

## Comparison Chart

<b>SUMMARY CITY OF MESQUITE Towne Centre TIRZ No. Two FROM APPROVED PROJECT AND FINANCING PLAN (ORDINANCE #4686 - JUNE 17, 2019)</b>		<b>SUMMARY CITY OF MESQUITE Towne Centre TIRZ No. Two PROPOSED 2020 AMENDMENT</b>	
TAXABLE VALUE		TIRZ - TAX VALUE 2020-21	DISCUSSION
TIRZ Tax Value-2018-19	\$593,837,281	\$ 630,277,275	6.1% Increase
Base Tax Year Value - Original Area (1998 Tax Year)	192,122,745	192,122,745	
Base Tax Year Value - Downtown Area (2017 Tax Year)	44,250,779	44,250,779	
Base Tax Year Value - Market East Area (2017 Tax Year)	<u>166,065,240</u>	<u>166,065,240</u>	
Total Base Value	<u>402,438,764</u>	<u>402,438,764</u>	
Value Increase	<u>\$ 191,398,517</u>	<u>\$ 227,838,511</u>	19% Increase
Percent Increase	47.56%	56.61%	
PROJECTED REVENUES		PROJECTED REVENUES	DISCUSSION
Total Projected Revenues - Original Area	\$ 94,410,164	\$ 92,164,077	2.4% decrease
Total Projected Revenues - Downtown Area	1,093,517	\$ 1,443,196	32% increase
Total Projected Revenues - Market East Area	<u>7,793,208</u>	<u>6,453,082</u>	17.2% decrease
<b>TOTAL PROJECTED REVENUES</b>	<b>\$ 103,296,888</b>	<b>\$ 100,060,355</b>	Tax rate reduced
<b>TOTAL REVENUES RECEIVED TO DATE</b>	<b>\$ 51,930,246</b>	<b>\$ 61,932,520</b>	

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<b>SUMMARY</b> <b>CITY OF MESQUITE</b> <b>Towne Centre TIRZ No. Two</b> <b>FROM APPROVED PROJECT AND FINANCING PLAN</b> <b>(ORDINANCE 4686 - JUNE 17, 2019)</b>				<b>SUMMARY</b> <b>CITY OF MESQUITE</b> <b>Towne Centre TIRZ No. Two</b> <b>PROPOSED 2020 AMENDMENT</b>	
PROJECTED PUBLIC IMPROVEMENT PROJECTS				PROJECTED PUBLIC IMPROVEMENT PROJECTS	
DESCRIPTION	AMOUNT	PERIOD	TOTAL	AMENDED PLAN TOTAL	DISCUSSION
City Administration Fee	\$ 130,000	per year	\$ 4,200,000	\$ 4,200,000	No change
Town East Retail Area Security	500,000	per year	18,058,116	18,227,379	Increased activity
Pavement Improvements in TIRZ Area	200,000	per year	3,400,000	4,397,922	Emporium Circle
Economic Development Incentives	250,000	per year	2,400,000	2,400,000	No change
Downtown Manager <i>(with 2% inflation factor)</i>	100,000	per year	2,850,795	3,358,602	Revised
Downtown Maintenance <i>(with 2% inflation factor)</i>	100,000	per year	2,578,332	1,214,868	
Highway Corridor Maintenance <i>(with 2% inflation factor)</i>	100,000	per year	2,784,496	71,475	Revised
South Mesquite Creek Drainage <i>(including bridge) (bonds)</i>	7,000,000	2019-2039	10,500,000	9,507,110	Actual debt service
Retail Area Land Use Plan/Study	200,000	2019-2020	200,000	-	Postponed
Downtown Infrastructure and Streetscape	1,000,000	2018-2020	1,000,000	197,935	Revised
Purchase of Downtown Properties	500,000	2017-2018	419,150	2,447,090	Revised
Downtown Office Space Renovation	500,000	2018-2019	500,000	-	See Heritage Plaza Building
Front Street	5,000,000	2019-2021	6,072,891	6,467,508	Revised
Gibson Street <i>(bonds)</i>	6,000,000	2019-2039	-	-	No change
Gus Thomasson Rebuild (80-Town East)	12,300,000	2014-2021	12,300,000	13,300,000	Revised
Hike & Bike Trail/Heritage Trail Phase II	2,505,000	2014-2019	2,205,000	2,005,000	
Downtown Development Operations	-	-	-	2,588,738	Addition
117 W. Main Street Building Renovations	-	-	-	525,000	Addition - renovation needed for revitalization
1025 Military Pkwy. Sale and Redevelopment (Kodiak Capital Partners, LLC)	-	-	-	265,846	Addition - Incentive to spur new use (sale of goods and services) and increase taxable value
Heritage Plaza Building Reconstruction	-	-	-	385,000	Addition - TIRZ portion of costs to office downtown operations

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PROJECTED PUBLIC IMPROVEMENT PROJECTS				PROJECTED PUBLIC IMPROVEMENT PROJECTS	
DESCRIPTION	AMOUNT	PERIOD	TOTAL	AMENDED PLAN TOTAL	DISCUSSION
<i>PREVIOUS TIRZ ZONE PROJECTS: (completed)</i>				<i>PREVIOUS TIRZ ZONE PROJECTS:(completed)</i>	
LBJ Project-Debt Ser-\$5,615,287	7,221,575	completed	7,221,575	7,221,575	
ROWS Street Lighting	189,083	completed	189,083	189,083	
ROWS Signal Improvements (GT/Motley)	13,284	completed	13,284	13,284	
Mall Public Children's Area Improvements	150,000	completed	150,000	150,000	
Dev Participation-Brazos Elect	471,332	completed	471,332	471,332	
SMC Sanitary Sewer Line-Phase I	58,750	completed	58,750	58,750	
SMC Improvements-Phase I	88,811	completed	88,811	88,811	
JDN Real Estate-Sewer Line	91,244	completed	91,244	91,244	
Town East Ford Drainage Project	421,521	completed	421,521	421,521	
Town East Water Line-Principal	3,000,000	completed	3,000,000	3,000,000	
Repay 4-B for LBJ Project Advances	1,964,025	completed	1,964,025	1,964,025	
Town East Mall Lighting Project	1,946,302	completed	1,946,302	1,946,302	
Stream 2B7 Bank Stabilization	16,404	completed	16,404	16,404	
SMC Improve-Phase II (Engineering)	148,083	completed	148,083	148,083	
MISD-North Mesquite Project	5,900,000	completed	5,900,000	5,900,000	
MISD Water Line	427,557	completed	427,557	427,557	
MISD Operation of Project Facilities	2,705,616	completed	2,705,616	2,705,616	
Transportation Projects (2008 - 2013)	1,549,330	completed	1,549,330	1,549,330	
Town Centre - Concrete Repairs	16,609	completed	16,609	16,609	
Town East Marquee Sign	700,000	completed	700,000	700,000	
<b>TOTAL PROJECTED EXPENDITURES</b>			<b>\$ 96,548,306</b>	<b>\$ 98,639,000</b>	
<b>PROJECTED REVENUES LESS PROJECTED EXPENDITURES</b>			<b>\$ 6,748,582</b>	<b>\$ 1,421,355</b>	