

CITY OF HUTCHINS TAX INCREMENT FINANCING ZONE

December 19, 2024

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



FY 2024-2025 Proposed Budget

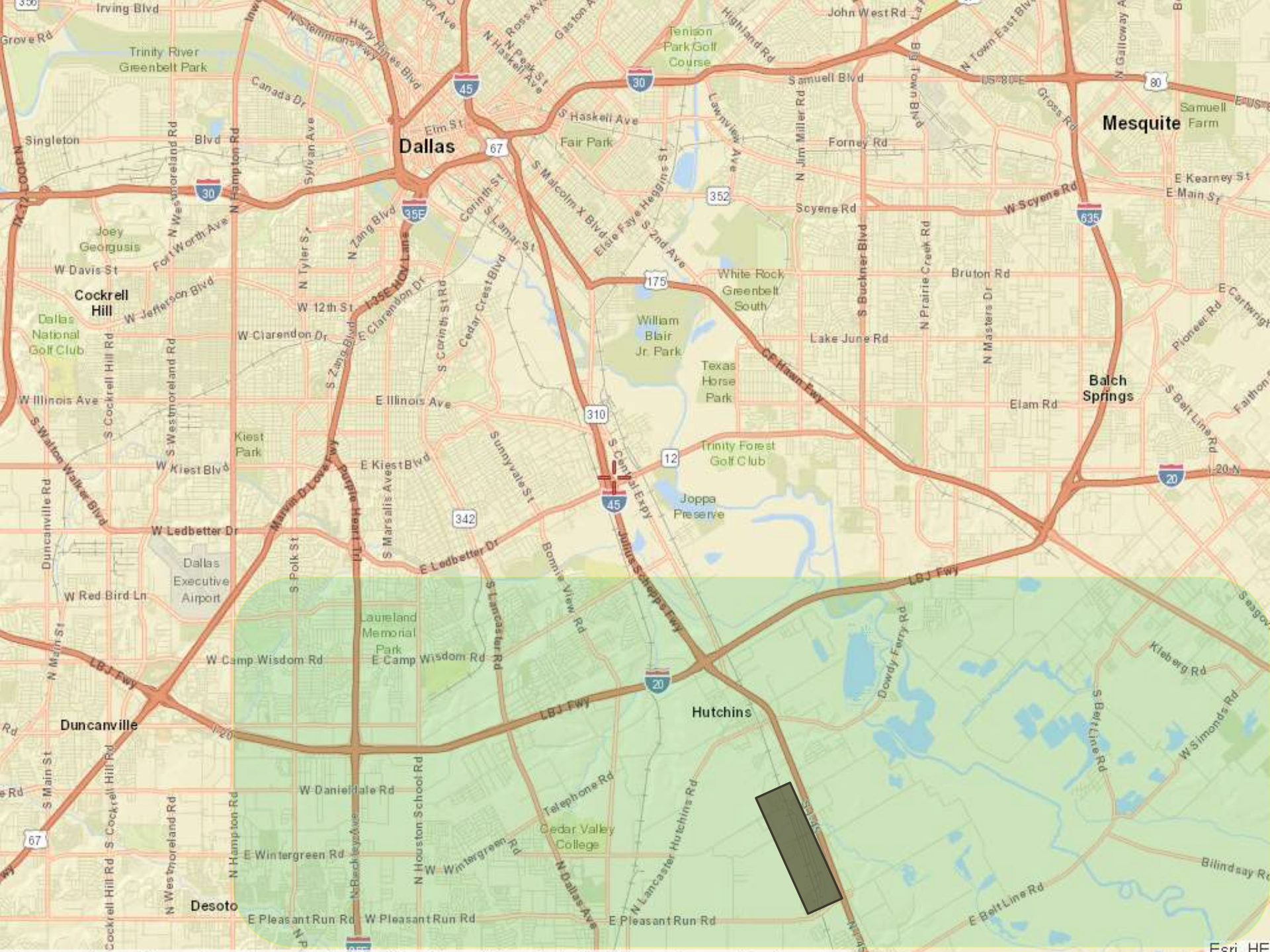
City of Hutchins

Tax Increment Fund

Description	Actual 2023	YTD Actual 2024	Estimate 2024	PROPOSED 2025
CURRENT PROPERTY TAX	\$390,522	\$438,445	\$438,445	\$776,853
Total Revenues	\$390,522	\$438,445	\$438,445	\$776,853
DALLAS COUNTY LOAN REPAYMENT	\$ 136,683		\$ 153,456	\$ 271,899
Total Expenditures	136,683	-	153,456	271,899
BEGINNING FUND BALANCE	294,332		548,171	833,161
CHANGE IN FUND BALANCE	253,839		284,989	504,954
ENDING FUND BALANCE	548,171		833,161	1,338,115

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



Dallas

Mesquite

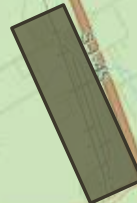
Balch Springs

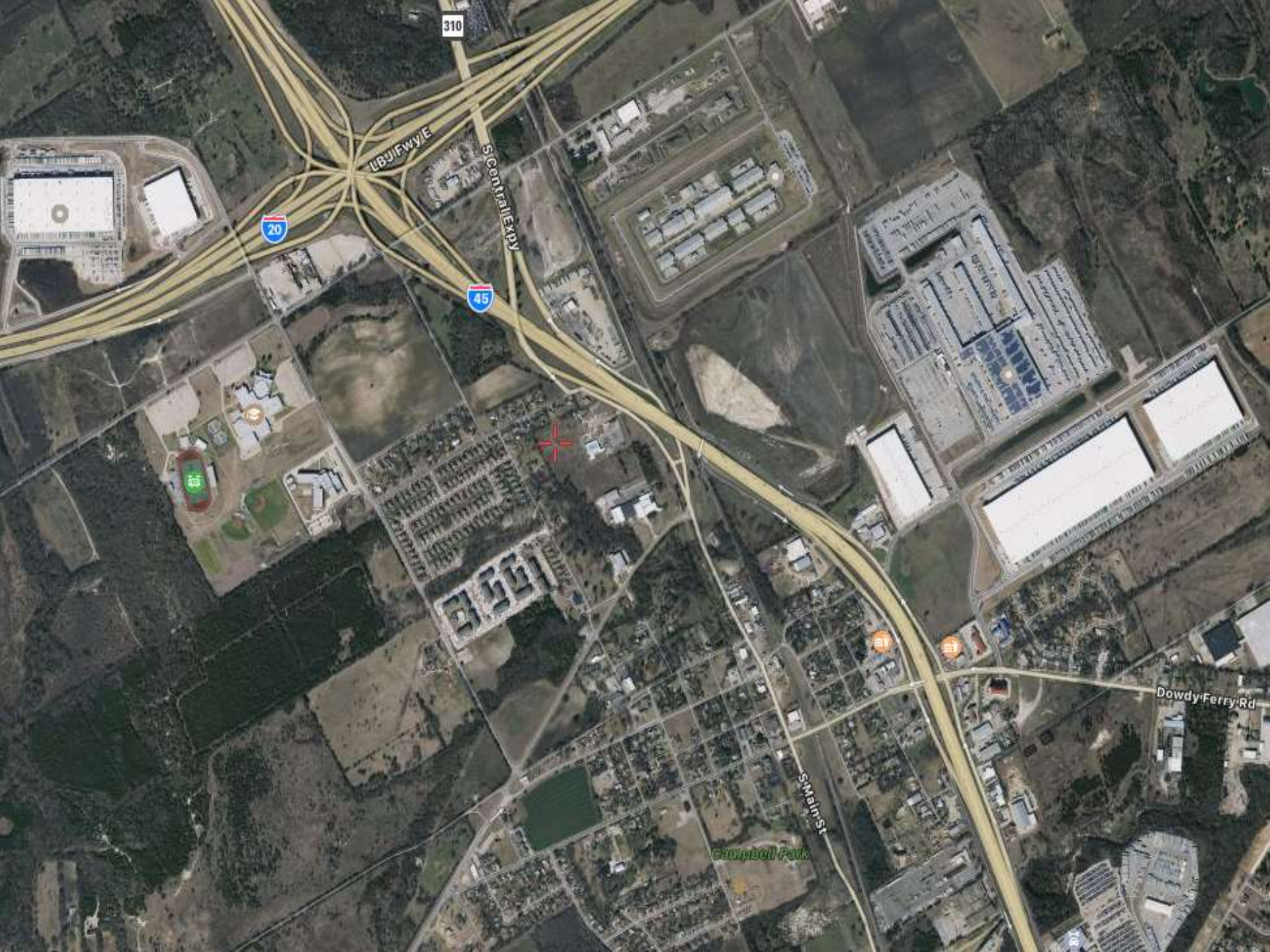
Hutchins

Duncanville

Desoto

Cockrell Hill





310

I-69 Fwy E

S Central Expy

20

45

S Main St

Dowdy Ferry Rd

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.

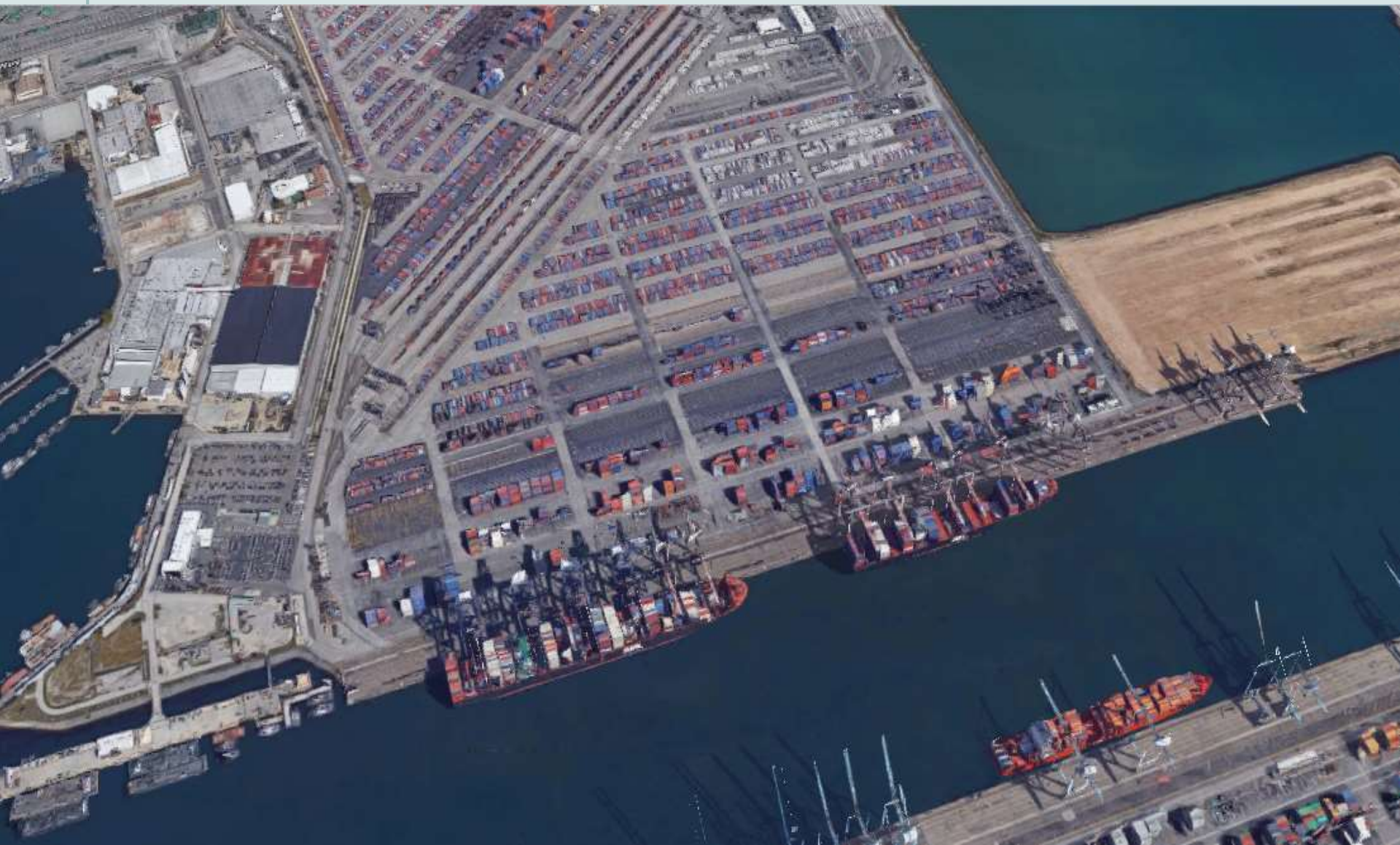
Future Expansion

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

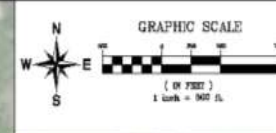
- More than 7.5 million 20-foot container units (TEUs)
- Cargo valued at \$194 billion
- 82.3 million metric tons of cargo
- 2,000 vessel calls

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%
<u>Calendar Year</u> <u>2018</u>	9,458,748.50	9,343,192.95	115,555.55	1.24%







CONTACT:
MICHAEL RADER
801 W WINTERGREEN RD
AUTOVINE, TX 75141
817-310-0590
817-310-0599 FAX

Kimley»Horn

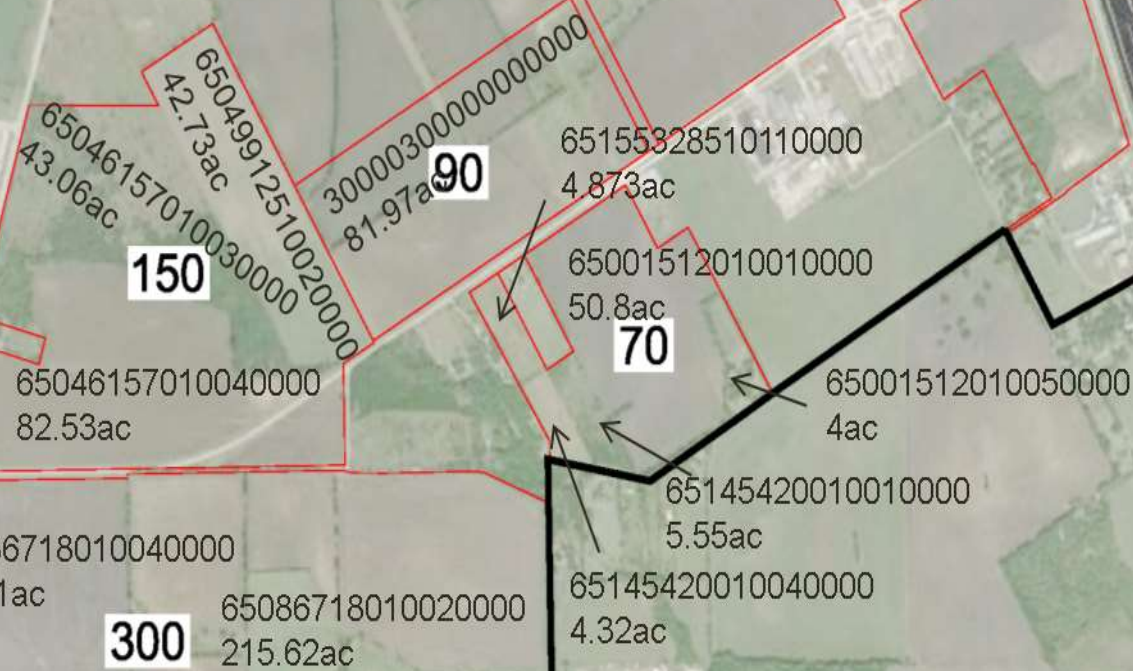
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Dallas, Texas 75201

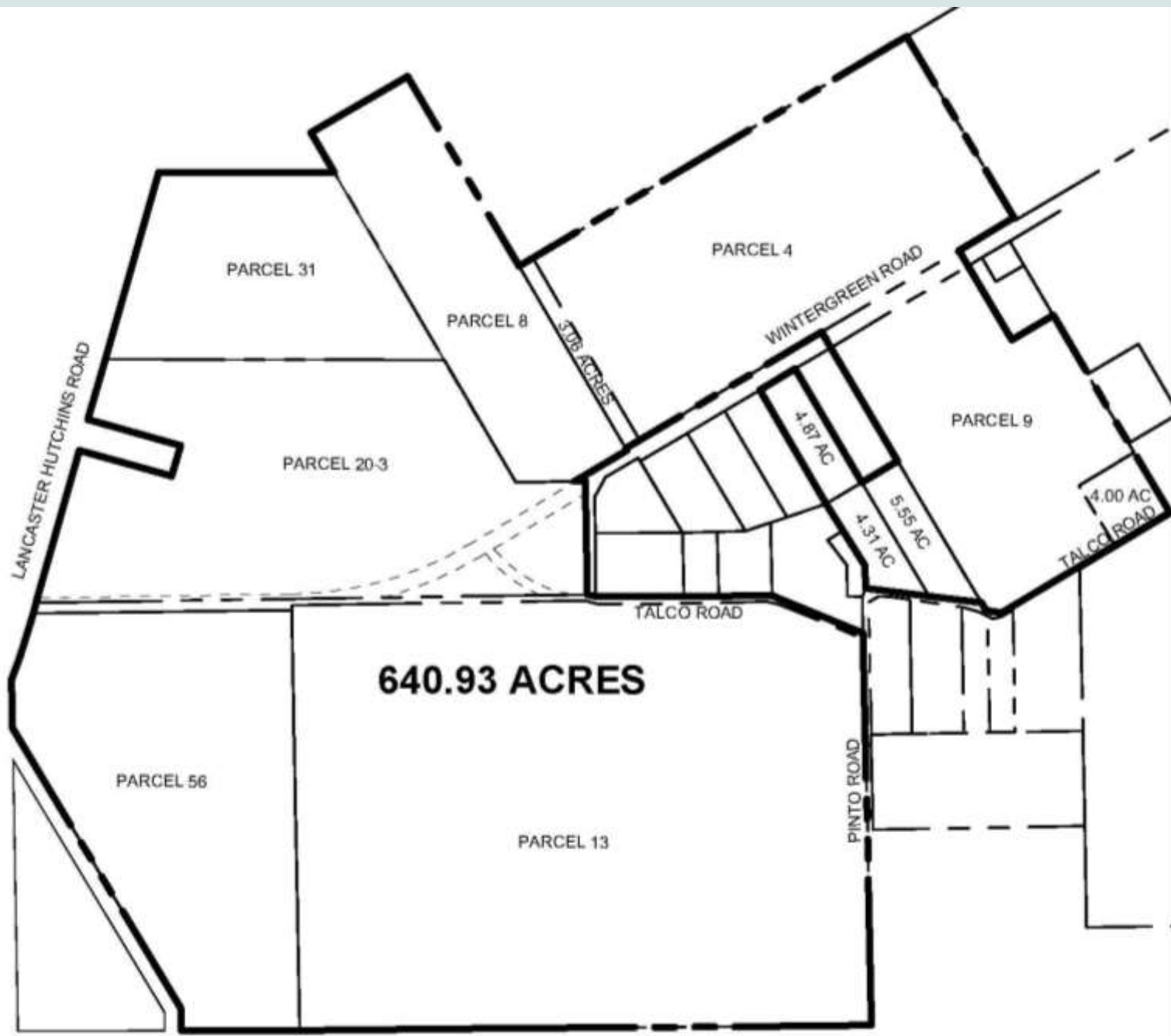


**PRIME POINTE
HUTCHINS PROPERTIES**

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
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City of Dallas—TIRZ #2
City of Dallas—TIRZ #3
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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

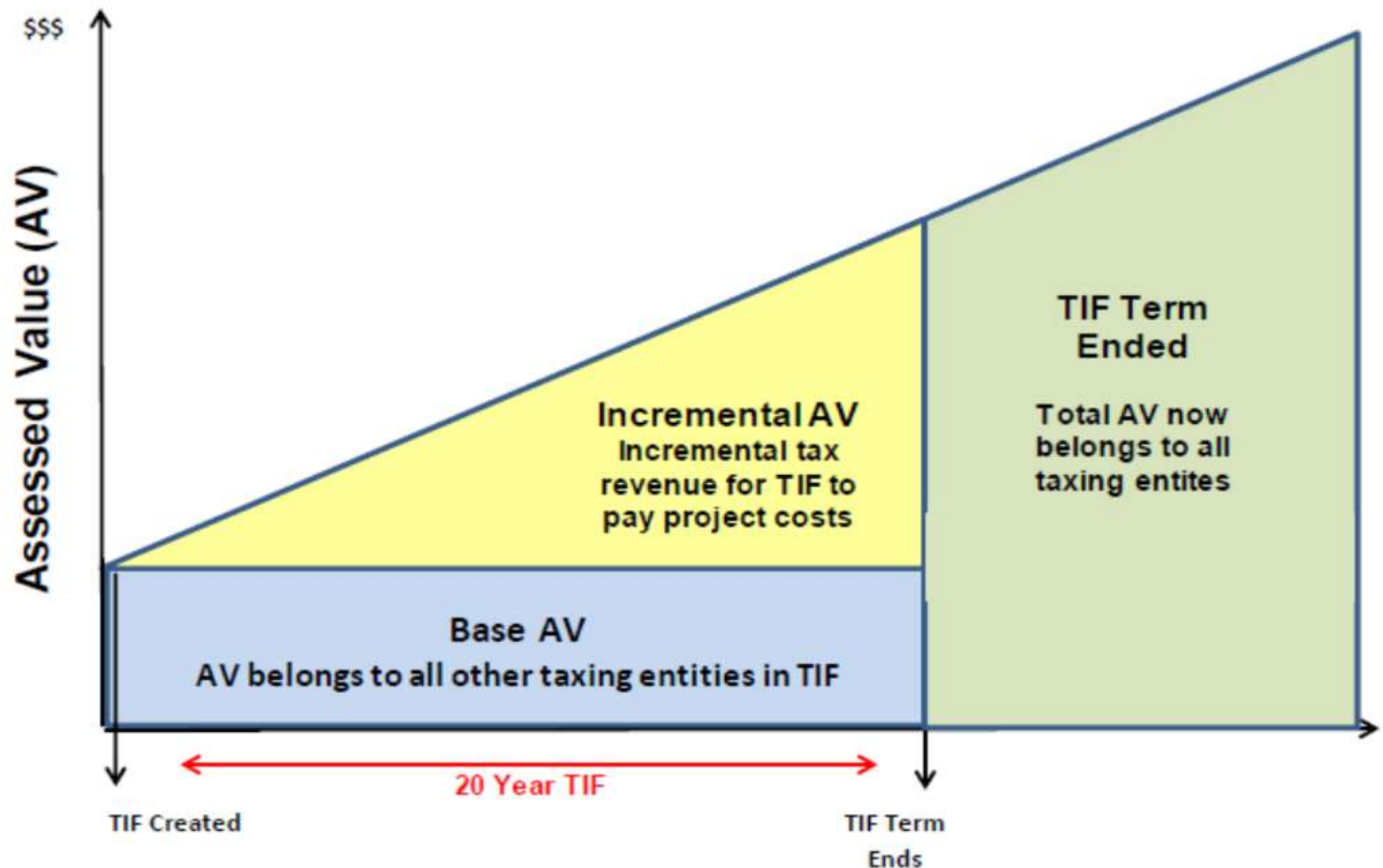
City of Georgetown—Rivory Park &
Williams Drive TIRZ 158
City of Grand Prairie—TIRZ #1
City of Grand Prairie—TIRZ #2
City of Grand Prairie—TIRZ #3
City of Hidalgo—TIRZ #1
City of Houston—TIRZ #1
City of Houston—TIRZ #10
City of Houston—TIRZ #11
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City 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 Kilgore—TIRZ #1
City of Kyle—TIRZ #1
City of La Feria—TIRZ #1
City of Lavon—TIRZ #1
City of League City—TIRZ #2
City of League City—TIRZ #3
City of League City—TIRZ #4
City of Levelland—TIRZ #1
City of Levelland—TIRZ #2
City of Lewisville—TIRZ #1
City of Lewisville—TIRZ #2
City of Lindale—TIRZ #2
City of Lubbock—Business Park
TIRZ
City of Lubbock—Central Business
District TIRZ
City of Lubbock—North Overton
TIRZ
City of Manvel—TIRZ #3
City of McKinney—TIRZ #1
City of McKinney—TIRZ #2
City of Melissa—TIRZ #1
City of Mercedes—TIRZ #1
City of Midland—TIRZ #1
City of Midlothian—TIRZ #2
City of Mineral Wells—TIRZ #2
City of Mission—TIRZ #1
City of Missouri City—TIRZ #1
City of Missouri City—TIRZ #2

City of Missouri City—TIRZ #3
City of Nassau Bay—TIRZ #1
City of New Braunfels—TIRZ #1
City of North Richland Hills—TIRZ
#1 153
City of North Richland Hills—TIRZ
#2 153
City of Pearland—TIRZ #2
City of Penitas—TIRZ #1
City of Pflugerville—TIRZ #1 156
City of Pharr—TIRZ #1
City of Plano—TIRZ #2
City of Richardson—TIRZ #1
City of Richardson—TIRZ #2
City of Richardson—TIRZ #3
City of Robstown—TIRZ #2
City of Rockwall—TIRZ #1
City of Sachse—TIRZ #1
City of San Antonio—TIRZ #10 64
City of San Antonio—TIRZ #11 64
City of San Antonio—TIRZ #12
City of San Antonio—TIRZ #13
City of San Antonio—TIRZ #14
City of San Antonio—TIRZ #15
City of San Antonio—TIRZ #16
City of San Antonio—TIRZ #17
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City of San Antonio—TIRZ #2 .
City of San Antonio—TIRZ #20
City of San Antonio—TIRZ #21

City of San Antonio—TIRZ #22
City of San Antonio—TIRZ #24
City of San Antonio—TIRZ #25
City of San Antonio—TIRZ #26
City of San Antonio—TIRZ #28
City of San Antonio—TIRZ #30
City of San Antonio—TIRZ #31
City of San Antonio—TIRZ #32
City of San Benito—TIRZ #1
City of Schertz—TIRZ #2
City of Sugar Land—TIRZ #1
City of Sugar Land—TIRZ #3
City of Sugar Land—TIRZ #4
City of Sulphur Springs—TIRZ #1
City of Taylor—TIRZ #1 158
City of Terrell—TIRZ #1
City of Texarkana—TIRZ #1
City of Texarkana—TIRZ #2
City of Texas City —TIRZ #1
City of Tyler—TIRZ #1
City of Tyler—TIRZ #2
City of Tyler—TIRZ #3
City of Waco—TIRZ #1
City of Waco—TIRZ #2
City of Waco—TIRZ #3

Tax Increment



EXAMPLE OF TAX INCREMENT FINANCING

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

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

RTC

ADPSA Training

Loyce Travel Stop

Vanessa Community Park

Clear Springs

Interurban Heights

The Cro

Google



RTC

ADPSA Training

Loyce Travel Stop

Vanessa Community Park

Clear Springs

Interurban Heights

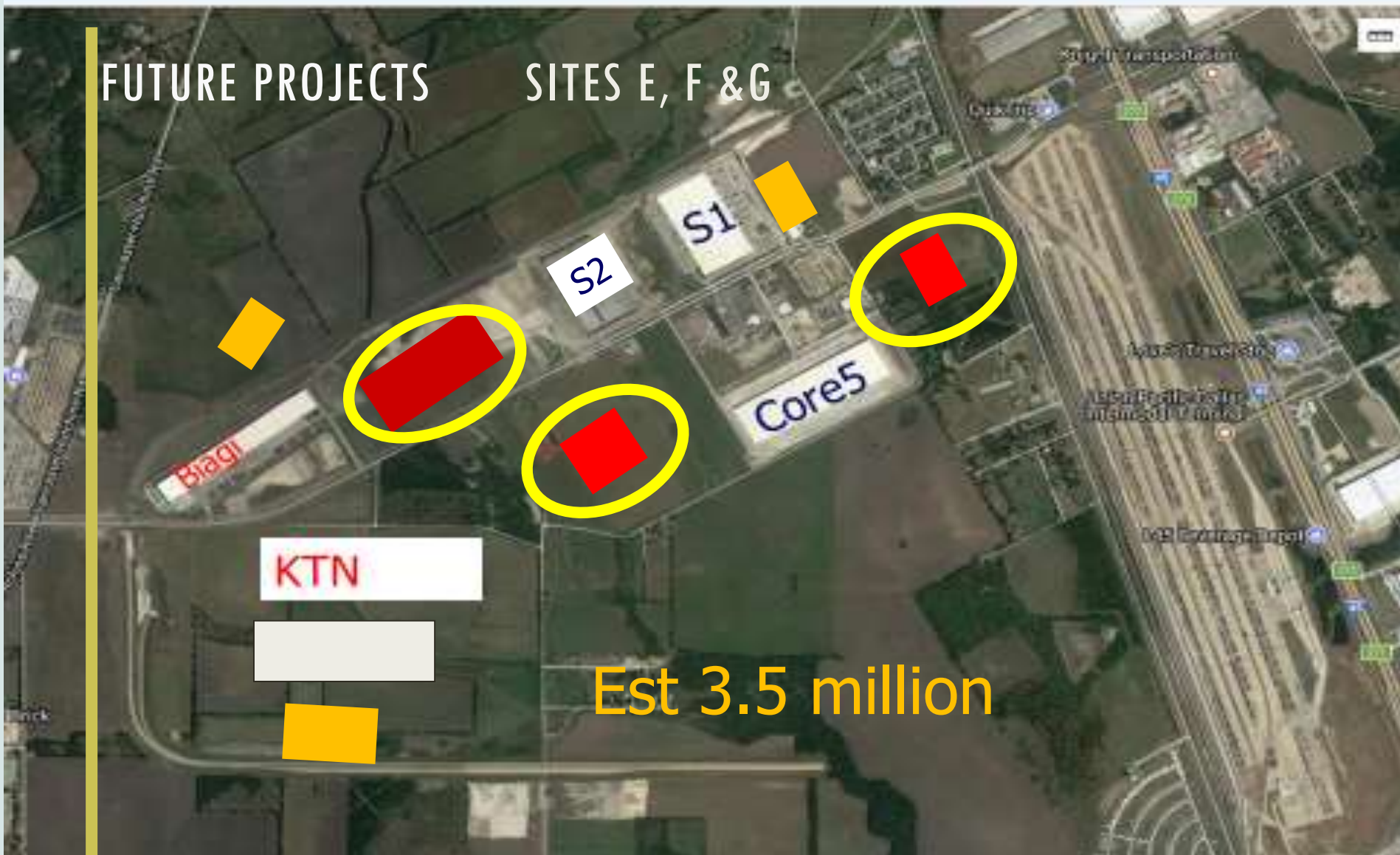
The Cro

Google

with the Developer advancing the balance offunds needed for water and sewer projects.				Estimated Cost at Mid-2016 Present Value	Estimated Nominal Cost with 3% Annual Inflation
Item	Quantity	Estimated Completion			
Phase 1 Infrastructure					
Water (advanced by Dallas County and private Developer, subject to note)					
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
Sewer (advanced by Dallas County and private Developer, subject to note)					
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
Roads (Regional Transportation Council Project with other entities)					
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					
Phase 1 infrastructure subtotal				\$5,064,965	\$5,325,230
Phase 2 Infrastructure					
Roads (advanced by Developer)					
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
Water					
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
Phase 2 infrastructure subtotal				\$9,576,083	\$14,380,196
City Expenses to Organize and Administer the TIF Program (from another schedule)				\$940,000	\$1,467,262
TIF Project Costs by Source Advancing Initial Payment					
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
Total TIF Project Costs				\$15,281,048	\$20,872,689
Nonproject Costs					
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
Total estimated nonproject costs				\$371,080,000	\$487,732,887

FUTURE PROJECTS

SITES E, F & G



Est 3.5 million

KTN



SOUTHEAST CORNER OF LANCASTER HUTCHINS

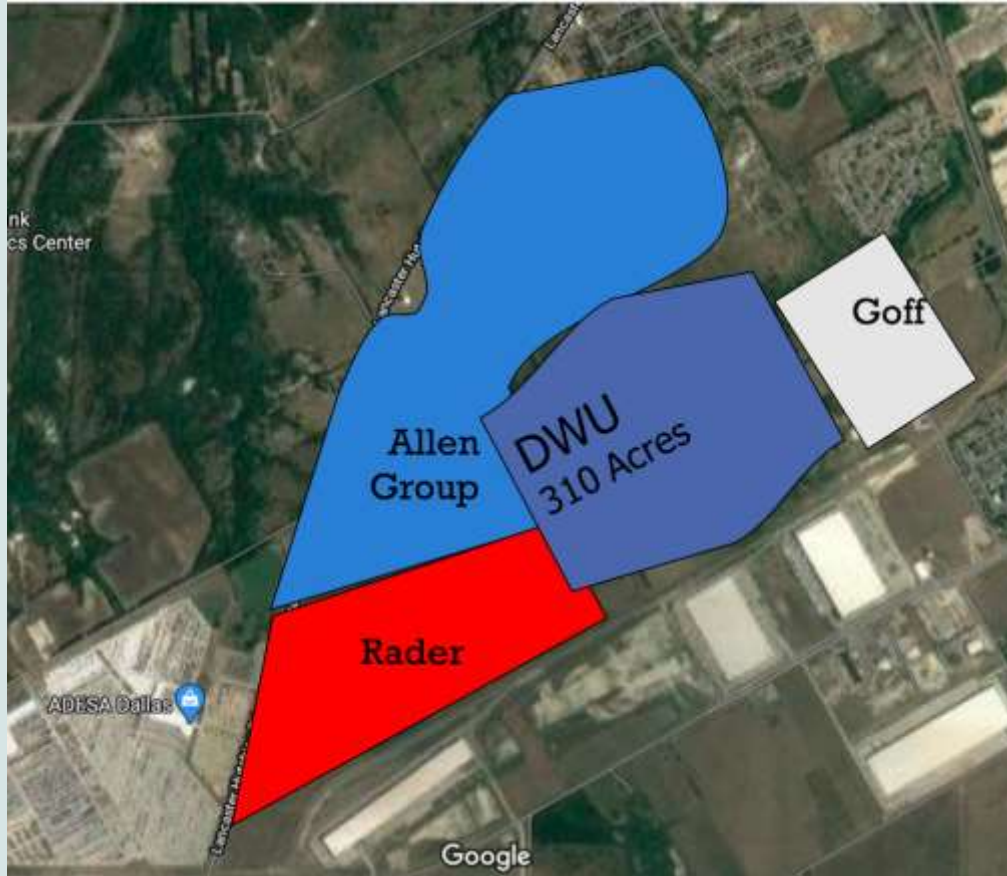


NORTHEAST CORNER OF LANCASTER HUTCHINS



PINTO ROAD





LANCASTER
HUTCHINS
COMMERCIAL
3 — 8 YEARS



END