

ORDINANCE NO. O-2023-96

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 October 11, 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 October 1, 2023, which date is not later than the seventh (7th) day prior to the public hearing held on October 11, 2023; and

WHEREAS, on October 11, 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 October 11, 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 October 11, 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 11th day of October A.D., 2023.




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

ATTEST:


CASSANDRA BRAGER, CITY CLERK



APPROVED:


DEBORAH G. PULLUM,
CITY ATTORNEY

ORDINANCE NO. O-2023-96

Exhibit A

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

[Remainder of page intentionally left blank.]



REINVESTMENT ZONE NUMBER FOUR,
CITY OF TYLER, TEXAS,
AMENDED & RESTATED
FINAL PROJECT AND FINANCE PLAN
OCTOBER 11, 2023

TABLE OF CONTENTS

Table of Contents	2
Section 1: Definitions	3
Section 2: Introduction.....	5
Section 3: Description and Maps	7
Section 4: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations.....	7
Section 5: Relocation of Displaced Persons	7
Section 6: Non-Project Costs.....	7
Section 7: Public Improvements	8
Section 8: Project Costs.....	8
Section 9: Feasibility Study.....	8
Section 10: Estimated Bonded Indebtedness	9
Section 11: Appraised Value	9
Section 12: Method of Financing	10
Section 13: Duration of the Zone, Termination	10
List of Exhibits	12
Exhibit A – Map of the Zone.....	13
Exhibit B – Non-Project Costs.....	14
Exhibit C – List of Project Costs	15
Exhibit D – Estimated Timeline of Incurred Project Costs.....	16
Exhibit E – Feasibility Study.....	17
Exhibit F – Map of Public Improvements	19
Exhibit G – Proposed Uses of the Property.....	21
Exhibit H – Parcel Identification	22

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 October 11, 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 \$116,621,149, as shown below and detailed on **Exhibit C**. The Public Improvements are estimated to be \$116,060,000, 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 \$116,060,000, 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 \$120,892,239 in total new real property tax revenue for the participating taxing entities over the remaining term of the Zone. Approximately \$120,722,352 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 \$169,887 shall be retained by the participating taxing entities.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$38,269,259, 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 \$53,493,912, 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 \$110,219 over the remaining term.

The Feasibility Study shows the cumulative College TIRZ Increment is estimated to be \$28,959,181, 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 \$59,668 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 \$0.24792 per \$100 of taxable value, therefore the City would contribute \$0.24792 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 2023, the County's ad valorem tax rate was \$0.347264 per \$100 of taxable value, therefore the County would contribute \$0.327264 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 2023, the College's ad valorem tax rate was \$0.187993 per \$100 of taxable value, therefore the College would contribute \$0.187993 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

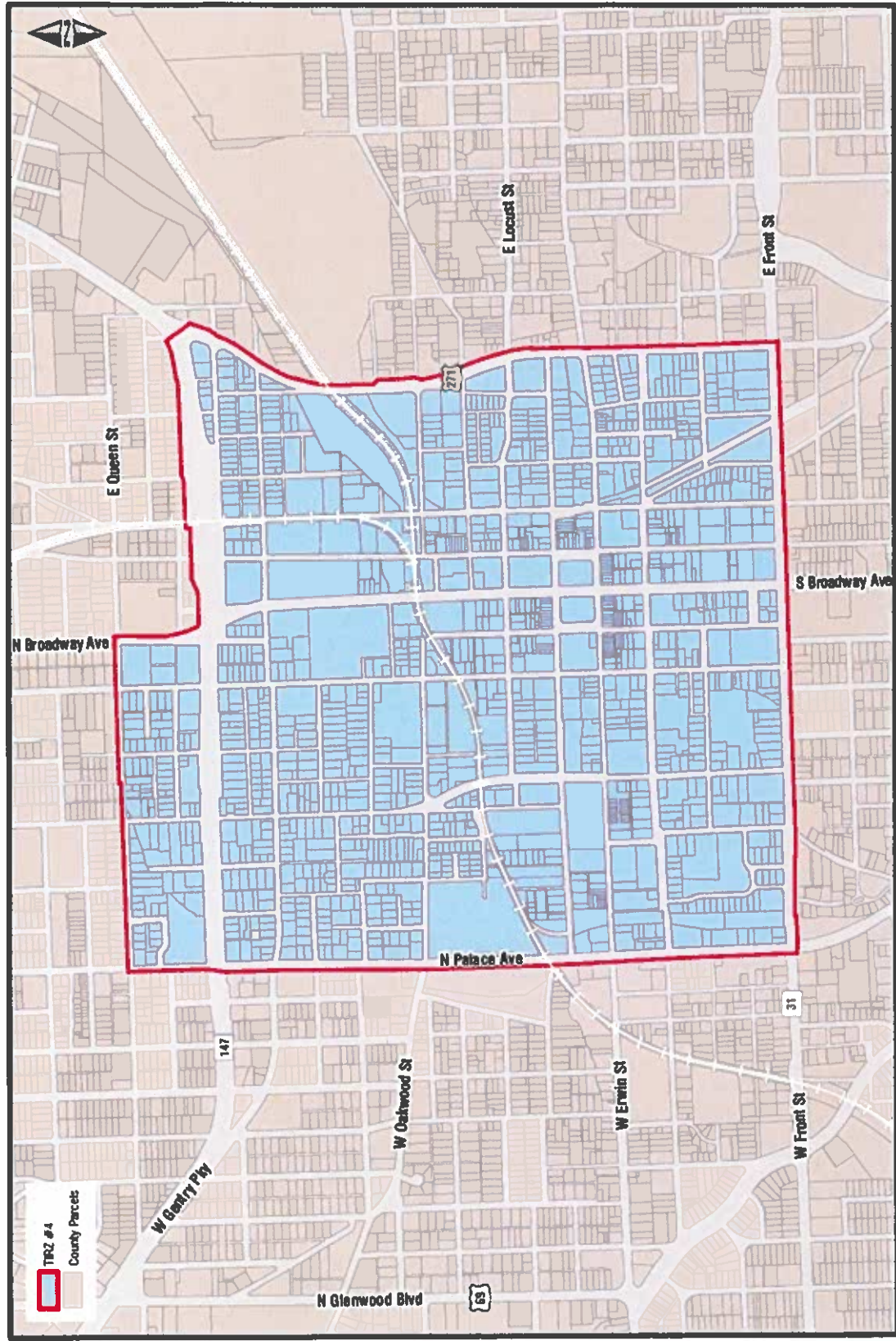


EXHIBIT B – NON-PROJECT COSTS

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
Public Space Projects	\$ 5,396,235
Economic Development Grants	\$ 1,387,603
Fixed Asset Maintenance and Repair	\$ 1,080,000
Downtown Square Maintenance ¹	\$ 42,253,381
Public Safety Services ²	\$ 57,462,984
Public Improvements Subtotal	\$ 116,060,000
Administrative Costs	\$ 561,149
Total Project Costs	\$ 116,621,149

(1) Includes Parking Garage maintenance.

(2) Includes funding for two officers.

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	\$ 3,185,346	\$ 3,195,546	\$ 3,205,546
9	2025	\$ 10,404	\$ 3,839,091	\$ 3,849,495	\$ 7,055,041
10	2026	\$ 10,612	\$ 4,002,528	\$ 4,013,140	\$ 11,068,181
11	2027	\$ 10,824	\$ 12,991,527	\$ 13,002,351	\$ 24,070,532
12	2028	\$ 11,041	\$ 5,800,328	\$ 5,811,368	\$ 29,881,901
13	2029	\$ 11,262	\$ 2,695,037	\$ 2,706,299	\$ 32,588,199
14	2030	\$ 11,487	\$ 2,695,037	\$ 2,706,524	\$ 35,294,723
15	2031	\$ 11,717	\$ 2,695,037	\$ 2,706,753	\$ 38,001,476
16	2032	\$ 11,951	\$ 2,695,037	\$ 2,706,988	\$ 40,708,464
17	2033	\$ 12,190	\$ 2,695,037	\$ 2,707,227	\$ 43,415,691
18	2034	\$ 12,434	\$ 2,695,037	\$ 2,707,471	\$ 46,123,162
19	2035	\$ 12,682	\$ 2,695,037	\$ 2,707,719	\$ 48,830,881
20	2036	\$ 12,936	\$ 2,695,037	\$ 2,707,973	\$ 51,538,854
21	2037	\$ 13,195	\$ 2,695,037	\$ 2,708,232	\$ 54,247,086
22	2038	\$ 13,459	\$ 2,695,037	\$ 2,708,496	\$ 56,955,581
23	2039	\$ 13,728	\$ 2,695,037	\$ 2,708,765	\$ 59,664,346
24	2040	\$ 14,002	\$ 2,695,037	\$ 2,709,039	\$ 62,373,385
25	2041	\$ 14,282	\$ 2,695,037	\$ 2,709,319	\$ 65,082,705
26	2042	\$ 14,568	\$ 2,695,037	\$ 2,709,605	\$ 67,792,310
27	2043	\$ 14,859	\$ 2,695,037	\$ 2,709,896	\$ 70,502,206
28	2044	\$ 15,157	\$ 2,695,037	\$ 2,710,194	\$ 73,212,400
29	2045	\$ 15,460	\$ 2,695,037	\$ 2,710,497	\$ 75,922,896
30	2046	\$ 15,769	\$ 2,695,037	\$ 2,710,806	\$ 78,633,702
31	2047	\$ 16,084	\$ 2,695,037	\$ 2,711,121	\$ 81,344,823
32	2048	\$ 16,406	\$ 2,695,037	\$ 2,711,443	\$ 84,056,266
33	2049	\$ 16,734	\$ 2,695,037	\$ 2,711,771	\$ 86,768,037
34	2050	\$ 17,069	\$ 2,695,037	\$ 2,712,106	\$ 89,480,143
35	2051	\$ 17,410	\$ 2,695,037	\$ 2,712,447	\$ 92,192,590
36	2052	\$ 17,758	\$ 2,695,037	\$ 2,712,795	\$ 94,905,386
37	2053	\$ 18,114	\$ 2,695,037	\$ 2,713,151	\$ 97,618,536
38	2054	\$ 18,476	\$ 2,695,037	\$ 2,713,513	\$ 100,332,049
39	2055	\$ 18,845	\$ 2,695,037	\$ 2,713,882	\$ 103,045,931
40	2056	\$ 19,222	\$ 2,695,037	\$ 2,714,259	\$ 105,760,190
41	2057	\$ 19,607	\$ 2,695,037	\$ 2,714,644	\$ 108,474,834
42	2058	\$ 19,999	\$ 2,695,037	\$ 2,715,036	\$ 111,189,870
43	2059	\$ 20,399	\$ 2,695,037	\$ 2,715,436	\$ 113,905,306
44	2060	\$ 20,807	\$ 2,695,037	\$ 2,715,844	\$ 116,621,149
Total		\$ 561,149	\$ 116,060,000	\$ 116,621,149	

(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 Growth/Year ¹	Taxable Value			City IIRZ Increment ²			County IIRZ Increment ³			College IIRZ Increment ⁴			Total IIRZ Fund Contribution	
			Added Development Value ⁵	New Taxable Value	Incremental Value	% Annual	Cumulative	% Annual	Cumulative	% Annual	Cumulative	% Annual	Cumulative	Annual	Cumulative	
Base ⁶	2016			\$ 97,124,075												
7	2023	2%	\$ -	\$ 228,562,748	\$ 131,438,673	100%	\$ 314,752	\$ 314,752	75%	\$ 330,657	\$ 330,657	75%	\$ 179,003	\$ 179,003	\$ 824,412	\$ 824,412
8	2024	2%	\$ -	\$ 233,134,002	\$ 136,009,927	100%	\$ 325,863	\$ 640,615	100%	\$ 456,439	\$ 787,096	100%	\$ 247,096	\$ 426,098	\$ 1,029,397	\$ 1,853,809
9	2025	0.0%	\$ 18,936,779	\$ 252,070,781	\$ 154,946,706	100%	\$ 337,196	\$ 977,810	100%	\$ 472,314	\$ 1,259,410	100%	\$ 255,689	\$ 681,787	\$ 1,065,198	\$ 2,919,008
10	2026	0.0%	\$ 93,385,000	\$ 345,455,781	\$ 248,331,706	100%	\$ 384,144	\$ 1,361,954	100%	\$ 538,074	\$ 1,797,484	100%	\$ 291,289	\$ 973,076	\$ 1,213,507	\$ 4,132,515
11	2027	2%	\$ 57,951,940	\$ 410,316,837	\$ 313,192,762	100%	\$ 615,664	\$ 1,977,618	100%	\$ 862,367	\$ 2,659,851	100%	\$ 466,846	\$ 1,439,923	\$ 1,944,877	\$ 6,077,391
12	2028	2%	\$ -	\$ 418,523,174	\$ 321,399,099	100%	\$ 776,467	\$ 2,754,086	100%	\$ 1,087,606	\$ 3,747,456	100%	\$ 588,780	\$ 2,028,703	\$ 2,452,854	\$ 8,530,245
13	2029	2%	\$ -	\$ 426,893,637	\$ 329,769,562	100%	\$ 796,813	\$ 3,550,898	100%	\$ 1,116,103	\$ 4,863,560	100%	\$ 604,208	\$ 2,632,931	\$ 2,517,124	\$ 11,047,369
14	2030	2%	\$ -	\$ 435,431,510	\$ 338,307,435	100%	\$ 817,565	\$ 4,368,463	100%	\$ 1,145,171	\$ 6,008,731	100%	\$ 619,944	\$ 3,252,855	\$ 2,582,679	\$ 13,630,048
15	2031	2%	\$ -	\$ 444,140,140	\$ 347,016,065	100%	\$ 838,732	\$ 5,207,195	100%	\$ 1,174,820	\$ 7,183,551	100%	\$ 635,994	\$ 3,888,649	\$ 2,649,546	\$ 16,279,594
16	2032	2%	\$ -	\$ 453,022,943	\$ 355,898,868	100%	\$ 860,322	\$ 6,067,517	100%	\$ 1,205,062	\$ 8,388,612	100%	\$ 652,366	\$ 4,541,215	\$ 2,717,750	\$ 18,997,344
17	2033	2%	\$ -	\$ 462,083,402	\$ 364,959,327	100%	\$ 882,344	\$ 6,949,862	100%	\$ 1,235,909	\$ 9,624,521	100%	\$ 669,065	\$ 5,210,280	\$ 2,787,318	\$ 21,784,662
18	2034	2%	\$ -	\$ 471,325,070	\$ 374,200,995	100%	\$ 904,807	\$ 7,854,669	100%	\$ 1,267,372	\$ 10,891,893	100%	\$ 686,098	\$ 5,896,378	\$ 2,858,278	\$ 24,642,940
19	2035	0.0%	\$ -	\$ 471,325,070	\$ 374,200,995	100%	\$ 927,719	\$ 8,782,388	100%	\$ 1,299,465	\$ 12,191,359	100%	\$ 703,472	\$ 6,599,849	\$ 2,930,656	\$ 27,573,596
20	2036	0.0%	\$ -	\$ 471,325,070	\$ 374,200,995	100%	\$ 927,719	\$ 9,710,107	100%	\$ 1,299,465	\$ 13,490,824	100%	\$ 703,472	\$ 7,303,321	\$ 2,930,656	\$ 30,504,252
21	2037	2%	\$ -	\$ 480,751,571	\$ 383,627,496	100%	\$ 927,719	\$ 10,637,826	100%	\$ 1,299,465	\$ 14,790,289	100%	\$ 703,472	\$ 8,006,793	\$ 2,930,656	\$ 33,434,908
22	2038	2%	\$ -	\$ 490,366,603	\$ 393,242,528	100%	\$ 951,089	\$ 11,588,915	100%	\$ 1,332,200	\$ 16,122,490	100%	\$ 721,193	\$ 8,727,986	\$ 3,004,482	\$ 36,439,391
23	2039	2%	\$ -	\$ 500,173,935	\$ 403,049,860	100%	\$ 974,927	\$ 12,563,842	100%	\$ 1,365,590	\$ 17,488,079	100%	\$ 739,268	\$ 9,467,254	\$ 3,079,785	\$ 39,519,176
24	2040	2%	\$ -	\$ 510,177,414	\$ 413,053,339	100%	\$ 999,241	\$ 13,563,084	100%	\$ 1,399,647	\$ 18,887,726	100%	\$ 757,706	\$ 10,224,960	\$ 3,156,594	\$ 42,675,770
25	2041	2%	\$ -	\$ 520,380,962	\$ 423,256,887	100%	\$ 1,024,042	\$ 14,587,125	100%	\$ 1,434,386	\$ 20,322,112	100%	\$ 776,511	\$ 11,001,471	\$ 3,234,939	\$ 45,910,708
26	2042	2%	\$ -	\$ 530,788,581	\$ 433,664,506	100%	\$ 1,049,338	\$ 15,636,464	100%	\$ 1,469,819	\$ 21,791,931	100%	\$ 795,693	\$ 11,797,164	\$ 3,314,851	\$ 49,225,559
27	2043	2%	\$ -	\$ 541,404,353	\$ 444,280,278	100%	\$ 1,075,141	\$ 16,711,605	100%	\$ 1,505,961	\$ 23,297,891	100%	\$ 815,259	\$ 12,612,423	\$ 3,396,361	\$ 52,621,920
28	2044	2%	\$ -	\$ 552,232,440	\$ 455,108,365	100%	\$ 1,101,460	\$ 17,813,065	100%	\$ 1,542,825	\$ 24,840,717	100%	\$ 835,216	\$ 13,447,639	\$ 3,479,501	\$ 56,101,420
29	2045	0.0%	\$ -	\$ 552,232,440	\$ 455,108,365	100%	\$ 1,128,305	\$ 18,941,369	100%	\$ 1,580,428	\$ 26,421,144	100%	\$ 855,572	\$ 14,303,211	\$ 3,564,304	\$ 59,665,724
30	2046	0.0%	\$ -	\$ 552,232,440	\$ 455,108,365	100%	\$ 1,128,305	\$ 20,069,674	100%	\$ 1,580,428	\$ 28,001,572	100%	\$ 855,572	\$ 15,158,783	\$ 3,564,304	\$ 63,230,029
31	2047	2%	\$ -	\$ 563,277,089	\$ 466,153,014	100%	\$ 1,128,305	\$ 21,197,979	100%	\$ 1,580,428	\$ 29,581,999	100%	\$ 855,572	\$ 16,014,355	\$ 3,564,304	\$ 66,794,333
32	2048	2%	\$ -	\$ 574,542,630	\$ 477,418,555	100%	\$ 1,155,687	\$ 22,353,665	100%	\$ 1,618,782	\$ 31,200,781	100%	\$ 876,335	\$ 16,890,690	\$ 3,650,803	\$ 70,445,136
33	2049	2%	\$ -	\$ 586,033,483	\$ 488,909,408	100%	\$ 1,183,616	\$ 23,537,281	100%	\$ 1,657,903	\$ 32,858,684	100%	\$ 897,513	\$ 17,788,203	\$ 3,739,032	\$ 74,184,168
34	2050	2%	\$ -	\$ 597,754,153	\$ 500,630,078	100%	\$ 1,212,104	\$ 24,749,385	100%	\$ 1,697,806	\$ 34,556,490	100%	\$ 919,115	\$ 18,707,319	\$ 3,829,026	\$ 78,013,194
35	2051	2%	\$ -	\$ 609,709,236	\$ 512,585,161	100%	\$ 1,241,162	\$ 25,990,547	100%	\$ 1,738,508	\$ 36,294,998	100%	\$ 941,150	\$ 19,648,468	\$ 3,920,820	\$ 81,934,014
36	2052	2%	\$ -	\$ 621,903,420	\$ 524,779,345	100%	\$ 1,270,801	\$ 27,261,349	100%	\$ 1,780,024	\$ 38,075,022	100%	\$ 963,624	\$ 20,621,092	\$ 4,014,449	\$ 85,948,463
37	2053	2%	\$ -	\$ 634,341,489	\$ 537,217,414	100%	\$ 1,301,033	\$ 28,562,382	100%	\$ 1,822,370	\$ 39,897,392	100%	\$ 986,548	\$ 21,598,641	\$ 4,109,951	\$ 90,058,414
38	2054	2%	\$ -	\$ 647,028,319	\$ 549,904,244	100%	\$ 1,331,869	\$ 29,894,251	100%	\$ 1,865,563	\$ 41,762,954	100%	\$ 1,009,931	\$ 22,608,572	\$ 4,207,363	\$ 94,265,777
39	2055	0.0%	\$ -	\$ 647,028,319	\$ 549,904,244	100%	\$ 1,363,323	\$ 31,257,574	100%	\$ 1,909,619	\$ 43,672,574	100%	\$ 1,033,781	\$ 23,648,724	\$ 4,306,724	\$ 98,572,501
40	2056	0.0%	\$ -	\$ 647,028,319	\$ 549,904,244	100%	\$ 1,363,323	\$ 32,620,896	100%	\$ 1,909,619	\$ 45,582,193	100%	\$ 1,033,781	\$ 24,676,135	\$ 4,306,724	\$ 102,879,224
41	2057	2%	\$ -	\$ 659,968,885	\$ 562,844,810	100%	\$ 1,363,323	\$ 33,984,219	100%	\$ 1,909,619	\$ 47,491,813	100%	\$ 1,033,781	\$ 25,709,916	\$ 4,306,724	\$ 107,185,948
42	2058	2%	\$ -	\$ 673,168,263	\$ 576,044,188	100%	\$ 1,395,405	\$ 35,379,624	100%	\$ 1,954,557	\$ 49,446,370	100%	\$ 1,058,109	\$ 26,768,025	\$ 4,408,071	\$ 111,594,019
43	2059	2%	\$ -	\$ 686,631,628	\$ 589,507,553	100%	\$ 1,428,129	\$ 36,807,752	100%	\$ 2,000,394	\$ 51,446,764	100%	\$ 1,082,932	\$ 27,850,948	\$ 4,511,446	\$ 116,105,465
44	2060	2%	\$ -	\$ 700,364,260	\$ 603,240,185	100%	\$ 1,461,507	\$ 38,269,259	100%	\$ 2,047,148	\$ 53,493,912	100%	\$ 1,108,233	\$ 28,959,181	\$ 4,616,888	\$ 120,722,352
Total			\$ 170,273,719	\$ 38,269,259	\$ 53,493,912	100%	\$ 53,493,912	\$ 53,493,912	100%	\$ 28,959,181	\$ 28,959,181	100%	\$ 28,959,181	\$ 28,959,181	\$ 120,722,352	\$ 120,722,352

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.

Assumptions

2016 Base Taxable Value ²	\$ 97,124,075
City AV Rate	0.247920
County AV Rate	0.347264
College AV Rate	0.187993

EXHIBIT F – MAP OF PUBLIC IMPROVEMENTS



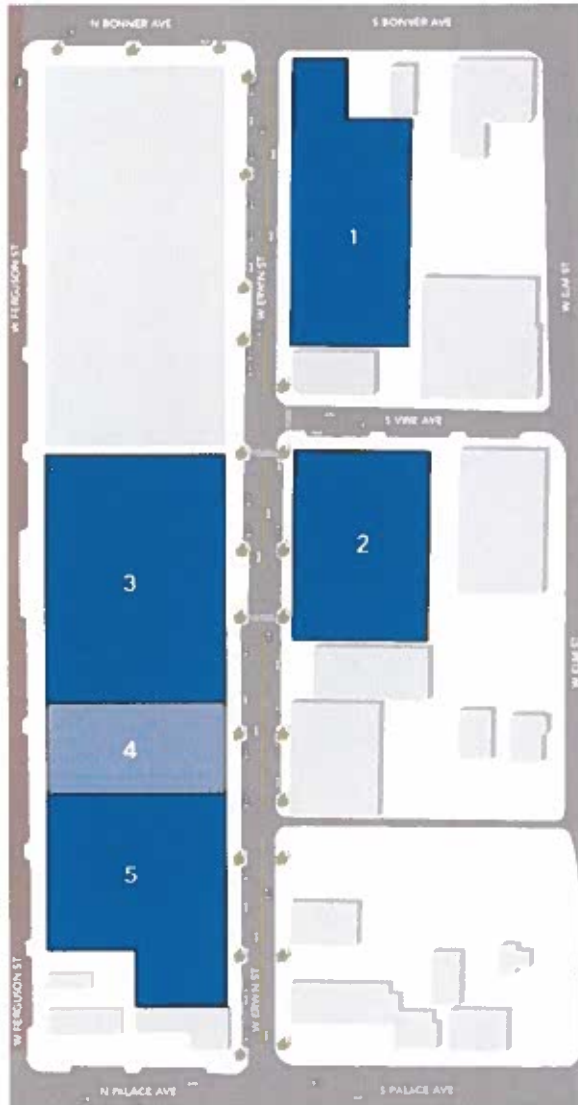


EXHIBIT G – PROPOSED USES OF THE PROPERTY

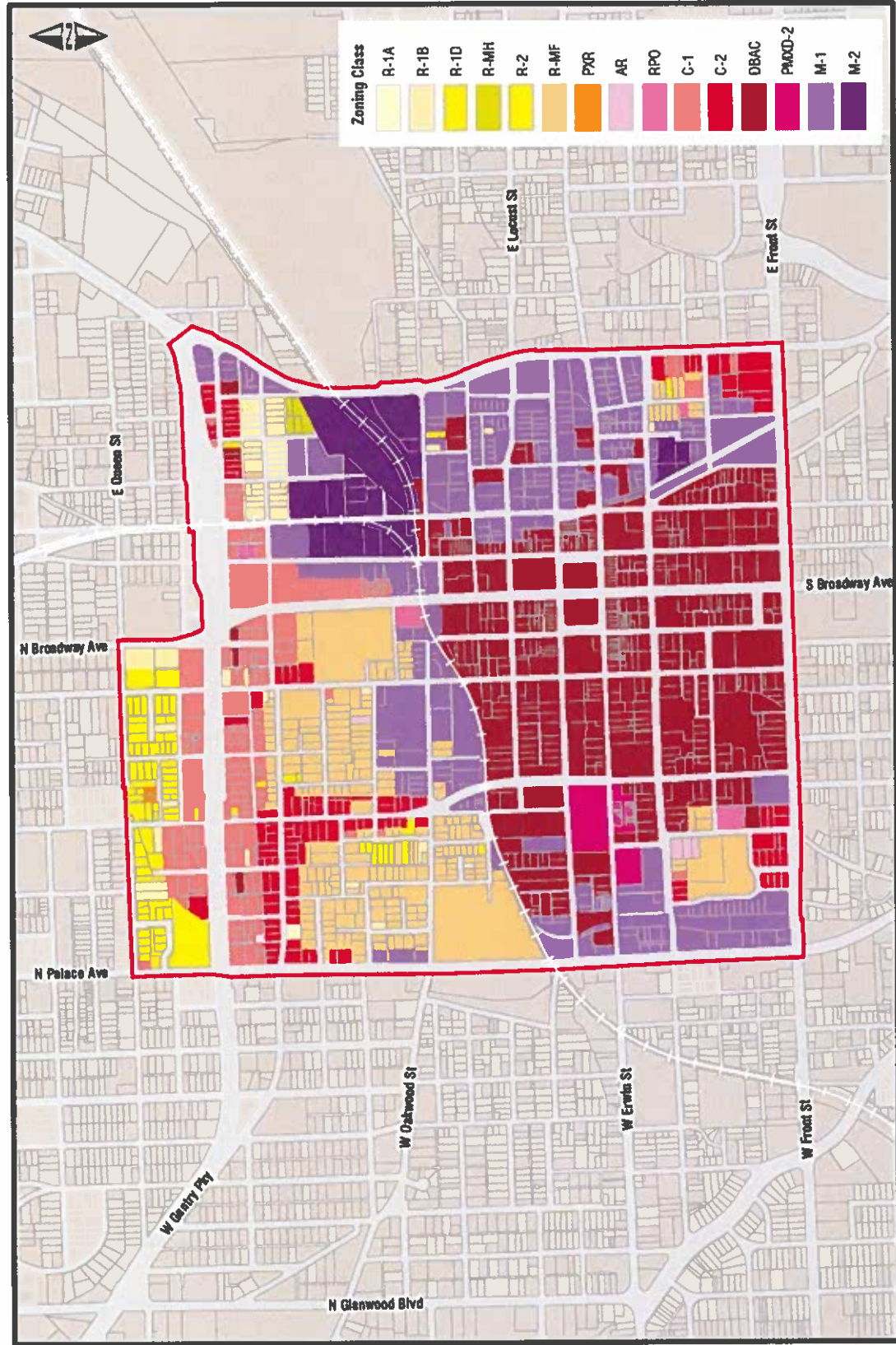


EXHIBIT H – PARCEL IDENTIFICATION

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
R051793	R051703	R051866	R051993	R051720	R051884
R051792	R051851	R051856	R051994	R051698	R051697
R051791	R051854	R051788	R051987	R052051	R051667
R051790	R051715	R051867	R051988	R052049	R051892
R051789	R051684	R051776	R051989	R051733	R051910
R051787	R128832	R127291	R051990	R051714	R051712
R220795	R051691	R051847	R051838	R050618	R051666
R050619	R051893	R051827	R112503	R051730	R051909
R051696	R051713	R051826	R051850	R051676	R050596
R051883	R051700	R051778	R051850	R051723	R051665

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R050597	R051675	R051636	R051633	R050506	R049924
R051672	R050635	R051621	R051609	R051579	R049431
R051900	R050626	R051616	R051608	R050507	R049430
R051664	R051710	R050583	R051607	R050526	R049429
R051663	R050625	R051573	R051606	R050539	R049428
R051735	R050624	R050494	R051605	R050542	R049490
R051678	R050623	R050490	R051604	R050531	R049947
R051679	R050622	R051556	R051602	R213482	R050401
R051688	R050587	R049992	R050557	R050543	R049842
R051728	R051707	R051576	R050556	R050544	R049886
R051687	R050572	R049988	R050553	R050545	R049944
R051731	R050570	R050495	R050554	R050546	R049945
R051885	R051658	R050470	R051632	R051582	R050442
R051686	R050636	R050471	R050538	R051584	R051538
R051685	R050627	R049950	R050537	R050551	R049793
R051702	R051657	R049950	R050536	R050548	R049792
R051699	R051656	R049950	R050535	R051578	R050427
R051705	R051655	R051596	R050534	R050519	R049835
R051901	R051644	R051594	R050533	R050520	R049437
R051711	R051643	R051629	R050532	R051580	R049813
R051886	R220042	R051660	R050528	R205445	R195931
R051718	R051589	R120241	R050524	R050517	R205444
R051717	R050569	R051639	R050645	R050550	R049994
R051677	R175314	R051640	R051619	R050541	R051571
R051724	R051638	R051641	R051618	R050540	R050573
R051680	R051637	R051649	R051603	R114103	R050580
R051689	R051627	R051645	R051620	R050522	R050511
R050641	R051626	R051623	R051617	R050521	R051567
R050640	R051625	R051595	R050555	R050516	R051566
R051681	R051624	R051650	R051581	R049993	R051565
R050639	R051610	R051646	R050529	R049996	R050486
R051682	R051611	R050644	R051577	R049998	R051564
R050638	R051593	R051634	R051586	R049997	R050577
R051683	R051588	R051631	R050525	R050509	R051560
R050637	R050633	R051630	R051585	R050560	R050574
R050632	R050646	R051614	R050523	R051561	R214442
R050631	R050568	R051651	R050518	R051562	R050000
R050630	R051652	R051647	R051583	R051563	R050502
R050629	R051628	R051622	R051587	R051558	R049964
R050628	R051654	R051615	R050505	R051559	R049976

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R049963	R049969	R050481	R049926	R049530	R049543
R050579	R049968	R049711	R049711	R050472	R049746
R050575	R049967	R050455	R050479	R050473	R049745
R050510	R050589	R049697	R121902	R049710	R049936
R049972	R049966	R049688	R121905	R049696	R049744
R049975	R049985	R049689	R050462	R050483	R049743
R113403	R051552	R049953	R049718	R049690	R049937
R049973	R049984	R191996	R050469	R050456	R049934
R049974	R051553	R049954	R050468	R049709	R049533
R049958	R049982	R049957	R049956	R049949	R049933
R049962	R050488	R049952	R050467	R049695	R049531
R049959	R049983	R050459	R050466	R049709	R049756
R049960	R051575	R050460	R050022	R121957	R049933
R049961	R051574	R050465	R049693	R049759	R049538
R050485	R049986	R050461	R050480	R050456	R050450
R051572	R049991	R050464	R050455	R122820	R193769
R050576	R049716	R050477	R049955	R049742	R049543
R214440	R049715	R050463	R049721	R049741	R049528
R051557	R049714	R050477	R049720	R049740	R050450
R051555	R049713	R049544	R049724	R049739	R049545
R049995	R049712	R049526	R049723	R049738	R050443
R050578	R049692	R049544	R049722	R050457	R049543
R049981	R049691	R049543	R049711	R049737	R049543
R049980	R180429	R049751	R050455	R049736	R049683
R049979	R049688	R050451	R049951	R049529	R051551
R049977	R049951	R049752	R049697	R049735	R049686
R050493	R049717	R049543	R050482	R050476	R049528
R049965	R049688	R049765	R049951	R050475	R049528
R050500	R049694	R049764	R050456	R050474	R049685
R049999	R049711	R049681	R050456	R049527	R049754
R049971	R133770	R049681	R049948	R049536	R049933
R051554	R133769	R049680	R049710	R049532	R049752
R124112	R049687	R049556	R049717	R049682	R049543
R051568	R049543	R049458	R049758	R049757	R050444
R049978	R049535	R049460	R049543	R049682	R049684
R051569	R049755	R049460	R117349	R049750	R049535
R051570	R049535	R049459	R050484	R049749	R049754
R049987	R049730	R049461	R049529	R049748	R049753
R050514	R049725	R049446	R117348	R049936	R050444
R049970	R049719	R049677	R049526	R049747	R051545

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R049550	R049680	R205024	R116025	R049451	R049802
R049550	R049551	R051545	R116025	R049457	R049828
R049549	R049554	R049472	R116025	R049457	R049831
R049760	R051545	R051546	R049477	R049456	R049579
R108958	R049464	R049472	R049476	R049452	R212980
R049468	R049760	R049471	R049475	R049677	R049577
R049467	R051546	R049522	R049474	R049563	R049576
R051545	R050442	R049763	R049473	R049924	R049439
R049481	R049522	R049762	R050442	R049564	R049440
R050444	R049463	R116025	R050442	R049561	R049441
R049760	R049480	R049522	R051548	R202121	R049434
R049523	R049463	R049762	R051547	R049453	R049433
R049523	R049469	R049522	R051549	R049455	R049432
R049525	R051545	R116025	R117200	R051537	R049490
R049771	R049462	R049942	R049794	R125535	R049489
R049525	R049522	R049943	R049781	R051536	R049488
R049772	R051545	R049674	R049779	R049454	R049484
R049773	R051545	R049676	R049780	R051536	R050110
R049774	R051546	R049675	R049779	R051535	R049483
R049680	R049770	R049678	R118308	R051535	R049487
R049680	R049769	R049669	R049559	R049517	R049486
R049466	R049768	R050124	R049558	R050106	R049486
R050068	R049767	R049669	R049556	R050106	R049513
R049941	R049766	R049922	R049556	R049454	R049511
R049940	R051544	R049921	R049447	R049925	R049511
R049940	R049761	R051507	R049447	R049925	R049511
R049939	R049470	R051508	R123844	R050107	R050110
R049938	R049470	R051502	R049425	R051535	R049510
R049935	R049552	R038496	R049673	R050108	R049509
R051545	R049552	R049599	R049448	R049805	R049508
R049480	R049480	R049599	R189288	R049808	R049506
R050445	R108958	R051509	R049449	R049808	R049506
R050442	R050442	R049610	R049782	R049804	R049505
R049523	R049522	R051510	R049450	R051535	R049669
R049946	R049522	R050149	R049565	R049803	R049504
R049480	R049462	R049889	R049565	R051535	R049805
R108960	R049680	R049462	R118302	R051535	R049503
R049523	R049555	R049462	R049783	R051535	R049669
R049465	R049680	R049478	R049560	R049802	R049917
R049549	R049680	R116025	R049562	R051535	R050108

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R050109	R049662	R049919	R049613	R049607	R049643
R049923	R049907	R049920	R049613	R049609	R051504
R050108	R049661	R049920	R049812	R049818	R049592
R049806	R049592	R049670	R049650	R152759	R050121
R220754	R049882	R202259	R049649	R049903	R049592
R049807	R051513	R050426	R049639	R049593	R051515
R050418	R152339	R049669	R053993	R049608	R049902
R049832	R053954	R050424	R049667	R049637	R049912
R049834	R050398	R049442	R133028	R049592	R117205
R051533	R049492	R050423	R049647	R049592	R049911
R051525	R189262	R050423	R049590	R050119	R049910
R051531	R049437	R050423	R053994	R049601	R049909
R049833	R049669	R050423	R049668	R050406	R049908
R053998	R049798	R049573	R049915	R050122	R049634
R049438	R049514	R049574	R049905	R049612	R049588
R053995	R049829	R049801	R050117	R049824	R050411
R109213	R050127	R049516	R049916	R050406	R049821
R049491	R049514	R049436	R049606	R051503	R050412
R199054	R049492	R049515	R049916	R049594	R049822
R049796	R050112	R049501	R049913	R049823	R049596
R049669	R049575	R049502	R049815	R049820	R049620
R049514	R049499	R049495	R049814	R194817	R049615
R050428	R050113	R051534	R049651	R049820	R049646
R049514	R049493	R050425	R050406	R204508	R049664
R049514	R049514	R053994	R050406	R049640	R049663
R049514	R049577	R049670	R050406	R049655	R049660
R049514	R050114	R053994	R119644	R050120	R051515
R049491	R049442	R049811	R049616	R051505	R049631
R049514	R049918	R049810	R049605	R050121	R050409
R050127	R049493	R049837	R050123	R050118	R049587
R049836	R049809	R049837	R049817	R049637	R049645
R049514	R049493	R049592	R049616	R051505	R049595
R049435	R049809	R049592	R051503	R051515	R116182
R049816	R049800	R051530	R051511	R050412	R115728
R049656	R049514	R049611	R051516	R049899	R049614
R049657	R049515	R050117	R049648	R049597	R049636
R049600	R050115	R049611	R049604	R049589	R051515
R049901	R049669	R049599	R049652	R049602	R049634
R049632	R049669	R049621	R049819	R049826	R050148
R050128	R049919	R194474	R050122	R049825	R049586

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
R050147	R051515	R049883	R049842	R146745	R050614
R050146	R049851	R049878	R197941	R053996	R050613
R049635	R049863	R049896	R136139	R053992	R050612
R050146	R049873	R049894	R052053	R053997	R050606
R050150	R204688	R049867	R050642	R053994	R050604
R050145	R049865	R051506	R049847	R148393	R147448
R049584	R202066	R049871	R134822	R148622	R146632
R117201	R049889	R049868	R050643	R050565	R050478
R049638	R049842	R049842	R053977	R049734	R149476
R049889	R049874	R049842	R053953	R049734	R149477
R049889	R050149	R049879	R053952	R049727	R150779
R117202	R051515	R049893	R051524	R049727	R051833
R049634	R050149	R118320	R051506	R051662	R051817
R051515	R050149	R051518	R049552	R148702	R051848
R049888	R049866	R051517	R049553	R049729	R051853
R049887	R050397	R050405	R142513	R049732	R151772
R049885	R049864	R049884	R050410	R049728	R151541
R050400	R050149	R049854	R050408	R214728	R151542
R049585	R049842	R049854	R051544	R214729	R151540
R050399	R050395	R049869	R051549	R049861	R050496
R050396	R051514	R051518	R143646	R049862	R051742
R049635	R049875	R050402	R051539	R149184	R049498
R049583	R049842	R051517	R050456	R124528	R049490
R049633	R051520	R050403	R050457	R143647	R050458
R049889	R049876	R051522	R115701	R051535	R050588
R049634	R049891	R049870	R051597	R050497	R197955
R051515	R049842	R049872	R143584	R051740	R049842
R050151	R152198	R053956	R051590	R051740	R197956
R049585	R051512	R049882	R051592	R149675	R220063
R050149	R053955	R049881	R121869	R149674	R212892
R050149	R198722	R051522	R121868	R051751	R126024
R051515	R049892	R051518	R204713	R050513	R050588
R049633	R049896	R051517	R049616	R050498	R204003
R049841	R049895	R133827	R049616	R149585	R050553
R049842	R051519	R135326	R049989	R190596	R204687
R049851	R049895	R050558	R190625	R145661	R205892
R049890	R051517	R050547	R050571	R134770	R049927
R050397	R049897	R050534	R115232	R134773	R211959
R050149	R050404	R050552	R115231	R051857	R211958
R049856	R049894	R050549	R050559	R052052	R049679

Parcel ID
R144752
R212981
R049569
R220065
R220062
R220068
R220066
R220067
R212904
R220060
R212901
R212902
R220064
R220061
R220069
R214441
R214443
R220750
R220745
R220746
R220747
R220748
R220749
R220753
R220751
R220752
R215935
R215930
R215932
R215933
R215934
R215929
R215927
R215928
R215931
R220043
R050487
R049701
R038491
R038491

Parcel ID
R038491
R038491
R038491
R038491
R038491
R038496