

# AN INVESTMENT FOR THE FUTURE

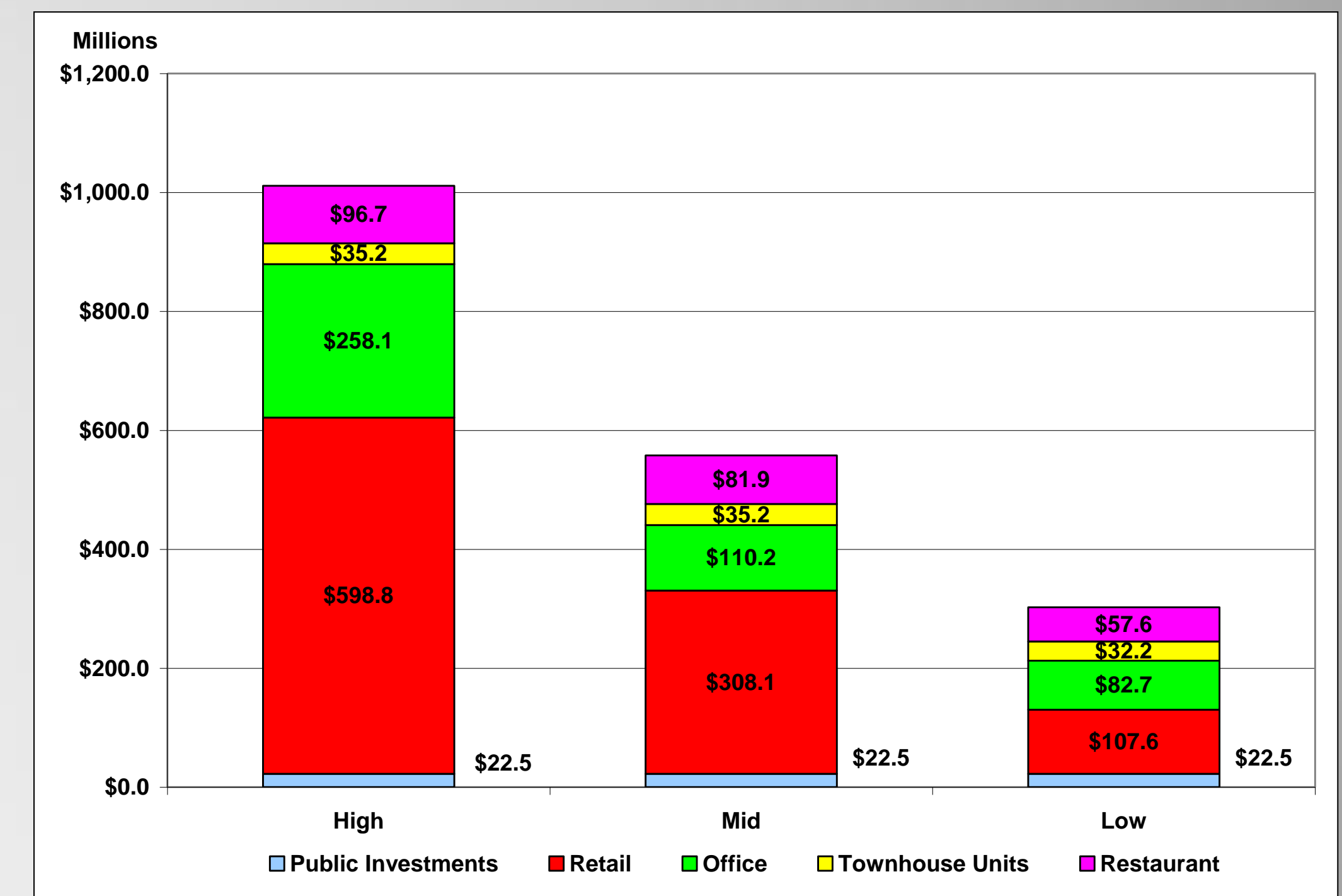
## Why Thomasson Square?

Long-tenured residents of the Casa View Heights Neighborhood remember the time when they could walk or bike to Gus Thomasson Road for their daily goods and services. In 2007 the City worked with neighborhood residents to create a plan for its future and for the betterment of the nearby commercial area. Residents expressed a desire to reconnect the neighborhood with the corridor. Thus, the revitalization of Thomasson Square quickly rose to the top of the City's Project Renewal strategies.

## The Bottom Line

An economic impact study conducted by Insight Research Corporation indicates that Mesquite's \$2 million investment in the Thomasson Square project (over the amount of the grant) will generate significant public and private economic returns. The analysis is based on a range of performance levels according to the extent of private sector reinvestment over the next twenty years. Conservative mid-performance projections show 379 direct and indirect jobs created and a cumulative economic impact of \$558 million.

Cumulative Economic Impact – 2012-2031

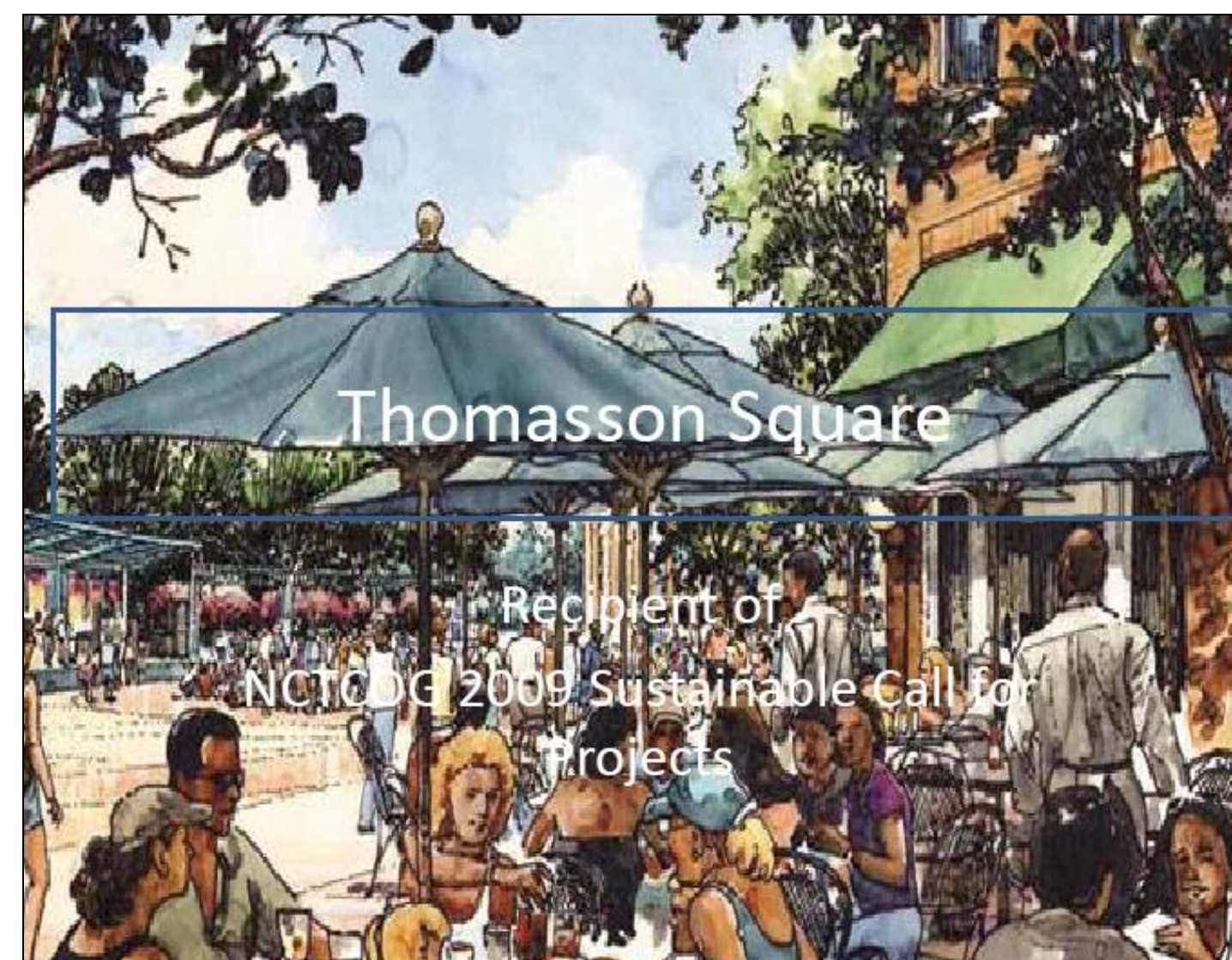


## Funding

The reconstruction of Gus Thomasson Road from Moon to Karla Drive, with other above ground improvements, will cost approximately \$3.95 million. In 2010 the North Central Texas Council of Governments awarded a \$3 million grant to the City of Mesquite through its Sustainable Development program. The program supports sustainable development practices centered around multiple transportation options, complete street design and mixed-use development.

All project costs over and above the grant are the responsibility of the City. The Mesquite 4B

Corporation has allocated \$950,000 toward the project. The upgrading and relocation of utilities will require an additional \$1 million, to be funded from other sources.



Tax Revenue Impacts – Cumulative 2012-2031  
Mid-Performance Projection Only

