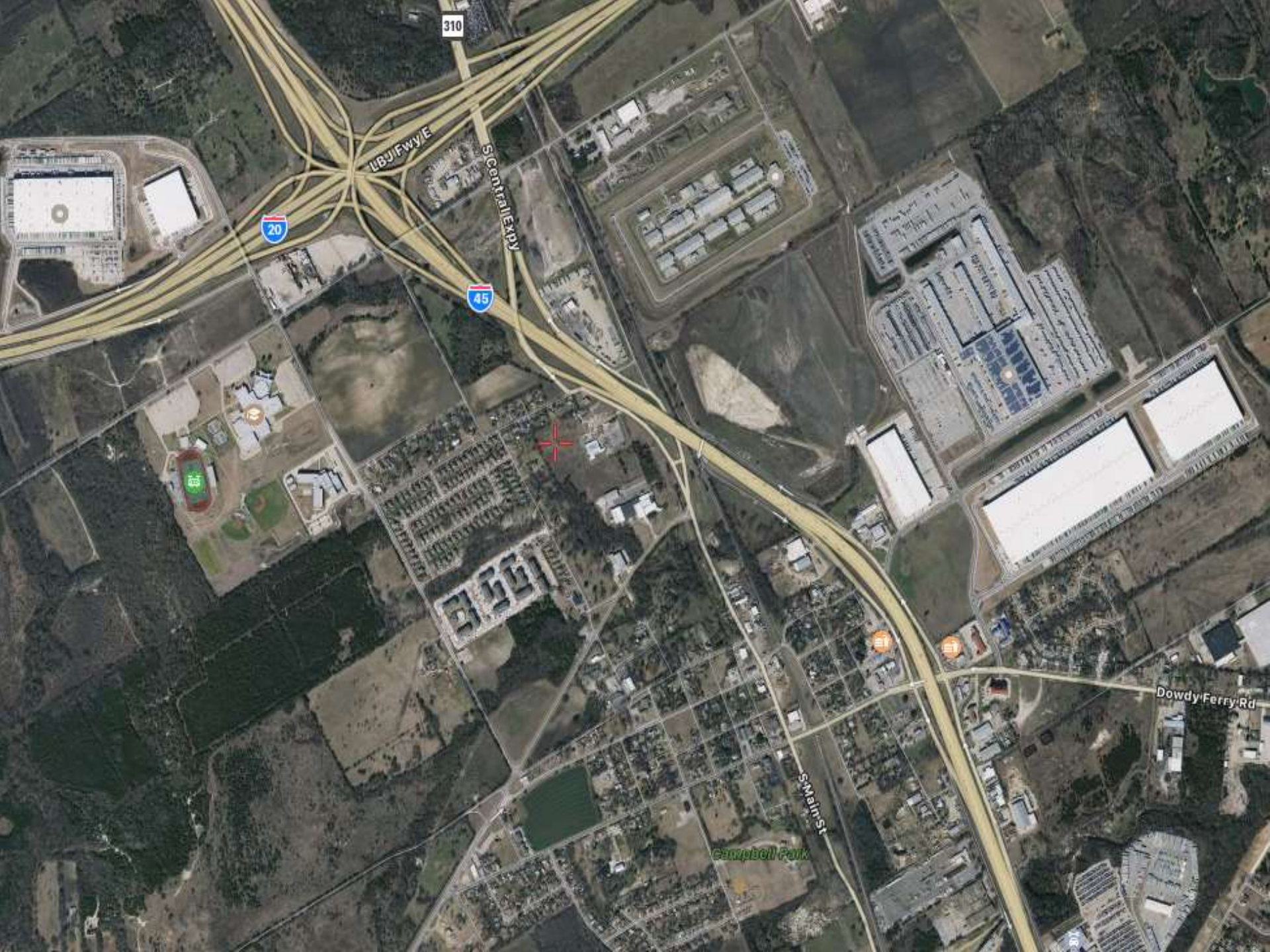
Cockrell Hill

Balch Springs

Duncanville

Hutchins

Desoto



310

I67 Fwy E

S Central Expy

20

45



15

15

15

Dowdy Ferry Rd

S Main St

Campbell Park

# FED EX GROUND DISTRIBUTION



- Division of Fed Ex that Competes with UPS
- 720,000 square foot building
- \$60,000,000 Real Property investment
- \$70,000,000 Business Personal Property
- Employees 1300 – 1600
- Solar Panels

# UNION PACIFIC



# UNION PACIFIC INTERMODAL

## **365,000 Lift Capacity and 4,000 Parking Stalls**

Increased capacity and more improved terminal efficiency allows for faster container availability.

## **10-Lane Automated Gate System (AGS) Entrance**

Enhances gate capacity to minimize motor carrier congestion and improve gate/terminal throughput. Improves truck turn times, resulting in lower drayage costs.

## **24 Hour, Seven-Day-a-Week Operations**

Enhanced customer and motor carrier operational convenience and flexibility.

## **Four Loading Tracks**

Allows for expedited loading/unloading capability, resulting in improved container availability.

## **Repair Buildings**

Allows for on-site repair and maintenance of cranes and ramp tractors to ensure efficient, uninterrupted operations.

## **Adjacent to Dallas Logistics Hub**

Industrial park covers approximately 6,500 acres and offers tenants a build-to-suit option.

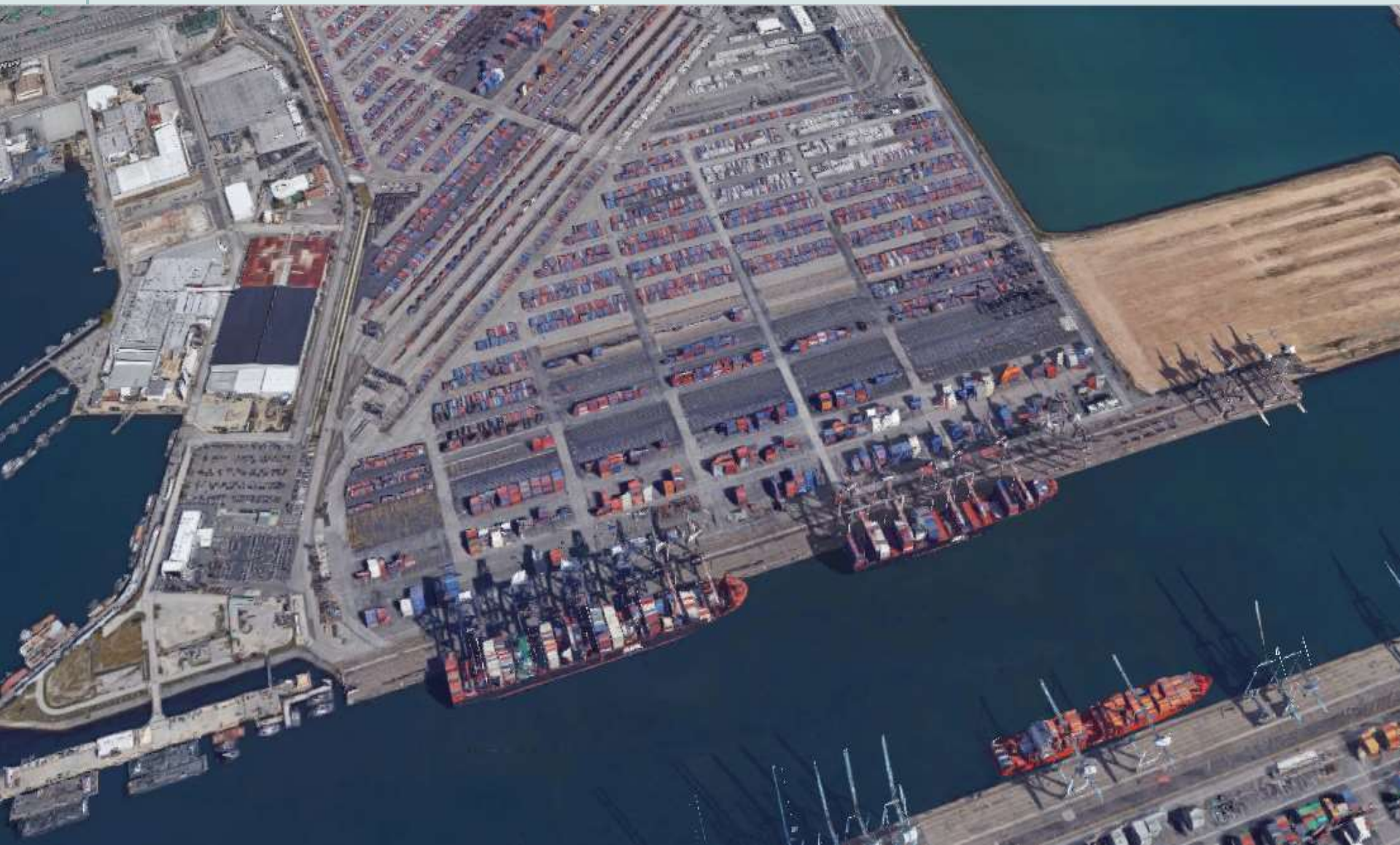
## **Future Expansion**

Union Pacific has designed this new facility with room for future expansion to keep pace with our customers' growth requirements.

# Union Pacific



# PORT OF LOS ANGELES



# PORT OF LONG BEACH

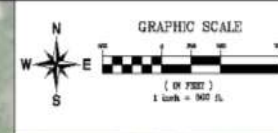
- More than 7.5 million 20-foot container units (TEUs)
- Cargo valued at \$194 billion
- 82.3 million metric tons of cargo
- 2,000 vessel calls

# PORT OF LOS ANGELES

December	2018	2017	Change	% Change
Loaded Imports	468,905.85	385,492.05	83,413.80	21.64%
Loaded Exports	147,965.40	152,865.50	(4,900.10)	-3.21%
Total Loaded	616,871.25	538,357.55	78,513.70	14.58%
Total Empty	286,386.90	240,853.40	45,533.50	18.91%
Total	903,258.15	779,210.95	124,047.20	15.92%
<b><u>Calendar Year</u></b> <b><u>2018</u></b>	<b>9,458,748.50</b>	<b>9,343,192.95</b>	<b>115,555.55</b>	<b>1.24%</b>







CONTACT  
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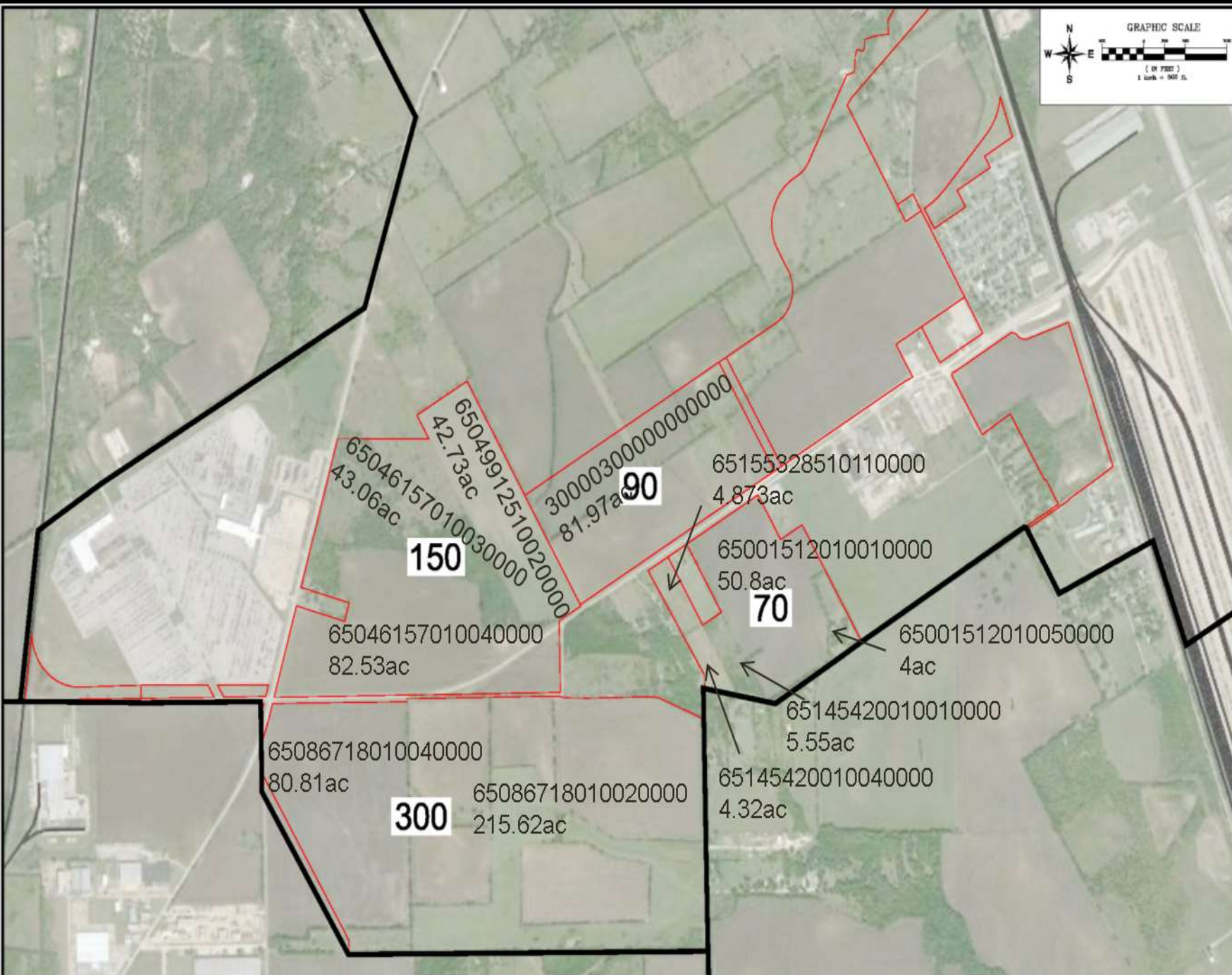
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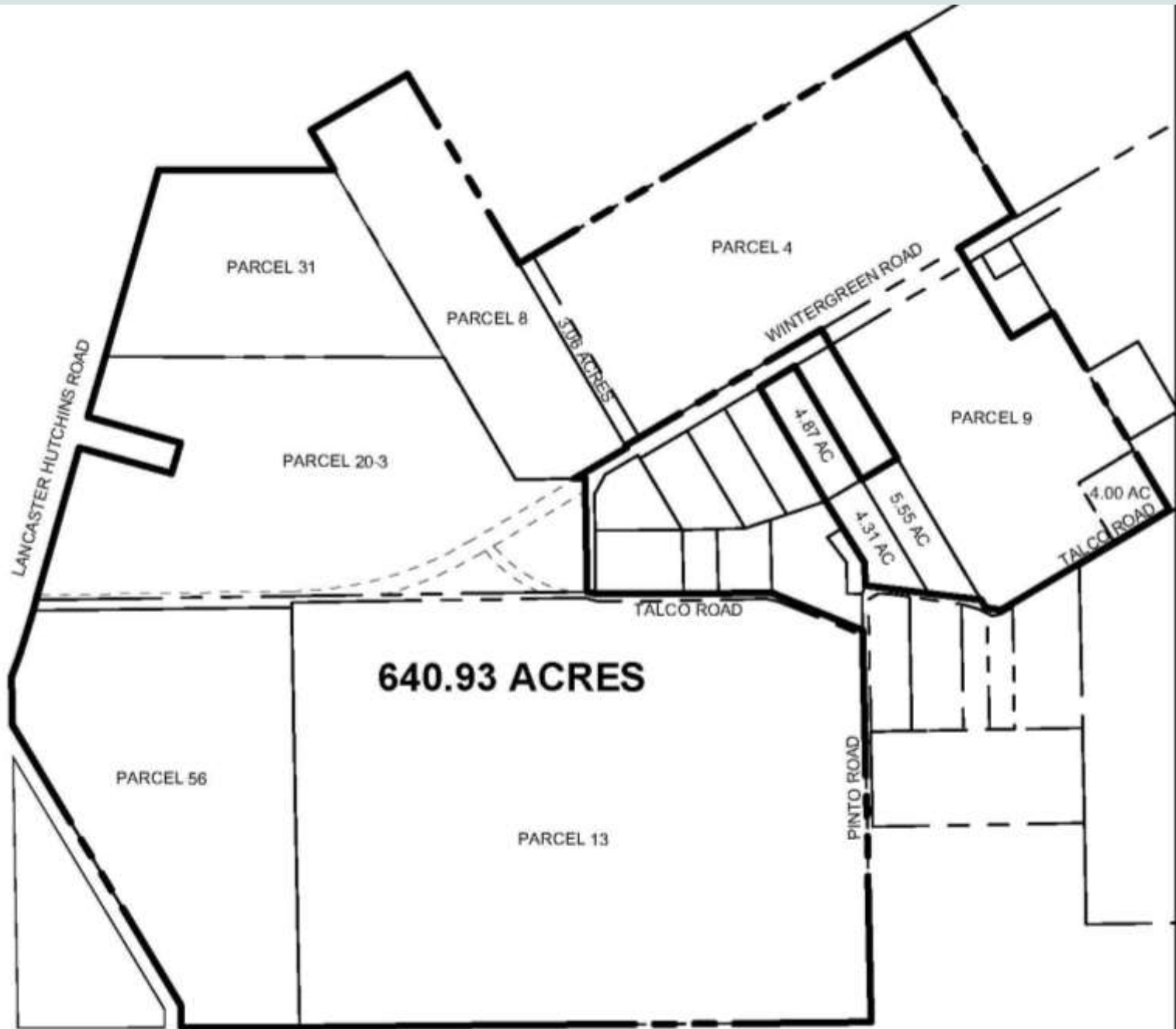


**PRIME POINTE  
HUTCHINS PROPERTIES**

SCALE: AS SHOWN  
DESIGNED BY: KHA  
DRAWN BY: DFG  
CHECKED BY: DFG  
DATE: AUGUST 2015  
KHA PROJ. NO. 64450701

**EX**





# TAX INCREMENT FINANCING

**Tax Increment Financing** is a tool to publicly finance needed structural improvements and enhanced infrastructure within a defined area.

The costs of the improvements are repaid by the contribution of all or a portion of future tax revenues that are attributed to the increase in the property values due to the improvements in the reinvestment zone.

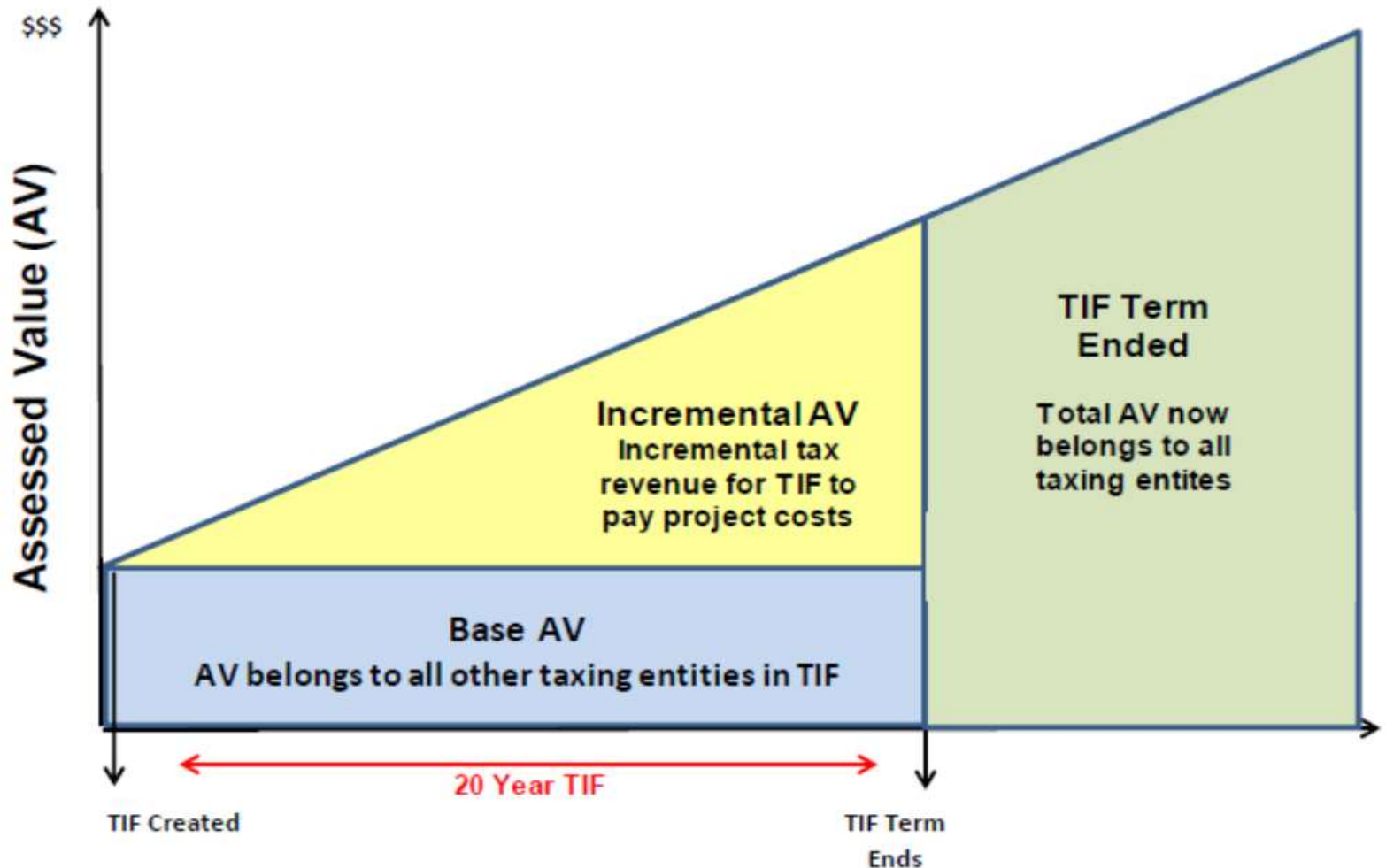
City of Allen—TIRZ #1  
City of Allen—TIRZ #2  
City of Alton—TIRZ #1  
City of Alvin—TIRZ #2  
City of Arlington—TIRZ #1 144  
City of Arlington—TIRZ #4 144  
City of Arlington—TIRZ #5 145  
City of Arlington—TIRZ #6 145  
City of Austin—TIRZ #15 154  
City of Austin—TIRZ #16 154  
City of Austin—TIRZ #17 155  
City of Austin—TIRZ #18 155  
City of Belton—TIRZ #1 60  
City of Brownsville—TIRZ #1  
City of Bryan—TIRZ #10  
City of Bryan—TIRZ #19  
City of Bryan—TIRZ #21  
City of Bryan—TIRZ #22  
City of Burkburnett—TIRZ #1 156  
City of Burleson—TIRZ #2  
City of Carrollton—TIRZ #1  
City of Cleburne—TIRZ #1  
City of Cleburne—TIRZ #2  
City of Cleburne—TIRZ #3  
City of College Station—TIRZ #18  
City of College Station—TIRZ #19  
City of Colleyville—TIRZ #1  
City of Conroe—TIRZ #2  
City of Conroe—TIRZ #3  
City of Corpus Christi—TIRZ #2  
City of Corpus Christi—TIRZ #3  
City of Corsicana—TIRZ #1  
City of Dallas—TIRZ #10  
City of Dallas—TIRZ #11  
City of Dallas—TIRZ #12  
City of Dallas—TIRZ #13  
City of Dallas—TIRZ #14  
City of Dallas—TIRZ #15

City of Dallas—TIRZ #16  
City of Dallas—TIRZ #17  
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City of Dallas—TIRZ #19  
City of Dallas—TIRZ #2  
City of Dallas—TIRZ #3  
City of Dallas—TIRZ #4  
City of Dallas—TIRZ #5  
City of Dallas—TIRZ #6  
City of Dallas—TIRZ #7  
City of Dallas—TIRZ #8  
City of Dallas—TIRZ #9  
City of Denton—TIRZ #1  
City of Denton—TIRZ #2  
City of Devine—TIRZ #1  
City of Donna—TIRZ #2  
City of Edinburg—TIRZ #1  
City of Edinburg—TIRZ #3  
City of El Paso—TIRZ #5  
City of El Paso—TIRZ #6  
City of Euless—TIRZ #3 146  
City of Farmers Branch—TIRZ #1  
City of Farmers Branch—TIRZ #2  
City of Flower Mound—TIRZ #1  
City of Forney—TIRZ #1  
City of Fort Worth—TIRZ #12  
Worth—TIRZ #2 147  
City of Fort Worth—TIRZ #3 147  
City of Fort Worth—TIRZ #4 148  
City of Fort Worth—TIRZ #6 148  
City of Fort Worth—TIRZ #7 149  
City of Fort Worth—TIRZ #8 149  
City of Fort Worth—TIRZ #9 150  
City of Galveston—TIRZ #11  
City of Galveston—TIRZ #12  
City of Galveston—TIRZ #13  
City of Galveston—TIRZ #14  
City of Georgetown—Downtown TIRZ 157

City of Georgetown—Rivory Park &  
Williams Drive TIRZ 158  
City of Grand Prairie—TIRZ #1  
City of Grand Prairie—TIRZ #2  
City of Grand Prairie—TIRZ #3  
City of Hidalgo—TIRZ #1  
City of Houston—TIRZ #1  
City of Houston—TIRZ #10  
City of Houston—TIRZ #11  
City of Houston—TIRZ #12  
City of Houston—TIRZ #13  
City of Houston—TIRZ #14  
City of Houston—TIRZ #15  
City of Houston—TIRZ #16  
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City of Houston—TIRZ #3  
City of Houston—TIRZ #4  
City of Houston—TIRZ #5  
City of Houston—TIRZ #6  
City of Houston—TIRZ #7  
City of Houston—TIRZ #8  
City of Houston—TIRZ #9  
City of Ingleside—TIRZ #1  
City of Iowa Colony—TIRZ #2

City of Keller—TIRZ #1 152	City of Missouri City—TIRZ #3	City of San Antonio—TIRZ #22
City of Kilgore—TIRZ #1	City of Nassau Bay—TIRZ #1	City of San Antonio—TIRZ #24
City of Kyle—TIRZ #1	City of New Braunfels—TIRZ #1	City of San Antonio—TIRZ #25
City of La Feria—TIRZ #1	City of North Richland Hills—TIRZ #1 153	City of San Antonio—TIRZ #26
City of Lavon—TIRZ #1	City of North Richland Hills—TIRZ #2 153	City of San Antonio—TIRZ #28
City of League City—TIRZ #2	City of Pearland—TIRZ #2	City of San Antonio—TIRZ #30
City of League City—TIRZ #3	City of Penitas—TIRZ #1	City of San Antonio—TIRZ #31
City of League City—TIRZ #4	City of Pflugerville—TIRZ #1 156	City of San Antonio—TIRZ #32
City of Levelland—TIRZ #1	City of Pharr—TIRZ #1	City of San Benito—TIRZ #1
City of Levelland—TIRZ #2	City of Plano—TIRZ #2	City of Schertz—TIRZ #2
City of Lewisville—TIRZ #1	City of Richardson—TIRZ #1	City of Sugar Land—TIRZ #1
City of Lewisville—TIRZ #2	City of Richardson—TIRZ #2	City of Sugar Land—TIRZ #3
City of Lindale—TIRZ #2	City of Richardson—TIRZ #3	City of Sugar Land—TIRZ #4
City of Lubbock—Business Park TIRZ	City of Robstown—TIRZ #2	City of Sulphur Springs—TIRZ #1
City of Lubbock—Central Business District TIRZ	City of Rockwall—TIRZ #1	City of Taylor—TIRZ #1 158
City of Lubbock—North Overton TIRZ	City of Sachse—TIRZ #1	City of Terrell—TIRZ #1
City of Manvel—TIRZ #3	City of San Antonio—TIRZ #10 64	City of Texarkana—TIRZ #1
City of McKinney—TIRZ #1	City of San Antonio—TIRZ #11 64	City of Texarkana—TIRZ #2
City of McKinney—TIRZ #2	City of San Antonio—TIRZ #12	City of Texas City —TIRZ #1
City of Melissa—TIRZ #1	City of San Antonio—TIRZ #13	City of Tyler—TIRZ #1
City of Mercedes—TIRZ #1	City of San Antonio—TIRZ #14	City of Tyler—TIRZ #2
City of Midland—TIRZ #1	City of San Antonio—TIRZ #15	City of Tyler—TIRZ #3
City of Midlothian—TIRZ #2	City of San Antonio—TIRZ #16	City of Waco—TIRZ #1
City of Mineral Wells—TIRZ #2	City of San Antonio—TIRZ #17	City of Waco—TIRZ #2
City of Mission—TIRZ #1	City of San Antonio—TIRZ #19	City of Waco—TIRZ #3
City of Missouri City—TIRZ #1	City of San Antonio—TIRZ #2 .	
City of Missouri City—TIRZ #2	City of San Antonio—TIRZ #20	
	City of San Antonio—TIRZ #21	

# Tax Increment



# EXAMPLE OF TAX INCREMENT FINANCING

<b>Year</b>	<b>Property Tax</b>	<b>Base Year Value</b>	<b>Incremental Change in Value</b>	<b>TIF Fund</b>
<b>1*</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>
<b>2</b>	<b>110</b>	<b>100</b>	<b>10</b>	<b>10</b>
<b>3</b>	<b>115</b>	<b>100</b>	<b>15</b>	<b>25</b>
<b>4</b>	<b>120</b>	<b>100</b>	<b>20</b>	<b>45</b>

**\*Year 1 establishes the Base Year for the TIF District Fund.**

# RTC





# RTC

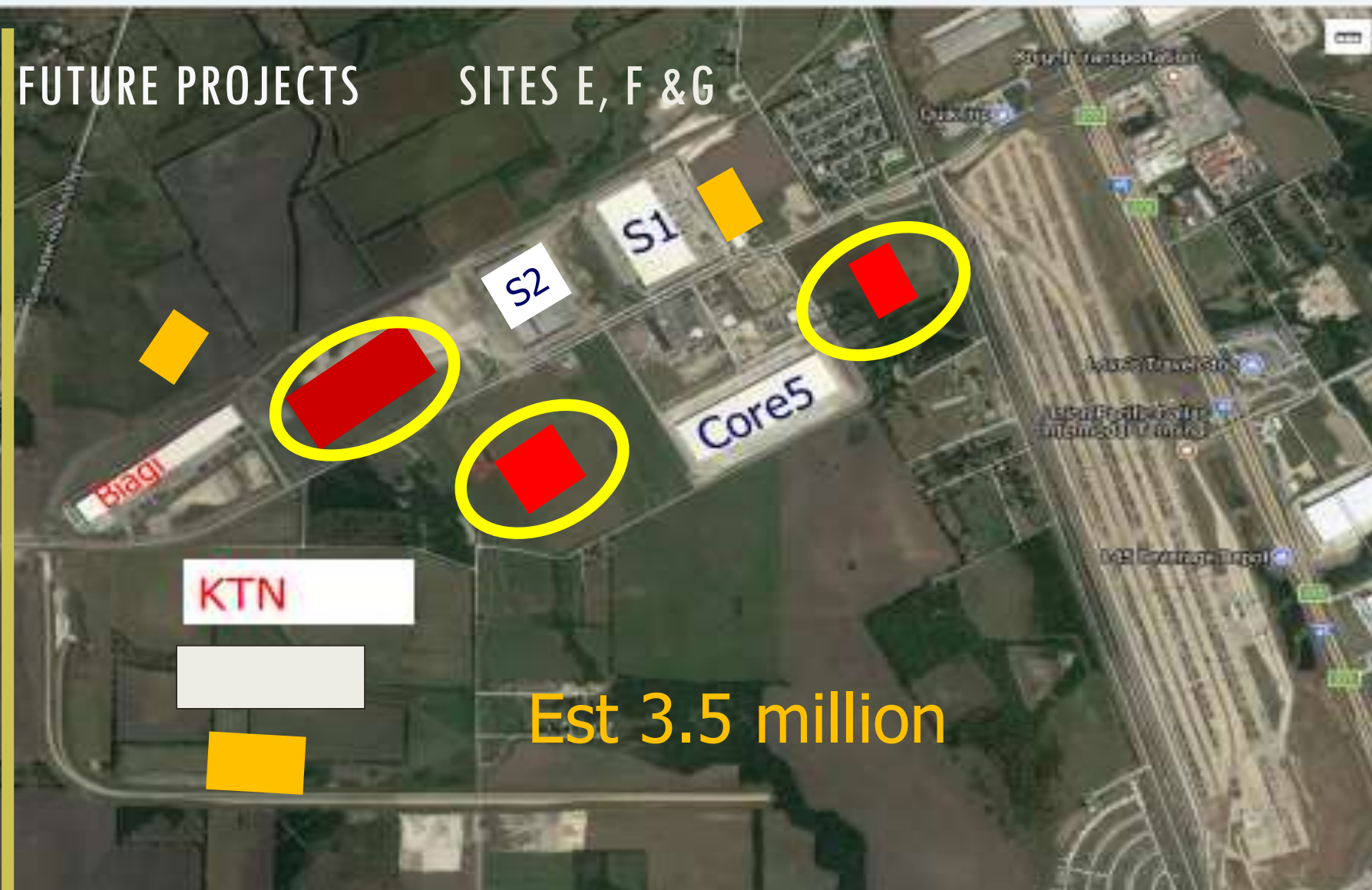


with the Developer advancing the balance offunds needed for water and sewer projects.

Item	Quantity	Estimated Completion	Estimated Cost	Estimated Nominal
			at Mid-2016 Present Value	Cost with 3% Annual Inflation
<b>Phase 1 Infrastructure</b>				
<b>Water (advanced by Dallas County and private Developer, subject to note)</b>				
12" Water Line Extension from Lancaster-Hutchins Road toward Whitt Road (WP1)	1,950 linear feet	2017	\$188,370	\$194,021
12" Water Line Extension from Lancaster Hutchins-Road east to existing line (WP2)				
	6,400 linear feet	2017	\$618,000	\$636,540
Phase 1 water subtotal	8,350 linear feet		\$806,370	\$830,561
<b>Sewer (advanced by Dallas County and private Developer, subject to note)</b>				
10" sanitary sewer trunk to serve Basin H4A (SP1)	4,801 linear feet	2017	\$563,040	\$579,931
12" sanitary sewer trunk to serve Basin H4A (SP2)	1,801 linear feet	2017	\$223,560	\$230,267
8" sanitary sewer trunk to serve Basin H4A (SP3)	2,276 linear feet	2019	\$238,050	\$260,124
12" and 15" combination sewer trunk to serve Basin H5A (SP4)	7,395 linear feet	2017	\$794,341	\$818,171
8" sanitary sewer trunk to serve Basin H5A (SP5)	1,600 linear feet	2019	\$186,714	\$204,027
Pinto Road lift station (1.8 MGD) and 10" force main	3,700 linear feet	2019	\$952,890	\$1,041,249
Phase 1 sewer subtotal	21,572 linear feet		\$2,958,595	\$3,133,769
<b>Roads (Regional Transportation Council Project with other entities)</b>				
Wintergreen Roadway Reconstruction	8,923 Liner feet	2021	\$300,000	\$300,000
Natural gas line (advanced by Developer)		2018	\$1,000,000	\$1,060,900
Relocation of gas line				
<b>Phase 1 infrastructure subtotal</b>			<b>\$5,064,965</b>	<b>\$5,325,230</b>
<b>Phase 2 Infrastructure</b>				
<b>Roads (advanced by Developer)</b>				
Lancaster-Hutchins Road from south City boundary to JJ Lemmon Road, 8" lime stabilization and 10" concrete pavement (RP1)	9,400 linear feet	2024	\$4,700,000	\$5,953,819
<b>Water</b>				
Elevated water storage tank (advanced by municipal bonds)	1,500,000 gallons	2025	\$4,830,000	\$6,302,054
Interest on municipal bonds for water storage tank (20-year term, 3% annual interest, semi-annual payments on unpaid balances)			\$46,083	\$2,124,322
Water storage tank principal plus interest			\$4,876,083	\$8,426,377
<b>Phase 2 infrastructure subtotal</b>			<b>\$9,576,083</b>	<b>\$14,380,196</b>
<b>City Expenses to Organize and Administer the TIF Program (from another schedule)</b>			\$940,000	\$1,467,262
<b>TIF Project Costs by Source Advancing Initial Payment</b>				
Project costs advanced by Dallas County			\$2,000,000	\$2,000,000
TIF administration expenses			\$940,000	\$1,467,262
Municipal bonds, including estimated interest			\$4,876,083	\$8,426,377
Total project costs advanced by City or holders of bonds issued by City			\$5,816,083	\$9,893,639
Total project costs advanced by Developer			\$7,464,965	\$8,979,049
<b>Total TIF Project Costs</b>			<b>\$15,281,048</b>	<b>\$20,872,689</b>
<b>Nonproject Costs</b>				
Hutchins capital improvement program expense not planned for reimbursement by TIF				
Reconditioning of Wintergreen Road		2021	\$4,000,000	\$4,370,908
Developer hard and soft expenses other than gas line and road expenses reimbursed by TIF (est. 1.2 x taxable)			\$367,080,000	\$483,361,979
<b>Total estimated nonproject costs</b>			<b>\$371,080,000</b>	<b>\$487,732,887</b>

# FUTURE PROJECTS

# SITES E, F & G



Est 3.5 million

KTN



# SOUTHEAST CORNER OF LANCASTER HUTCHINS

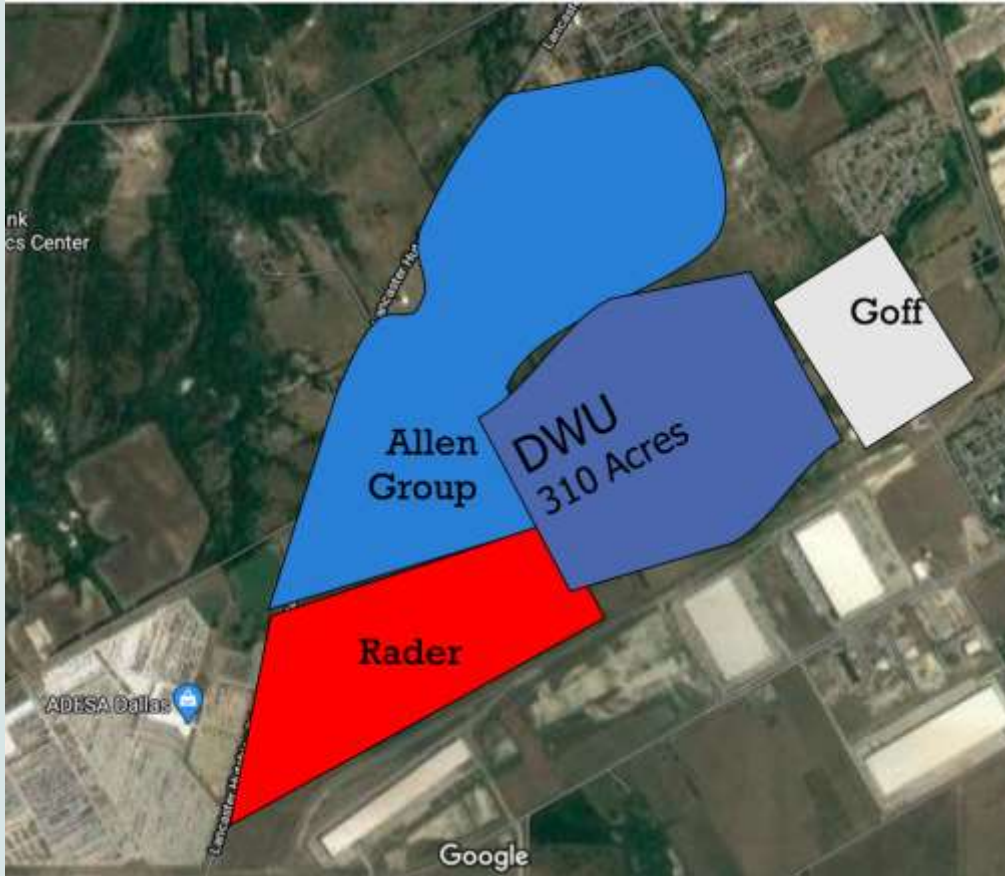


# NORTHEAST CORNER OF LANCASTER HUTCHINS



# PINTO ROAD





LANCASTER  
HUTCHINS  
COMMERCIAL  
3 – 8 YEARS



**END**