

ORDINANCE NO. O-2023-73

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS, AMENDING REINVESTMENT ZONE NUMBER FOUR, CITY OF TYLER, TEXAS; APPROVING AN AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN FOR REINVESTMENT ZONE NUMBER FOUR, CITY OF TYLER, TEXAS (TIRZ #4), INCLUDING AMENDMENT OF THE TERM OF TIRZ #4; MAKING CERTAIN FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Tyler, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, pursuant to and as required by the Act, the City Council of the City (the "City Council") prepared a *Reinvestment Zone Number Four, City of Tyler, Texas, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") for Reinvestment Zone Number Four, City of Tyler, Texas ("TIRZ #4"); and

WHEREAS, on September 28, 2016, the City Council approved Ordinance No. O-2016-90 creating TIRZ #4 (the "Creation Ordinance"), pursuant to the Act, which contained approximately 574.64 acres; and

WHEREAS, on February 6, 2018, Smith County agreed to participate in TIRZ #4 by approving an interlocal agreement; and

WHEREAS, on January 28, 2018, Tyler Junior College District agreed to participate in TIRZ #4 by approving an interlocal agreement; and

WHEREAS, in July, 2017, the City Council approved the *Reinvestment Zone Number Four, City of Tyler, Texas, Final Project and Finance Plan* (the "Final Project and Finance Plan"); and

WHEREAS, the City may amend the term of TIRZ #4, subject to the requirements of the Act; and

WHEREAS, on June 21, 2023 the TIRZ Board recommended approval of the amendment of the TIRZ#4 termination date; and

WHEREAS, the City Council has prepared the *Reinvestment Zone Number Four, City of Tyler, Texas, Amended and Restated Final Project and Finance Plan* (the "Amended Plan"), attached hereto as **Exhibit A**; and

WHEREAS, a notice of public hearing on amending TIRZ #4 was published in the Tyler Morning Telegraph, a newspaper of general circulation within the City, on August 11, 2023, which

date is not later than the seventh (7th) day prior to the public hearing held on August 23, 2023; and

WHEREAS, on August 23, 2023, the City Council held a public hearing on the following: (i) amendment of TIRZ #4 termination date, and (ii) considering the approval of the Amended Plan; and

WHEREAS, at the public hearing on August 23, 2023, interested persons were allowed to speak for or against the proposed amendment of TIRZ #4, and the concept of tax increment financing; and

WHEREAS, the City has taken all actions required to create and amend TIRZ #4 in its entirety including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation and amendment of TIRZ #4; and

WHEREAS, on June 21, 2023, the Board of Tax Increment Financing Reinvestment Zone Number Four, City of Tyler, Texas recommended approval of the Amended Plan, a copy of which is attached hereto as **Exhibit A**.

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

SECTION 1. RECITALS.

That the recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. TERM AMENDMENT.

That the City Council does hereby amend the termination date of TIRZ #4 to be December 31, 2060.

SECTION 4. AMENDED PLAN.

That the City Council does hereby approve the Amended Plan, a copy of which is attached hereto as **Exhibit A** and incorporated herein for all purposes.

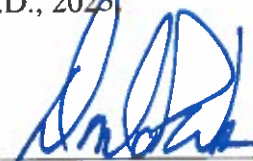
SECTION 4. SEVERABILITY.

That if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage in accordance with the Charter of the City, as provided by law.

PASSED AND APPROVED this the 23rd day of August A.D., 2026

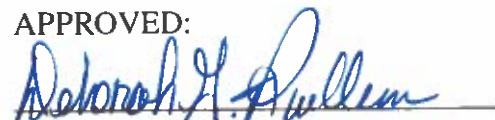


DONALD P. WARREN, MAYOR
OF THE CITY OF TYLER, TEXAS

ATTEST:


CASSANDRA BRAGER, CITY CLERK

APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

O-2023-73

Exhibit A

**Reinvestment Zone Number Four, City of Tyler, Texas,
Amended and Restated Final Project and Finance Plan**

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**REINVESTMENT ZONE NUMBER FOUR,
CITY OF TYLER, TEXAS,
AMENDED & RESTATED
FINAL PROJECT AND FINANCE PLAN
AUGUST 23, 2023**

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SECTION 1: DEFINITIONS

Capitalized terms used in this Amended Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Amended Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Amended Plan or an Exhibit attached to and made a part of this Amended Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

“**Amended Plan**” means this *Amended and Restated Reinvestment Zone Number Four, City of Tyler, Texas, Final Project and Finance Plan*.

“**Appraisal District**” means the Smith County Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the taxable value of the Zone, on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal Districts, less the Tax Increment Base.

“**City**” means the City of Tyler, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to one hundred percent (100%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12.1**.

“**College**” means Tyler Junior College District, Texas.

“**College TIRZ Increment**” means the portion of the College’s ad valorem tax increment equal to the ad valorem real property taxes collected and received by College on the Captured Appraised Value in the Zone.

“**College Participation Agreement**” means that certain Interlocal Agreement to Participate in Reinvestment Zone Number Four, City of Tyler, Texas entered into by the City, College, and the Board on March 23, 2018, detailing the City and College’s participation in the Zone.

“**County**” means Smith County, Texas.

“**County TIRZ Increment**” means the portion of the County’s ad valorem tax increment equal to the ad valorem real property taxes collected and received by the County on the Captured Appraised Value in the Zone.

“**County Participation Agreement**” means that certain Interlocal Agreement to Participate in Reinvestment Zone Number Four, City of Tyler, Texas, entered into by the City, County, and the Board on February 6, 2018, detailing the City and County’s participation in the Zone.

“**Creation Ordinance**” means Ordinance No. O-2016-90 adopted by the City Council on September 28, 2016, designating the creation of the Zone and the Board.

“**Feasibility Study**” means the economic feasibility study as prepared at the creation of the Preliminary Plan and updated if Plan is updated or amended, and focuses only on direct financial benefits, as further described in **Section 9**, and shown on **Exhibit E**.

“**Final Plan**” means the Reinvestment Zone Number Four, City of Tyler, Texas, Final Project and Finance Plan adopted by the City Council in October 2016.

“**Preliminary Plan**” means the *Reinvestment Zone Number Four, City of Tyler, Texas, Preliminary Project and Finance Plan*, approved by the City Council on September 28, 2016.

“**Project Costs**” means the total actual costs for projects in the Zone, including the Public Improvements, and the Administrative Costs.

“**Property**” means 598.36 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

“**Public Improvements**” means the public improvements including roads, water, sewer and related infrastructure that is provided for the development of the Property.

“**Tax Increment Base**” means total appraised value of taxable real property in the Zone at the time of creation of the Zone.

“**TIRZ No. 4 Fund**” means the tax increment fund created by the City and segregated from all other funds of the City.

“**Zone**” means Reinvestment Zone Number Four, City of Tyler, as depicted on **Exhibit A**, and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 *Authority and Purpose*

The City created the Zone using the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone was in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 *Eligibility Requirements*

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly 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; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 *The Zone*

The Property within the Zone is currently located within the corporate limits of the City. The Property is underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through

private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Amended Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, and County, quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopted the Creation Ordinance, the City Council prepared the Preliminary Plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan, the purpose of which was to describe, in general terms, the development of the Zone, and the economic incentive that would be undertaken by the Zone. A description of the uses of the Property is located in **Exhibit G**, and confirmed by the adoption of this Amended Plan.

2.5 Creation of the Zone

Upon the closing of the September 28, 2016 public hearing, the City Council approved the Creation Ordinance and made the following findings:

- 1) that development or redevelopment of the Property would not have occurred solely through private investment in the reasonably foreseeable future, and
- 2) that the Zone was feasible, and
- 3) that improvements in the Zone would significantly enhance the value of all the taxable real property in the Zone and would be of general benefit to the City, and
- 4) that the Zone met the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance appointed the Board.

2.6 Council Action

2.6.1 County Participation in the Zone

On March 23, 2018, the City Council and County entered into the County Participation Agreement, detailing the County's participation in the Zone.

2.6.2 College Participation in the Zone

On March 23, 2018, the City Council and College entered into the College Participation Agreement, detailing the College's participation in the Zone.

2.6.3 Amended Plan

On June 21, 2023, the Board reviewed, and recommended to the City Council this Amended Plan,

which amends and restates the Final Plan in its entirety. The City Council shall consider this Amended Plan, pursuant to which the City will contribute the City TIRZ Increment into the TIRZ Fund to fund the Project Costs benefiting the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 *Existing Uses and Conditions*

The Property is primarily zoned Single-Family Residential, Multi-Family Residential, Downtown Business, Arts, and Culture, Planned Mixed Use, General Commercial, Adaptive Reuse, Industrial, and Restricted Professional Office. At the time of creation of the Zone, the Property was primarily underdeveloped, and there was limited or aging public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 *Proposed Uses*

The proposed uses of the Property in the City include residential, commercial, office, and mixed-use as shown on **Exhibit G**.

3.3 *Parcel Identification*

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons were displaced and in need of relocation due to the creation of the Zone or shall be due to the implementation of this Amended Plan.

SECTION 6: NON-PROJECT COSTS

Non-Project costs are costs that were spent to develop in the Zone but were not financed by the Zone, and were financed by other funds. The list of non-project costs is shown on **Exhibit B**, and were estimated to be approximately \$482,590,000.

SECTION 7: PUBLIC IMPROVEMENTS

7.1 *Categories of Public Improvements*

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

7.2 *Location of Public Improvements*

The estimated locations of the proposed Public Improvements are depicted on **Exhibit F**. These locations may be revised and refined, with the approval of the Board, from time to time without amending this Amended Plan.

SECTION 8: PROJECT COSTS

8.1 *Project Costs*

The total Project Costs are estimated to be \$120,214,424, as shown below and detailed on **Exhibit C**. The Public Improvements are estimated to be \$119,653,275, the Administrative Costs are estimated to be \$561,149.

i. **Administrative Costs**

The Administrative Costs are estimated to be \$10,000 per year and escalating at two percent (2%) thereafter. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

ii. **Public Improvements**

The total Public Improvements are estimated to be \$119,653,275, as shown on **Exhibit C**.

8.2 *Estimated Timeline of Incurred Costs*

The Administrative Costs will be incurred annually through the remaining duration of the Zone. It is estimated the Public Improvements will be incurred between 2024 and 2060, as shown on **Exhibit D**, and funded annually over the remaining term of the Zone.

SECTION 9: FEASIBILITY STUDY

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$120,378,833 in total new real property tax revenue for the participating taxing entities over the remaining term of the Zone. Approximately \$120,214,423 will be deposited into the TIRZ No. 4 Fund to pay for the Project Costs over the

remaining term of the Zone. The remaining real property tax revenue over that period, estimated at \$164,410 shall be retained by the participating taxing entities.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$40,419,513, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be \$0.00 over the remaining term.

The Feasibility Study shows the cumulative County TIRZ Increment is estimated to be \$50,834,497, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new County real property tax revenue generated within the Zone and retained by the County is estimated to be \$104,740 over the remaining term.

The Feasibility Study shows the cumulative College TIRZ Increment is estimated to be \$28,960,413, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new College real property tax revenue generated within the Zone and retained by the College is estimated to be \$59,670 over the remaining term.

Twenty-five percent (25%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the County and the College through December 31, 2023. Following that 100% will be retained by the County and the College. The City shall participate at 100% for the life of the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 *Tax Increment Base*

The Tax Increment Base of the Zone at the time of creation was \$97,124,075, and was confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the current Captured Appraised Value. The taxable value of the Zone as of Tax Year 2022 is \$224,081,125.

11.2 *Estimated Captured Appraised Value*

It is estimated that upon the proposed expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$700,364,260, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the annual City TIRZ Increment, the County TIRZ Increment, and the College TIRZ Increment, pursuant to this Amended Plan, the County Participation Agreement, and the College Participation Agreement.

SECTION 12: METHOD OF FINANCING

12.1 TIRZ No. 4 Fund Contributions

This Amended Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 4 Fund. For example, in FY 2023, the City's ad valorem tax rate was \$0.26185 per \$100 of taxable value, therefore the City would contribute \$0.26185 per \$100 of the Captured Appraised Value in the Zone levied and collected, into the TIRZ No. 4 Fund.

The County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ Fund. For example, in FY 2022, the County's ad valorem tax rate was \$0.3300 per \$100 of taxable value, therefore the County would contribute \$0.2475 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ Fund.

The College Participation Agreement shall obligate the College to deposit the College TIRZ Increment into the TIRZ Fund beginning in 2023. For example, in FY 2022, the College's ad valorem tax rate was \$0.188001 per \$100 of taxable value, therefore the College would contribute \$0.14100075 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ Fund.

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City, County, or College unless otherwise approved by their respective governing bodies. The TIRZ Fund shall only be used to pay the Project Costs. The City may amend this Amended Plan in compliance with the County Participation Agreement and the College Participation Agreement, including but not limited to what is considered a Project Cost.

12.2 Funding Mechanisms

All payments of Project Costs shall be made solely from the TIRZ No. 4 Fund and from no other funds of the City, County or College, unless otherwise approved by its respective governing bodies. The TIRZ No. 4 Fund shall only be used to pay the Project Costs. The City may amend this Amended Plan in compliance with the County Participation Agreement, the College Participation Agreement, and the Act, including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone commenced upon the execution of the Creation Ordinance and shall continue until December 31, 2060, with the last increment being due by January 31, 2061, unless otherwise terminated or extended in accordance with the Creation Ordinance, or the Act.

13.2 Termination

The Zone shall terminate on the earlier of (i) December 31, 2060, or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 4 Fund, the City, County, and

College shall have no obligation to pay the shortfall and the term shall not be required to be extended. Nothing in this section is intended to prevent the City, County, or College from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Amended Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Amended Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	List of Project Costs
Exhibit D	Estimated Timeline of Incurred Project Costs
Exhibit E	Feasibility Study
Exhibit F	Map of Public Improvements
Exhibit G	Proposed Uses of the Property
Exhibit H	Parcel Identification

EXHIBIT A - MAP OF THE ZONE

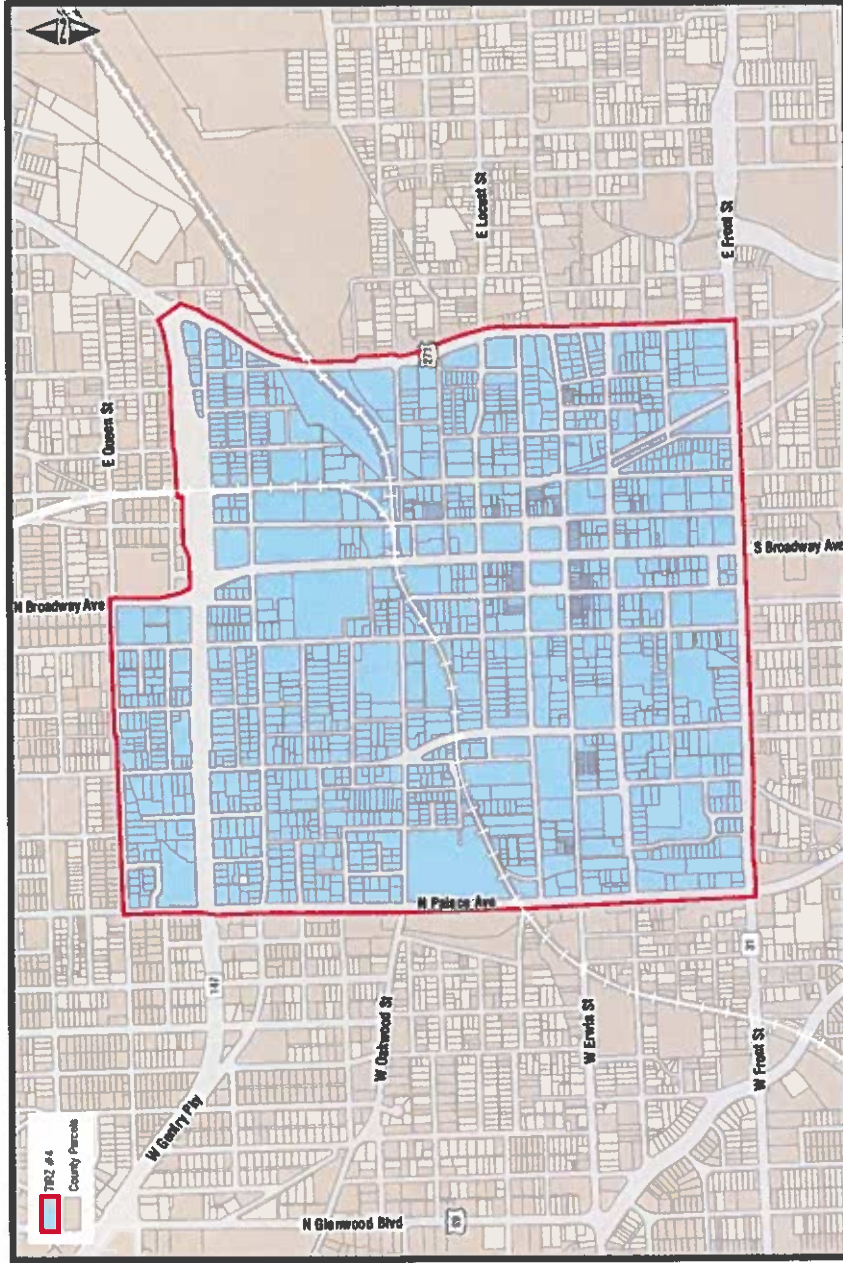


EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Four, City of Tyler, Texas Non-Project Costs

Non-Project Costs^{1,2}

Beginning Taxable Value	\$ 97,124,075
Ending Taxable Value	\$ 700,364,260
Total Non-Project Costs	\$ 482,590,000

(1) Total Non-Project Costs are estimated to be the approximate 80% of the increase in value from the Tax Increment Base to the 2023 Taxable Value.

(2) Provided for illustrative purposes only, and subject to change.

EXHIBIT C – LIST OF PROJECT COSTS

Reinvestment Zone Number Four, City of Tyler, Texas Project Costs

Public Improvements	Total
Street and Intersection Projects	\$ 3,854,453
Water Projects	\$ 1,541,781
Wastewater Projects	\$ 770,891
Storm Drainage Projects	\$ 770,891
Utilities and Street Lighting	\$ 1,541,781
Park Projects	\$ 5,396,235
Economic Development Grants	\$ 1,387,603
Downtown Square Maintenance	\$ 39,146,115
Public Safety Services	\$ 65,243,525
Public Improvements Subtotal	\$ 119,653,275
Administrative Costs	\$ 561,149
Total Project Costs	\$ 120,214,424

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number Four, City of Tyler, Texas Estimated Timeline of Incurred Project Costs

Zone Year	Calendar Year	Administrative Costs	Public Improvements	Total Project Costs ^{1,2}	
				Annual	Cumulative
7	2023	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
8	2024	\$ 10,200	\$ 3,279,251	\$ 3,289,451	\$ 3,299,451
9	2025	\$ 10,404	\$ 3,889,796	\$ 3,900,200	\$ 7,199,651
10	2026	\$ 10,612	\$ 4,042,432	\$ 4,053,045	\$ 11,252,695
11	2027	\$ 10,824	\$ 12,437,432	\$ 12,448,256	\$ 23,700,951
12	2028	\$ 11,041	\$ 5,721,432	\$ 5,732,473	\$ 29,433,424
13	2029	\$ 11,262	\$ 2,821,342	\$ 2,832,603	\$ 32,266,028
14	2030	\$ 11,487	\$ 2,821,342	\$ 2,832,828	\$ 35,098,856
15	2031	\$ 11,717	\$ 2,821,342	\$ 2,833,058	\$ 37,931,914
16	2032	\$ 11,951	\$ 2,821,342	\$ 2,833,293	\$ 40,765,207
17	2033	\$ 12,190	\$ 2,821,342	\$ 2,833,532	\$ 43,598,738
18	2034	\$ 12,434	\$ 2,821,342	\$ 2,833,775	\$ 46,432,514
19	2035	\$ 12,682	\$ 2,821,342	\$ 2,834,024	\$ 49,266,538
20	2036	\$ 12,936	\$ 2,821,342	\$ 2,834,278	\$ 52,100,815
21	2037	\$ 13,195	\$ 2,821,342	\$ 2,834,536	\$ 54,935,352
22	2038	\$ 13,459	\$ 2,821,342	\$ 2,834,800	\$ 57,770,152
23	2039	\$ 13,728	\$ 2,821,342	\$ 2,835,069	\$ 60,605,222
24	2040	\$ 14,002	\$ 2,821,342	\$ 2,835,344	\$ 63,440,566
25	2041	\$ 14,282	\$ 2,821,342	\$ 2,835,624	\$ 66,276,190
26	2042	\$ 14,568	\$ 2,821,342	\$ 2,835,910	\$ 69,112,100
27	2043	\$ 14,859	\$ 2,821,342	\$ 2,836,201	\$ 71,948,301
28	2044	\$ 15,157	\$ 2,821,342	\$ 2,836,498	\$ 74,784,799
29	2045	\$ 15,460	\$ 2,821,342	\$ 2,836,801	\$ 77,621,600
30	2046	\$ 15,769	\$ 2,821,342	\$ 2,837,111	\$ 80,458,711
31	2047	\$ 16,084	\$ 2,821,342	\$ 2,837,426	\$ 83,296,137
32	2048	\$ 16,406	\$ 2,821,342	\$ 2,837,748	\$ 86,133,885
33	2049	\$ 16,734	\$ 2,821,342	\$ 2,838,076	\$ 88,971,960
34	2050	\$ 17,069	\$ 2,821,342	\$ 2,838,410	\$ 91,810,371
35	2051	\$ 17,410	\$ 2,821,342	\$ 2,838,752	\$ 94,649,123
36	2052	\$ 17,758	\$ 2,821,342	\$ 2,839,100	\$ 97,488,223
37	2053	\$ 18,114	\$ 2,821,342	\$ 2,839,455	\$ 100,327,678
38	2054	\$ 18,476	\$ 2,821,342	\$ 2,839,818	\$ 103,167,496
39	2055	\$ 18,845	\$ 2,821,342	\$ 2,840,187	\$ 106,007,683
40	2056	\$ 19,222	\$ 2,821,342	\$ 2,840,564	\$ 108,848,247
41	2057	\$ 19,607	\$ 2,821,342	\$ 2,840,948	\$ 111,689,195
42	2058	\$ 19,999	\$ 2,821,342	\$ 2,841,341	\$ 114,530,535
43	2059	\$ 20,399	\$ 2,821,342	\$ 2,841,740	\$ 117,372,276
44	2060	\$ 20,807	\$ 2,821,342	\$ 2,842,148	\$ 120,214,424
Total		\$ 561,149	\$ 119,653,275	\$ 120,214,424	

(1) Estimate provided for illustrative purposes only.

(2) Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E - FEASIBILITY STUDY

Reinvestment Zone Number Four, City of Tyler, Texas
Feasibility Study

Zone/Year	Tax Year ¹	Growth Year ²	Taxable Value			City (10% Increment)			County (10% Increment)			College (10% Increment)			Total (10% Fund Contribution)	
			Added Development Value ³	New Taxable Value	Incremental Value	% Annual	Cumulative	% Annual	Cumulative	% Annual	Cumulative	% Annual	Cumulative	% Annual	Cumulative	
Base ⁴	2016		\$ -	\$ 97,121,075	\$ -											
7	2013	2%	\$ -	\$ 228,562,748	\$ 131,448,673	100%	\$ 332,437	75%	\$ 332,437	75%	\$ 314,219	75%	\$ 179,010	\$ 825,666	\$ 825,666	
8	2014	2%	\$ -	\$ 233,134,002	\$ 136,009,927	100%	\$ 344,172	100%	\$ 676,609	100%	\$ 433,748	100%	\$ 247,106	\$ 1,025,016	\$ 1,850,692	
9	2015	0.0%	\$ -	\$ 18,938,779	\$ 154,964,706	100%	\$ 356,142	100%	\$ 1,032,751	100%	\$ 468,833	100%	\$ 255,700	\$ 1,506,616	\$ 2,911,347	
10	2016	0.0%	\$ -	\$ 93,885,000	\$ 248,331,706	100%	\$ 405,728	100%	\$ 1,438,739	100%	\$ 511,324	100%	\$ 291,301	\$ 1,700,353	\$ 4,119,720	
11	2017	2%	\$ -	\$ 57,951,940	\$ 313,192,792	100%	\$ 460,257	100%	\$ 2,098,336	100%	\$ 813,495	100%	\$ 2,527,618	\$ 4,668,666	\$ 7,439,984	
12	2018	2%	\$ -	\$ 410,513,174	\$ 717,999,099	100%	\$ 620,955	100%	\$ 2,908,331	100%	\$ 1,033,548	100%	\$ 3,561,154	\$ 5,468,806	\$ 12,022,788	
13	2019	2%	\$ -	\$ 426,893,637	\$ 1,143,493,120	100%	\$ 841,584	100%	\$ 3,750,415	100%	\$ 1,088,240	100%	\$ 4,821,771	\$ 6,942,324	\$ 16,933,023	
14	2020	2%	\$ -	\$ 435,481,537	\$ 1,588,976,452	100%	\$ 883,502	100%	\$ 4,613,116	100%	\$ 1,060,647	100%	\$ 5,170,011	\$ 6,919,970	\$ 23,822,993	
15	2021	2%	\$ -	\$ 444,140,140	\$ 2,027,015,868	100%	\$ 908,658	100%	\$ 5,699,734	100%	\$ 1,115,415	100%	\$ 6,798,275	\$ 7,816,284	\$ 26,645,214	
16	2022	2%	\$ -	\$ 453,022,943	\$ 2,479,853,868	100%	\$ 931,211	100%	\$ 6,609,158	100%	\$ 1,145,153	100%	\$ 7,927,578	\$ 8,952,934	\$ 28,531,408	
17	2023	2%	\$ -	\$ 462,083,402	\$ 2,944,959,327	100%	\$ 955,646	100%	\$ 7,340,357	100%	\$ 1,174,466	100%	\$ 8,501,040	\$ 9,650,903	\$ 30,132,427	
18	2024	2%	\$ -	\$ 471,325,070	\$ 3,420,995,995	100%	\$ 979,845	100%	\$ 8,286,003	100%	\$ 1,204,866	100%	\$ 9,705,904	\$ 10,586,410	\$ 31,642,332	
19	2025	0.0%	\$ -	\$ 471,325,070	\$ 3,900,995,995	100%	\$ 979,845	100%	\$ 9,275,048	100%	\$ 1,234,663	100%	\$ 10,586,410	\$ 11,562,523	\$ 32,804,853	
20	2026	0.0%	\$ -	\$ 480,751,571	\$ 4,381,747,496	100%	\$ 979,845	100%	\$ 10,253,393	100%	\$ 1,264,663	100%	\$ 11,627,080	\$ 12,627,137	\$ 33,979,625	
21	2027	2%	\$ -	\$ 490,366,601	\$ 4,872,112,097	100%	\$ 1,004,529	100%	\$ 11,253,393	100%	\$ 1,314,663	100%	\$ 12,650,000	\$ 13,702,402	\$ 35,152,027	
22	2028	2%	\$ -	\$ 490,366,601	\$ 5,362,482,598	100%	\$ 1,029,706	100%	\$ 12,287,777	100%	\$ 1,357,971	100%	\$ 13,808,371	\$ 14,820,371	\$ 36,329,398	
23	2029	2%	\$ -	\$ 500,113,935	\$ 5,862,603,080	100%	\$ 1,055,386	100%	\$ 13,362,079	100%	\$ 1,393,076	100%	\$ 14,921,447	\$ 15,941,447	\$ 37,506,769	
24	2030	2%	\$ -	\$ 510,117,414	\$ 6,373,717,539	100%	\$ 1,081,580	100%	\$ 14,456,399	100%	\$ 1,430,016	100%	\$ 16,031,463	\$ 17,051,463	\$ 38,684,140	
25	2031	2%	\$ -	\$ 520,380,561	\$ 6,895,887,087	100%	\$ 1,108,180	100%	\$ 15,551,709	100%	\$ 1,467,125	100%	\$ 17,138,588	\$ 18,148,588	\$ 39,861,511	
26	2032	2%	\$ -	\$ 530,788,581	\$ 7,428,655,087	100%	\$ 1,135,551	100%	\$ 16,657,088	100%	\$ 1,506,748	100%	\$ 18,235,336	\$ 19,245,336	\$ 41,038,882	
27	2033	2%	\$ -	\$ 541,404,353	\$ 7,969,900,278	100%	\$ 1,163,348	100%	\$ 17,752,488	100%	\$ 1,546,127	100%	\$ 19,331,463	\$ 20,346,463	\$ 42,216,253	
28	2034	2%	\$ -	\$ 552,232,440	\$ 8,512,138,365	100%	\$ 1,191,701	100%	\$ 18,847,937	100%	\$ 1,585,858	100%	\$ 20,427,321	\$ 21,442,321	\$ 43,393,624	
29	2035	0.0%	\$ -	\$ 552,232,440	\$ 9,064,368,365	100%	\$ 1,220,622	100%	\$ 19,943,380	100%	\$ 1,625,355	100%	\$ 21,522,675	\$ 22,537,675	\$ 44,571,000	
30	2036	0.0%	\$ -	\$ 563,272,089	\$ 9,616,600,365	100%	\$ 1,250,622	100%	\$ 21,038,823	100%	\$ 1,665,355	100%	\$ 22,618,029	\$ 23,628,029	\$ 45,748,376	
31	2037	2%	\$ -	\$ 574,527,089	\$ 10,178,831,014	100%	\$ 1,280,622	100%	\$ 22,134,266	100%	\$ 1,705,358	100%	\$ 23,713,387	\$ 24,723,387	\$ 46,925,752	
32	2038	2%	\$ -	\$ 586,033,483	\$ 10,740,978,483	100%	\$ 1,310,900	100%	\$ 23,229,709	100%	\$ 1,745,461	100%	\$ 24,808,848	\$ 25,813,848	\$ 48,103,128	
33	2039	2%	\$ -	\$ 597,754,153	\$ 11,303,219,978	100%	\$ 1,342,204	100%	\$ 24,325,151	100%	\$ 1,785,461	100%	\$ 25,904,309	\$ 26,909,309	\$ 49,280,504	
34	2040	2%	\$ -	\$ 609,709,236	\$ 11,865,461,561	100%	\$ 1,374,135	100%	\$ 25,420,593	100%	\$ 1,825,561	100%	\$ 27,004,770	\$ 28,009,770	\$ 50,457,880	
35	2021	2%	\$ -	\$ 621,903,420	\$ 12,430,698,046	100%	\$ 1,406,704	100%	\$ 26,516,036	100%	\$ 1,865,661	100%	\$ 28,105,231	\$ 29,110,231	\$ 51,635,256	
36	2022	2%	\$ -	\$ 634,341,489	\$ 13,005,943,531	100%	\$ 1,374,135	100%	\$ 27,611,479	100%	\$ 1,905,764	100%	\$ 29,205,674	\$ 30,210,674	\$ 52,812,632	
37	2023	2%	\$ -	\$ 647,028,319	\$ 13,581,188,024	100%	\$ 1,406,704	100%	\$ 28,706,922	100%	\$ 1,945,866	100%	\$ 30,306,117	\$ 31,311,117	\$ 53,989,008	
38	2024	2%	\$ -	\$ 660,056,883	\$ 14,166,432,517	100%	\$ 1,439,924	100%	\$ 29,802,365	100%	\$ 1,985,968	100%	\$ 31,406,560	\$ 32,411,560	\$ 55,166,384	
39	2025	0.0%	\$ -	\$ 660,056,883	\$ 14,751,678,517	100%	\$ 1,439,924	100%	\$ 30,897,808	100%	\$ 1,985,968	100%	\$ 32,502,002	\$ 33,507,002	\$ 56,343,760	
40	2026	0.0%	\$ -	\$ 673,438,453	\$ 15,346,923,010	100%	\$ 1,473,814	100%	\$ 31,993,251	100%	\$ 2,026,070	100%	\$ 33,602,445	\$ 34,607,445	\$ 57,521,136	
41	2027	2%	\$ -	\$ 687,180,453	\$ 15,942,168,010	100%	\$ 1,508,372	100%	\$ 33,088,693	100%	\$ 2,066,172	100%	\$ 34,702,888	\$ 35,707,888	\$ 58,698,512	
42	2028	2%	\$ -	\$ 701,394,350	\$ 16,547,413,010	100%	\$ 1,543,626	100%	\$ 34,184,136	100%	\$ 2,106,274	100%	\$ 35,803,331	\$ 36,808,331	\$ 59,875,888	
43	2029	2%	\$ -	\$ 716,069,883	\$ 17,152,658,010	100%	\$ 1,579,575	100%	\$ 35,279,579	100%	\$ 2,146,376	100%	\$ 36,903,774	\$ 37,908,774	\$ 61,053,264	
44	2030	2%	\$ -	\$ 731,212,418	\$ 17,767,903,010	100%	\$ 1,616,244	100%	\$ 36,375,022	100%	\$ 2,186,478	100%	\$ 38,004,217	\$ 39,009,217	\$ 62,230,640	
Total			\$ -	\$ 170,273,719	\$ 6,031,401,185	100%	\$ 1,543,626	100%	\$ 40,419,513	100%	\$ 2,186,478	100%	\$ 40,419,513	\$ 40,419,513	\$ 170,273,719	

Footnotes:
1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
2) In 2016, the Zone was created with a base value of \$97,124,075.
3) Based on project development data as provided by the City.
4) County and College have agreed to participate until May 31, 2037. Projections show additional participation for illustrative purposes.

EXHIBIT F – MAP OF PUBLIC IMPROVEMENTS



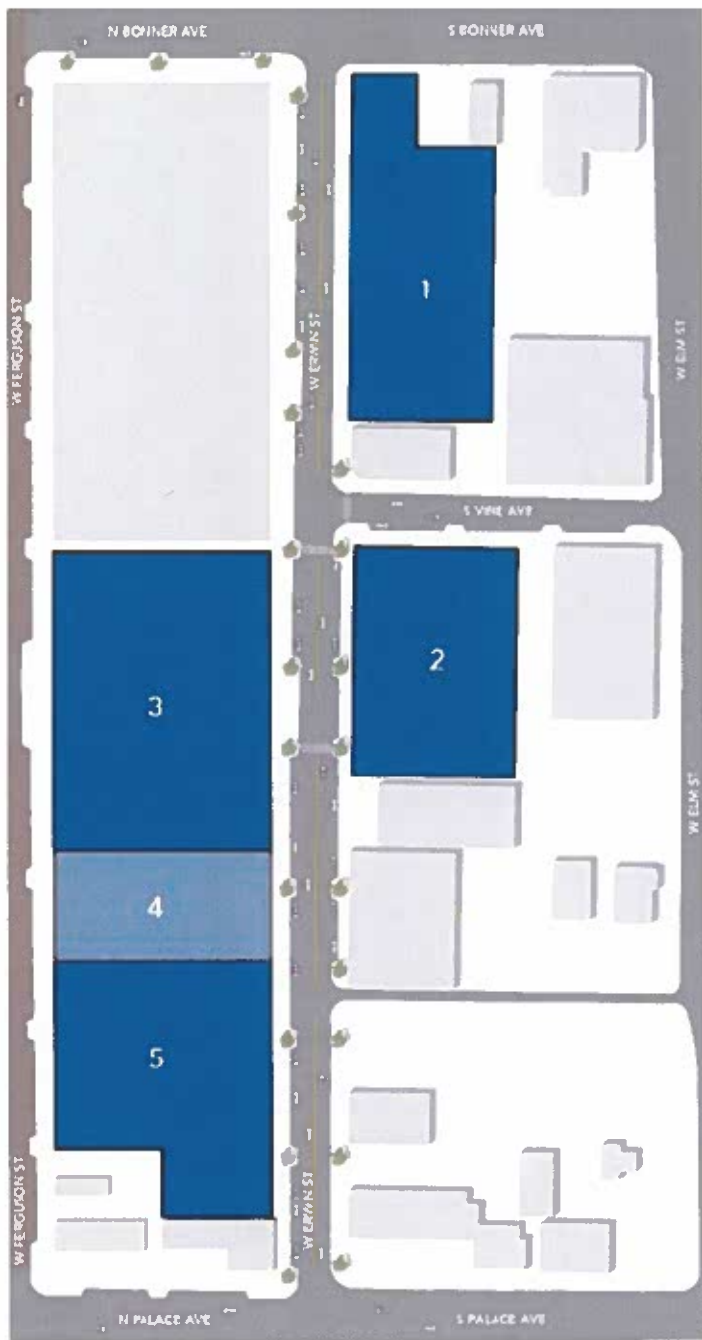


EXHIBIT G – PROPOSED USES OF THE PROPERTY

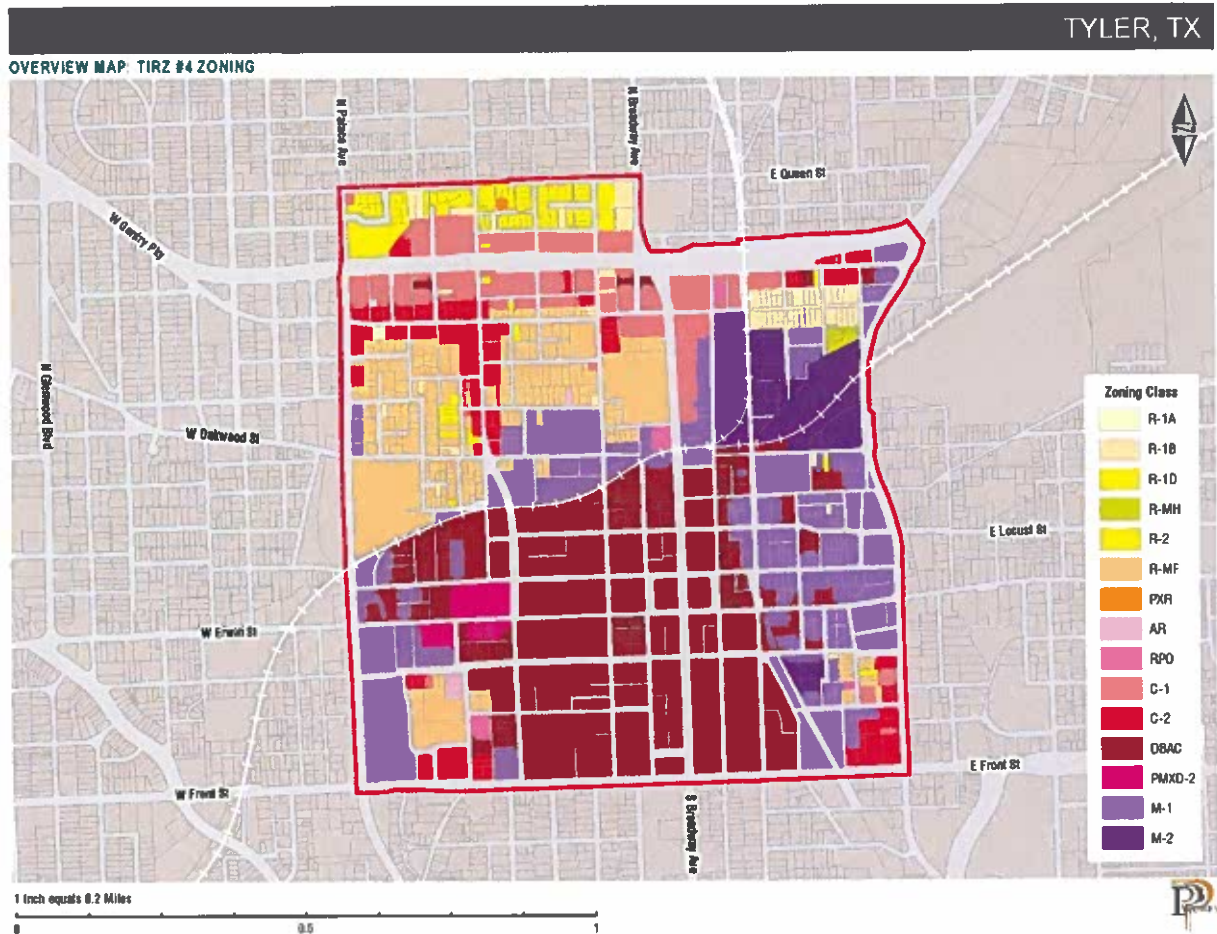


EXHIBIT H – PARCEL IDENTIFICATION

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R050515	R050620	R051894	R051835	R050605	R051668
R049945	R050621	R050530	R051777	R051694	R051722
R049427	R050611	R051762	R051779	R051836	R051669
R049939	R050607	R051772	R205755	R050603	R051670
R049424	R051891	R051859	R052037	R050602	R051706
R204002	R050608	R051871	R051693	R050600	R051674
R049776	R051807	R205891	R051692	R051716	R051727
R049485	R051806	R051803	R051729	R051810	R051673
R189263	R051801	R051775	R051905	R051811	R051726
R049606	R051802	R051870	R051907	R050593	R051671
R049599	R051749	R051794	R051903	R051812	R051690
R050414	R190901	R051804	R051815	R050592	R051704
R051795	R190900	R051805	R126974	R051889	R051701
R205893	R112187	R051773	R122837	R051813	R051709
R050564	R051809	R051858	R051881	R050591	R050609
R051612	R051796	R051865	R052050	R051814	R051896
R051613	R051877	R051864	R052041	R051721	R050610
R051601	R051860	R051863	R052040	R050590	R051908
R051600	R204774	R051876	R051890	R051734	R050595
R051599	R204775	R051876	R051880	R051737	R051719
R051598	R051862	R051869	R051855	R051736	R050594
R051781	R051873	R051786	R050617	R051882	R050594
R051860	R051797	R051785	R050616	R050601	R050594
R051780	R199057	R051784	R050615	R051816	R052047
R051783	R199102	R051774	R134459	R051906	R051725
R051872	R051888	R115308	R051819	R051887	R051904
R051782	R051839	R051868	R051991	R051897	R052048
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R051787	R128832	R127291	R051990	R051714	R051712
R220795	R051691	R051847	R051838	R050618	R051666
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