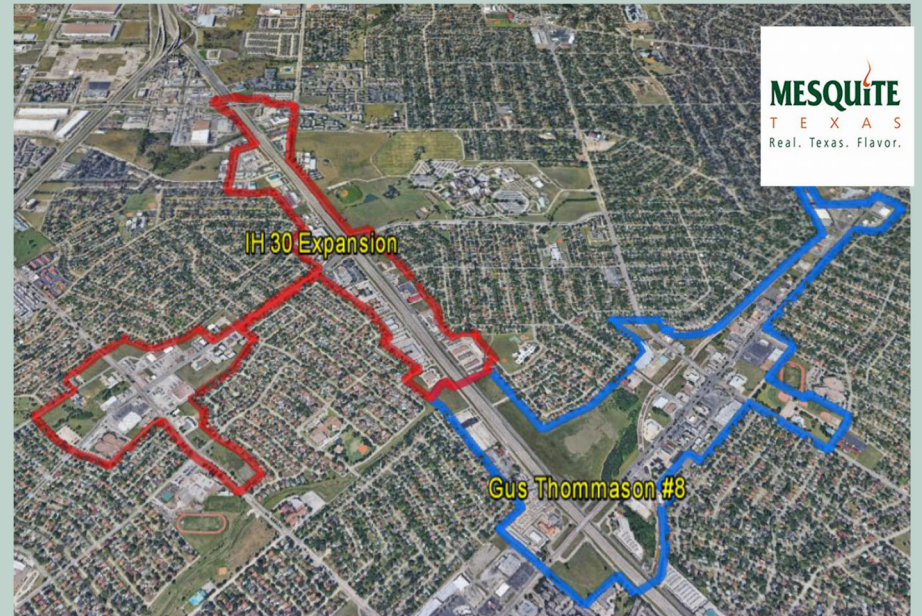




**Second Amended  
Project and Financing Plan  
Gus Thomasson Tax Increment Finance  
Reinvestment Zone No. Eight**

**May 2025**



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## City of Mesquite

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## Tax Increment Financing Program

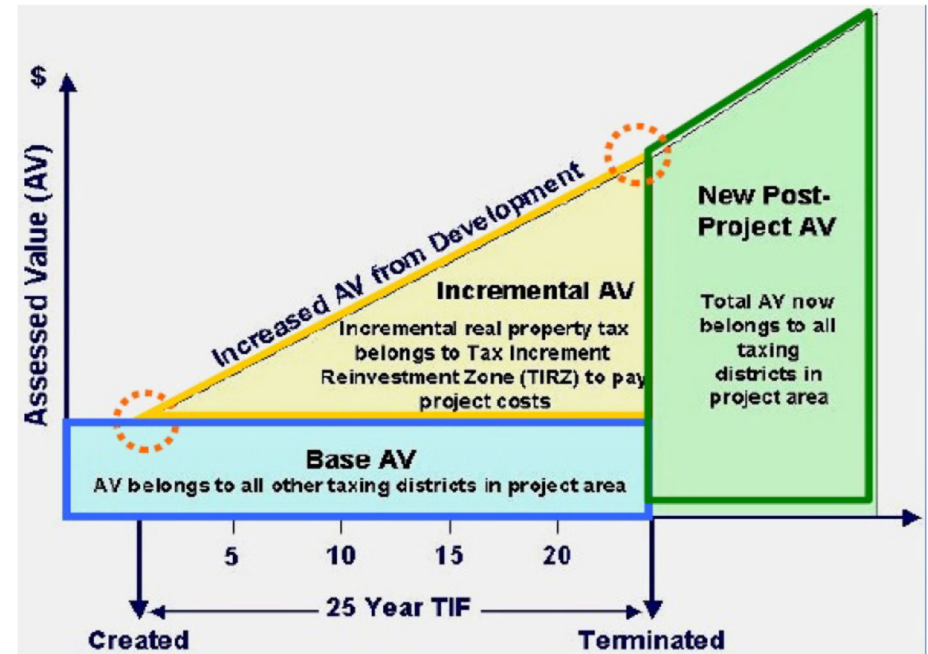
Chapter 311 of the Texas Tax Code authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including MISD, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

### Key Points:

- Chapter 311 of the Tax Code controls all procedures for the creation of a TIRZ
- Base value set at current assessed value (as of January 1)
- Development over time increases assessed value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



## Board of Director Responsibilities

The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as all related City Code provisions for City Boards and Commissions, to the extent that there is no conflict with State law.

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## Gus Thomasson TIRZ No. Eight Actions Taken to Date

On November 1, 2011, the City was awarded a \$3.7 million grant by the North Central Texas Council of Governments for the Thomasson Square Sustainable Infrastructure Project to include a vertical mixed-use development as part of the project.

On September 2, 2014, the City Council passed Resolution No. 31-2014 approving a Chapter 380 Economic Development Agreement to provide incentives for a vertical mixed-use project called, Villas of Vanston Park, with 155 affordable rental units and 9,000 square-feet of retail and office space.

On November 2, 2015, the City Council held a public hearing and adopted Ordinance No. 4402 creating the Gus Thomasson Tax Increment Reinvestment Zone for a duration of 20 years with a 75 percent tax increment participation rate to promote development and redevelopment in the north Gus Thomasson corridor.

On December 4, 2017, the TIRZ Board adopted a Project Plan and Reinvestment Zone Financing Plan (PFP) and recommended its approval to the City Council. The Board subsequently adopted an amended PFP at the same meeting to expand the TIRZ Zone to include the contiguous area along IH-30 west of Gus Thomasson to include the western gateway corridor of the City, and south along Motley Drive to include the commercial area surrounding the Motley and North Town East Boulevard intersection.

On December 4, 2017, the City Council adopted Ordinance No. 4523 approving the TIRZ PFP.

On December 18, 2017, the City Council held a public hearing and adopted Ordinance No. 4530 approving an amended PFP to expand the boundaries of the TIRZ Zone to include the IH-30 gateway corridor and Motley/Town East retail area.

On May 7, 2018, the City Council passed Resolution No. 25-2018 approving a project agreement with the Mesquite Quality of Life Corporation to allow 4B sales tax revenues to finance a portion of the reconstruction of Gus Thomasson Road within Thomasson Square.

On October 7, 2019, the City Council adopted Ordinance No. 4727 adopting a new Mesquite Comprehensive Plan, which designated the original TIRZ Zone area as the *Gus Thomasson Special Planning Area*, and the expanded TIRZ Zone area as the *Town East and Motley Special Planning Area*, as areas for future redevelopment, and identified gateways and corridors as major components shaping the character and image of the community.

On March 27, 2020, Physician's Specialty Center opens its \$11.6 million, 34,000 square-foot Class A medical office building at 3400 IH-30.

In September 2020, the \$11.5 million reconstruction of Gus Thomasson Road at Thomasson Square was deemed substantially complete.

On December 21, 2020, the City Council adopted Ordinance No. 4835 approving a change of zoning to allow Locke Supply to occupy the 34,000 square-foot vacant Minyard Food Store in the Oates Park Shopping Center.

On October 18, 2021, the City Council passed Resolution No. 71-2021 approving a Chapter 380 Economic Development Agreement between the City and AllTrades to construct a \$7.6 million multi-unit commercial building with 22 workspace shops and studios totaling 49,000 square-feet located at 2828 IH-30.

On November 1, 2021, the TIRZ Board approved a Chapter 380 Economic Development Agreement between the City and Mesquite Feed & Hardware, Inc. to provide \$400,000 in incentives from TIRZ revenues for the demolition of a dilapidated car wash and parking lot at 4401 Gus Thomasson (\$50,000), and construction a new 10,000 square-foot retail building (\$350,000).

On November 1, 2021, the City Council passed Resolution No. 76-2021 approving the Chapter 380 Agreement with Mesquite Feed & Hardware for a multi-phase, \$2.5 million private redevelopment with incentives ranging from \$50,000 to a maximum of \$900,000 through the TIRZ (\$400,000), and a combination of property tax and sales tax rebates, and reimbursement of development fees (\$500,000).

# Gus Thomasson TIRZ No. Eight Actions Taken to Date

On March 18, 2024, the City Council passed Resolution No. 14-2024 approving a Chapter 380 Economic Development Agreement with Town East Shopping Center, LLC to enhance the exterior and interior of the existing Town East Shopping Center, parking lot, signage and make ready three additional pad sites with a minimum private investment of \$750,000 located in the Town East and Motley Special Planning Area.

On October 7, 2024, the City Council adopted Ordinance No. 5144 approving a change of zoning to allow Camping World to develop a \$4.5 million, 39,000-square-foot RV sales center with 700 display spaces on a 27-acre site located at the northwest corner of Gus Thomasson Road and IH-30 in the Gus Thomasson Special Planning Area.



**AllTrades WorkSpace Shops and Studios  
2828 IH-30**

On April 7, 2025, City planning staff briefed the City Council on a proposal for a study to provide recommendations for new or revised zoning designations and an overall vision for the current North Gus Thomasson Corridor (NGTC), including an implementation plan, based on a market analysis and public input.



**Town East Shopping Center Renovation  
3301 N. Town East Blvd.**

### TIRZ Board Recommendations

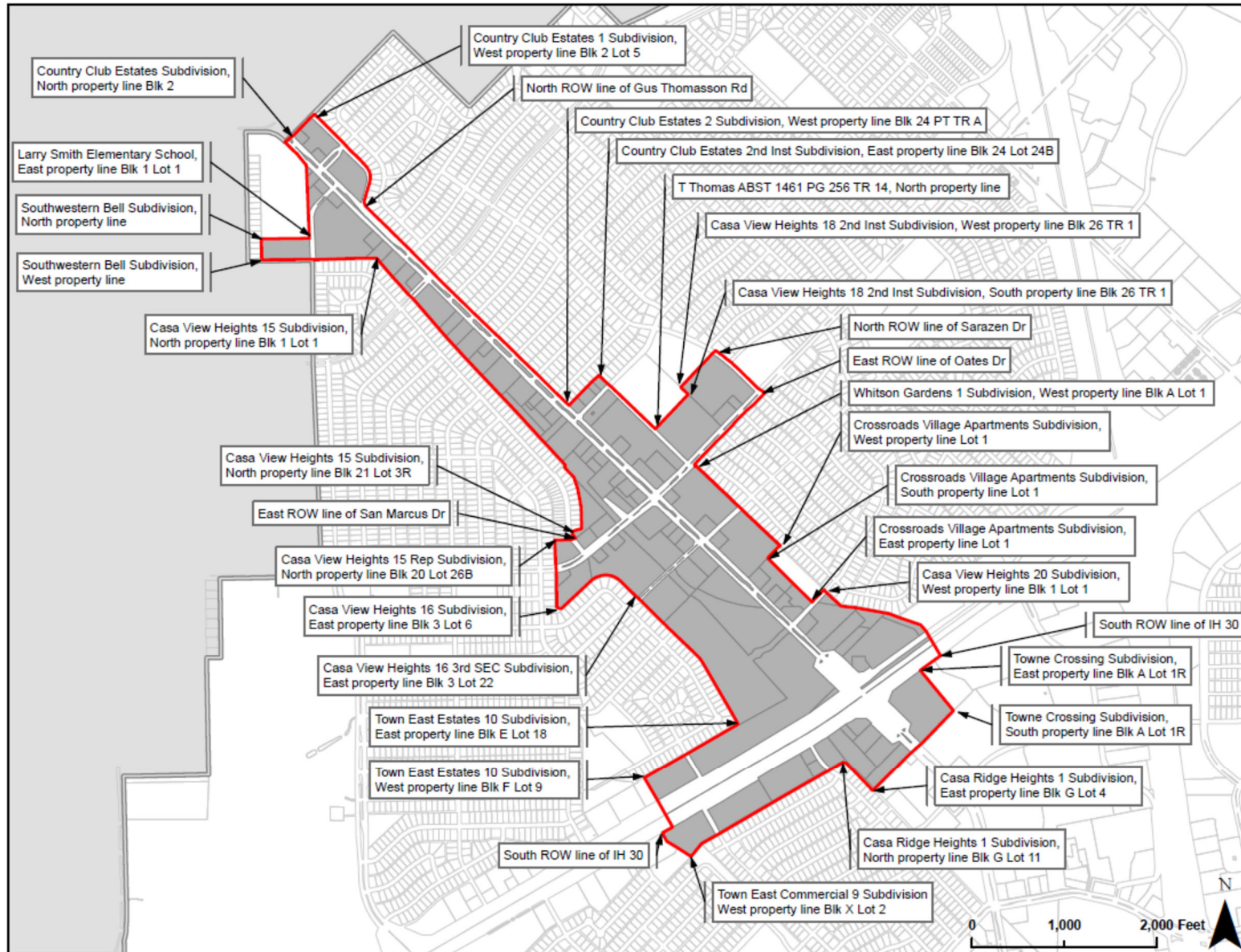
Consider adoption of an *amended Project Plan and Reinvestment Zone Financing Plan (PPF) for Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas* increasing the total estimated project costs by \$635,000 to include the following projects:

- NGTC Study \$185,000
- 4545 Gus Thomasson Public Improvements \$450,000

# Gus Thomasson TIRZ No. Eight Original Boundary



# Gus Thomasson TIRZ No. Eight Original Boundary Description



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# Gus Thomasson TIRZ No. Eight Original Boundary Description

Beginning at a point of the intersection of the west property line of Country Club Estates 1 Subdivision and the north property line of Country Club Estates Subdivision Blk 2, thence

Southerly along the west property line of Country Club Estates 1 to a point where said line intersects with the north ROW line of Gus Thomasson Rd, thence

Southerly along the north ROW line of Gus Thomasson Rd to a point where said line intersects with the west property line of Country Club Estates 2 Subdivision Blk 24 Tract A, thence

Easterly along the west property line of Country Club Estates 2 Subdivision Blk 24 Tract A to a point where said line intersects with the east property line of Country Club Estates 2 Subdivision Blk 24 Lot 24B, thence

Southerly along the east property line of Country Club Estates 2 Subdivision Blk 24 Lot 24B to a point where said line intersects with the north property line of T Thomas ABST 1461 PG 256 Tract 14, thence

Easterly along the north property line of T Thomas ABST 1461 PG 256 Tract 14 to a point where said line intersects with the south property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1, thence

Northerly along the south property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1 to a point where said line intersects with the west property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1, thence

Easterly along the west property line of Casa View Heights 18 2nd Inst. Subdivision Blk 26 Tract 1 to a point where said line intersects with the north ROW line of Sarazen Drive, thence

Southerly along the north ROW line of Sarazen Drive to a point where said line intersects with the east ROW line of Oates Drive, thence

Westerly along the east ROW line of Oates Drive to a point where said line intersects with the west property line of Whitson Gardens 1 Subdivision Blk A Lot 1, thence

Southerly along the west property line of Whitson Gardens 1 Subdivision Blks A and C to a point where said line intersects with the west property line of Crossroads Village Apartments Subdivision Lot 1, thence

Southerly along the west property line of Crossroads Village Apartments Subdivision Lot 1 to a point where said line intersects with the south property line of Crossroads Village Apartments Subdivision Lot 1, thence

Easterly along the south property line of Crossroads Village Apartments Subdivision Lot 1 to a point where said line intersects with the west property line of Casa View Heights 20 Subdivision Blk 1 Lot 1, thence

Southerly along the west property line of Casa View Heights 20 Subdivision Blk 1 to a point where said line intersects with the south ROW line of IH 30, thence

Westerly along the south ROW line of IH 30 to a point where said line intersects with the east property line of Towne Crossing Subdivision Blk A Lot 1R, thence

Southerly along the east property line of Towne Crossing Subdivision Blk A Lot 1R to a point where said line intersects with the south property line of Towne Crossing Subdivision Blk A Lot 1R, thence

Westerly along the south property line of Towne Crossing Subdivision Blk A Lot 1R to a point where said line intersects with the east property line of Casa Ridge Heights 1 Subdivision Blk G Lot 4, thence

Northerly along the east property line of Casa Ridge Heights 1 Subdivision Blk G to a point where said line intersects with the north property line of Casa Ridge Heights 1 Subdivision Blk G Lot 11, thence

Westerly along the north property line of Casa Ridge Heights 1 Subdivision Blk G Lot 11 and Blk F to a point where said line intersects with the west property line of Town East Commercial 9 Subdivision Blk X Lot 2, thence

Northerly along the west property line of Town East Commercial 9 Subdivision Blk X Lot 2 to a point where said line intersects with the west property line of Town East Estates 10 Subdivision Blk F Lot 9, thence

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## Gus Thomasson TIRZ No. Eight Original Boundary Description

Easterly along the south property line of Town East Estates 10 Subdivision Blk F Lot 9 to a point where said line intersects with the east property line of Town East Estates 10 Subdivision Blk E Lot 18, thence

Northerly along the east property line of Town East Estates 10 Subdivision Blk E to a point where said line intersects with the east property line of Casa View Heights 16 3rd Sec Subdivision Blk 3 Lot 22, thence

Westerly along the east property line of Casa View Heights 16 3rd Sec Subdivision Blk 3 to a point where said line intersects with the east property line of Casa View Heights 16 Subdivision Blk 3 Lot 6, thence

Northerly along the east property line of Casa View Heights 16 Subdivision Blk 3 Lot 6 to a point where said line intersects with the north property line of Casa View Heights 15 Rep Subdivision Blk 20 Lot 26B, thence

Easterly along the northern property line of Casa View Heights 15 Rep Subdivision Blk 20 Lot 26B to a point where said line intersects with the east ROW line of San Marcus Drive, thence

Northerly along the east ROW line of San Marcus Drive to a point where said line intersects with the north property line of Casa View Heights 15 Subdivision Blk 21 Lot 3R, thence

Northerly along the north property line of Casa View Heights 15 Subdivision Blk 21 Lot 3R to a point where said line intersects with the north property line of Casa View Heights 15 Subdivision Blk 1 Lot 1, thence

Westerly along the north property line of Casa View Heights 15 Subdivision Blk 1 to a point where said line intersects with the west property line of Southwestern Bell Subdivision, thence

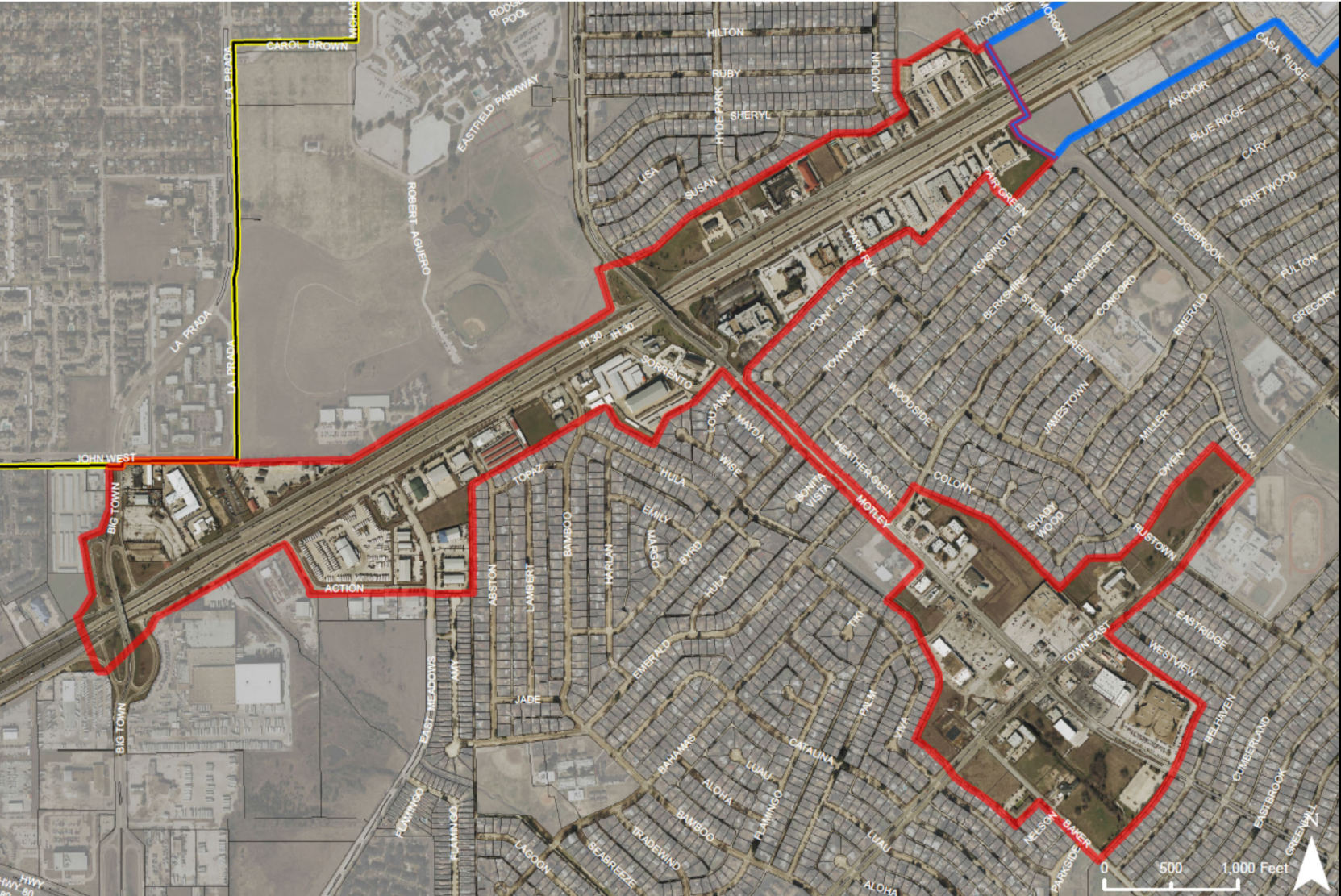
Northerly along the west property line of Southwestern Bell Subdivision to a point where said line intersects with the north property line of Southwestern Bell Subdivision, thence

Easterly along the north property line of Southwestern Bell Subdivision to a point where said line intersects with the east property line of Larry Smith Elementary School Blk 1 Lot 1, thence

Northerly along the east property line of Larry Smith Elementary School Blk 1 Lot 1 to a point where said line intersects with the north property line of Country Club Estates Subdivision Blk 2, thence

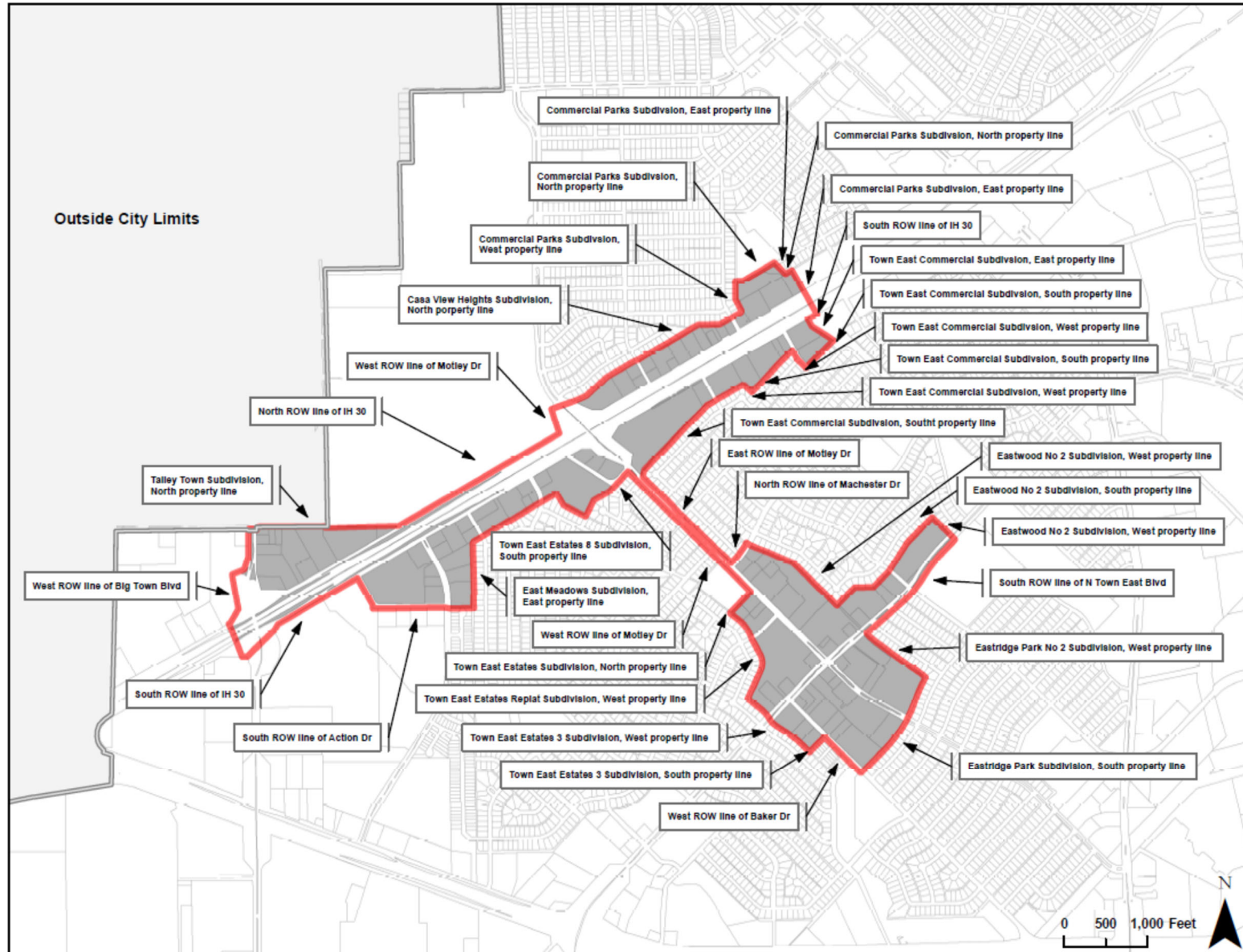
Easterly along the north property line of Country Club Estates to a point where said line intersects with the west property line of Country Club Estates 1 Subdivision, which is the point of beginning.

# Gus Thomasson TIRZ No. Eight IH-30 Corridor and Town East & Motley Boundary



- Original Boundary
- Gus Thomasson Expansion
- City Limit

# IH-30 Corridor and Town East & Motley Boundary Description



## IH-30 Corridor and Town East & Motley Boundary Description

Beginning at a point of the intersection of the north property line of Talley Town Subdivision and the west ROW line of Big Town Blvd, thence

Easterly along the north property line of Talley Town Subdivision to a point where said line intersects with the north ROW line of IH 30, thence

Easterly along the north ROW line of IH 30 to a point where said line intersects with the west ROW line of Motley Drive, thence

Northerly along the west ROW line of Motley Drive to a point where said line intersects with the north property line of Casa View Heights Subdivision, thence

Easterly along the north property line of Casa View Heights Subdivision to a point where said line intersects with the west property line of Commercial Parks Subdivision, thence

Northerly along the west property line of Commercial Parks Subdivision to a point where said line intersects with the north property line of Commercial Parks Subdivision, thence

Easterly along the north property line of Commercial Parks Subdivision to a point where said line intersects with the southwest boundary of the original TIRZ No. 8 boundary line, thence

Southerly along the original TIRZ No. 8 boundary to a point where said line intersects with the common north property line of Commercial Parks Subdivision, thence

Easterly along the common north property line of Commercial Parks Subdivision to a point where said line intersects with the common east property line of Commercial Parks Subdivision, thence

Southerly along the common east property line of Commercial Parks Subdivision to a point where said line intersects with the common south ROW line of IH 30, thence

Westerly along the common south ROW line of IH 30 to a point where said line intersects with the common east property line of Town East Commercial Subdivision, thence

Southerly along the common east property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly, departing the common boundary line of TIRZ No. 8, along the south property line of Town East Commercial Subdivision to a point where said line intersects with the west property line of Town East Commercial Subdivision, thence

Northerly along the west property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly along the south property line of Town East Commercial Subdivision to a point where said line intersects with the west property line of the Town East Commercial Subdivision, thence

Northerly along the west property line of Town East Commercial Subdivision to a point where said line intersects with the south property line of Town East Commercial Subdivision, thence

Westerly along the south property line of Town East Commercial Subdivision to a point where said line intersects with the east ROW line of Motley Drive, thence

Southerly along the east ROW line of Motley Drive to a point where said line intersects with the north ROW line of Manchester Drive, thence

Easterly along the north ROW line of Manchester Drive to a point where said line intersects with the west property line of Eastwood No. 2 Subdivision, thence

Southerly along the west property line of Eastwood No. 2 Subdivision to a point where said line intersects with the south property line of Eastwood No. 2 Subdivision, thence

Easterly along the south property line of Eastwood No. 2 Subdivision to a point where said line intersects with the west property line of Eastwood No. 2 Subdivision, thence

Southerly along the west property line of Eastwood No. 2 Subdivision to a point where said line intersects with the south ROW line of N Town East Blvd, thence

Westerly along the south ROW line of N Town East Blvd to a point where said line intersects with the west property line of Eastridge Park No. 2 Subdivision, thence

Southerly along the west property line of Eastridge Park No. 2 Subdivision to a point where said line intersects with the south property line of Eastridge Park Subdivision, thence

Westerly along the south property line of Eastridge Park Subdivision to a point where said line intersects with the west ROW line of Baker Street, thence

## IH-30 Corridor and Town East & Motley Boundary Description

Northerly along the west ROW line of Baker Street to a point where said line intersects with the south property line of Town East Estates 3 Subdivision, thence

Westerly along the south property line of Town East Estates 3 Subdivision to a point where said line intersects with the west property line of Town East Estates 3, thence

Northerly along the west property line of Town East Estates 3 to a point where said line intersects with the west property line of Town East Estates Replat Subdivision, thence

Northerly along the west property line of Town East Estates Replat Subdivision to a point where said line intersects with the north property line of Town East Estates Subdivision, thence

Easterly along the north property line of Town East Estates Subdivision to a point where said line intersects with the west ROW line of Motley Drive, thence

Northerly along the west ROW line of Motley Drive to a point where said line intersects with the south property line of Town East Estates 8 Subdivision, thence

Westerly along the south property line of Town East Estates 8 Subdivision to a point where said line intersects with the east property line of East Meadows Subdivision, thence

Southerly along the east property line of East Meadows Subdivision to a point where said line intersects with the south ROW line of Action Drive, thence

Westerly along the south ROW line of Action Drive to a point where said line intersects with the south ROW line of IH 30, thence

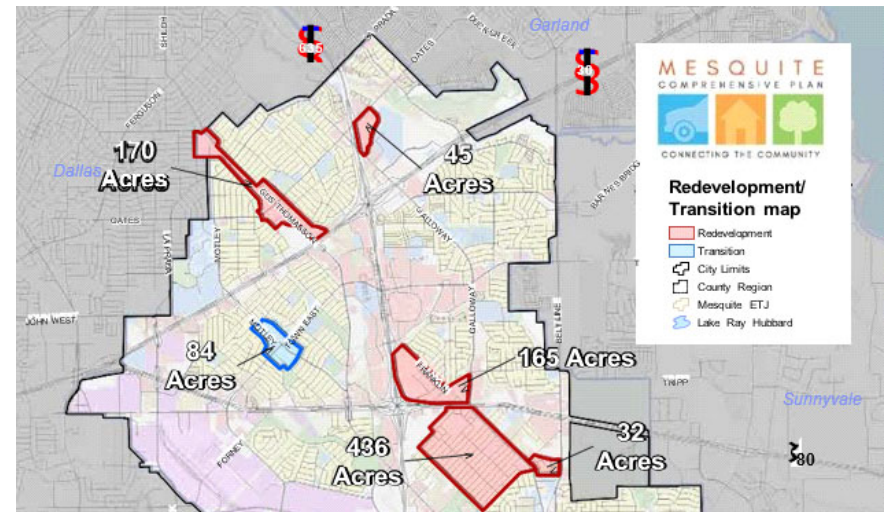
Westerly along the south ROW line of IH 30 to a point where said line intersects with the west ROW line of Big Town Blvd, thence

Northerly along the west ROW line of Big Town Blvd to a point where said line intersects with the north property line of Talley Town Subdivision, which is the point of beginning.

# Gus Thomasson TIRZ No. Eight Current Land Use

As a first-ring suburb, Mesquite has seen significant development and many of the existing structures have started to age. The northern part of the City is primarily developed while there is still opportunity for new development in the southern portion of the City. Due to the limited amount of available land for new development, redevelopment and in-fill within existing areas are options to reinvigorate older areas. This allows the City to take advantage of resources that exist, ensure older areas are being maintained, and promote economic development. The 2019 Comprehensive Plan identified areas for redevelopment or transition.

Areas identified for redevelopment are areas that require focused investment, while areas identified as transition are locations where a different land use may be more appropriate given its existing use. These areas were used as a reference for determining future land uses and Special Planning Areas. The North Gus Thomasson Corridor was identified as an area for redevelopment and designated as the *Gus Thomasson Special Planning Area*. The intersection of North Town East Boulevard and Motley Road was identified as an area in transition and designated as the *Town East and Motley Special Planning Area*.



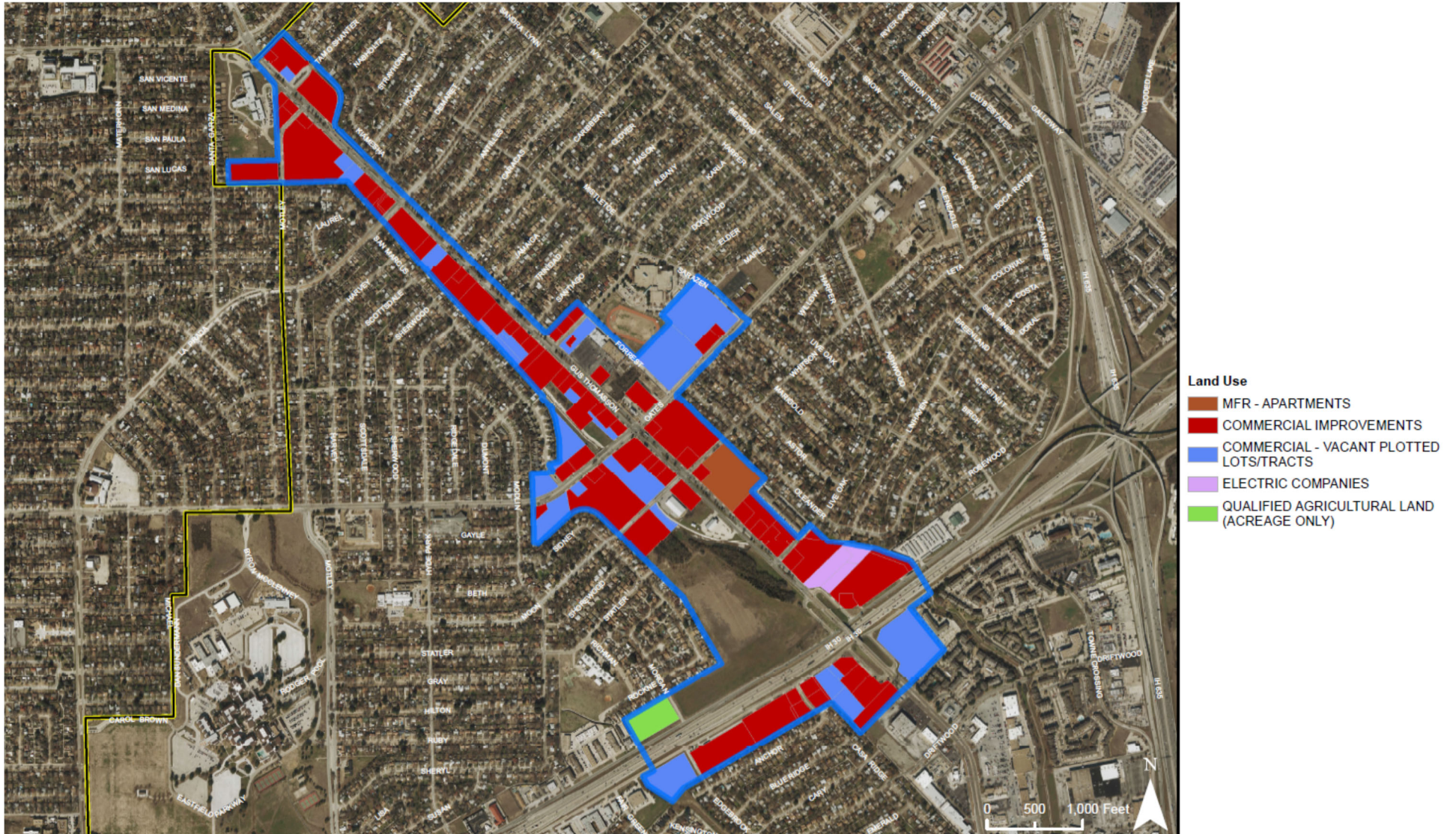
Transition and Redevelopment Areas



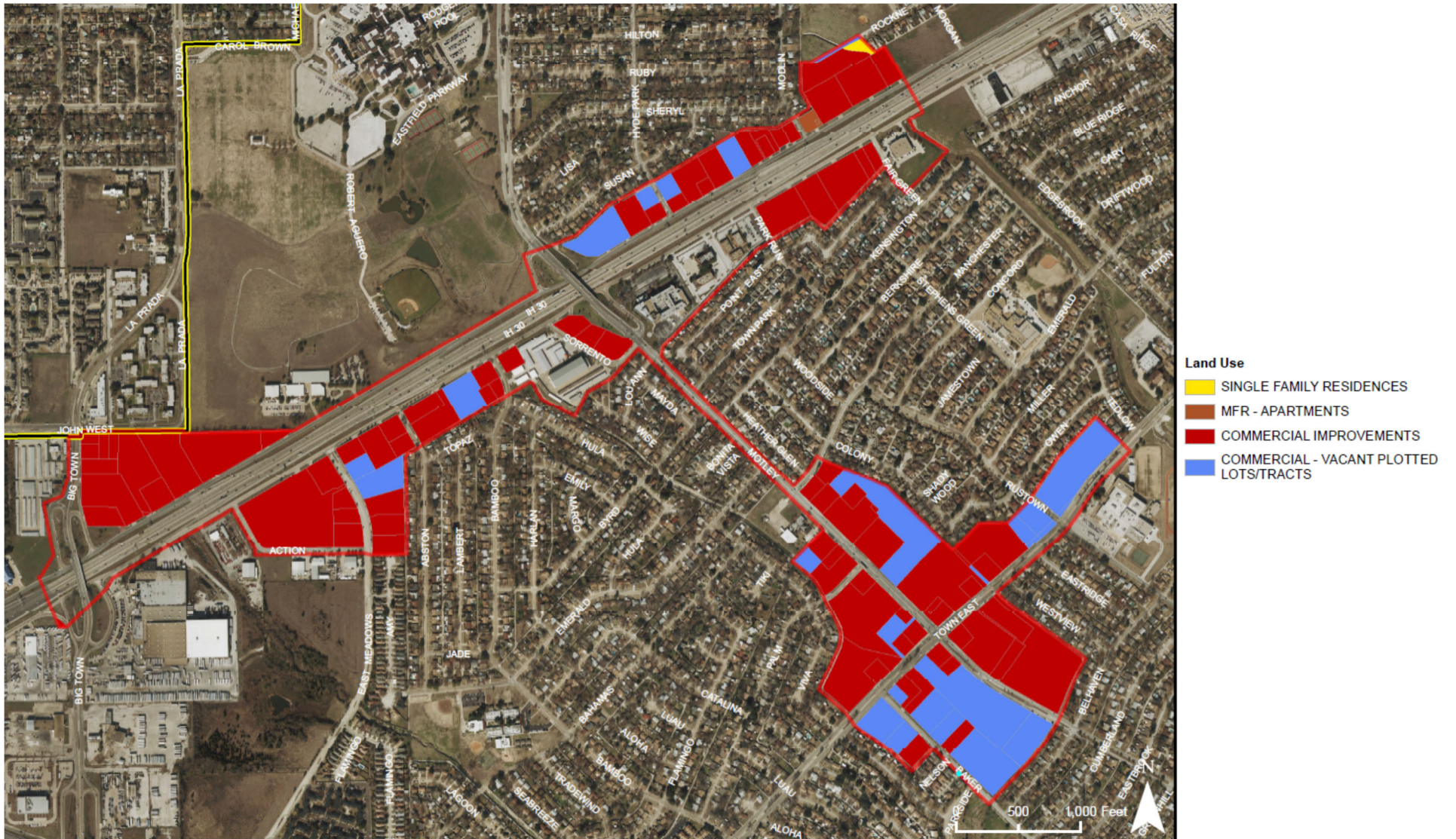
Albertsons Mesquite - Motley & Town East

# Gus Thomasson TIRZ No. Eight

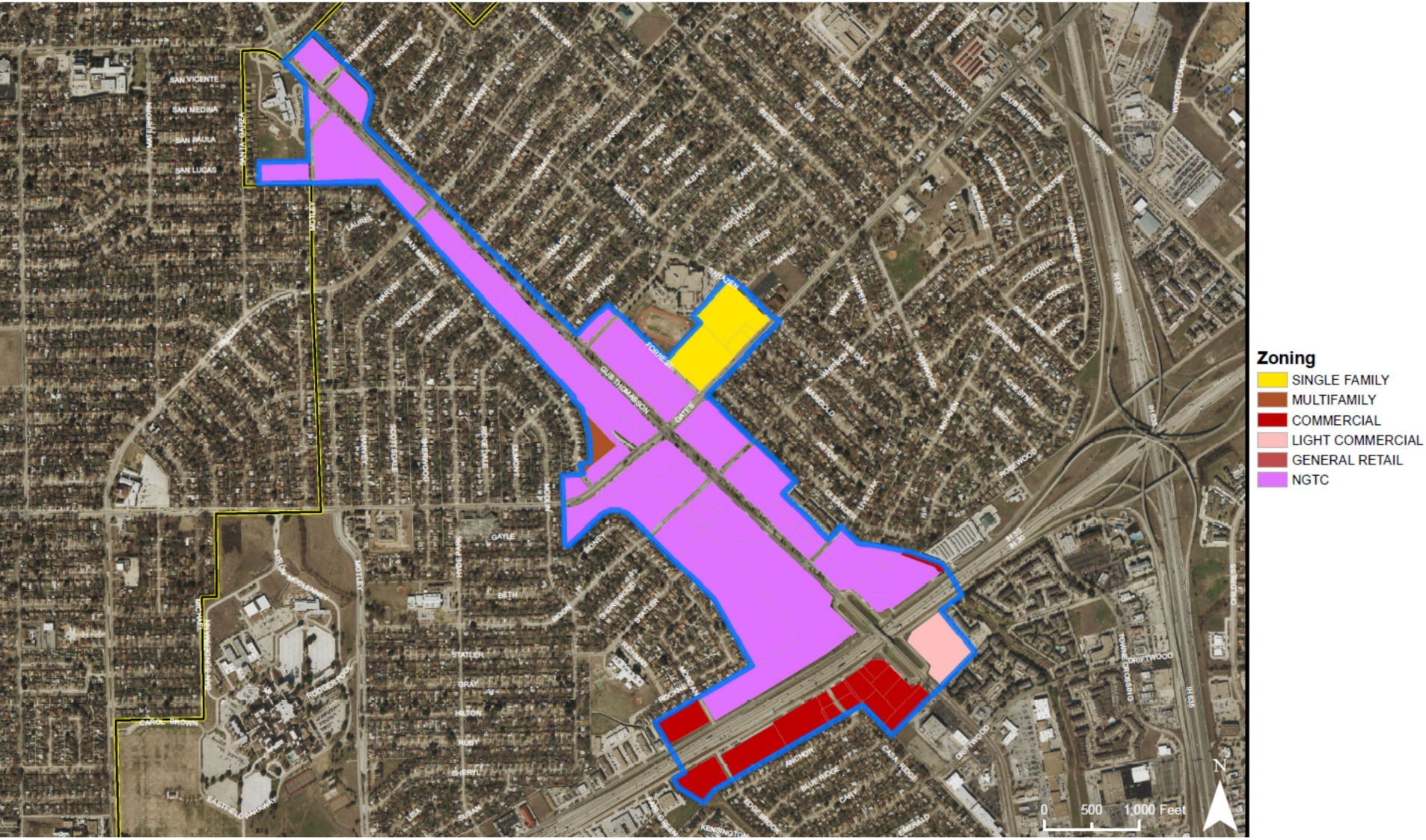
## North Gus Thomasson Corridor Current Land Use



# Gus Thomasson TIRZ No. Eight IH-30 Corridor and Town East & Motley Current Land Use



# Gus Thomasson TIRZ No. Eight North Gus Thomasson Corridor Current Zoning



## North Gus Thomasson Corridor Zoning Characteristics

Adopted by Ordinance No. 4022 on December 15, 2008, the Gus Thomasson Corridor Revitalization Code was enacted as one of the instruments for implementing the public purposes and objectives of the adopted Casa View Heights Neighborhood Plan that was adopted by City Council on April 2, 2007. The Code was declared to be consistent with the Casa View Heights Neighborhood Plan, and supplants the application of all provisions of the Mesquite Zoning Ordinance (MZO) as it pertained to land within the boundaries of the North Gus Thomasson Corridor District. The Code was adopted to promote the health, safety and general welfare of the City and its citizens, including without limitation, the preservation of neighborhood character, the creation of sustainable communities, a reduction in sprawl development and visual clutter, reduction in vehicle miles traveled and traffic congestion, more efficient use of public funds and infrastructure, health benefits of a pedestrian oriented environment, historic preservation, education and recreation, and improvement of the built environment and human habitat.

To encourage the implementation of this Code, the City Council, in its sole discretion, may grant one or more incentives in accordance with adopted policies for neighborhood and economic revitalization, and to the extent authorized by state law. The project owner, or the Director on his initiative, may submit an application for incentives to the City Council for consideration.

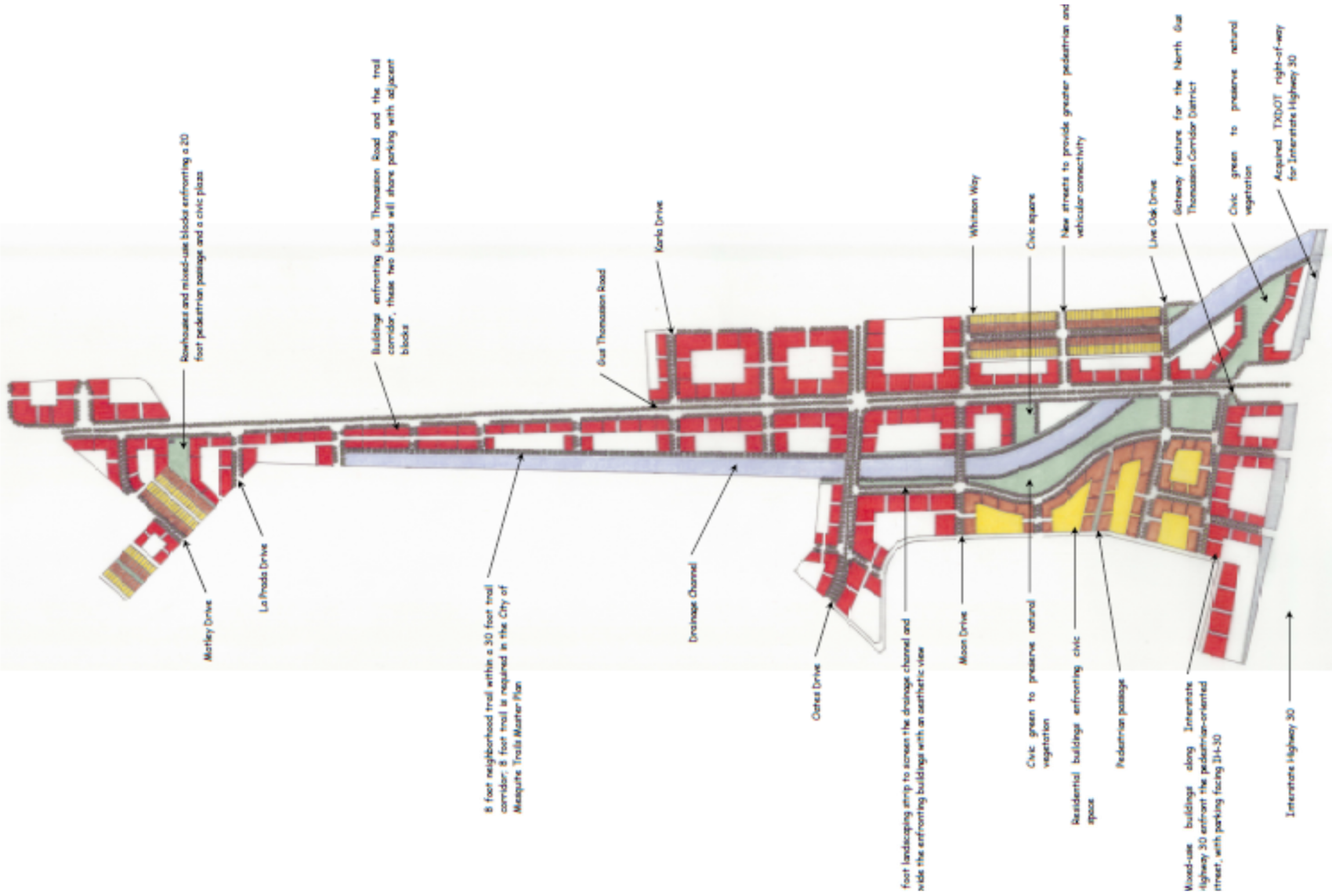
The form-based elements of the North Gus Thomasson Corridor district are designed exclusively for the commercial corridor that is embedded within the Casa View Heights Neighborhood Sustainability Zone, as amended.



**Broadway Square Shopping Center  
4550 Gus Thomasson Road**

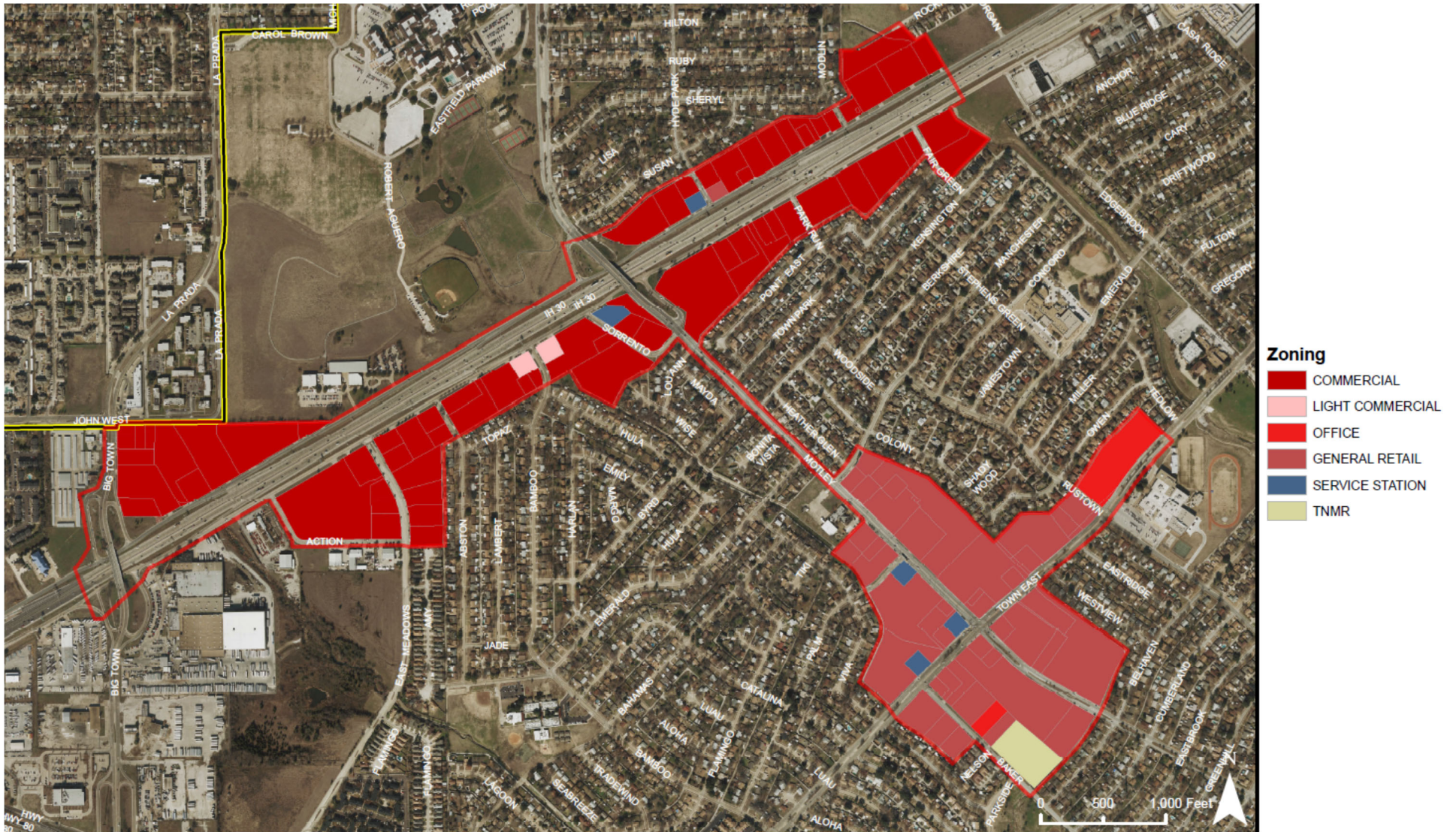
North Gus Thomasson Corridor Revitalization Code

APPENDIX A.1 ILLUSTRATIVE PLAN  
GUS THOMASSON CORRIDOR REVITALIZATION CODE: City of Mesquite



City of Mesquite Community Development Department  
Appendix A.1 Illustrative Plan

# Gus Thomasson TIRZ No. Eight IH-30 Corridor and Town East & Motley Current Zoning



# Gus Thomasson TIRZ No. Eight IH-30 Corridor Zoning Characteristics

## District Gateways

Key entrances into the IH-30 corridor as shown in the illustration to the Right are designated as “District Gateways.” Parcels within a District Gateway that may be rezoned in the future (including a conditional use permit), platted or re-platted, developed or redeveloped, or that receives a variance or special exception, which allows the property to be occupied by a use or developed in a manner not previously allowed, will be designed and modified to comply with applicable gateway provisions of the City’s Community Appearance Manual.

Current zoning does not call for expanded industrial uses into existing residential areas, and regulations to protect homes from the negative side effects of industry and heavy truck traffic continue to remain in place.



The 30/80 Triangle District

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## Gus Thomasson TIRZ No. Eight North Gus Thomasson Corridor Future Land Use

The vision for the Gus Thomasson Special Planning Area is to become a revitalized neighborhood commercial center with a mix of uses to serve the surrounding neighborhood. The new corridor will feature a mix of new development and redevelopment that complements the character of the district and brings new life to the once-thriving commercial center.

Businesses along Gus Thomasson Road should be a mix of uses such as retail, personal services, restaurants, small office, and entertainment. All new development and redevelopment should aim to create a dense, walkable environment along the corridor. Where there are large amounts of existing parking, consideration should be given to building new structures in the parking lot to take advantage of vacant areas. Sidewalk improvements and new pathways connecting the neighborhoods to the corridor will also encourage pedestrian movement. Along the IH-30 frontage, development should be denser than the northern portion of the corridor. The corridor should also encourage highway-oriented development along IH-30 with uses that cater to commuter traffic.



**The Villas at Vanston Park Low Density Mixed-Use Development**

### **Implementation Strategies**

- Implement a facade improvement program for buildings within the area
- Conduct a market study to identify what businesses would be most successful in the area
- Revisit existing zoning designations and rezone properties as necessary
- Incentivize development along the highway frontage
- Establish gateway signage at the northern and southern entrances to the Gus Thomasson Special Planning Area

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# Gus Thomasson TIRZ No. Eight Town East & Motley Future Land Use

The vision for the Town East and Motley Special Planning Area is to be a thriving retail intersection with neighborhood staples to serve the surrounding area. The revitalized intersection will feature new commercial construction to replace aged retail shopping centers and improved facade aesthetics of existing buildings. Improvements to the streetscape will include new landscaping, improved lighting, and widened sidewalks to improve pedestrian safety and connectivity. Additionally, IH-30 will include high-quality corridor development and will serve as a gateway to this special planning area.

Current uses should be evaluated to determine if they are appropriate. By transitioning some existing properties near the intersection to a different use like office or residential, it may be possible to increase the value of the intersection and encourage reinvestment.

The intersection should continue to be developed as a retail-oriented commercial center, promoting neighborhood level retail. The types of businesses in the area typically prefer a low density environment and provide goods and services intended to serve the surrounding residential areas such as local restaurants, dry cleaning, and corner stores. To reinvigorate development and encourage a pedestrian-friendly environment, infrastructure improvements should be made to existing pedestrian facilities. Widened sidewalks, improved lighting, and pedestrian amenities encourage a walkable environment and improve connectivity to the surrounding area. High-quality development along the IH-30 corridor serves as a gateway to the intersection and can be enhanced with gateway signage and streetscaping along Motley Drive to increase activity in the area.

To revive existing commercial development, density may be encouraged through the introduction of new development in the existing parking areas, like the recent addition of pad sites at the Town East Shopping Center. New development provides additional retail products and creates the opportunity for a unique experience for visitors with the addition of amenities such as outdoor restaurant seating and children's areas. In recent years, the need for large parking areas has reduced, presenting the opportunity to better utilize existing parking.

## **Implementation Strategies**

- Revisit existing zoning designations and rezone properties as necessary
- Implement facade improvement program to incentivize redevelopment of existing commercial development
- Prioritize streetscape improvements at this intersection
- Incentivize new development of vacant parcels or for the replacement of existing structures
- Implement enhanced streetscape elements from IH-30 south along Motley to create a gateway to the area
- Encourage a dense, walkable development
- Conduct a market study to determine viable land uses for the intersection

# Gus Thomasson TIRZ No. Eight

## Project Plan and Costs

### Estimated Project Costs

This project plan includes \$3.2 million in project costs eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

Costs include imputed administrative costs of \$50,000 per year for the term of the Zone, \$1.6 million in economic development incentives, \$450,000 for the sale of City-owned property located at 4545 Gus Thomasson Road and a \$450,000 reimbursement for construction of public improvements, and \$185,000 for the cost of an updated planning study and market analysis for the North Gus Thomasson Corridor.



**72,000 square-foot Flex Office Space  
under construction at 3500 IH-30**

### Estimated Non-Project Costs

Non-project costs are private funds that will be spent to qualify for economic incentives in the TIRZ but will not be financed by TIRZ revenues. The total non-project costs are currently estimated at \$9.2 million.

### Relocation of Displaced Persons

No persons will be displaced or relocated due to the implementation of this Plan.

### Estimated Bonded Indebtedness

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.



**34,000 square-foot Physician's Specialty Center  
\$23 million Current Taxable Value**

# Gus Thomasson TIRZ No. Eight Project Plan and Costs

CITY OF MESQUITE Gus Thomasson TIRZ No. Eight Project Plan and Costs (May 5, 2025)			
TAXABLE VALUE			
TIRZ Taxable Valuation at Termination - projected			\$ 228,350,159
Base Tax Year Valuation			94,290,467
Valuation Increase			<u>\$ 134,059,692</u>
Percent Increase			<u>142.18%</u>
REVENUES			
<b>TOTAL PROJECTED REVENUES</b>			<b><u>\$ 10,628,968</u></b>
<b>TOTAL COLLECTED REVENUES TO DATE</b>			<b><u>\$ 1,582,873</u></b>
PROJECT COSTS			
PROJECT DESCRIPTION	AMOUNT	FREQUENCY	TOTAL
City Administration Fee	\$ 50,000	<i>per year for 20 years</i>	\$ 1,000,000
Town East Shopping Center Incentives	\$ 83,000	<i>average for 12 years</i>	1,000,000
AIP Mesquite Incentives	\$ 138,000	<i>once</i>	138,000
Mesquite Feed & Hardware Incentives	\$ 50,000	<i>once</i>	50,000
4545 Gus Thomasson Public Improvements	\$ 450,000	<i>once</i>	450,000
Coffee Shop Incentives	\$ 50,000	<i>per year for 9 years</i>	450,000
North Gus Thomasson Corridor Study	\$ 185,000	<i>once</i>	<u>185,000</u>
<b>TOTAL PROJECT COSTS TO DATE</b>			<b><u>\$ 3,273,000</u></b>
AVAILABLE FUNDING FOR OTHER PROJECTS			\$ 7,355,968
<b>TOTAL PLANNED</b>			<b><u>\$ 10,628,968</u></b>

# Gus Thomasson TIRZ No. Eight

## Economic Feasibility

### IH-30 Market Analysis

In September 2008, a market analysis was prepared by MESA Design Group for the IH 30 Corridor to analyze market demand and market capacity for redevelopment along the Interstate Highway 30 Corridor. The economic and development opportunities within the study area focused on Retail, Office, Industrial and Multi-family Residential areas.

The following is a brief summary of that study, which is on file in the Mesquite Office of Economic Development.



The IH-30 Frontage Zone

### Impediments to Development

Mesquite sits at the juncture of three major freeways within the Dallas-Fort Worth Metroplex, and, as such, is positioned in an area of significant market demand. However, historic development patterns have constrained the ability to capture that demand. This is especially true along freeways such as the IH-30 corridor. To encourage redevelopment activity along the IH-30 corridor, impediments to market capture must be overcome. Physical constraints (which are called structural impediments) prevent market capture. There are four general categories of structural impediments that were identified:

- Parcel Configuration
- Value Resolution
- Accessibility
- Context Definition

The array and impact of these impediments are shown graphically as an introduction to defining strategic points along the IH-30 corridor to target for redevelopment.

The analysis of market demand explains the economic environment in which any development strategy will occur. It addresses the market availability and expectations for growth and expansion by industry and by market sector. Additionally, historic patterns of market capture (absorption trends) were examined for Mesquite, as well as for other corridors extending out of Dallas. Total land availability in the IH-30 corridor was considered, to indicate the ability of land in Mesquite to meet potential future demands, should all land be optimally positioned.

## IH-30 Corridor Frontage Limitations

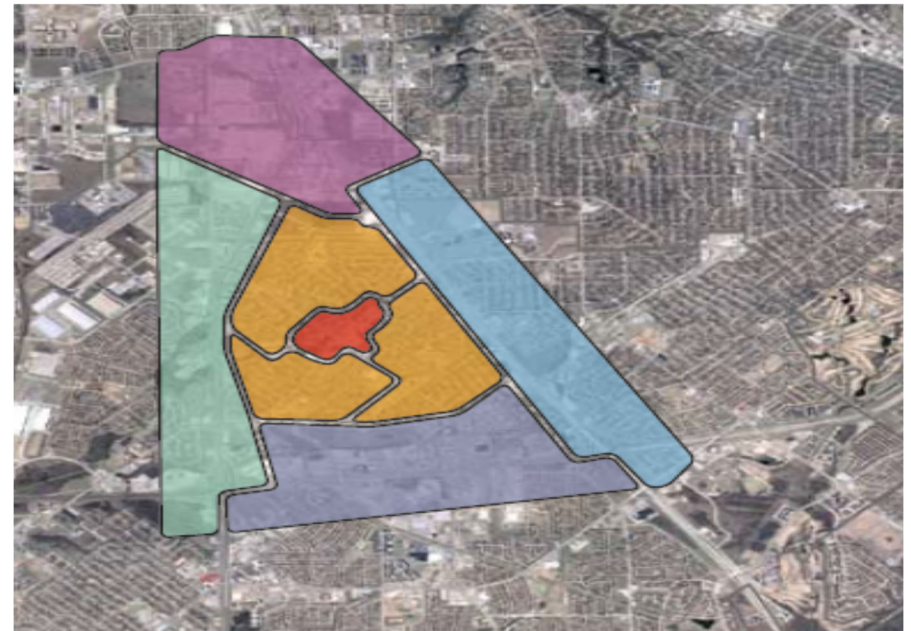
### The IH-30 Corridor Frontage Zone

Looking at the IH-30 frontage, it is clear that development has been dominated by truck stops, car dealers, RV and mobile home dealers, and automotive services. These land uses, while traffic dependent, represent a capital investment in improvement that is far below actual land value today. When a dramatic asymmetry between the value of what is on the land and the land itself exists, the properties are in transition. Another indicator of transition is vacancy and the IH-30 frontage has a significant vacancy problem at present.

Typically, newly developed tracts along the IH-30 corridor require a land depth that ranges from 700 to 1,000 feet. Such land depth can accommodate the plate sizes associated with newer projects and the apron of parking that usually lies between the building and the freeway. Land depths along the IH-30 frontage of the study area are much shallower because of the smaller plates associated with older development forms.

Property width is also important. Newer developments along the IH-30 corridor are longer than older development prototypes. Property width defines frontage and the frontage width of newer developments can be 700 to 1,000 feet. Current parcel widths along the IH-30 corridor are much more shallow than is now required.

Shallow and narrow properties divided among many property owners is one of the major structural impediments that hinders/restrains market access. When smaller properties are valued on a square foot cost that is not substantially different than larger tracts, affordability of that price is dependent on assembly of other parcels and therefore, that property incurs additional risk/exposure not associated with the larger tracts. Additional exposure is another barrier to market access. For this reason, the Big Town Mall site to the west of the study area has attracted some current interest and larger sites south of Hwy 80 (and just east of Big Town) have also seen some recent reinvestment. However, properties along IH-30 corridor (where property configuration and ownership seems particularly fractionalized) have not seen any recent activity.



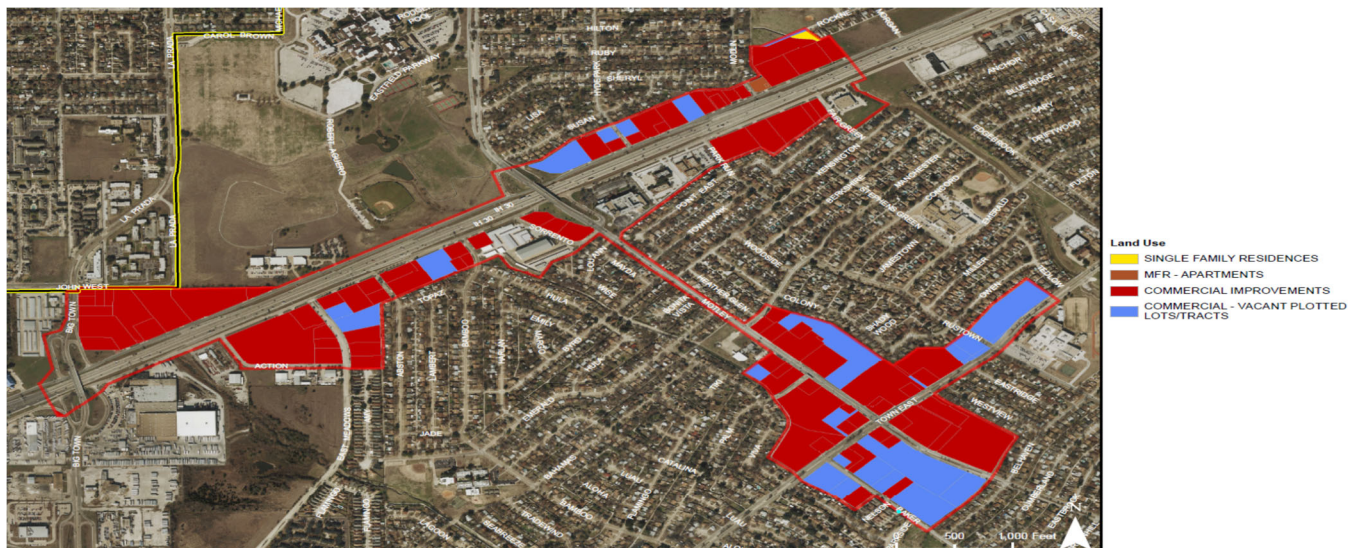
## IH-30 Corridor Accessibility Limitations

### The IH-30 Corridor Access

Increasing populations and increasing demand for higher density retail environments that can support more specialized retail venues (non-perishable consumer goods) will place the greatest pressure at the few existing and emerging points of differentiation within the IH-30 corridor. This means that larger land parcels will be required in order to capture value generated by increased demand pressure.

Lastly, Service roads along the IH-30 corridor are one way and provide limited accessibility for businesses. In more rural areas, service roads are generally two-way and are more attractive to frontage development. However, when one combines a rural off-ramp configuration, like the Gus Thomasson Ramp with one-way service roads, accessibility becomes very difficult. To improve the IH-30 accessibility to the market, the following transformations would have to take place:

- Off-ramp design must be changed to a more urban design configuration
- Current small parcels must be assembled into parcels more suited to contemporary demand needs
- Current dynamics of deterioration must be stabilized
- Attributes of a comprehensible identity must be envisioned and implemented



# Gus Thomasson TIRZ No. Eight Market Potential Summary

Table 1: Developable Land Area

	Frontage	Gross Land		Developable Land	
		Square Feet	Acres	Square Feet	Acres
IH-30 Corridor	23.7 miles	212,731,200	4,883	191,458,080	4,395

Table 9. Office Square Footage in the Study Area Corridor

	2017	2027	2037
Total Square Footage of Office Needs	19,978,045	22,043,859	24,209,865
Acreage Requirement	458.63	506.06	555.78

Table 10. Industrial Square Footage in the Study Area Corridor

	2017	2027	2037
Total Square Footage of Industrial Needs	34,548,622	38,163,269	42,440,188
Acreage Requirement	793.13	876.12	974.29

# Gus Thomasson TIRZ No. Eight

## Economic Feasibility

### Method of Financing

The City will dedicate 75 percent of the property tax increment collected within the TIRZ over a 20-year term to pay for eligible project costs that benefit property within the TIRZ. The following pages show an estimated growth of \$134,059,692 in captured appraised values for the Zone based on a conservative one-percent annual growth rate assumption. Based on prior study recommendations, it's anticipated that the majority of future project costs will be redevelopment incentives through Chapter 380 Economic Development agreements.

To date, \$1,638,000 in TIRZ revenues have been dedicated to reimbursing developers for private redevelopment benefiting the Zone, and another \$1,635,000 in TIRZ revenues have been dedicated to future public improvements and other administrative costs benefiting the Zone, for a total TIRZ revenue commitment of \$3,273,000 to date.

Based on an estimated \$228 million in taxable value, the TIRZ will generate \$10,628,968, which leaves \$7,355,968 remaining over the life of the TIRZ for any future Chapter 380 Economic Development Agreements or public improvement costs. During this same period of time, the City will collect an estimated \$3.5 million (25%) for its General Fund operations.

Based on the foregoing analysis, feasibility of the Zone has been demonstrated.



**Locke Supply - 34,000 square-foot Reuse of vacant Minyard Food Store  
Oates Park Shopping Center**

# Actual Annual Revenue Fiscal Year 2017-24

CITY OF MESQUITE, TEXAS Gus Thomasson TIRZ No. Eight As of May 2025	Base Year 2015-16	1 Actual 2016-17	2 Actual 2017-18	3 Actual 2018-19	4 Actual 2019-20	5 Actual 2020-21	6 Actual 2021-22	7 Actual 2022-23	8 Actual 2023-24	Total Through 2023-24
<b>TIRZ Base Value \$94,290,467 and Cumulative Growth</b>	<b>\$38,317,827</b>	<b>\$43,974,948</b>	<b>\$104,746,658</b>	<b>\$104,770,398</b>	<b>\$111,185,461</b>	<b>\$144,840,024</b>	<b>\$151,480,391</b>	<b>\$164,092,891</b>	<b>\$194,878,801</b>	
Projected % growth in taxable value			4.8%	0.02%	6.1%	14.9%	6.2%	6.7%	13.6%	
<b>Captured Appraised Value:</b>										
Beginning TIRZ Value Increase	\$ -	\$ -	\$ 5,657,121	\$ 10,456,191	\$ 10,479,931	\$ 16,894,994	\$ 46,129,178	\$ 57,189,927	\$ 69,802,427	
Appraised Value Annual Growth	-	5,657,121	4,799,070	23,740	6,415,063	16,535,683	8,952,239	10,203,080	22,244,907	
Development:										
Other New Construction from Annual Tax Roll	-	-	-	-	-	2,004,300	2,108,510	2,409,420	8,541,000	
Coffee Shop	-	-	-	-	-	-	-	-	-	
Camping World	-	-	-	-	-	-	-	-	-	
Fox Fuels	-	-	-	-	-	3,527,950	-	-	-	
Physician's Specialty Center	-	-	-	-	-	11,586,630	-	-	-	
<b>Ending TIRZ Value Increase</b>	<b>\$ -</b>	<b>\$ 5,657,121</b>	<b>\$ 10,456,191</b>	<b>\$ 10,479,931</b>	<b>\$ 16,894,994</b>	<b>\$ 50,549,557</b>	<b>\$ 57,189,927</b>	<b>\$ 69,802,427</b>	<b>\$100,588,334</b>	
<b>City Tax Rate</b>		<b>0.6870</b>	<b>0.6870</b>	<b>0.7340</b>	<b>0.7340</b>	<b>0.70862</b>	<b>0.70862</b>	<b>0.65814</b>	<b>0.69000</b>	
<b>TIRZ Participation Percentage</b>		<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	
<b>Revenues:</b>										
Annual Tax Increment	\$ -	\$ 29,148	\$ 49,006	\$ 53,428	\$ 65,750	\$ 261,387	\$ 293,632	\$ 305,198	\$ 468,289	\$ 1,525,838
Interest Income	-	103	994	184	34	99	137	15,089	40,394	57,034
<b>TOTAL REVENUE</b>	<b>\$ -</b>	<b>\$ 29,251</b>	<b>\$ 50,000</b>	<b>\$ 53,612</b>	<b>\$ 65,784</b>	<b>\$ 261,486</b>	<b>\$ 293,769</b>	<b>\$ 320,287</b>	<b>\$ 508,683</b>	<b>\$ 1,582,873</b>
<b>EXPENDITURES:</b>										
City Administrative Fee	\$ -	\$ -	\$ 75,000	\$ 57,863	\$ 50,000	\$ 67,137	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000
Town East Shopping Center	-	-	-	-	-	-	-	-	-	-
AIP Mesquite	-	-	-	-	-	-	138,000	-	-	138,000
Mesquite Feed & Hardware	-	-	-	-	-	-	50,000	-	-	50,000
4545 Gus Thomasson Public Improvements	-	-	-	-	-	-	-	-	-	-
Coffee Shop	-	-	-	-	-	-	-	-	-	-
Marketing Study	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 57,863</b>	<b>\$ 50,000</b>	<b>\$ 67,137</b>	<b>\$ 238,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 588,000</b>
<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>-</b>	<b>29,251</b>	<b>(25,000)</b>	<b>(4,251)</b>	<b>15,784</b>	<b>194,349</b>	<b>55,769</b>	<b>270,287</b>	<b>458,683</b>	
<b>Beginning Fund Balance, Oct 1</b>	<b>-</b>	<b>-</b>	<b>29,251</b>	<b>4,251</b>	<b>-</b>	<b>15,784</b>	<b>210,134</b>	<b>265,903</b>	<b>536,190</b>	
<b>Ending Fund Balance, Sep 30</b>	<b>\$ -</b>	<b>\$ 29,251</b>	<b>\$ 4,251</b>	<b>\$ -</b>	<b>\$ 15,784</b>	<b>\$ 210,134</b>	<b>\$ 265,902</b>	<b>\$ 536,190</b>	<b>\$ 994,873</b>	<b>\$ 994,873</b>

# Annual Revenue Projections Fiscal Year 2025-31

<b>CITY OF MESQUITE, TEXAS</b>							
<b>Gus Thomasson TIRZ No. Eight</b>							
<b>As of May 2025</b>							
	9	10	11	12	13	14	15
	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
<b>TIRZ Base Value \$94,290,467 and Cumulative Growth</b>	<b>\$199,570,359</b>	<b>\$201,566,063</b>	<b>\$203,581,723</b>	<b>\$210,877,540</b>	<b>\$212,986,316</b>	<b>\$215,116,179</b>	<b>\$217,267,341</b>
Projected % growth in taxable value	0.3%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
<b>Captured Appraised Value:</b>							
Beginning TIRZ Value Increase	\$100,588,334	\$105,279,892	\$107,275,596	\$109,291,256	\$116,587,073	\$118,695,849	\$120,825,712
Appraised Value Annual Growth	536,508	1,995,704	2,015,661	2,035,817	2,108,775	2,129,863	2,151,162
<b>Development:</b>							
Other New Construction from Annual Tax Roll	4,155,050	-	-	-	-	-	-
Coffee Shop	-	-	-	760,000	-	-	-
Camping World	-	-	-	4,500,000	-	-	-
Fox Fuels	-	-	-	-	-	-	-
Physician's Specialty Center	-	-	-	-	-	-	-
<b>Ending TIRZ Value Increase</b>	<b>\$105,279,892</b>	<b>\$107,275,596</b>	<b>\$109,291,256</b>	<b>\$116,587,073</b>	<b>\$118,695,849</b>	<b>\$120,825,712</b>	<b>\$122,976,874</b>
<b>City Tax Rate</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>
<b>TIRZ Participation Percentage</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>
<b>Revenues:</b>							
Annual Tax Increment	\$ 544,823	\$ 555,151	\$ 565,582	\$ 603,338	\$ 614,251	\$ 625,273	\$ 636,405
Interest Income	39,795	43,780	45,337	65,302	85,501	106,869	129,453
<b>TOTAL REVENUE</b>	<b>\$ 584,618</b>	<b>\$ 598,931</b>	<b>\$ 610,919</b>	<b>\$ 668,640</b>	<b>\$ 699,752</b>	<b>\$ 732,142</b>	<b>\$ 765,858</b>
<b>EXPENDITURES:</b>							
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Town East Shopping Center	250,000	60,000	61,800	63,654	65,564	67,531	69,556
AIP Mesquite	-	-	-	-	-	-	-
Mesquite Feed & Hardware	-	-	-	-	-	-	-
4545 Gus Thomasson Public Improvements	-	450,000	-	-	-	-	-
Coffee Shop	-	-	-	50,000	50,000	50,000	50,000
Marketing Study	185,000	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 485,000</b>	<b>\$ 560,000</b>	<b>\$ 111,800</b>	<b>\$ 163,654</b>	<b>\$ 165,564</b>	<b>\$ 167,531</b>	<b>\$ 169,556</b>
<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>99,618</b>	<b>38,931</b>	<b>499,119</b>	<b>504,986</b>	<b>534,188</b>	<b>564,611</b>	<b>596,302</b>
<b>Beginning Fund Balance, Oct 1</b>	<b>994,873</b>	<b>1,094,491</b>	<b>1,133,422</b>	<b>1,632,541</b>	<b>2,137,527</b>	<b>2,671,715</b>	<b>3,236,326</b>
<b>Ending Fund Balance, Sep 30</b>	<b>\$ 1,094,491</b>	<b>\$ 1,133,422</b>	<b>\$ 1,632,541</b>	<b>\$ 2,137,527</b>	<b>\$ 2,671,715</b>	<b>\$ 3,236,326</b>	<b>\$ 3,832,628</b>

# Annual Revenue Projections Fiscal Year 2032-36

<b>CITY OF MESQUITE, TEXAS</b>						
<b>Gus Thomasson TIRZ No. Eight</b>						
<b>As of May 2025</b>						
	16	17	18	19	20	Total
	Proposed	Proposed	Proposed	Proposed	Proposed	All
	2031-32	2032-33	2033-34	2034-35	2035-36	Years
<b>TIRZ Base Value \$94,290,467 and Cumulative Growth</b>	<b>\$219,440,014</b>	<b>\$221,634,414</b>	<b>\$223,850,758</b>	<b>\$226,089,266</b>	<b>\$228,350,159</b>	<b>\$228,350,159</b>
Projected % growth in taxable value	1.0%	1.0%	1.0%	1.0%	1.0%	
<b>Captured Appraised Value:</b>						
Beginning TIRZ Value Increase	\$122,976,874	\$125,149,547	\$127,343,947	\$129,560,291	\$131,798,799	
Appraised Value Annual Growth	2,172,673	2,194,400	2,216,344	2,238,508	2,260,893	
Development:						
Other New Construction from Annual Tax Roll	-	-	-	-	-	
Coffee Shop	-	-	-	-	-	
Camping World	-	-	-	-	-	
Fox Fuels	-	-	-	-	-	
Physician's Specialty Center	-	-	-	-	-	
<b>Ending TIRZ Value Increase</b>	<b>\$125,149,547</b>	<b>\$127,343,947</b>	<b>\$129,560,291</b>	<b>\$131,798,799</b>	<b>\$134,059,692</b>	<b>\$134,059,692</b>
<b>City Tax Rate</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	<b>0.69000</b>	
<b>TIRZ Participation Percentage</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	
<b>Revenues:</b>						
Annual Tax Increment	\$ 647,649	\$ 659,005	\$ 670,475	\$ 682,059	\$ 693,759	\$ 9,023,609
Interest Income	153,305	178,478	205,025	233,005	262,476	1,605,359
<b>TOTAL REVENUE</b>	<b>\$ 800,954</b>	<b>\$ 837,483</b>	<b>\$ 875,500</b>	<b>\$ 915,064</b>	<b>\$ 956,235</b>	<b>\$ 10,628,968</b>
<b>EXPENDITURES:</b>						
City Administrative Fee	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 1,000,000
Town East Shopping Center	71,643	73,792	76,006	78,286	82,167	1,000,000
AIP Mesquite						138,000
Mesquite Feed & Hardware	-	-	-	-	-	50,000
4545 Gus Thomasson Public Improvements	-	-	-	-	-	450,000
Coffee Shop	50,000	50,000	50,000	50,000	50,000	450,000
Marketing Study	-	-	-	-	-	185,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 171,643</b>	<b>\$ 173,792</b>	<b>\$ 176,006</b>	<b>\$ 178,286</b>	<b>\$ 162,167</b>	<b>\$ 3,273,000</b>
<b>Excess (Deficiency) Revenues over Expenditures</b>	<b>629,311</b>	<b>663,690</b>	<b>699,493</b>	<b>736,777</b>	<b>794,068</b>	
<b>Beginning Fund Balance, Oct 1</b>	<b>3,832,628</b>	<b>4,461,939</b>	<b>5,125,629</b>	<b>5,825,123</b>	<b>6,561,900</b>	
<b>Ending Fund Balance, Sep 30</b>	<b>\$ 4,461,939</b>	<b>\$ 5,125,629</b>	<b>\$ 5,825,123</b>	<b>\$ 6,561,900</b>	<b>\$ 7,355,968</b>	<b>\$ 7,355,968</b>

# Gus Thomasson TIRZ No. Eight Designation Ordinance No. 4402

ORDINANCE NO. 4402

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CERTAIN AREA FOR A TAX INCREMENT FINANCING DISTRICT TO BE KNOWN AS THE GUS THOMASSON TAX INCREMENT FINANCE REINVESTMENT ZONE NO. EIGHT, CITY OF MESQUITE, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF; ESTABLISHING A BOARD OF DIRECTORS FOR SUCH REINVESTMENT ZONE AND OTHER MATTERS RELATING THERETO; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City Council of the City of Mesquite, Texas (the "City"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone in compliance with Section 311.005(a)(2) of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the "Act") for tax increment financing; and

WHEREAS, in compliance with the Act, a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared; and

WHEREAS, in compliance with the Act, the City has called a public hearing to hear comments on the creation of the proposed reinvestment zone and its benefits to the City and the property in the proposed reinvestment zone; and

WHEREAS, a public hearing has been set for 7:00 p.m. on November 2, 2015, such date being at least seven days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City; and

WHEREAS, the City held such public hearing after publishing notice of such public hearing as required by law; and

WHEREAS, the City has provided a reasonable opportunity for the owners of property within the proposed reinvestment zone to protest the inclusion of their property in the proposed reinvestment zone; and

WHEREAS, at such hearing the City invited all interested persons to speak for or against the creation of the proposed reinvestment zone, its approval by the City Council, the boundaries of the proposed reinvestment zone and/or the concept of tax increment financing; and

WHEREAS, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone, and opponents of the reinvestment zone, if any, appeared to contest creation of the reinvestment zone.

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the City Council, after conducting such hearing and having heard such evidence and testimony, has made the following additional findings and determinations based on the testimony and evidence presented to it:

- a. That a preliminary reinvestment zone financing plan for the proposed reinvestment zone has been prepared, a public hearing on the adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and that owners of property within the proposed reinvestment zone have been given a reasonable opportunity to protest the inclusion of their property in the proposed reinvestment zone; and
- b. That the boundaries of the reinvestment zone should be the area shaded in yellow as depicted on the map attached hereto as Exhibit "A" and made a part hereof for all purposes; and
- c. That the reinvestment zone as depicted as the area shaded in yellow on the map attached hereto as Exhibit "A" is a contiguous geographic area located wholly within the corporate limits of the City; and
- d. That improvements in the reinvestment zone created herein will significantly enhance the value of all the taxable real property in the reinvestment zone and will be of general benefit to the City; and
- e. That the reinvestment zone as depicted as the area shaded in yellow on the map attached hereto as Exhibit "A" meets the criteria for the creation of a reinvestment zone as set forth in Section 311.005 of the Act in that the area within the proposed reinvestment zone is predominately open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and
- f. That 30 percent or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is used for residential purposes, which is defined in the Act as property occupied by a house having fewer than five living units; and
- g. That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

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- h. That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone;
- i. That development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- j. That the proposed reinvestment zone will promote development or redevelopment of the property within the proposed reinvestment zone.

**SECTION 3.** That pursuant to the Act, the City hereby creates a reinvestment zone for tax increment financing encompassing only the area shaded in yellow as depicted on the map attached hereto as Exhibit "A" and made a part hereof for all purposes and such reinvestment zone is hereby designated and shall hereafter be designated as the Gus Thomasson Tax Increment Finance Reinvestment Zone No. Eight, City of Mesquite, Texas (the "Zone").

**SECTION 4.** That the Zone shall take effect on November 2, 2015, immediately upon passage of this ordinance, and that the termination of the Zone shall occur on the earlier of: (i) December 31, 2035; or (ii) an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (iii) on the date on which all project costs and tax increment bonds, if any, and the interest thereon, and other obligations of the Zone have been paid in full.

**SECTION 5.** That there is hereby created a board of directors for the Zone which shall consist of seven members. The Board of Directors for the Zone ("Board") shall be appointed by the City Council as follows:

- a. The initial Board shall be appointed by the governing body of the City within 60 days after the passage of this ordinance or within a reasonable time thereafter. All members appointed to the Board shall meet the eligibility requirements as set forth in the Act.
- b. The terms of the Board members shall be for two-year terms. Each year the City Council shall appoint one member of the Board to serve as Chairman of the Board for a term of one year that begins on January 1 of the following year. The Board shall elect from its members, a Vice Chairman to preside in the absence of the Chairman or when there is a vacancy in the office of Chairman, and other officers as it considers appropriate.
- c. The Board shall make recommendations to the City Council concerning the administration of the Act in the Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and must submit such plans to the City Council for its approval. The Board shall possess all powers necessary to prepare, implement, and monitor the project plan for the Zone as the City Council considers advisable, including the submission of an annual report on the status of the Zone provided, however, the Board is not authorized to

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issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan for the Zone.

**SECTION 6.** That there is hereby created and established a tax increment fund for the Zone ("Tax Increment Fund") which may be divided into such subaccounts as may be authorized by subsequent resolution or ordinance, into which 75 percent of the tax increments of the City (as described in Section 311.012 of the Act), less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law. In addition, all revenues from the sale of any tax increment bonds or notes, revenues from the sale of any property acquired as part of the tax increment financing plan and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund or subaccount from which money may be disbursed only to satisfy claims of holders of tax increment bonds or notes issued for the Zone, to pay project costs for the Zone, to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the Tax Increment Fund, or to repay other obligations incurred for the Zone.

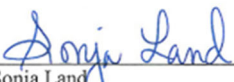
**SECTION 7.** That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

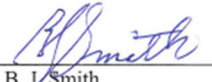
**SECTION 8.** That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

**SECTION 9.** That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 2nd day of November, 2015.

  
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Stan Pickett  
Mayor

ATTEST:  
  
\_\_\_\_\_  
Sonja Land  
City Secretary

APPROVED:  
  
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B. J. Smith  
City Attorney

