

Tax Increment Reinvestment Zone One Updated Final Project & Finance Plan

April 7, 2026



Prepared by



TXP, Inc.

1310 South 1st Street, Suite 105

Austin, Texas 78704

(512) 328-8300 phone

www.txp.com

Table of Contents

Mission Redevelopment Authority TIRZ #1	1
Section 1 – Introduction	2
Background	2
Purpose of a Tax Increment Reinvestment Zone	2
Purpose of this Document	3
Section 2 – Project Plan	4
Existing Zoning and Land Use Guidelines Applicable to TIRZ #1	4
Taxing Jurisdictions Applicable to TIRZ #1	4
Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes	4
Relocation of Displaced Persons	4
Estimated Non-Project Costs	5
Section 3 – Revenue Forecast	7
Compliance & Reporting	7
Public Sector Entities Participating in TIRZ #1	7
Financial Forecast Assumptions	8
Financial Forecast Summary Results	8
Section 4 – Finance Plan	15
Project Overview & Costs	15
Duration of the Zone	15
Method of Financing Project Costs	15
Estimated Time when Related Costs or Monetary Obligations Incurred	15
Estimated Amount of Bonded Indebtedness	15
Economically Feasible	15
Implementation of the Project Plan	16
Eligible Project Costs & Categories	16
Future Eligible Projects	17
Legal Disclaimer	19
Appendix 1 – Completed TIRZ Projects	20
Appendix 2 – Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)	21





List of Figures

Figure 1: How the Tax Increment is Calculated.....	2
Figure 2: TIRZ #1 Geographic Boundary Map.....	6

List of Tables

Table 1: Existing Land Use in TIRZ #1 at Time of Creation	4
Table 2: Participating Taxing Jurisdictions within the Mission TIRZ #1	7
Table 3: Projected TIRZ #1 Revenue – City of Mission	9
Table 4: Projected TIRZ #1 Revenue – Hidalgo County	11
Table 5: Projected TIRZ #1 Revenue – All Entities Participating.....	13
Table 6: Estimated TIRZ Project Descriptions and Estimated Costs	18
Table 7: Completed MRA TIRZ Projects (2008 to 2024)	20



Mission Redevelopment Authority TIRZ #1

The Mission Redevelopment Authority (MRA) is organized for the purpose of aiding, assisting, and acting on behalf of the City of Mission, Texas in the performance of its governmental functions to promote the common good and general welfare of the area included in the Tax Increment Reinvestment Zone Number One and neighboring areas in Mission. The MRA will promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the city.

Created as a local government corporation under Subchapter D of Chapter 431 of the Texas Transportation Code (the "Act") and Chapter 394 of the Texas Local Government Code, the MRA operates as a governmental unit as defined in the Texas Civil Practice and Remedies Code and is subject to all ethics and transparency laws applicable to governmental entities in Texas including the Texas Open Meetings Act, the Texas Public Information Act, the Texas Public Funds Investment Act and Chapter 171 of the Texas Government Code governing conflicts of interest. Its functions are deemed governmental, not proprietary, under the Texas Tort Claims Act. While it possesses the rights and powers of non-profit corporations in Texas, including the issuance of bonds with City Council consent, it is expressly prohibited from engaging in home mortgage activities or lending for residential developments. The MRA retains the power to acquire land in accordance with the Act, as amended.

Board of Directors

Martin Garza, Chairman
Dennis D. Burlison, Director
Albert X. Chapa, Vice Chairman
Aissa I. Garza, Secretary
Dr. Noel O. Garza, Director
Hector Moreno, Director
Andrew C. Riddle, Director

Section 1 – Introduction

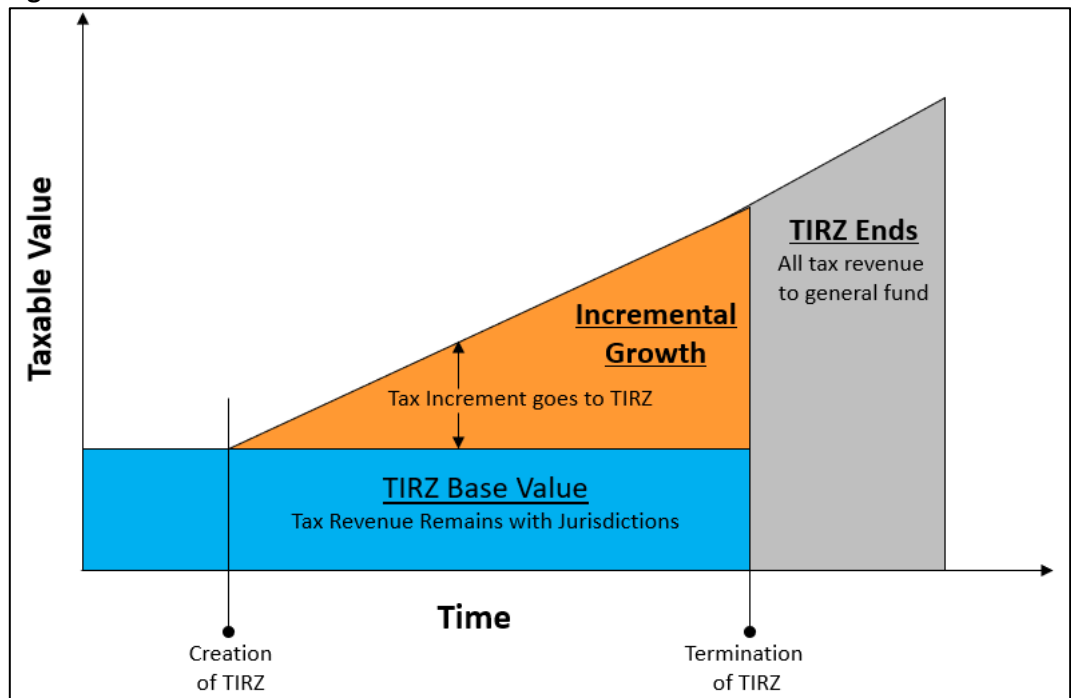
Background

In September 2001, the City of Mission, Texas (“City”) by ordinance (Number 2683) approved the creation of Tax Increment Reinvestment Zone One (“TIRZ #1”). The City enlarged TIRZ #1 by resolution (1022) in December 2001 and again in 2005. TIRZ #1 was created to fund a portion of infrastructure and maintenance costs associated with redeveloping vacant and blighted property located primarily south of Expressway 83 within the City of Mission. In 2002, Hidalgo County (“County”) agreed to participate in TIRZ #1 through a participation agreement. TIRZ #1 has a 30-year duration for both the City and County. The TIRZ will terminate on December 31, 2030.

Purpose of a Tax Increment Reinvestment Zone

A tax increment reinvestment zone (“TIRZ”) is a tool that local governments can use to finance needed improvements and infrastructure within a defined geographic area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises. The cost of eligible improvements is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. The additional incremental tax revenue that is received from the affected properties is referred to as the tax increment.

Figure 1: How the Tax Increment is Calculated



Each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within TIRZ. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements. The statutes governing tax increment financing are located in Chapter 311 of the Tax Code.

Purpose of this Document

This document is designed to meet the legal requirements of updating the TIRZ #1 final project and finance plan; and to provide guidance to the Mission Redevelopment Authority to manage TIRZ #1. The MRA serves as the TIRZ #1 Board. The sections and subsections of this report correspond to the required sections outlined in Chapter 311 of the Texas Tax Code.

Texas Tax Code allows the governing body of the municipality or county that designated the TIRZ to amend the plan and extend the term of the zone after notice and hearing in the manner provided for the designation of the zone. Any changes to this plan will need to be documented and approved by the TIRZ Board and Mission City Council.

The major changes and updates to the 2002 project and finance plan include:

- Extend the term of the zone by 15 years
- Decrease the percentage of tax increment to be contributed by the City of Mission
- Hidalgo County does not extend its participation in the zone
- Increase the amount of bonded indebtedness to be incurred
- Increase the total estimated project costs

Section 2 – Project Plan

TIRZ #1 covers approximately 7,295.63 acres. The 2001 baseline taxable property value of the TIRZ is \$29,980,637 for the City of Mission and \$29,186,713 for Hidalgo County.

Table 1: Existing Land Use in TIRZ #1 at Time of Creation

Land Use	Acreage	Percent
Vacant	7,047.47	96.60%
Public/Institutional	93.03	1.30%
Residential	79.17	1.10%
Commercial	75.96	1.00%
Total	7,295.63	100.00%

Source: Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

Existing Zoning and Land Use Guidelines Applicable to TIRZ #1

Existing City of Mission land use, zoning guidelines, and policies would apply to all properties within the city limits.

Taxing Jurisdictions Applicable to TIRZ #1

TIRZ #1 is located within the following taxing jurisdictions:


- City of Mission
- Hidalgo County
- South Texas Community College
- Drainage District Number One
- La Joya Independent School District
- Mission Consolidated Independent School District
- Sharyland Independent School District
- South Texas Independent School District

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

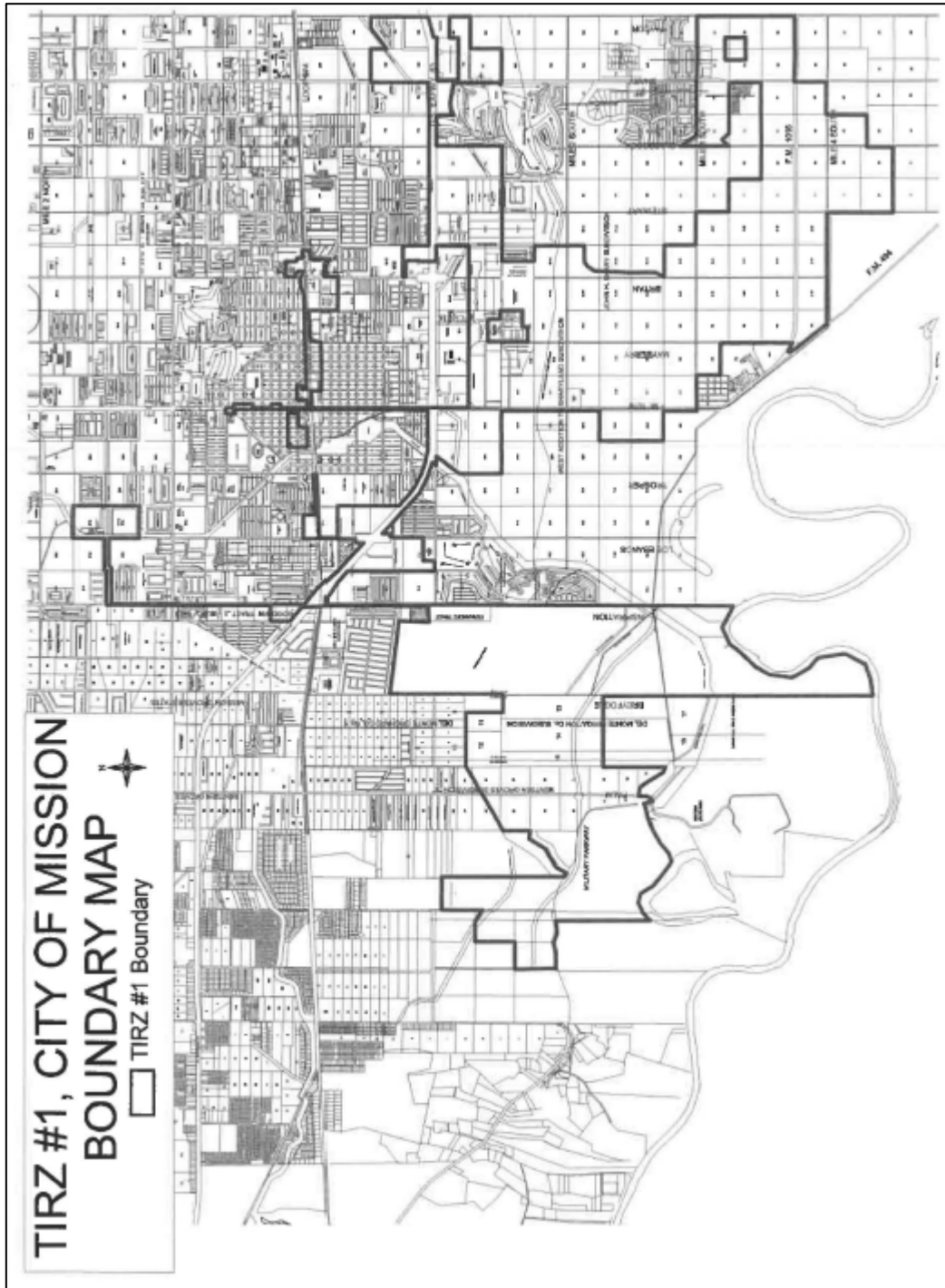
Owners of residential property located in and around existing and growing light industrial, rail, and commercial property may be subject to relocation. If so, property will be acquired and assembled at fair market value with relocation costs considered.



Estimated Non-Project Costs

Non-project costs are estimated costs to be incurred by developers, the City of Mission, and other governmental entities to construct and provide public utilities and facilities that will not be paid for by TIRZ #1.

Figure 2: TIRZ #1 Geographic Boundary Map



Source: Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

Section 3 – Revenue Forecast

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

Public Sector Entities Participating in TIRZ #1

All project costs will be paid through the contribution of incremental property taxes collections. The City of Mission and Hidalgo County will contribute a portion of their total tax rate maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate.

Table 2: Participating Taxing Jurisdictions within the Mission TIRZ #1

Entity	Baseline Value	Contribution % 2001 to 2030	Contribution % 2031 to 2045
City of Mission	\$29,980,637	100%	100% to 50%**
Hidalgo County	\$29,186,713	100%*	0%

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** The City of Mission's tax-rate contribution shall decrease by 5% per year until it reaches 50%, at which level it shall remain for the years 2040 through 2045.

Financial Forecast Assumptions

- **TIRZ Duration** – The TIRZ will have a 45-year lifespan (original 30 years plus an additional 15 years).
- **TIRZ Allocation** – After 2030, only the City of Mission will continue to participate. The City of Mission’s tax-rate contribution will be reduced by 5% annually until it reaches 50%, where it will remain for the years 2040 through 2045.
- **Tax Rate** – While tax rates do change over time, the 2025 tax rates were held constant for the duration of the updated TIRZ.
- **Existing Properties** – The 2001 baseline property value of the TIRZ is \$29,980,637 for the City of Mission and \$29,186,713 for Hidalgo County.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 3.0 percent per year.
- **Future Development Patterns** – To provide an order of magnitude estimate, the forecast is based on projects under construction or in the design phase. Future growth and appreciation is based on past TIRZ performance at 8.0 percent per year.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 45 years. The first TIRZ increment occurred in 2002 (total 2002 value less the 2001 baseline value).

Table 3: Projected TIRZ #1 Revenue – City of Mission

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation	TIRZ Revenue*
0	2001	2002	\$29,980,637	\$0	\$0	100%	\$0
1	2002	2003	\$51,790,823	\$21,810,186	\$0.5500	100%	\$119,522
2	2003	2004	\$58,509,695	\$28,529,058	\$0.5500	100%	\$170,844
3	2004	2005	\$85,553,929	\$55,573,292	\$0.5398	100%	\$328,843
4	2005	2006	\$119,307,138	\$89,326,501	\$0.5589	100%	\$454,717
5	2006	2007	\$147,270,635	\$117,980,602	\$0.5566	100%	\$597,191
6	2007	2008	\$254,551,553	\$225,261,520	\$0.5566	100%	\$1,149,561
7	2008	2009	\$299,435,808	\$270,145,775	\$0.5666	100%	\$1,349,029
8	2009	2010	\$348,577,722	\$319,287,689	\$0.5566	100%	\$2,096,812
9	2010	2011	\$369,010,595	\$339,720,562	\$0.5566	100%	\$1,824,070
10	2011	2012	\$377,542,346	\$348,252,313	\$0.5388	100%	\$1,823,301
11	2012	2013	\$395,970,447	\$366,680,414	\$0.5288	100%	\$1,929,796
12	2013	2014	\$433,854,878	\$404,564,845	\$0.5288	100%	\$2,114,147
13	2014	2015	\$443,497,654	\$414,207,621	\$0.5188	100%	\$2,152,810
14	2015	2016	\$514,912,343	\$485,622,310	\$0.4988	100%	\$2,383,108
15	2016	2017	\$550,878,877	\$521,588,844	\$0.4962	100%	\$2,537,333
16	2017	2018	\$556,810,498	\$527,520,465	\$0.4862	100%	\$2,540,522
17	2018	2019	\$583,257,225	\$553,967,192	\$0.4862	100%	\$2,458,540
18	2019	2020	\$612,103,197	\$582,813,164	\$0.5212	100%	\$2,987,013
19	2020	2021	\$651,041,287	\$621,751,254	\$0.5299	100%	\$3,243,890
20	2021	2022	\$718,619,847	\$689,329,814	\$0.5299	100%	\$3,524,479
21	2022	2023	\$808,699,732	\$779,409,699	\$0.5299	100%	\$4,027,813
22	2023	2024	\$931,466,362	\$902,176,329	\$0.5276	100%	\$4,440,736
23	2024	2025	\$980,505,564	\$951,215,531	\$0.5580	100%	\$4,916,105
24	2025	2026	\$1,015,839,312	\$986,549,279	\$0.5580	100%	\$5,229,698
25	2026	2027	\$1,139,478,491	\$1,110,188,458	\$0.5580	100%	\$5,885,109
26	2027	2028	\$1,261,768,886	\$1,232,478,853	\$0.5580	100%	\$6,533,370
27	2028	2029	\$1,400,246,499	\$1,370,956,466	\$0.5580	100%	\$7,267,440
28	2029	2030	\$1,491,356,008	\$1,462,065,975	\$0.5580	100%	\$7,750,412
29	2030	2031	\$1,583,676,887	\$1,554,386,854	\$0.5580	100%	\$8,239,805
30	2031	2032	\$1,677,247,601	\$1,647,957,568	\$0.5580	95%	\$8,299,032
31	2032	2033	\$1,772,107,852	\$1,742,817,818	\$0.5580	90%	\$8,314,810
32	2033	2034	\$1,825,271,088	\$1,795,981,053	\$0.5580	85%	\$8,092,421
33	2034	2035	\$1,880,029,221	\$1,850,739,185	\$0.5580	80%	\$7,848,615
34	2035	2036	\$1,936,430,097	\$1,907,140,060	\$0.5580	75%	\$7,582,312
35	2036	2037	\$2,062,783,155	\$2,033,493,117	\$0.5580	70%	\$7,545,683
36	2037	2038	\$2,198,387,616	\$2,169,097,577	\$0.5580	65%	\$7,473,951
37	2038	2039	\$2,343,957,889	\$2,314,667,849	\$0.5580	60%	\$7,362,033
38	2039	2040	\$2,500,264,761	\$2,470,974,720	\$0.5580	55%	\$7,204,250
39	2040	2041	\$2,668,139,891	\$2,638,849,849	\$0.5580	50%	\$6,994,272
40	2041	2042	\$2,848,480,649	\$2,819,190,606	\$0.5580	50%	\$7,472,265
41	2042	2043	\$3,042,255,355	\$3,012,965,311	\$0.5580	50%	\$7,985,865
42	2043	2044	\$3,250,508,925	\$3,221,218,880	\$0.5580	50%	\$8,537,841
43	2044	2045	\$3,474,368,975	\$3,445,078,929	\$0.5580	50%	\$9,131,182

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation	TIRZ Revenue*
	2045	2046	\$3,715,052,409	\$3,685,762,362	\$0.5580	50%	\$9,769,113
Total							\$209,689,660

Source: TXP, Inc.

* TIRZ Revenue values for Years 2001 to 2024 reflect actual collections. TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Table 4: Projected TIRZ #1 Revenue – Hidalgo County

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation*	TIRZ Revenue**
0	2001	2002	\$0	\$0	\$0	100%	\$0
1	2002	2003	\$29,186,713	\$0	\$0	100%	\$0
2	2003	2004	\$59,848,437	\$30,661,724	\$0.5095	100%	\$144,169
3	2004	2005	\$88,566,173	\$59,379,460	\$0.5095	100%	\$273,790
4	2005	2006	\$130,774,321	\$101,553,719	\$0.5095	100%	\$442,378
5	2006	2007	\$157,557,847	\$128,337,245	\$0.5095	100%	\$550,000
6	2007	2008	\$242,231,282	\$213,010,680	\$0.5095	100%	\$1,045,230
7	2008	2009	\$321,538,050	\$292,317,448	\$0.5095	100%	\$1,399,516
8	2009	2010	\$355,391,314	\$326,170,712	\$0.5095	100%	\$1,705,690
9	2010	2011	\$364,015,470	\$334,794,868	\$0.5095	100%	\$1,716,679
10	2011	2012	\$374,081,899	\$344,861,297	\$0.5095	100%	\$1,761,108
11	2012	2013	\$392,811,004	\$363,590,402	\$0.5095	100%	\$1,838,694
12	2013	2014	\$434,510,686	\$405,290,084	\$0.5095	100%	\$2,029,496
13	2014	2015	\$456,307,703	\$427,087,101	\$0.5095	100%	\$2,060,675
14	2015	2016	\$510,391,050	\$481,170,448	\$0.5095	100%	\$2,407,788
15	2016	2017	\$547,533,165	\$518,312,563	\$0.5095	100%	\$2,568,815
16	2017	2018	\$567,543,508	\$538,322,906	\$0.5095	100%	\$2,711,868
17	2018	2019	\$583,346,714	\$554,126,112	\$0.5095	100%	\$2,736,752
18	2019	2020	\$610,304,182	\$581,083,580	\$0.5036	100%	\$2,780,680
19	2020	2021	\$647,108,856	\$617,888,254	\$0.5043	100%	\$3,208,137
20	2021	2022	\$703,570,341	\$674,349,739	\$0.5095	100%	\$3,244,952
21	2022	2023	\$797,203,947	\$767,983,345	\$0.5095	100%	\$3,584,010
22	2023	2024	\$922,511,961	\$893,291,359	\$0.5095	100%	\$4,521,514
23	2024	2025	\$976,442,468	\$947,221,866	\$0.5095	100%	\$4,247,154
24	2025	2026	\$1,015,839,312	\$986,618,710	\$0.5095	100%	\$4,775,481
25	2026	2027	\$1,139,478,491	\$1,110,257,889	\$0.5095	100%	\$5,373,926
26	2027	2028	\$1,261,768,886	\$1,232,548,284	\$0.5095	100%	\$5,965,842
27	2028	2029	\$1,400,246,499	\$1,371,025,897	\$0.5095	100%	\$6,636,108
28	2029	2030	\$1,491,356,008	\$1,462,135,406	\$0.5095	100%	\$7,077,101
29	2030	2031	\$1,583,676,887	\$1,554,456,285	\$0.5095	100%	\$7,523,957
30	2031	2032	\$1,677,247,601	\$1,648,026,999	\$0.5095	0%	\$0
31	2032	2033	\$1,772,107,852	\$1,742,887,249	\$0.5095	0%	\$0
32	2033	2034	\$1,825,271,088	\$1,796,050,484	\$0.5095	0%	\$0
33	2034	2035	\$1,880,029,221	\$1,850,808,616	\$0.5095	0%	\$0
34	2035	2036	\$1,936,430,097	\$1,907,209,491	\$0.5095	0%	\$0
35	2036	2037	\$2,062,783,155	\$2,033,562,548	\$0.5095	0%	\$0
36	2037	2038	\$2,198,387,616	\$2,169,167,008	\$0.5095	0%	\$0
37	2038	2039	\$2,343,957,889	\$2,314,737,280	\$0.5095	0%	\$0
38	2039	2040	\$2,500,264,761	\$2,471,044,151	\$0.5095	0%	\$0
39	2040	2041	\$2,668,139,891	\$2,638,919,280	\$0.5095	0%	\$0
40	2041	2042	\$2,848,480,649	\$2,819,260,037	\$0.5095	0%	\$0
41	2042	2043	\$3,042,255,355	\$3,013,034,742	\$0.5095	0%	\$0
42	2043	2044	\$3,250,508,925	\$3,221,288,311	\$0.5095	0%	\$0
43	2044	2045	\$3,474,368,975	\$3,445,148,360	\$0.5095	0%	\$0

Period	Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per \$100	TIRZ % Allocation*	TIRZ Revenue**
	2045	2046	\$3,715,052,409	\$3,685,831,793	\$0.5095	0%	\$0
							\$84,331,511

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Table 5: Projected TIRZ #1 Revenue – All Entities Participating

Period	Year	Fiscal Year	City of Mission	Hidalgo County*	Total**
0	2001	2002	\$0	\$0	\$0
1	2002	2003	\$119,522	\$0	\$119,522
2	2003	2004	\$170,844	\$144,169	\$315,013
3	2004	2005	\$328,843	\$273,790	\$602,633
4	2005	2006	\$454,717	\$442,378	\$897,095
5	2006	2007	\$597,191	\$550,000	\$1,147,191
6	2007	2008	\$1,149,561	\$1,045,230	\$2,194,791
7	2008	2009	\$1,349,029	\$1,399,516	\$2,748,546
8	2009	2010	\$2,096,812	\$1,705,690	\$3,802,502
9	2010	2011	\$1,824,070	\$1,716,679	\$3,540,750
10	2011	2012	\$1,823,301	\$1,761,108	\$3,584,409
11	2012	2013	\$1,929,796	\$1,838,694	\$3,768,490
12	2013	2014	\$2,114,147	\$2,029,496	\$4,143,643
13	2014	2015	\$2,152,810	\$2,060,675	\$4,213,485
14	2015	2016	\$2,383,108	\$2,407,788	\$4,790,896
15	2016	2017	\$2,537,333	\$2,568,815	\$5,106,149
16	2017	2018	\$2,540,522	\$2,711,868	\$5,252,390
17	2018	2019	\$2,458,540	\$2,736,752	\$5,195,292
18	2019	2020	\$2,987,013	\$2,780,680	\$5,767,693
19	2020	2021	\$3,243,890	\$3,208,137	\$6,452,027
20	2021	2022	\$3,524,479	\$3,244,952	\$6,769,430
21	2022	2023	\$4,027,813	\$3,584,010	\$7,611,822
22	2023	2024	\$4,440,736	\$4,521,514	\$8,962,250
23	2024	2025	\$4,916,105	\$4,247,154	\$9,163,260
24	2025	2026	\$5,229,698	\$4,775,481	\$10,005,179
25	2026	2027	\$5,885,109	\$5,373,926	\$11,259,035
26	2027	2028	\$6,533,370	\$5,965,842	\$12,499,212
27	2028	2029	\$7,267,440	\$6,636,108	\$13,903,548
28	2029	2030	\$7,750,412	\$7,077,101	\$14,827,513
29	2030	2031	\$8,239,805	\$7,523,957	\$15,763,762
30	2031	2032	\$8,299,032	\$0	\$8,299,032
31	2032	2033	\$8,314,810	\$0	\$8,314,810
32	2033	2034	\$8,092,421	\$0	\$8,092,421
33	2034	2035	\$7,848,615	\$0	\$7,848,615
34	2035	2036	\$7,582,312	\$0	\$7,582,312
35	2036	2037	\$7,545,683	\$0	\$7,545,683
36	2037	2038	\$7,473,951	\$0	\$7,473,951
37	2038	2039	\$7,362,033	\$0	\$7,362,033
38	2039	2040	\$7,204,250	\$0	\$7,204,250
39	2040	2041	\$6,994,272	\$0	\$6,994,272
40	2041	2042	\$7,472,265	\$0	\$7,472,265
41	2042	2043	\$7,985,865	\$0	\$7,985,865
42	2043	2044	\$8,537,841	\$0	\$8,537,841
43	2044	2045	\$9,131,182	\$0	\$9,131,182
44	2045	2046	\$9,769,113	\$0	\$9,769,113

Period	Year	Fiscal Year	City of Mission	Hidalgo County*	Total**
			\$209,689,660	\$84,331,511	\$294,021,171

Source: TXP, Inc.

* Taxes collected at a rate above \$0.5095 shall be retained by Hidalgo County. The 2025 Hidalgo County tax rate is \$0.5750.

** TIRZ Revenue projections for subsequent years are based on 95% of taxes owed being paid and collected.

Section 4 – Finance Plan

Project Overview & Costs

TIRZ #1 will provide support for catalytic infrastructure and economic development projects that will facilitate the redevelopment of properties primarily south of Expressway 83 within the City of Mission. Public infrastructure investment is required to redevelop the area. This is the priority spending focus of TIRZ #1. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. Line item amounts may be adjusted with approval of the TIRZ Board, if total costs do not exceed the Financing Plan Budget. The anticipated project costs are divided into major categories.

Duration of the Zone

The total duration of TIRZ #1 is 45 years. The baseline year is 2001. It is scheduled to terminate on December 31, 2045, (including collection of the 2045 increment in calendar year 2046 and any related matters to be concluded in 2046).

Method of Financing Project Costs

All project costs will be paid through the contribution of incremental property taxes collections. The City of Mission and Hidalgo County will contribute a portion of incremental tax revenue to the Zone through December 31, 2030. Thereafter, only the City of Mission will continue to contribute a portion of incremental tax revenue to the Zone as detailed in this plan.

Estimated Time when Related Costs or Monetary Obligations Incurred

The TIRZ will reimburse developers and pay for projects as funds become available. It might also take the TIRZ multiple years to accrue funds required for a project or to repay a developer.

Estimated Amount of Bonded Indebtedness

It is anticipated that TIRZ #1 will continue to issue debt. The estimated amount of bonded indebtedness to be incurred by TIRZ #1, including both principal and interest, is approximately \$35.0 million.

Economically Feasible

The TIRZ Board reviewed the forecasts and model assumptions. It was determined that the TIRZ would generate sufficient revenue to pay for the Project Plan. Therefore, the financial forecasts are reasonable and its assumptions appear to be sound. The project plan is economically feasible.

Implementation of the Project Plan

The Mission City Council shall have and retain paramount authority to direct the actions of the TIRZ #1 Board in connection with the administration of the Plan, and in that regard the Board shall have only the powers and authority granted to it from time to time by the City Council.

Eligible Project Costs & Categories

1. Parks & Streetscape Enhancements

This category includes gateway features, parks, corridor landscaping, public plazas, lighting etc.

2. Infrastructure Improvements

This category includes water, sanitary sewer, drainage systems, and water retention ponds as well as storm water improvements that improve the TIRZ area's safety, facilities, public service facilities and related right of way. This includes compliance with ADA and other City, State, County, or Federal regulations.

This category also includes roadway and street intersection enhancements, public transportation, utilities, sidewalks, public safety facilities, and related right of way. This includes compliance with ADA and other City, State, County, or Federal regulations.

This category includes eligible expenditures for design, engineering, and construction.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Developer Reimbursement for Public Improvements

The TIRZ Board will seek to enter into agreements as necessary with other owners of undeveloped property in the Zone for the repayment of costs associated with infrastructure that benefit the Zone such as streets, water and sewer improvements, open space improvements, landscaping, flood control, and any other public projects that benefit the Zone. These projects will be evaluated and approved on a case-by-case basis.

A developer will typically apply for and be authorized by the TIRZ and City for TIRZ improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIRZ funds if and when they are available. TIRZ payments are made based on available increment and other conditions set forth in project development agreements.

Private developers must enter into a development agreement with the TIRZ if they desire the public sector to share in the costs of infrastructure improvements required for their projects. Reimbursement priorities and the method of apportioning available increment will be described in the development agreement. Each development agreement is unique. Accordingly, the nature and extent of support from the TIRZ may change over time as the area becomes more developed.

5. Municipal Services Fee (MSF)

The TIRZ Board may enter into a Municipal Services Agreement with the City to provide for the incremental increase of the cost of providing municipal services to TIRZ #1 since its inception. Given the growth within TIRZ #1 since its inception in 2001, the cost of providing municipal services to the area has increased and a Municipal Services Agreement allows for the TIRZ to assist in paying these costs. Additionally, the Municipal Services Fee shall only be paid for through the City's portion of the TIRZ's increment.

6. Administrative Support

The City might support the TIRZ administration with staff personnel. This support shall include keeping and maintaining the records of the Zone, accounting services as the Zone Board may request, and other administrative support. In addition, other eligible operations costs under this project category would include contracting for professional services as requested by the Board (ex. engineering firm, land planning, or other technical support).

Future Eligible Projects

The TIRZ Board may deem other public improvements necessary for the development of the TIRZ. If it is determined that additional public improvements are required, such improvements will be incorporated as amendments to the Project Plan in accordance and conformity with applicable law requiring the approval of the City Commission.

Table 6: Estimated TIRZ Project Descriptions and Estimated Costs

Project	Cost	Category	Payment
Completed Projects, Interest, & Other Expenses	\$51,885,789	Various	N.A.
Balance Due on Approved Projects			
Tierra Dorada Sanitary Sewer Improvements	\$927,816	Infrastructure	Bond
Inspiration Road Trunk Lines	\$110,000	Infrastructure	Bond
Inspiration Road/Military Parkway Loop Phase II	\$145,998	Infrastructure	Bond
Inspiration Road/Military Parkway Loop Phase III	\$1,134,865	Infrastructure	Bond
Walsh Road Expansion	\$1,708,948	Infrastructure	Cash
Hoerner Street Project	\$36,600	Infrastructure	Cash
Sanitation Building	\$3,871,147	Infrastructure	Bond
El Milagro (Killam Project)	\$12,574,934	Infrastructure	Bond
1st Street Extension (Dragonfly 6265 LLC)	\$91,659	Infrastructure	Bond
Estimated Interest	\$7,506,351		
Subtotal	\$28,108,318		
Future Bond Projects			
Bryan Road Reconstruction	\$5,500,000	Infrastructure	Bond
Taylor Road Construction	\$4,000,000	Infrastructure	Bond
Treated Water Line/Cimarron	\$2,100,000	Infrastructure	Bond
South Water Plant Feasibility	\$4,000,000	Infrastructure	Bond
Citriana Street Drainage	\$1,300,000	Infrastructure	Bond
Horner Street	\$1,600,000	Infrastructure	Bond
Downtown Park	\$2,500,000	Park	Bond
Parks & Recreation Building	\$3,000,000	Park	Bond
Bentsen Palm Park Renovation	\$2,500,000	Park	Bond
Estimated Interest	\$22,199,801		
Subtotal	\$48,699,801		
Future Cash Projects			
New South Water Plan	\$30,000,000	Infrastructure	Cash
Los Ebanos Road	\$20,000,000	Infrastructure	Bond/Cash
Trinity Road Reconstruction	\$10,000,000	Infrastructure	Cash
Spikes & Jupiter Drainage Project	\$9,500,000	Infrastructure	Cash
Sanitary Sewer Lines	\$8,500,000	Infrastructure	Cash
So. Wastewater Plant Expansion	\$6,000,000	Infrastructure	Cash
Industry West Road	\$5,000,000	Infrastructure	Cash
South Recreation Facility	\$5,000,000	Infrastructure	Cash
Trails & Sidewalks Projects	\$2,000,000	Streetscape	Cash
Madero Park Rehab/Expansion	\$1,000,000	Park	Cash
Subtotal	\$97,000,000		
Municipal Services Fee	\$4,350,000	MSF	Cash
Administrative Support	\$23,004,572	Administration	Cash
Total TIRZ Eligible Project Costs	\$253,048,480		

Source: Mission Redevelopment Authority



Legal Disclaimer

TXP, Inc. (TXP) reserves the right to make changes, corrections, and/or improvements at any time and without notice. In addition, TXP disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions, or discrepancies. TXP disclaims any liability due to errors, omissions, or discrepancies made by third parties whose material TXP relied on in good faith to produce the report.

Any statements involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that such opinions or estimates will be realized. The information and expressions of opinion contained herein are subject to change without notice, and shall not, under any circumstances, create any implications that there has been no change or updates.

Appendix 1 – Completed TIRZ Projects

Table 7: Completed MRA TIRZ Projects (2008 to 2024)

Projects	Project Costs
CIP Projects (<i>Not identified in financials</i>)	\$4,374,677
Anzalduas & FM 396 Overpass-Phase I	\$1,874,970
Anzalduas Lift Stations	\$1,835,893
Anzalduas Phase II Project	\$5,107,570
Bentsen Palm Lift Station	\$1,398,200
Bentsen Palm Sanitary Sewer Line	\$1,187,925
Bryan Road Lift Station	\$2,406,005
FM 396 Overpass at US 83 Exp	\$815,331
Military Hwy West Trunklines Project	\$83,948
Military Parkway Project	\$360,737
Mission Water Tower	\$2,260,239
North Inspiration Road ROW	\$313,559
Rail Project	\$327,200
South Conway Lift Station	\$2,838,640
Streetscape Conway Project	\$1,051,530
US 83 Overpass at Inspiration Rd-Phase I	\$339,750
US 83 Overpass at Inspiration Rd-Phase II	\$1,856,962
US 83 Overpass at Inspiration Rd-Phase III	\$142,593
Waterloop Project	\$715,639
Event Center Debt payment	\$3,500,000
Hoerner Street	\$141,700
Military and Inspiration Expansion	\$8,326,682
PD/Fire Substation #6	\$7,763,418
Tierra Dorada Sanitary Sewer	\$1,781,195
Walsh Road Expansion	\$55,422
Anzalduas Industrial Park Phase I	\$307,232
1st Street Extension(Dragonfly)	\$718,772
Total	\$51,885,789

Source: Mission Redevelopment Authority

Appendix 2 – Project Plan and Reinvestment Zone Financing Plan (June 17, 2002)

See Attached