



MEMORANDUM

To: Michael Leo, et. al.

From: Bill Calderón 

Date: 10/30/18

Re: Resubmission of Interlocal agreement between City of Penitas / TIRZ #1, and Hidalgo County, with related documentation

Per our phone conversation, and in response to the written comments received from the Auditor and Legal, please accept the attached documents.

First, I will convey apologies to all for unintentionally sending dated documents/ordinances. The inter-local agreement that was reviewed by all was the wrong document. Mea culpe. As I read some of the concerns, and knowing that almost all of them had previously been addressed as I worked through finalization of the document with Debra Goetz last fall, upon checking what was sent by email, I realized that the version which I had forwarded to the City for signature (they could not find an executed copy in their files) in order to submit the same to the County was Version 3. The final approved by Debra and I last fall was Version 4. I obviously clicked on the wrong file as I emailed it.

Consequently, the questions about references to exhibits, and their numbering were reasonable, as were some of the questions relating to approval dates, etc. In this submission I have gone back, printed all of the documents referenced, double checked the ordinance numbers and made sure that the exhibit references in the inter-local agreement are correct. I have also added a couple of exhibits to the document which were required given that the City re-approved both the ordinances for the Project Plan document and the Inter-local agreements, effectively reconsidering and re-approving both documents. The new ordinances and documents are attached.

As is referenced now in what I have labeled Version 5 of the inter-local Agreement, the reason for the reconsideration and re-approval of the documents had everything to do with Bond Counsel for the Penitas Redevelopment Authority requesting a very minor clarification in the section of the project plan dealing with bonded indebtedness, and revenues that could be used for debt service. (See page 6 of the project plan) Prior to this change being presented to the Board and the City Council, I did run the minor language change by Debra and Michael, who both signed off on the clarification before it was approved.

Given that the project plan was revised with this new clarification language, and also given that the plan approved by both the Zone Board and the Penitas City Council last fall was referenced and attached to the inter-local agreement as it was also approved by the City last

fall, City Council had to also reconsider the inter-local agreement to, in effect, switch out the attachment, and approve the few edits. The changes to the Version 4 document included a few words explaining the additional amendment to the plan and why, as well as filling in various blanks with Ordinance numbers and dates, and adding the exhibits.

On the question of administration costs, in the course of considering the revisions to enable the extension of County participation in the Zone, Debra updated the form of agreement, and the new form included the admin cost language, which had not previously been in the agreement. The difference in the City versus County costs are based on both what is in the project plan and what was provided to the City by the County as a County cap. I am not aware of when the County began capping its revenues for administrative costs. I am certain that the difference in the numbers has to do with what is in the plan document as a \$1,200,000 total administrative cost over the life of the zone. Given that the City has transferred to the Penitas Redevelopment Authority responsibility for administration of the Zone, pursuant to the approval of the Tri-Party Agreement between the City, the Authority, and the Zone, administrative costs will likely come very close to that total set forth in the project plan. The Authority expends revenues to pay a zone administrator, an auditor, a bookkeeper, a tax consultant, and legal counsel for their services.

On the question of differing dates for the plan, again that resulted from a dated version of the inter-local agreement referenced earlier in this memo. This version should correct all of those issues.

There is also a recommendation that the inter-local reference the total amount contributed by both the City and the County in order to demonstrate that the County participation approved with this agreement is consistent with the County policy of not contributing more than the City. I believe this issue has effectively already been addressed by capping the total contribution to be made by the County. It is further demonstrated by the attached project plan document, whose revenue estimates demonstrate that the revenues generated by the City will exceed those of the County, both in terms of the tax rates (City is higher than the County) , as well as the total estimated revenues in the schedules which are part of the plan document.

Lastly, to address concerns about readability of the maps, the maps have been reprinted from the electronic files, rather than copied from a previous printed set, and are much clearer, readable, and colorful.

I am available to respond to any additional concerns that might arise as you review the attached. Thank you to all for your continued assistance. We look forward to getting the inter-local as amended, approved by the County Commission.

ORDINANCE NO. 2018-05

AN ORDINANCE REAPPROVING THE AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN, TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS, THE CITY OF PENITAS, TEXAS, AND HIDALGO COUNTY, TEXAS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT.

WHEREAS, by City of Penitas Ordinance No. 2004-05, the City created Reinvestment Zone Number One, City of Penitas, Texas (the "Zone"); and

WHEREAS, by City of Penitas Ordinance No. 2005-01, the City amended and restated City of Penitas Ordinance No. 2004-05; and

WHEREAS, by City of Penitas Ordinance No. 2006-01, the City approved the project plan and reinvestment zone financing plan; and

WHEREAS, by Ordinance No. 2017-10 the City approved amendments to the Zone project plan and reinvestment zone financing plan; and,

WHEREAS, City of Penitas approved an interlocal agreement with Hidalgo County, Texas for participation in the Zone on March 6, 2009; and,

WHEREAS, the City of Penitas approved Ordinance No. 2017-11, approving a revised interlocal agreement; and,

WHEREAS, the City and the Board of Directors of the Reinvestment Zone Number One are requesting the County maintain its participation in the zone, as amended, to assist the City and Zone in the financing of Zone improvements as set forth in the Project Plan and Reinvestment Zone financing plan, as amended; ,

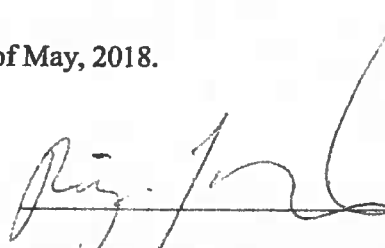
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PENITAS, TEXAS;

Section 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

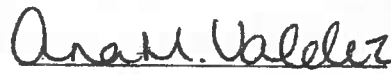
Section 2. That the Amended and Restated Interlocal Agreement between the Tax Increment Reinvestment Zone No. One, City of Penitas, the City of Penitas, Texas, and Hidalgo County, attached hereto for Reinvestment Zone Number One, City of Penitas, Texas is hereby re-approved, substituting a revised and updated project plan and reinvestment zone financing plan as an exhibit to this agreement.

PASSED AND ADOPTED this 14th day of May, 2018.

APPROVED this 14th day of May, 2018.


Mayor, City of Penitas

WITNESSED this 14th day of May, 2018


City Secretary



THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

CITY OF PENITAS

**AMENDED AND RESTATED
INTERLOCAL AGREEMENT**

In consideration of the covenants set forth herein, and subject to the terms and conditions herein, the Parties (as defined below) hereby agree to the terms and conditions of this Agreement (as defined below).

I. PARTIES & INDEX

A. Parties

1. THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT is made by and between (i) the **CITY OF PENITAS, TEXAS** (the "City"), a Texas Home Rule Municipality, acting through its governing body, the City Commission; (ii) **HIDALGO COUNTY**, a political subdivision of the State of Texas, acting through its County Judge pursuant to authority granted by the Hidalgo County Commissioners Court (the "County"); and (iii) **REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS**, a reinvestment zone created by the City pursuant to Chapter 311 of the Texas Tax Code (the "Zone"), acting by and through its duly authorized Board of Directors (the "Zone Board"), established to administer manage and/or operate the Zone pursuant to Sections 311.009(b) and 311.010, Texas Tax Code, as well as to implement and fund the Project and the Supplement Project (as such terms are defined below). Collectively, the City, the County and the Zone may be referred to as the "Parties." This Agreement is made pursuant to Chapter 791 of the Texas Government Code and Chapter 311 of the Texas Tax Code for the participation of the City and the County in the Project (as defined below).

2. The initial addresses of the Parties as of the date of this Agreement are listed below. Each party may designate a different address by giving the others at least ten (10) days prior written notice.

If to the City, to:

City of Penitas
P.O. Box 204
Penitas, Texas 78576
Attention: City Manager
Phone: (956) 331-9649

With a copy to:

City Secretary
City of Penitas
PO Box 204
Penitas, Texas 78575
Phone: (956) 331-9649

If to the County, to:

Hidalgo County
 100 E. Cano, Ste. 201
 Edinburg, Texas 78539-6243
 Re: Penitas TIRZ
 Attention: Honorable Ramon Garcia,
 County Judge
 Phone: (956) 318-2600

With a copy to:

Hidalgo County Auditor
 Re: City of Penitas-TIF Zone #1
 2808 South Business Hwy 281
 Edinburg, Texas 78539
 Phone: (956) 318-2511

If to the Zone, to:

Reinvestment Zone Number One, City
 of Penitas
 % Armin Garza
 PO Box 204
 Penitas, Texas 78576
 Phone: (956) 331-9649

With a copy to:

Bill Calderon
 Calderon Economic Development Str
 5523 Spellman Road
 Houston, Texas 77096
 Phone: (713) 724-4460

B. Index

This Agreement consists of the following sections:

<u>Section</u>	<u>Description</u>	<u>Pages</u>
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Exhibit 1 City of Penitas Ordinance No. 2004-05

Exhibit 2 City of Penitas Ordinance No. 2005-01

Exhibit 3 City of Penitas Ordinance No. 2017-10

Exhibit 4 City of Penitas Ordinance No. 2017-11

Exhibit 5 City of Penitas Ordinance No. 2018-04

Exhibit 6 Project Plan and Reinvestment Zone Financing Plan as amended

Exhibit 7 Tax Accounts

C. Parts Incorporated

All of the above-described exhibits are hereby incorporated into this Agreement by this reference for all purposes.

II. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set out below:

1. "2009 Agreement" means the Original Agreement as amended by the First Amendment.
2. "Administrative Costs" means reasonable costs directly incurred by a Participating Taxing Entity (as hereinafter defined) related to its agreement to participate in the development of the Zone, as described in this Agreement. These costs include, but are not limited to, costs and expenses for legal review and financial analysis related to the Zone incurred prior to entering into this Agreement, as well as any such costs and expenses incurred after this Agreement becomes effective. The aggregate reimbursable Administrative Costs for all the combined Participating Taxing Entities, which incur Administrative Costs over the life of the Zone, shall not exceed an aggregate reimbursement of One Million Two Hundred Thousand Dollars (\$1,200,000), representing One Million One Hundred Fifty-Eight Thousand Dollars (\$1,158,000.00) to the City and Forty-Two Thousand Dollars (\$42,000.00) to the County.
3. "Agreement" means this Amended and Restated Interlocal Agreement.
4. "Amended Plan" means the First Amended Project Plan and Reinvestment Zone Financing Plan, dated September 28, 2017, a true copy of which is attached hereto as Exhibit 4.
5. "Available Tax Increment" shall mean (i) as to City, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the Zone that equals 100% of the City's property tax as levied and collected; and (ii) as to County, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the Zone that equals 95% of the County's Applicable M&O Tax Rate as levied, collected and allocated to the general fund (i.e., excluding only the portion of the

County's property tax rate that is apportioned for payment of outstanding general obligation bonded indebtedness commonly referred to as the "interest and sinking fund rate.")

6. "Base Year" means the year in which a Tax Increment Reinvestment Zone is created by ordinance. The Base Year is 2004.

7. "Captured Appraised Value" means the captured appraised value of the Zone, as defined by Section 311.012(b), Texas Tax Code (and as said Code may be amended from time to time); e.g., the total appraised value in a given year of all real property taxable by a participating taxing entity and located in the Zone for that year less the total appraised value of that property in 2004, the Base Year of the Zone.

8. "City" has the meaning given such term in Section I.A.1 above.

9. "City Tax Rate" means 100% of the ad valorem tax rate adopted by the city council of the City ad valorem tax. The City Tax Rate may change from time to time. The City Tax Rate as of December 31, 2016 is \$0.5060 per \$100 dollars of valuation on the Captured Appraised Value and may be changed by the City during the Term of the Zone.

10. "County" has the meaning given such term in Section I.A.1 above.

11. "County Applicable M&O Tax Rate" for any given year means the lesser of (i) the Base Year M&O Tax Rate and (ii) the County M&O Tax Rate for the given year. The Base Year M&O Tax Rate was \$0.5095 per \$100 dollars of valuation.

12. "County M&O Tax Rate" means that portion of the ad valorem tax rate used by the County for maintenance and operation. The County M&O Tax Rate is subject to change by the County in accordance with applicable law.

13. "County's Effective Termination Date" has the meaning given such term in Section V.F below.

14. "County's Maximum Contribution" is the lesser of (i) Fifteen Million Dollars (\$15,000,000.00) or (ii) the City's aggregate contribution to the Tax Increment Fund over the Term of the Zone. Amounts deducted by the County from a Tax Increment Payment for the County's Administrative Costs in accordance with Section IV below count toward the County's Maximum Contribution as if those amounts had been contributed by the County into the Tax Increment Fund as part of such Tax Increment Payment.

15. "Creation Ordinance" has the meaning given such term in Section III.B below.

16. "First Amendment" means that certain Amendment to Interlocal Agreement among the Parties effective March 3, 2009, which amended the Original Agreement.

17. "Material Change" has the meaning given such term in Section V.F below.
18. "Original Agreement" means that certain Interlocal Agreement executed between the City, the County, and the Zone, entered into by the County on March 3, 2009.
19. "Original Plan" shall mean the project and finance plan for the Zone, which was attached as Exhibit 2 to the Original Agreement.
20. "Participating Taxing Entity" means the City and County.
21. "Parties" has the meaning given such term in Section I.A.1 above.
22. "Project" means the improvements for water, waste water, drainage, sidewalks, streets, lights and bridges identified in the Amended Plan.
23. "Project Costs" mean the items set forth in Section 211.002(1) of the Texas Tax Code that are included in the Amended Plan for the Project. The Project Costs in the aggregate for the life of Zone are estimated to be Thirty Million Two Hundred Three Thousand Eight Hundred Five Dollars (\$30,203,805.00), as more completely set forth in Exhibit 4.
24. "Tax Increment" for a Participating Taxing Entity means the total amount of ad valorem taxes levied and collected each year by that Participating Taxing Entity each year on the Captured Appraised Value of taxable real property in the Zone. Further, with respect to the County, this term shall be further limited to the total amount of ad valorem taxes levied and collected only on behalf of the County each year.
25. "Tax Increment Base" means the total appraised value of all real property taxable by a Participating Taxing Entity and located in the Zone as of January 1, 2004 the year in which the Zone was designated.
26. "Tax Increment Fund" means the tax increment fund created by the City for the deposit of Available Tax Increments for the Zone, entitled "Reinvestment Zone Number One City of Penitas, Texas Tax Increment Fund," which fund must be segregated and kept apart from any other funds of the City and may only be used to pay for expenses and costs approved by the Zone Board for the Zone.
27. "Tax Increment Payment" means the Available Tax Increment that a Participating Taxing Entity is required to deposit annually into the Tax Increment Fund in accordance with this Agreement.
28. "Term of the Zone" has the meaning given such term in Section III. A., below.

29. "Transportation Zone" means Transportation Reinvestment Zone Number Two, Hidalgo County.
30. "Zone" has the meaning given such term in Section I.A.1. above.
31. "Zone Board" has the meaning given such term in Section I.A.1 above.

III. BACKGROUND

- A. On November 3, 2004, the City created the Zone over the property contained in the Zone by adoption of City Ordinance No. 2004-05, a true and correct copy of which is attached hereto as **Exhibit 1**, for the purposes of development and redevelopment of the property within the Zone (a legal description of which is contained in Exhibit 1). The City amended the creation ordinance on February 11, 2005, by Ordinance No. 2005-01, a true and correct copy of which is attached to this Agreement as **Exhibit 2**. The termination of the Zone was to occur on December 31, 2034, or as otherwise provided in the ordinance. The Zone and the City adopted the Original Plan for the Zone in 2005. The City agreed to participate in the Zone by contributing tax increments produced in the Zone to the Tax Increment Fund. The County also agreed to participate in the Zone, beginning with the 2005 tax year, and the City, the County and the Zone entered into the 2009 Agreement setting forth the terms and conditions for its participation in the Zone.
- B. Due to a myriad of issues, including an unanticipated downturn in the economy that negatively impacted development in Texas, and significantly delayed development in the Zone, including the anticipated increase in taxable values in the Zone, which also directly and negatively impacted the generation of tax incremental revenues, on October 24th, 2017, (i) the Zone Board adopted the Amended Plan, to extend the term of the Zone in order to allow the Zone to fully fund the list of projects originally anticipated in the Original Plan at the time of its adoption; (ii) the City adopted Ordinance 2017-10, a true and correct copy of which is attached hereto as **Exhibit 3**, to approve the Amended Plan and Reinvestment Zone Financing Plan, and extend the term of the Zone. As explained in the Amended Plan, exact locations of infrastructure improvements will be determined by the City and the Zone Board, which are expected overtime based on factors such as the location and progress of private development within the Zone.
- C. The Zone Board by motion, adopted an amendment the interlocal agreement with Hidalgo County, extending County participation to be co-terminus with that of the City, and reducing the participation tax rate from \$0.509 to \$0.48. On the same day, the City adopted Ordinance No. 2017-11, a true and correct copy of which is attached hereto as **Exhibit 4**, approving the amended interlocal agreement in the same fashion.
- D. Due to a request from the Zone Bond Counsel, a minor clarification to language in the Project Plan relating to the amount of bonded indebtedness, and sources of revenue

available to defense debt was approved by the Zone Board on May 14th, 2018. On the same day, after the required public hearing, City Council adopted Ordinance No. 2018-04, a true and correct copy of which is attached hereto as **Exhibit 5**, approving the clarification to the amended plan, and extending the term of the zone.

- E. Subsequent to the approval of Ordinance No. 2018-04, City Council approved Ordinance No. 2018-05, a true and correct copy of which is attached hereto as **Exhibit 6**, to replace the Plan document exhibit previously attached to the Interlocal agreement, with the correct approved plan document.
- F. **Exhibit 7** is the amended plan document, approved by Ordinance No. 2018-04.
- G. The City and the Zone represent and warrant that (i) each has found that the City and the Zone have complied with all legal requirements, including notice requirements, in the creation of the Zone, the adoption and amendment of the Creation Ordinance, and the adoption of both the Original Plan and the Amended Plan; (ii) the Amended Plan is feasible and (iii) construction pursuant to the Original Plan commenced within three (3) years of creation of the Zone.
- H. The Parties agree that the changes to the Original Plan adopted by the Amended Plan constituted a Material Change to the Original Plan, that notice was given to the County in accordance with the 2009 Agreement, and that the Parties worked together to address the County's comments and objections prior to the adoption of the Amended Plan.
- I. The Zone is now projected to terminate on December 31, 2047, unless earlier termination occurs under this Agreement (the "Term of the Zone").
- J. The Parties now desire to enter into this Agreement, which amends and restates the 2009 Agreement, pursuant to Section 31.013(f) of the Texas Tax Code.

IV. RIGHTS AND OBLIGATIONS OF THE COUNTY

A. Tax Increment Participation by the County

1. Subject to the limitations set out in this Agreement, the County agrees to participate in the Zone by contributing to the Tax Increment Fund an amount equal to 95% of the revenue generated from the County Applicable M&O Tax Rate as assessed and collected on the Captured Appraised Value for each respective tax year during the Term of the Zone. For the purpose of this Agreement, the County Applicable M&O Tax Rate shall be calculated as set forth in Section IV.B of this Agreement. In no event shall the County contribution to the Tax Increment Fund (including amounts allocated to the County's Administrative Costs in accordance with Subsection IV.B.1.e. below) be greater than the County Maximum Contribution over the Term of

the Zone (which for purposes of this provision will be deemed to end no later than December 31, 2047) beginning with the 2005 tax year.

2. The Parties hereto agree that the County's contribution to the Tax Increment Fund pursuant to Section IV.A.1 above shall be used to fund Project Costs. The County's contributions to the Tax Increment Fund shall end when the County has contributed the County Maximum Contribution, or when it has made contributions of all Tax Increment Payments, as specified in the Project Plan, attributable to all periods through the end of the County's fiscal year 2047 (ending on December 31, 2047), whichever occurs first.

3. In accordance with Section IV.B.9.b. hereof, the Parties agree that, notwithstanding anything to the contrary contained herein, in the event any of the property within the Zone is also within the Transportation Zone, during any period commencing on or after January 1, 2035, with respect to which the County is obligated to pay part of the tax increment on such real property in the Zone to the Transportation Zone, the County's Available Tax Increment with respect to property that is within the overlap between the Transportation Zone and the Zone shall be fifty percent (50%), and not ninety-five percent (95%) of the County Applicable M&O Tax Rate.

B. Tax Increment Payment

1. a. The County's obligation to contribute its Tax Increment Payment to the Tax Increment Fund, as provided in Section IV.A. of this Agreement, shall accrue as the County collects its Available Tax Increment. The Parties hereto agree that all ad valorem property taxes collected each year by the County that are attributable to real property in the Zone shall first constitute taxes on the Tax Increment Base and after the total amount of taxes on the value of the Tax Increment Base have been collected, then the remaining ad valorem taxes collected shall constitute the taxes collected on the value of the Tax Increment.

b. The Parties acknowledge that, prior to the execution of this Agreement, the County made all payments due on or before the date hereof pursuant to the 2009 Agreement.

c. The County agrees to deposit its next Tax Increment Payment to the Tax Increment Fund, which will be for tax year 2017, by the later of:

- (i) thirty (30) days after collection reports and any other documentation required under this Agreement have been provided to the Hidalgo County Auditor's Office and/or the County;
- (ii) the information required under Section 311.016 of the Tax Code having been provided to the County;
- (iii) May 1, 2018; or
- (iv) thirty (30) days after the full execution and delivery of this Agreement by all Parties.

For the avoidance of doubt, the amount of the next Tax Increment Payment due pursuant to this Agreement after the date hereof shall be based on the Tax Increments that were received on or before January 31, 2018, but which have not been previously deposited into the Tax Increment Fund or otherwise part of a calculation of a previously made Tax Increment Payment, meaning they were received by the County on or after January 31, 2017.

d. For subsequent payments, the County agrees to contribute its yearly Tax Increment Payment to the Tax Increment Fund annually not later than the later of:

- (i) thirty (30) days after collection reports and any other information required under this Agreement have been provided to the Hidalgo County Auditor's Office and/or the County;
- (ii) the information required under Section 311.016 of the Tax Code having been provided to the County; and
- (iii) the 90th day after the delinquency date for the County's property taxes (or the first business day thereafter) following the end of each tax year.

The amount of each Tax Increment Payment shall be based on the Tax Increments that are received up to January 31st following the end of the tax year, but which have not been previously deposited in the Tax Increment Fund or otherwise part of a calculation of a previously made Tax Increment Payment, during the annual periods preceding each deposit date.

e. Under no circumstances shall the County be required to participate in the Zone with taxes attributable to periods after 2047, or to make any Tax Increment Payment from any source other than the County's Available Tax Increment.

f. The County shall have the right to deduct the County's Administrative Costs prior to contribution of its Tax Increment Payment into the Tax Increment Fund. For the avoidance of doubt, if the County deducts Administrative Costs prior to making the payment into the Tax Increment Fund, the amount of the deducted Administrative Costs shall be counted as having been made by the County to the Tax Increment Fund for purposes of determining whether the County has reached the County Maximum Contribution. The County will not deduct more than \$1400 in any calendar year for Administrative Costs.

g. The City shall request collection reports from the Hidalgo County Tax Assessor Collector and provide a copy of these reports along with a payment request detailing the payment calculation as illustrated in the chart in Subsection h. below to the County one month prior to the payment required to be made under this Agreement.

h. The chart below is for illustrative purposes only and is an example of the calculation of the County's Tax Increment Payment.

[Remainder of page intentionally blank]

*Assuming for the purpose of this example, the tax value of the Zone is \$100,000.00, the base value is \$10,000.00, the Administrative Costs are \$10.00 per year, the overall County tax rate is \$.0059 and there is no overlap with the Transportation Zone.**

Tax Increment Reinvestment Zone (TIRZ) Payment Calculation	EXAMPLE
TIRZ Real Property Certified Taxable Value as of January 31 (Provided by Hidalgo County Appraisal District (HCAD))	\$100,000.00
(Multiplied by) Hidalgo County Current (GHD) Tax Rate (.59/100)	0.0059
GHD Actual Tax Levy for all real property tax accounts located within the TIRZ	\$590.00
TIRZ Real Property Certified Taxable Value as of January 31 (Provided by Hidalgo County Appraisal District (HCAD))	\$100,000.00
(Less) Base Year Real Property Certified Appraised Value for Tax Accounts located within the TIRZ (Provided by HCAD)	\$10,000.00
Captured Appraised Value	\$90,000.00
Captured Appraised Value	\$90,000.00
(multiplied by) 95% of M&O Rate (The lesser of actual tax year M&O rate or rate specified on agreement) (.005095*.95)	0.004840
Tax Levy Due to TIRZ	\$435.62
TIRZ Collections (for February 1 through January 31) as per Collections Reports provided by Hidalgo County Tax Office	\$300.00
(divided) GHD Actual Tax Levy for all Real Property tax accounts located within the TIRZ	\$590.00
Percent Collected of Actual Levy	50.85%
Tax Levy Due to TIRZ	\$435.62
(Multiplied by) Percent Collected of Actual Levy	50.85%
Proposed Payment Amount	\$221.50
(LESS) Administrative Cost (as per Agreement)	\$10.00
TAX INCREMENT PAYMENT AMOUNT DUE TO TAX INCREMENT FUND	\$211.50

**The calculation is performed separately for each tax year, so for any payment including taxes with respect to more than one tax year, there will be a separate calculation chart for each such tax year.*

2. At least thirty (30) days prior to the expected date of a payment required under Section IV.B. of this Agreement, the City shall provide to the County:

- (i) the Zone annual audit report;
- (ii) an updated fact sheet that includes detail as to what portion of the Project has been completed to date;
- (iii) a schedule of what portion of the Project is expected to be completed in the following year;
- (iv) a current roster of the Zone's board members, including the term of each board member, the entity that appointed the board member;
- (v) the date for the next annual meeting of the Zone Board, or the next expected meeting if not already scheduled; and
- (vi) a formal request for payment, including the calculation in the form of the chart set forth in Section IV.B.1.h above.

In addition to and as part of the City's fact sheet, the City shall supply the County with all information as required under Section 311.016 of the Texas Tax Code on or before the 90th day following the end of the fiscal year of the City. Such reports and documentation also shall include sufficient information on to allow the County and the Hidalgo County Auditor to confirm the expenditures from the Tax Increment Fund were for Project Costs.

3. Pursuant to Chapter 311 of the Texas Tax Code, in the event there is a conflict between the Parties in regards to the amount of the Tax Increment owed by the County, the Hidalgo County Auditor will make the final determination as to the amount of any Tax Increment owed by the County under this Agreement. Upon written request from another Party, the County will provide the Parties information showing the difference in the County's calculation of such amount owed. The annual Captured Appraised Value for the real property contained within the Zone shall be determined by the Hidalgo County Appraisal District on the assessed appraised values and the Hidalgo County Tax Offices' verification of collections in regards to the real property contained with the Zone.

4. Any delinquent deposit by the County of a Tax Increment Payment under this Agreement shall be administered as provided in Section 311.013(c) and (c-1) of the Texas Tax Code, which state as follows:

(c) Notwithstanding any termination of the reinvestment zone under Section 311.017(a) and unless otherwise specified by an agreement between the taxing unit and the municipality or county that created the zone, a taxing unit shall make a payment required by the Subsection (b) [Tax Increment Payment], not later than the 90th day after the later of:

- (1) the delinquency date for the unit's property taxes or
- (2) the date the municipality or county that created the zone submits to the taxing unit an invoice specifying the tax increment produced by the taxing unit and the amount the taxing unit is required to pay into the tax increment fund for the zone.

(c-1) A delinquent payment incurs a penalty of five percent of the amount delinquent and accrues interest at an annual rate of 10 percent.

The Parties expressly agree that the County shall not owe any penalty or interest on Tax Increments attributable to taxes that have been levied, but not received by the County, or with respect to any payment made prior to the date hereof. Further, the County shall not be liable for the payment of any penalties or interest if the report required to be filed by the City under Section 311.016 of the Texas Tax Code is not filed timely; or if the fact sheet, the Zone's annual audit report, payment request or other documentation required by this Agreement are not provided to the County timely, or under any other situation in which the City does not pay interest or penalties.

5. As a condition of the County's participation in this Agreement, the Amended Plan must be followed and implemented by the Zone. The City and the Zone agree to provide prior written notice to the County of a proposed change to the Amended Plan at least thirty (30) days prior to the submission of the proposed change to the city Commission for approval. The County, and any member of the County Commissioners Court, may comment upon any proposed amendment to the Amended Plan prior to its approval by the City Commission.

6. If the City or the Zone Board materially breaches this Agreement, then the County may provide written notice to the City, and the Zone (with a copy to any other Participating Taxing Entity still contributing Tax Increment Payments) demanding that all breaches must be resolved within ninety (90) days. If the objections and/or concerns, as set out in the notice, are not resolved within ninety (90) business days from the date of such notice, then the County may discontinue its Tax Increment Payments and terminate its participation in the Zone.

7. Except for contributing its respective Tax Increment Payments to the Tax Increment Fund as set out in this Agreement, the County shall not have any obligation or responsibility for any costs or expenses associated with the development of the Zone or the implementation of the Amended Plan, including, without limitation, any obligation to pay or repay any bond or other debt issued by another Participating Taxing Entity, the Zone or the Zone Board relating to the Zone or any costs associated with the operation of Zone, the Project or any other projects relating thereto.

8. Notwithstanding anything herein to the contrary, the County's total Tax Increment Payment to the Tax Increment Fund over the Term of the Zone, including any amounts paid prior to execution of this Agreement and amounts allocated to Administrative Costs, shall not exceed the County's Maximum Contribution, plus any applicable penalty and/or interest allowed in Section 311.013 of the Tax Code, subject to the limitations on Section IV.B.4. hereof.

9. a. *General Provisions.* Subject to the provisions of this Agreement,, the County agrees to participate at ninety-five percent (95%) of the County Applicable M&O Tax Rate per \$100 valuation on the Captured Appraised Value) of real property in the Zone. The City represents and warrants that none of the real property in the Zone is in the Transportation Zone.

b. *Transportation Zone Overlap.* Notwithstanding anything to the contrary contained herein, in the event any of the property within the Zone is also within the Transportation Zone, during any period with respect to which the County is obligated to pay part of the tax increment on such real property in the Zone to the Transportation Zone, in lieu of the 95% of County Applicable M&O Tax Rate specified above, the County contribution to the Zone with respect to real property that is within the overlap between the Transportation Zone and the Zone shall not exceed fifty percent (50%) of the Applicable M&O Tax Rate.

c. *Greater County M&O Tax Rate.* If the County M&O Tax Rate for any given year is greater than the Applicable M&O Tax Rate per \$100 valuation on the Captured Appraised Value during any year during the Term of the Zone, the County shall retain all taxes collected in excess of the County Applicable M&O Tax Rate per \$100 valuation on the Captured Appraised Value and to the extent any such excess has been contributed into the Tax Increment Fund, such excess shall be promptly refunded to the County.

10. Any portion of the taxes included in the calculation of a County Tax Increment Payment that are refunded by the County pursuant to applicable law after such calculation, shall be offset against the County's future Tax Increment Payment.

11. County taxes that are delinquent for more than five years will be considered uncollectible and shall not be included in the Tax Increment Payment.

C. School District Provisions

The County understands that the Project is located in the La Joya Independent School District. The City and the Zone represent to the County that the La Joya Independent School District is not participating in the Zone by contribution of any Tax Increment.

D. Management of the Zone

1. The Zone shall in all respects be managed by the Zone Board, including the director appointed by the County. The Zone Board shall have all powers allowed under Chapter 311 of the Texas Tax Code to manage the Zone and carry out the Amended Plan as limited by the City's ordinance creating the Zone. The Participating Taxing Entities, during the term of this Agreement, may inspect the Project site and review Project plans and drawings at times and intervals in a manner that will not interfere with ongoing operations.

2. The Zone Board shall be composed of seven (7) directors (or such larger number not to exceed fifteen (15) as required by Section 3 of the Creation Ordinance.

3. Notwithstanding anything to the contrary in the Creation Ordinance, pursuant to the provisions of Section 311.009(a) of the Texas Tax Code, the County shall have the unequivocal right to appoint and thereafter at all times to maintain one (1) director on the Zone Board. Failure of the County to appoint a person to the Zone board shall not be deemed a waiver

of the County's right to make an appointment at a later date. If it is necessary for the City to make or confirm the appointment, the City shall appoint or confirm the County's designee. The County may also appoint and maintain as many non-voting ex-officio members to the Zone Board as the County desires.

E. Expansion of the Zone

Notwithstanding anything to the contrary contained herein, the obligation of the County to participate in the Zone is limited to the legal description of the Zone contained in Exhibit 2 attached hereto and is subject to the terms of this Agreement. The County's participation shall not extend to the Tax Increment on any additional real property added to the Zone by the City unless the County approves such participation in a written amendment to this Agreement.

V. RIGHTS AND OBLIGATIONS OF CITY AND ZONE

A. Tax Increment Participation by the City

Subject to the terms of this Agreement, the City agrees to participate in the Zone by contributing to the Tax Increment Fund one hundred percent (100%) of the revenue generated from the City Tax Rate as levied and collected on the Captured Appraised Value each respective tax year during the term of the Zone, beginning with the 2005 tax year. The City agrees to require the Zone to implement the Amended Plan. The City's contributions to the Tax Increment Fund pursuant to this Section V.A.1 shall end when the City has contributed all Tax Increments attributable to periods before the Zone termination date.

B. Tax Increment Payment

1. The City's obligation to contribute its Tax Increment Payment to the Tax Increment Fund as provided above in Section V.A. of this Agreement shall accrue as the City collects its Tax Increment. The City agrees to deposit its Tax Increment Payments to the Tax Increment Fund annually on or before May 1, (or the first business day thereafter) of each tax year. Any delinquent deposit of a Tax Increment Payment by the City under this Agreement shall be administered as provided in Section 311.013(c) of the Texas Tax Code (or its successor provision).

2. The County, the City and the Zone expressly agree that the City shall not owe any interest on Tax Increments that have been levied, but not received by City by the delinquency dates specified herein.

C. Financing of Project Costs

Each Participating Taxing Entity shall participate in the payment of Project Costs only to the extent described herein. The City and the Zone shall be entitled to enter into any other

agreements for the City or the Zone to pay Project Costs and other reasonable related expenses from the Available Tax Increments paid into the Tax Increment Fund without the consent of any other Participating Taxing Entity, but they will provide notice of such agreement(s) to each Participating Taxing Entity.

D. Disbursement of Funds in the Tax Increment Fund

1. Each Participating Taxing Entity agrees the Zone Board shall administer the Tax Increment Fund on behalf of the Zone, pursuant to the Creation Ordinance, and pursuant to this Agreement. Except for amounts to be paid to the City and County for Administrative Costs, no funds shall be disbursed from the Tax Increment Fund without the prior written approval of the Zone Board (except for amounts to be deducted by the County for Administrative Costs), and notice of the amount of funds used and disbursement of funds by the Zone shall be given at least annually to the County. The Parties agree that the Zone Board shall be responsible for the annual administration of the Zone.

2. The parties agree and understand that under no circumstances shall the amount reimbursable as Administrative Costs, in the aggregate, exceed the amount set out and described in Section II.2 above

3. The City and Zone will use funds in the Tax Increment Fund to reimburse expenditures set forth in the Amended Plan in the order incurred. The foregoing notwithstanding, no such funds will be paid from the Tax Increment Fund to a Participating Taxing Entity for its financial or legal services incurred in any dispute arising under this Agreement with another Participating Taxing Entity or Participating Taxing Entities or the Zone Board.

F. Project Plan.

1. The City and the Zone Board agree to comply with and implement the Amended Plan.

2. The City agrees to provide prior written notice to the County of any proposed amendments to the Amended Plan. The County shall have a period of thirty (30) business days from receipt of such notice of a proposed change to provide comments and objections to the proposed change. If the County timely provides written notice to the City that it objects to the proposed change, and (i) the change, on its own or taken together with any prior changes, constitutes a Material Change to the Amended Plan; (ii) the objection, as set out in the notice, is not resolved within forty-five (45) business days from the date of the City's receipt of the County's notice; and (iii) the City approves such change notwithstanding the County's objection, then the County may thereafter discontinue its Tax Increment Payments and terminate its participation in the Zone; *provided that* the County's discontinuation shall not become effective until such time as (x) all Project Costs incurred in accordance with the Amended Plan prior to the adoption of the proposed change and which the Zone is obligated to reimburse are paid in full or

(y) the County has made aggregate Tax Increment Payments equal to half of such Project Costs (the "County's Termination Effective Date"). Prior to the County's Termination Effective Date, the County shall remain a participant in this Agreement and shall be bound by its terms.

3. A change to the Amended Plan is a Material Change if (i) it provides for improvements or costs unrelated to the projects and costs in the Amended Plan as of the date of this Agreement; (ii) it would constitute at least a twenty percent (20%) increase or decrease (taken in the aggregate with all prior amendments to the Amended Plan) in either the Project Costs or the scope and scale of the Project; (iii) has the effect of directly or indirectly increasing the percentage of Tax Increment to be contributed by the County; or (iv) increases or reduces the geographical area of the Zone.

4. If the County does not provide notice of its objections within 45 days as provided above, the changes to the Amended Plan are deemed approved.

5. Notwithstanding any other provision hereof, no change, regardless of whether it is a Material Change, without a corresponding specific written amendment to this Agreement will change the amount of Tax Increment Payments due from the County or increase the County Maximum Contribution.

G. Tax Accounts; Plats and Subdivisions

The Parties agree to cooperate so that the City and the County can properly account for all tax accounts within the Zone. The Zone agrees to use its best efforts to (i) provide such information as the County and the Hidalgo County Appraisal District may reasonably need to properly allocate tax accounts to the Zone, and (ii) provide copies of all plats approved within the Zone to the County, the County Auditor, and the Hidalgo County Appraisal District. The tax accounts identified as of the date of this Agreement are listed on **Exhibit 5** attached hereto.

VI. TERM AND TERMINATION

A. Term of the Zone and Termination

This Agreement shall become effective as of the last date of execution by the Parties hereto. As this Agreement is a restatement and amendment of the Original Agreement, the term of the Agreement commenced with the tax year beginning on January 1, 2005. This Agreement terminates on the earlier of (i) December 31, 2047; (ii) the termination of the Zone as provided in Section 311.017 of the Texas Tax Code; or (iii) termination by the Parties hereto consistent with all applicable laws. Upon termination of this Agreement, the obligation of the County to contribute to the Tax Increment Fund for the Zone shall end; however, any refund obligations of the City, the Zone or any related redevelopment authority shall survive such termination.

B. Early Termination

The Zone may terminate early pursuant to the provisions of Section 311.017 of the Texas Tax Code.

C. Disposition of Tax Increments

Upon expiration or termination of the Zone and after all bonds and/or notes have been paid and all reimbursements have been made, any money remaining in the Tax Increment Fund shall be paid to the Participating Taxing Entities on a pro rata basis in accordance with Section 311.014(d) of the Texas Tax Code, or any successor provision thereto. Such payment shall be made to the County not later than sixty (60) days after such termination. Accounting to determine the pro rata distribution of remaining funds to the respective taxing entities shall be conducted according to generally accepted accounting principles, and shall be subject to review and audit by the County upon reasonable request. In the event a discrepancy occurs between the reviews conducted by the City and County, said dispute will be resolved by the respective audit offices of the City and County. In the event the dispute cannot be resolved it shall be submitted to mediation under the rules of the American Mediation Association with a mediator agreed upon by the County Judge of the County and the City Manager of the City.

VII. MISCELLANEOUS

A. Understanding

Any and all costs incurred by the Zone or the City are not, and shall never become, general obligations or debt of the County. With respect to the City and County costs, only eligible Project Costs and other allowable expenses under applicable law, if any, incurred by the City or County shall be payable from the Tax Increment Fund in the manner and priority provided in Amended Plan, and only to the extent that funds become available in the Tax Increment Fund. The Parties agree and understand that eligible costs exceeding the maximum specified in the Amended Plan, shall not increase the amount due from the County beyond what is actually collected as its Available Tax Increment during the Term of the Zone, which shall be deposited into the Tax Increment Fund, subject to the County Maximum Contribution and the other provisions of this Agreement.

B. Severability

In the event any term, covenant or condition herein contained shall be held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained.

In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on the County's, or any other Party's, contributions or participation, then

neither the County, nor any other Party, shall have any liability for any incremental or other payments as may otherwise be provided for in this Agreement.

C. Entire Agreement

1. This Agreement merges the prior negotiations and understandings of the Parties hereto, including the Original Agreement and the First Amendment, which are further amended and restated hereby, and embodies the entire agreement of the Parties. There are no other agreements, assurances, conditions, covenants (express or implied), or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

2. With respect to the County's obligations, to the extent there is any irreconcilable conflict between the terms contained in the body of this Agreement and any exhibit hereto, the terms contained in the body of this Agreement shall control over those contained in such exhibit.

D. Written Amendment

This Agreement may be changed or amended only by a written instrument duly executed on behalf of each Party hereto. All Parties to this Agreement understand and recognize that only the City Commission of City and only the Commissioners Court of the County have authority to approve a change or amendment to this Agreement on behalf of the City or the County, respectively.

E. Notices

All notices required or permitted hereunder shall be in writing and delivered by personal delivery, facsimile or United States Postal Service (certified mail, return receipt requested) and addressed to the respective other Party at the address prescribed in Section I of this Agreement, or at such other address as the receiving Party may have theretofore prescribed by notice to the sending Party. Such notices shall be deemed delivered the earlier of: (i) when actually received by personal delivery or facsimile if received during normal business hours and on the next business day if received after normal business hours; or (ii) if sent by the United States Postal Service, on the date indicated by the United States Postal Service on the return receipt as the date on which it was received by the respective other Party.

F. Non-Waiver

Failure of any Party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, or to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

G. Assignment

No Party shall assign this Agreement at law or otherwise without the prior written consent of the other Parties. No Party shall delegate any portion of its performance under this Agreement without the written consent of the other Parties.

H. Successors

This Agreement shall bind and benefit the Parties and their legal successors or assigns. This Agreement does not create any personal liability on the part of any trustee, officer, owner, partner, principal, employee, elected official or agent of a Party to this Agreement.

I. Access to Financial Information

1. The Zone agrees to conduct or to cause to be conducted, at a minimum, an annual financial review, a copy of which will be provided to the County. Furthermore, each Party to this Agreement shall have reasonable access to financial or other information and audit reports regarding the operation of the Zone, contribution of Tax Increment Payments to the Tax Increment Fund, and expenditures from the Tax Increment Fund for Project Costs. In addition, the City agrees, during the term of this Agreement, to prepare and deliver an annual report to the County in accordance with Section 311.016 and 311.0101(c), Texas Tax Code. The County shall have the right to withhold or delay payments to the Tax Increment Fund until thirty (30) such time as it has received the financial report (and other documentation and information pursuant to Section IV.B. above) from the City for the applicable tax year, and shall not incur any penalties or interest with respect to any such withheld or delayed payments notwithstanding any provision herein to the contrary.

2. The County Auditor shall be authorized to audit Zone records at the County's expense upon reasonable notice to the Zone and the City. The Zone and the City shall cooperate with the County Auditor with respect to such audit.

3. In the event the City recreates a redevelopment authority in connection with the Zone, the City shall provide to the County, with a copy to the County Auditor, a copy of each of the audits required by the agreement between the City, the Zone and any such redevelopment authority within thirty (30) days of receipt of each audit.

J. Zone Designation

The City represents that its designation of the Zone meets the criteria of Section 311.005(a), Texas Tax Code.

K. No Waiver of Immunity

No Party hereto waives or relinquishes any immunity or defense on behalf of itself, its elected officials, trustees, officers, employees, directors and agents as a result of its execution of this Agreement and performance of the covenants contained herein.

L. Force Majeure

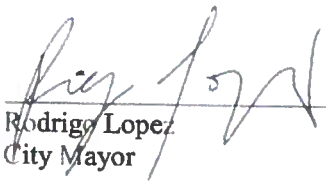
The Parties agree that in the event a Party's performance of any obligation under this Agreement is delayed due to the act or failure or delay in acting of another Party or another government entity (so long as such failure is not caused by an act or omission of the delaying Party), then such Party's time to perform shall be extended by the length of the delay; provided that the Party whose performance has been delayed gives prompt notice thereof to the other Parties hereto. The Parties further agree that in the event any payment hereunder is miscalculated due to errors in the information provided to the Party making the calculation or making the payment based on such calculation, that such payment shall be promptly adjusted upon the Parties becoming aware of the miscalculation and agreeing to the proper calculation (e.g., in the event the Hidalgo County Appraisal District omits a tax account that should be in the Zone from calculations of the tax increment attributable to the Zone). It is the Parties intention that all of the Parties work together in good faith to correct any such delays or miscalculations and that no interest or penalty shall be due with respect to any such delays or miscalculations.

[Signature page follows]

IN WITNESS HEREOF, the City, the County and the Zone have made and executed this Agreement in triplicate originals on this 14th day of May, 2018.

CITY OF PENITAS

HIDALGO COUNTY


Rodrigo Lopez
City Mayor

Hon. Ramon Garcia
County Judge

ATTEST/SEAL:

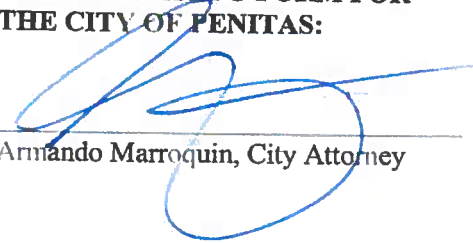
ATTEST/SEAL:


Ana Valdez
City Secretary

Arturo Guajardo, Jr.
County Clerk

**APPROVED AS TO FORM FOR
THE CITY OF PENITAS:**

**APPROVED AS TO FORM FOR
HIDALGO COUNTY:**


Armando Marroquin, City Attorney

Atlas, Hall, & Rodriguez, LLP

By: _____
Stephen L. Crain

**REINVESTMENT ZONE NUMBER ONE,
CITY OF PENITAS, TEXAS**

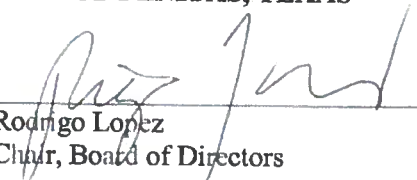

Rodrigo Lopez
Chair, Board of Directors

Exhibit 1

**City of Penitas Ordinance No. 2004-05
(Creation of Zone)**

[See attached 12 pages]

CITY OF PENITAS, Texas, Ordinance No. 2004-5

AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 2004-05, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN CITY OF PENITAS AS REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

*** * * * ***

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that CITY OF PENITAS City ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the public hearing on the creation of the proposed zone was published on OCTOBER 26, 2004, in the McALLEN MONITOR, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on November 3, 2004, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

WHEREAS, the City has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is \$0; and

WHEREAS, the total appraised value of taxable real property taxable by Hidalgo County, in which the proposed zone is located, is approximately \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the La Jolla Independent School District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the South Texas

Independent School District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the South Texas College District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the Hidalgo County Drainage District #1, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total area within the proposed zone is approximately 716 acres, excluding property that is publicly owned; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEÑITAS, TEXAS:

Section 1. Findings.

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public water distribution, wastewater collection and storm drainage facilities which conditions substantially impair and arrest the sound growth of the City.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas

Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the CITY OF PENITAS;
- (2) That the total appraised value of taxable real property in the proposed zone does not exceed fifteen percent of the total appraised value of taxable real property in the City;
- (3) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Hidalgo County, the La Jolla Independent School District, the South Texas Independent School District, the South Texas College District, and the Hidalgo County Drainage District #1; and
- (4) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B" to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, CITY OF PENITAS, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a)(1) and (2) of the

Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the Zone, each of whom may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the City receives the appointment. Failure of the County to appoint a person to the Board of Directors of the Zone shall not be deemed a waiver of the County's right to make an appointment at a later date. Failure of any other taxing unit to appoint a director by June 15, 2005, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. —If more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board; provided, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided, further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Five of the Board of Directors, any

position unfilled on June 15, 2005, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Ordinance that may be

reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of the ordinance, for the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2034, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

Section 5. Tax Increment Base

That pursuant to Section 311.012(c), Texas Tax Code, the Tax Increment Base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2004, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax

Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Severability

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this

Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

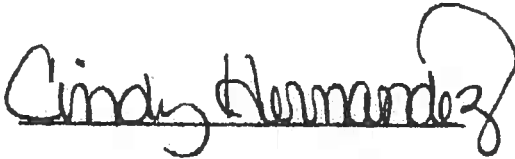
The contents of the notice of the public hearing, which hearing was held before the City Council on November 3, 2004, and the publication of said notice, are hereby ratified, and confirmed.

PASSED AND ADOPTED this 3rd day of November, 2004.

APPROVED this 3rd day of November, 2004.

A handwritten signature in dark ink, appearing to read 'Servando', written over a horizontal line.

Mayor, Servando Ramirez

A handwritten signature in dark ink, appearing to read 'Cindy Hernandez', written over a horizontal line.

Cindy Hernandez, City Secretary

EXHIBIT "A"

BOUNDARY DESCRIPTION

Map 2

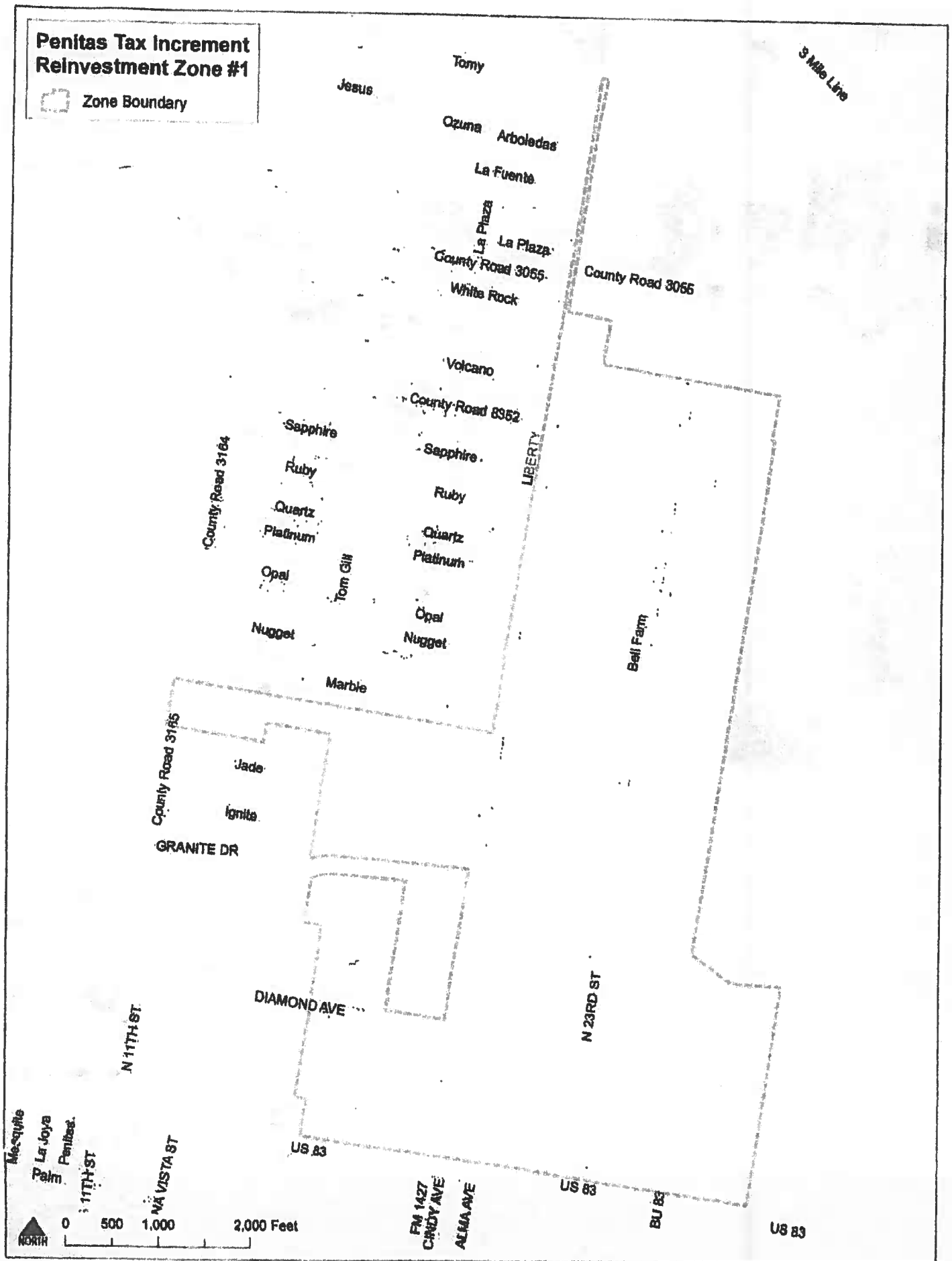


Exhibit 2

City of Penitas Ordinance No. 2005-01
(first amendment to creation ordinance)

[See attached 12 pages]

CITY OF PENITAS, Texas, Ordinance No. 2005-01

AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 2004-05, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN CITY OF PENITAS AS REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS, FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; CREATING A BOARD OF DIRECTORS FOR SUCH ZONE; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

*** * * * ***

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a contiguous geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

WHEREAS, the City has prepared a preliminary reinvestment zone financing plan, which provides that CITY OF PENITAS City ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be utilized in the financing of the proposed zone; and

WHEREAS, the City provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the public hearing on the creation of the proposed zone was published on OCTOBER 26, 2004, in the McALLEN MONITOR, a newspaper of general circulation in the City; and

WHEREAS, at the public hearing on November 3, 2004, interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

WHEREAS, no owner of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

WHEREAS, the City has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone and all other tax increment reinvestment zones previously created by the City is \$0; and

WHEREAS, the total appraised value of taxable real property taxable by Hidalgo County, in which the proposed zone is located, is approximately \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the La Jolla Independent School District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the South Texas

Independent School District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the South Texas College District, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total appraised value of real property taxable by the Hidalgo County Drainage District #1, in which the proposed zone is located, is \$3,610,638; and

WHEREAS, the total area within the proposed zone is approximately 716 acres, excluding property that is publicly owned; **NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PENSAS,
TEXAS:**

Section 1. Findings.

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack public water distribution, wastewater collection and storm drainage facilities which conditions substantially impair and arrest the sound growth of the City.

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas

Tax Code, further finds and declares:

- (1) That the proposed zone is a contiguous geographic area located wholly within the corporate limits of the CITY OF PEÑITAS;
- (2) That the total appraised value of taxable real property in the proposed zone does not exceed fifteen percent of the total appraised value of taxable real property in the City;
- (3) That the proposed zone does not contain more than fifteen percent of the total appraised value of real property taxable by Hidalgo County, the La Jolla Independent School District, the South Texas Independent School District, the South Texas College District, and the Hidalgo County Drainage District #1; and
- (4) That the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. Designation of the Zone

That the City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), does hereby designate as a reinvestment zone, and create and designate a reinvestment zone over, the area described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B" to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, CITY OF PEÑITAS, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a)(1) and (2) of the

Texas Tax Code.

Section 3. Board of Directors

That there is hereby created a Board of Directors for the Zone, which shall consist of seven (7) members. Positions One through Five on the Board of Directors shall be reserved for the City. Positions Six and Seven shall be reserved for other taxing units levying taxes within the Zone, each of whom may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the City receives the appointment. Failure of the County to appoint a person to the Board of Directors of the Zone shall not be deemed a waiver of the County's right to make an appointment at a later date. Failure of any other taxing unit to appoint a director by June 15, 2005, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board; provided, if more than four taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above four that appoints a director to the board, provided, further, that the maximum number of directors shall not exceed fifteen (15). The City shall be entitled to appoint a person to one position of each of the two positions created as a result of more than four taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Five of the Board of Directors, any

position unfilled on June 15, 2005, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, subject to approval by the City Council, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 6 of this Ordinance that may be

reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations.

Section 4. Duration of the Zone

That the Zone shall take effect immediately upon passage of the ordinance, for the deposit of tax increments into the Tax Increment Fund established pursuant to Section 6 of this Ordinance, and termination of the operation of the Zone shall occur on December 31, 2034, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full.

Section 5. Tax Increment Base

That pursuant to Section 311.012(c), Texas Tax Code, the Tax Increment Base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2004, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

Section 6. Tax Increment Fund

That there is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax

increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Severability

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 unconstitutional, void or invalid, the validity of the remaining provisions of this

Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

Section 8. Open Meetings

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the Time required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Notices

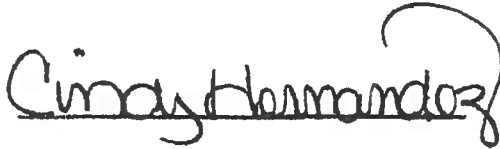
The contents of the notice of the public hearing, which hearing was held before the City Council on November 3, 2004, and the publication of said notice, are hereby ratified, and confirmed.

PASSED AND ADOPTED this 11th day of February, 2005.

APPROVED this 11th day of February, 2005.



Mayor, Servando Ramirez



Cindy Hernandez, City Secretary

EXHIBIT "A"
BOUNDARY DESCRIPTION

FROM :

FAX NO. :

Apr. 09 2003 11:45AM P12

Map 2

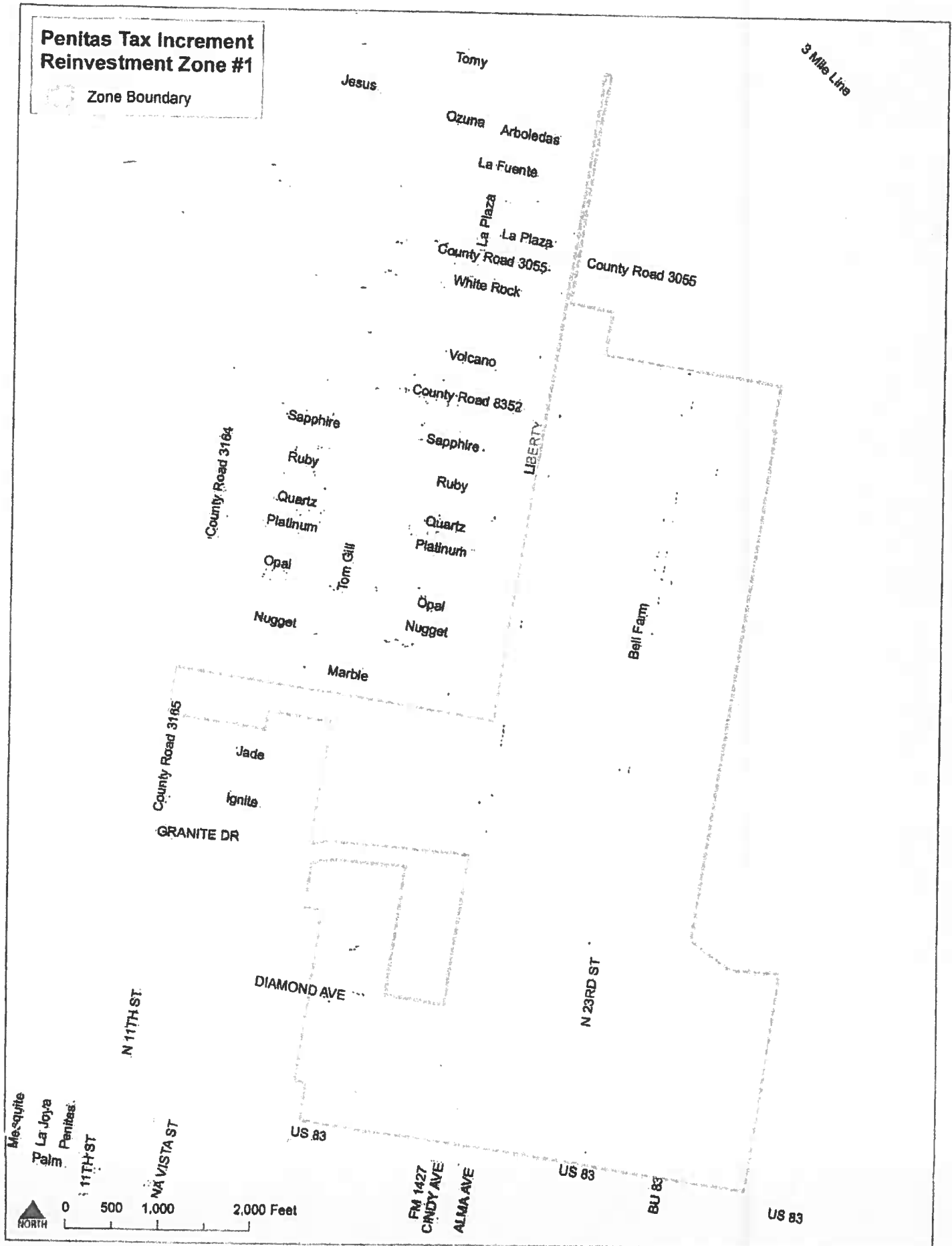


Exhibit 3

City of Penitas Ordinance No. 2017-10__
(second amendment to project plan)

[See attached 31 pages]

ORDINANCE NO. 2017-10

AN ORDINANCE APPROVING THE AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS; CONTAINING VARIOUS PROVISIONS RELATED TO THE FOREGOING SUBJECT.

WHEREAS, by City of Penitas Ordinance No. 2004-05, the City created Reinvestment Zone Number One, City of Penitas, Texas; and

WHEREAS, by City of Penitas Ordinance No. 2005-01, the City amended and restated City of Penitas Ordinance No. 2004-05; and

WHEREAS, by City of Penitas Ordinance No. 2006-01, the City approved the project plan and reinvestment zone financing plan; and

WHEREAS, the Board of Directors of the Reinvestment Zone Number One has approved and recommended an Amended Project Plan and Reinvestment Zone Financing Plan (the "Proposed Plans") attached hereto for the development of said Zone; and

WHEREAS, before the City and the Board of Directors of the Reinvestment Zone Number One may implement the Proposed Plans, the City Council must approve the Proposed Plans as Amended, and determine whether said Proposed Plans are feasible and in conformance with the City's master plans; now, therefore,

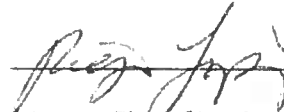
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PENITAS, TEXAS;

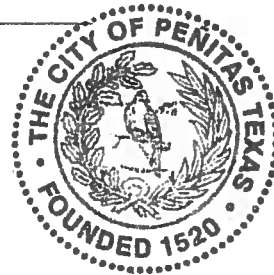
Section 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. That the Amended Project Plan and Reinvestment Zone Financing Plan attached hereto for Reinvestment Zone Number One, City of Penitas, Texas are hereby approved.

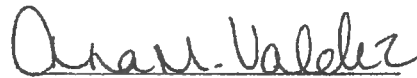
PASSED AND ADOPTED this 24th day of October, 2017.

APPROVED this 24th day of October, 2017.


Mayor, City of Penitas



WITNESSED this 24th Day of October, 2017.



City Secretary

**TAX INCREMENT REINVESTMENT ZONE NUMBER ONE
CITY OF PENITAS, TEXAS**

**FIRST AMENDED
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN**

September 28, 2017

REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS

First Amended Project Plan and Reinvestment Zone Financing Plan`

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Schedule B - Commercial Build-Out	
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Schedule D - Projected Zone Revenues	
Schedule E - Project Costs financed or reimbursed to date.	
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Map 2 - Aerial View of Property in and surrounding the Zone	
Map 3 - Existing Land Use/Property Classification of Property in the Zone	
Map 4 - Proposed Projects	

Introduction

Tax Increment Reinvestment Zone One, City of Penitas, Texas ("Zone"), was created by the City Council of the City of Penitas, Texas ("City") on November 3, 2004.

The purpose of the Zone is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries.

Expenditures associated with the design and construction of public facilities infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new residential and commercial development.

History

The reinvestment zone covers approximately 717 acres and is generally bounded by Tom Gill Road, 2 Mile Line, Giles Road and U.S. 83. The Zone primarily consists of undeveloped or agricultural land with some commercial development. Since the creation of the Zone in 2004, development has been slow and has not occurred as originally anticipated, due to the economic downturn. Developments that have occurred since the Zone was created include a Walmart Supercenter which opened in 2009 and an apartment complex which was completed in 2016.

First Amended Project Plan and Reinvestment Zone Financing Plan

The Board of Directors of the Zone and the City adopted a project plan and financing plan for the Zone in 2005 (the "Original Plan"). The Board of Directors of the Zone and the City now propose their First Amended Project Plan and Reinvestment Zone Financing Plan (the "Amended Plan"), which Amended Plan amends, restates and replaces the Original Plan in its entirety. This Amended Plan extends the duration of the Zone to December 31, 2047, to allow for continued improvements in the area and permit the Zone to complete the purposes for which it was established. This Amended Plan also permits the Zone or the Penitas Redevelopment Authority (the "Authority") to incur debt and issue debt or obligations to satisfy developer reimbursements previously advanced for project costs or incur debt to undertake the projects on their own. Additionally, this Amended Plan allows for updated development assumptions including Zone project costs, due to slow growth in the early years. In the Original Plan, development was expected to begin in 2005 with build out occurring in 2018, however not much growth has occurred to date. The revised development plan includes a mixture of residential and commercial uses, including 1,681 single family homes. Commercial development is anticipated to begin in 2017, followed by residential development in 2019. Build out of the development is now projected to occur in 2038. The increase in the term will allow additional time for the buildout to occur and for revenues to generate at levels adequate to pay the costs identified in this Amended Plan. In the Original Plan, annual revenue in 2014 was projected to equal approximately \$827,179, however due to slow growth, actual tax increment revenues collected in 2014 were \$138,000. Note: Schedule E reflects those project costs that have been paid or reimbursed to date.

Map 1 depicts the location of the Zone in context of the surrounding area.

A. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)):

Existing Conditions: Existing land uses within the Zone include predominately agriculture and undeveloped land with some commercial development, including a Walmart Supercenter and an apartment complex that were built after adoption of the Original Plan. Overall the area lacks adequate infrastructure including water, wastewater and drainage facilities, and a sufficient roadway network to support development of the land in the Zone. Maps 2 and 3 depict existing conditions.

Surrounding Land Uses: Land surrounding the Zone ranges from undeveloped/farmland to single family residential, public and commercial uses. The aerial view shown in Map 2 shows surrounding land uses.

Proposed Land Use: Proposed land uses shall include single-family residential, commercial, retail, and parks and open spaces with increasingly diminished undeveloped land over time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)):

All construction will be done in conformance with existing building code regulations of the City. There are no proposed changes of any city development ordinances, master plans, or building codes.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):

The project costs referenced in Table 1 are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the City, the Texas Department of Transportation or private sources, are non-project costs. Non-Projects Costs were estimated at \$13,000,000 at the time the Original Plan was adopted.

Method of Relocating Persons to be Displaced, if any, as a result of implementing the Amended Plan (Texas Tax Code § 311.011(b)(4)):

There will be no persons displaced as a result of implementing this Amended Plan.

B. Reinvestment Zone Finance Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

Table 1 lists the estimated project costs for the Zone including administrative expenses. As set forth in this Amended Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Table 1. The County revenues contributed to the Zone prior to this Amendment will be credited toward the overall County contribution cap.

Table 1 - Estimated Project Costs

Project	Estimated Costs
Water Improvements including wells	\$1,698,373
Waste Water Improvements	\$1,552,032
Drainage Improvements	\$6,093,650
Demolition Costs	\$ -
Relocation of Utility Lines	\$ -
Sidewalks	\$671,304
Streets	\$6,414,058
3 Bridges	\$2,250,000
Lights	\$724,388
Engineering/Surveying	\$1,800,000
Contingency	\$1,000,000
Zone Administration	\$1,200,000
Financing costs including interest	\$6,800,000
Total	\$30,203,805

Note: The project costs in this Amended Plan are not an increase over the project costs listed in the Original Plan, and the burden to the participating jurisdictions has not increased. This Amended Plan recognizes that the County will cap its overall participation in the Zone at \$15 million dollars.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed by the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout this Amended Plan, including but not limited to roadway construction/reconstruction, stormwater conveyance and management systems, water, wastewater improvements, sidewalks, intersection improvements, lighting, signage, park and greenspace improvements, and landscaping enhancements. Water and waste water are located along major road ways and throughout subdivisions and commercial oriented locations. The bridges called for in the Original Plan were projected to cross the District 6 canal at two locations Liberty Boulevard and 23rd Street and the District 16 canal as it crosses Liberty Boulevard. The number and location of proposed improvements are contained in Table 1 and Map 4. The TIRZ Board and the City of Penitas will make final determinations on exact locations of infrastructure improvements.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

An economic feasibility study was prepared as part of the Original Plan to assess the market for the proposed development. While development did not occur as anticipated when the Zone was originally created, due to the economic downturn, the area is now prime for development. Current economic conditions and growth, along with recent/planned infrastructure improvements support commercial and residential development in the area.

Development assumptions were updated as part of this Amended Plan. The Amended Plan includes 1,681 single family homes and commercial uses valued at over \$55 million. Commercial development is anticipated to begin in 2017, followed by residential development in 2019. Build out of the development is projected to occur in 2038. Build out assumptions for residential and commercial development are provided in Schedules A and B.

The City and the Zone find that the development plan in this Amended Plan is economically feasible, as projected revenue estimates will generate approximately \$30 million more than is required to pay project costs including interest on debt. This is subject to the development time line and buildout being met by the developer. Schedules C and D constitute incremental revenue estimates for this Amended Plan.

Estimated Amount of Bond Indebtedness: Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

The Zone or the Authority may issue bonds or other obligations secured in whole or in part by tax increment revenues to be collected in the Zone to finance public improvements to benefit the Zone, including "project costs" as defined in Texas Tax Code § 311.002. Bonds or any other obligations by the Zone or the Authority for project costs may be issued when tax increment revenues are projected to be sufficient to cover debt service on such obligations as the same becomes due. The amount and timing of the issuance of such obligations will be contingent on market conditions for the issuance of such bonds or obligations along with the availability of revenues provided in Table 1 and Schedule C and D or any other lawful revenue sources available for debt service.

The Authority is currently contemplating selling \$5 to \$6 million in bonds as soon as it is feasible.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Project costs will be financed with bonds or any obligations authorized by law and will be funded by tax increment revenues, grants, or any other funding source pursuant to any interlocal agreements, development agreements, or any other agreements, by and between the Zone or the Authority, any governmental entity or political subdivision, or any public or private entity that is a party to such agreement. Tax increment will consist of contributions from the City and Hidalgo County (the "County"). This figure is calculated as follows:

City contribution of \$0.5060/\$100 of assessed valuation

County contribution, estimated at \$0.4800/\$100 of assessed valuation. Note: The amended plan does comply with with Section VI-7 of the Hidalgo County's Tax Increment Reinvestment Participation Policy, adopted on November 11-22-2016, which states "The aggregate amount of the County's participation in a TIRZ shall

not exceed either: (i) the creating municipality's total contribution to a zone; unless (A) Special Circumstances apply and (B) the municipality is contributing a greater percentage of its tax rate than the County is contributing; and (ii) the maximum total contribution agreed to by the County in an Interlocal Agreement with the entity creating a TIRZ and the developer (if applicable)." The City participation rate for the Amended Plan currently provides for \$0.5060/ \$100 value versus the proposed County tax rate of \$0.48/\$100 value. At no time will the County be expected to contribute more than the City. Further, this Amended Plan recognizes that the County will cap its overall participation in the Zone at \$15 Million dollars.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

The 2016 appraised value of taxable real property in the Zone is \$19,902,548. Note: Base Value at the time of creation in 2004 was \$1,356,701.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

It is projected that taxable property values in the Zone will increase by approximately \$415,000,000 by 2047 over the base value. Schedules C and D shows the annual captured value of these increases in property value during the existence of the Zone.

Zone Duration (Texas Tax Code § 311.011(c)(9)):

The Zone was established by the City on November 3, 2004 and will terminate on December 31, 2047. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

REVENUE SCHEDULES / FEASIBILITY ANALYSIS

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE C-PROJECTED ASSESSED VALUATIONS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE E- PROJECT COSTS PAID/ REIMBURSED TO DATE

SCHEDULE A- RESIDENTIAL BUILD OUT

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Residential Buildout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Residential Project Values:											
Single Family											
Medium Lots (R2-R7)	0	50	0	50	20	52,213	22	52,456	25	52,791	33
Large Lots (R1-R3-R4-R6-R8)	0	50	0	50	25	53,553	28	53,979	35	54,974	41
Total Home Sales	0	50	0	50	45	54,766	50	56,435	60	57,765	74
Total Captured Value	50	50	50	50	50	54,435	52,221	57,795	59,085	59,085	59,085
Cumulative Captured Value	50	100	150	200	250	304,435	356,656	414,451	473,536	532,621	591,706
Home Construction Value											
Home Construction Value	45	55,024	45	55,024	45	55,024	45	55,024	45	55,024	45
Large Lots (R1-R3-R4-R6-R8)	50	57,105	50	57,105	50	57,105	50	57,105	50	57,105	50
Total Home Sales	95	112,129	95	112,129	95	112,129	95	112,129	95	112,129	95
Total Captured Value	50	50	50	50	50	50	50	50	50	50	50
Cumulative Captured Value	50	100	150	200	250	300	350	400	450	500	550

1. Capture value in thousands of dollars
2. Projected home value in 2017 dollars with 1.5% inflation per year

Revised 02/22/2017

SCHEDULE B- COMMERCIAL BUILD OUT

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Commercial Buildout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Commercial Project Values											
Commercial Value	\$2,100	\$3,500	\$1,950	\$4,825	\$3,400	\$1,800	\$2,400	\$3,100	\$1,950	\$1,950	\$2,000
Total Captured Value	\$2,100	\$3,500	\$1,950	\$4,825	\$3,400	\$1,800	\$2,400	\$3,100	\$1,950	\$1,950	\$2,000
Cumulative Captured Value	\$2,100	\$5,600	\$7,550	\$12,375	\$15,775	\$17,575	\$20,000	\$23,100	\$25,050	\$27,000	\$29,000
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Commercial Project Values											
Commercial Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Total Captured Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Cumulative Captured Value	\$31,175	\$33,575	\$35,975	\$38,475	\$40,975	\$43,475	\$45,975	\$48,475	\$50,975	\$53,475	\$55,975

1. Capture value in thousands of dollars

Revised 02/27/2017

SCHEDULE C- PROJECTED ASSESSED VALUATIONS

SCHEDULE C

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS
Projected Assessed Valuations

Tax Roll January 1	Incremental Residential Assessed Valuation	Residential Cumulative Assessed Valuation	No. of Homes Added	Cum. No. of Homes Added	Senior Citizen Exemption		Cumulative Commercial Valuation	City Projected Taxable Valuation	County Projected Taxable Valuation
					No. of Eligible Homes (5% of total)	County Exemption Amount (\$15,000)			
2016	\$0	\$0	0	0	2016 Actual Captured Value (Net Taxable - Base Value)				
2017	\$0	\$0	0	0	0.00	\$0	\$2,100,000	\$18,545,847	\$18,545,847
2018	\$0	\$0	0	0	0.00	\$0	\$5,600,000	\$20,645,847	\$20,645,847
2019	\$5,785,500	\$5,785,500	45	45	2.25	\$33,750	\$7,550,000	\$24,145,847	\$24,145,847
2020	\$6,435,100	\$12,220,600	50	95	4.75	\$71,250	\$12,375,000	\$31,881,347	\$31,847,597
2021	\$7,764,750	\$19,985,350	60	155	7.75	\$116,250	\$15,975,000	\$43,141,447	\$43,070,197
2022	\$8,211,350	\$28,196,700	64	219	10.95	\$164,250	\$17,775,000	\$54,506,197	\$54,389,947
2023	\$9,084,250	\$37,280,950	71	290	14.50	\$217,500	\$20,175,000	\$64,517,547	\$64,353,297
2024	\$9,391,750	\$46,672,700	75	365	18.25	\$273,750	\$23,275,000	\$76,001,797	\$75,784,297
2025	\$10,860,500	\$57,533,200	85	450	22.50	\$337,500	\$25,225,000	\$88,693,547	\$88,419,797
2026	\$11,621,750	\$69,354,950	91	541	27.05	\$405,750	\$27,175,000	\$101,504,047	\$101,166,547
2027	\$12,129,250	\$81,484,200	95	636	31.80	\$477,000	\$29,175,000	\$115,075,797	\$114,670,047
2028	\$12,129,250	\$93,613,450	95	731	36.55	\$548,250	\$31,175,000	\$129,205,047	\$128,728,047
2029	\$12,129,250	\$105,742,700	95	826	41.30	\$619,500	\$33,575,000	\$143,334,297	\$142,786,047
2030	\$12,129,250	\$117,871,950	95	921	46.05	\$690,750	\$35,975,000	\$157,863,547	\$157,244,047
2031	\$12,129,250	\$130,001,200	95	1,016	50.80	\$762,000	\$38,475,000	\$172,392,797	\$171,702,047
2032	\$12,129,250	\$142,130,450	95	1,111	55.55	\$833,250	\$40,975,000	\$187,022,047	\$186,260,047
2033	\$12,129,250	\$154,259,700	95	1,206	60.30	\$904,500	\$43,475,000	\$201,651,297	\$200,818,047
2034	\$12,129,250	\$166,388,950	95	1,301	65.05	\$975,750	\$45,975,000	\$216,280,547	\$215,376,047
2035	\$12,129,250	\$178,518,200	95	1,396	69.80	\$1,047,000	\$48,475,000	\$230,909,797	\$229,934,047
2036	\$12,129,250	\$190,647,450	95	1,491	74.55	\$1,118,250	\$50,975,000	\$245,539,047	\$244,492,047
2037	\$12,129,250	\$202,776,700	95	1,586	79.30	\$1,189,500	\$53,475,000	\$260,168,297	\$259,050,047
2038	\$12,129,250	\$214,905,950	95	1,681	84.05	\$1,260,750	\$55,975,000	\$274,797,547	\$273,608,047
2039	\$12,311,189	\$227,217,139	95	1,681	84.05	\$1,260,750	\$58,475,000	\$289,426,797	\$288,166,047
2040	\$12,495,857	\$239,712,995	95	1,681	84.05	\$1,260,750	\$60,975,000	\$302,577,611	\$301,316,861
2041	\$12,683,294	\$252,396,290	95	1,681	84.05	\$1,260,750	\$63,475,000	\$315,925,687	\$314,664,937
2042	\$12,873,544	\$265,269,834	95	1,681	84.05	\$1,260,750	\$65,975,000	\$329,473,984	\$328,213,234
2043	\$13,066,647	\$278,336,481	95	1,681	84.05	\$1,260,750	\$68,475,000	\$343,225,505	\$341,964,755
2044	\$13,262,647	\$291,599,127	95	1,681	84.05	\$1,260,750	\$70,975,000	\$357,183,300	\$355,922,550
2045	\$13,461,586	\$305,060,714	95	1,681	84.05	\$1,260,750	\$73,475,000	\$371,350,461	\$370,089,711
2046	\$13,663,510	\$318,724,224	95	1,681	84.05	\$1,260,750	\$75,975,000	\$385,730,130	\$384,469,380
2047	\$13,868,463	\$332,592,687	95	1,681	84.05	\$1,260,750	\$78,475,000	\$400,325,493	\$399,064,743
							\$64,001,254	\$415,139,788	\$413,879,038

Revised 03/03/2017

Calderon EDS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE D

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Projected Zone Revenues - County Participates Until 2047

Tax Year	Collection Year	City Tax Rate	City Zone Collection	County Tax Rate (M&O Rate)	County Zone Collection	Gross Annual Zone Revenues Available	City Rebate for Services (5.1%)	County Revenue Retained (1.764%)	Annual Zone Revenue Available	Cumulative Zone Revenue Available
2017	2018	\$0.5060	\$104,468	\$0.4800	\$99,100	\$203,568	\$5,328	\$1,748	\$196,492	\$196,492
2018	2019	\$0.5060	\$122,178	\$0.4800	\$115,900	\$238,078	\$6,231	\$2,044	\$229,802	\$426,295
2019	2020	\$0.5060	\$161,320	\$0.4800	\$152,868	\$314,188	\$8,227	\$2,697	\$303,264	\$729,559
2020	2021	\$0.5060	\$218,296	\$0.4800	\$206,737	\$425,033	\$11,133	\$3,647	\$410,253	\$1,139,811
2021	2022	\$0.5060	\$275,801	\$0.4800	\$261,072	\$536,873	\$14,066	\$4,605	\$518,202	\$1,658,013
2022	2023	\$0.5060	\$326,459	\$0.4800	\$308,896	\$635,355	\$16,649	\$5,449	\$613,256	\$2,271,270
2023	2024	\$0.5060	\$384,569	\$0.4800	\$363,765	\$748,334	\$19,613	\$6,417	\$722,304	\$2,993,574
2024	2025	\$0.5060	\$448,789	\$0.4800	\$424,415	\$873,204	\$22,888	\$7,487	\$842,829	\$3,836,403
2025	2026	\$0.5060	\$513,610	\$0.4800	\$485,599	\$999,210	\$26,194	\$8,566	\$964,450	\$4,800,853
2026	2027	\$0.5060	\$582,284	\$0.4800	\$550,416	\$1,132,700	\$29,696	\$9,709	\$1,093,294	\$5,894,147
2027	2028	\$0.5060	\$653,778	\$0.4800	\$617,895	\$1,271,672	\$33,343	\$10,900	\$1,227,430	\$7,121,577
2028	2029	\$0.5060	\$725,272	\$0.4800	\$685,373	\$1,410,645	\$36,989	\$12,090	\$1,361,566	\$8,483,142
2029	2030	\$0.5060	\$798,790	\$0.4800	\$754,771	\$1,553,561	\$40,738	\$13,314	\$1,499,509	\$9,982,651
2030	2031	\$0.5060	\$872,308	\$0.4800	\$824,170	\$1,696,477	\$44,488	\$14,538	\$1,637,451	\$11,620,102
2031	2032	\$0.5060	\$946,332	\$0.4800	\$894,048	\$1,840,380	\$48,263	\$15,771	\$1,776,346	\$13,396,448
2032	2033	\$0.5060	\$1,020,356	\$0.4800	\$963,977	\$1,984,282	\$52,038	\$17,004	\$1,915,240	\$15,311,688
2033	2034	\$0.5060	\$1,094,380	\$0.4800	\$1,033,805	\$2,128,185	\$55,813	\$18,236	\$2,054,135	\$17,365,823
2034	2035	\$0.5060	\$1,168,404	\$0.4800	\$1,103,683	\$2,272,087	\$59,589	\$19,469	\$2,193,029	\$19,558,853
2035	2036	\$0.5060	\$1,242,428	\$0.4800	\$1,173,562	\$2,415,989	\$63,364	\$20,702	\$2,331,924	\$21,890,777
2036	2037	\$0.5060	\$1,316,452	\$0.4800	\$1,243,440	\$2,559,892	\$67,139	\$21,934	\$2,470,818	\$24,361,595
2037	2038	\$0.5060	\$1,390,476	\$0.4800	\$1,313,319	\$2,703,794	\$70,914	\$23,167	\$2,609,713	\$26,971,308
2038	2039	\$0.5060	\$1,464,500	\$0.4800	\$1,383,197	\$2,847,697	\$74,689	\$24,400	\$2,748,608	\$29,719,916
2039	2040	\$0.5060	\$1,531,043	\$0.4800	\$1,446,321	\$2,977,364	\$78,083	\$25,513	\$2,873,767	\$32,593,683
2040	2041	\$0.5060	\$1,598,584	\$0.4800	\$1,510,392	\$3,108,976	\$81,528	\$26,643	\$3,000,805	\$35,594,488
2041	2042	\$0.5060	\$1,667,138	\$0.4800	\$1,575,424	\$3,242,562	\$85,024	\$27,790	\$3,129,747	\$38,724,235
2042	2043	\$0.5060	\$1,736,721	\$0.4800	\$1,641,431	\$3,378,152	\$88,573	\$28,955	\$3,260,624	\$41,984,859
2043	2044	\$0.5060	\$1,807,347	\$0.4800	\$1,708,428	\$3,515,776	\$92,175	\$30,137	\$3,393,464	\$45,378,324
2044	2045	\$0.5060	\$1,879,033	\$0.4800	\$1,776,431	\$3,655,464	\$95,831	\$31,336	\$3,528,297	\$48,906,621
2045	2046	\$0.5060	\$1,951,794	\$0.4800	\$1,845,453	\$3,797,247	\$99,542	\$32,554	\$3,665,152	\$52,571,773
2046	2047	\$0.5060	\$2,025,647	\$0.4800	\$1,915,511	\$3,941,158	\$103,308	\$33,790	\$3,804,060	\$56,375,833
2047	2048	\$0.5060	\$2,100,607	\$0.4800	\$1,986,619	\$4,087,227	\$107,131	\$35,044	\$3,945,052	\$60,320,885
Totals			\$32,129,160		\$30,365,967	\$62,495,128	\$1,638,587	\$535,656	\$60,320,885	

Revised 3/03/2017

SCHEDULE E—TIRZ REVENUES EXPENDED IN PAYMENT OF PROJECT COSTS

Table 1

Exhibit E — Project costs financed or reimbursed to date

	Approved Project Cost Value	Amount disbursed to date
Water Improvements including wells	\$1,698,373	\$0
Waste Water Improvements	\$1,552,032	\$0
Drainage Improvements	\$6,093,650	\$0
Demolition Costs	\$0	\$0
Utility Relocation	\$0	\$0
Sidewalks	\$671,304	\$0
Streets	\$6,414,058	\$241,213
3 bridges	\$2,250,000	\$0
Lights	\$724,388	\$0
Engineering/Surveying	\$1,800,000	\$0
Contingency	\$1,000,000	\$0
Zone Admin	\$1,200,000	\$174,419
Financing Costs	\$6,800,000	
Totals	\$30,203,805	\$415,632

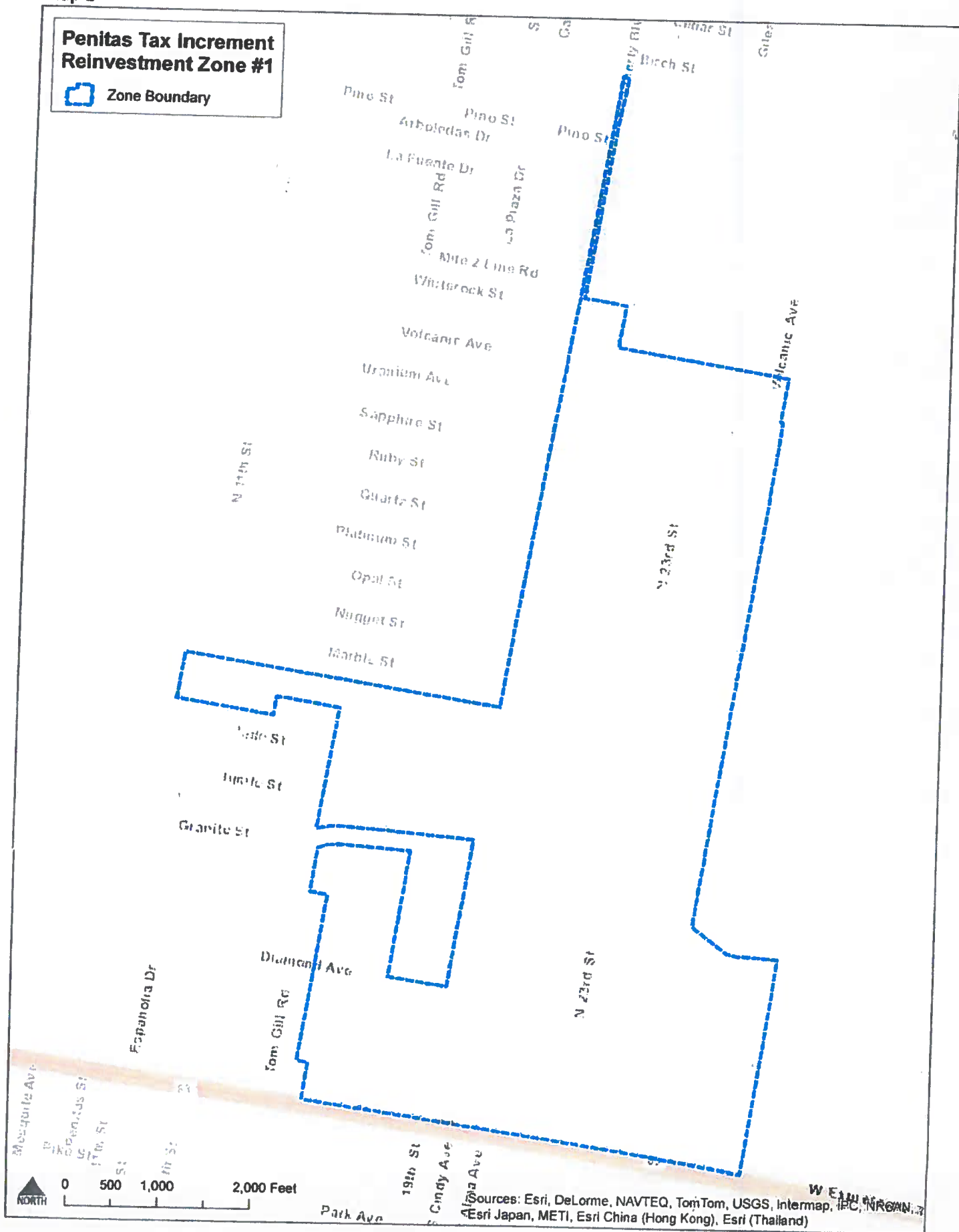
MAP 1—BOUNDARY

Map 1

**Penitas Tax Increment
Reinvestment Zone #1**



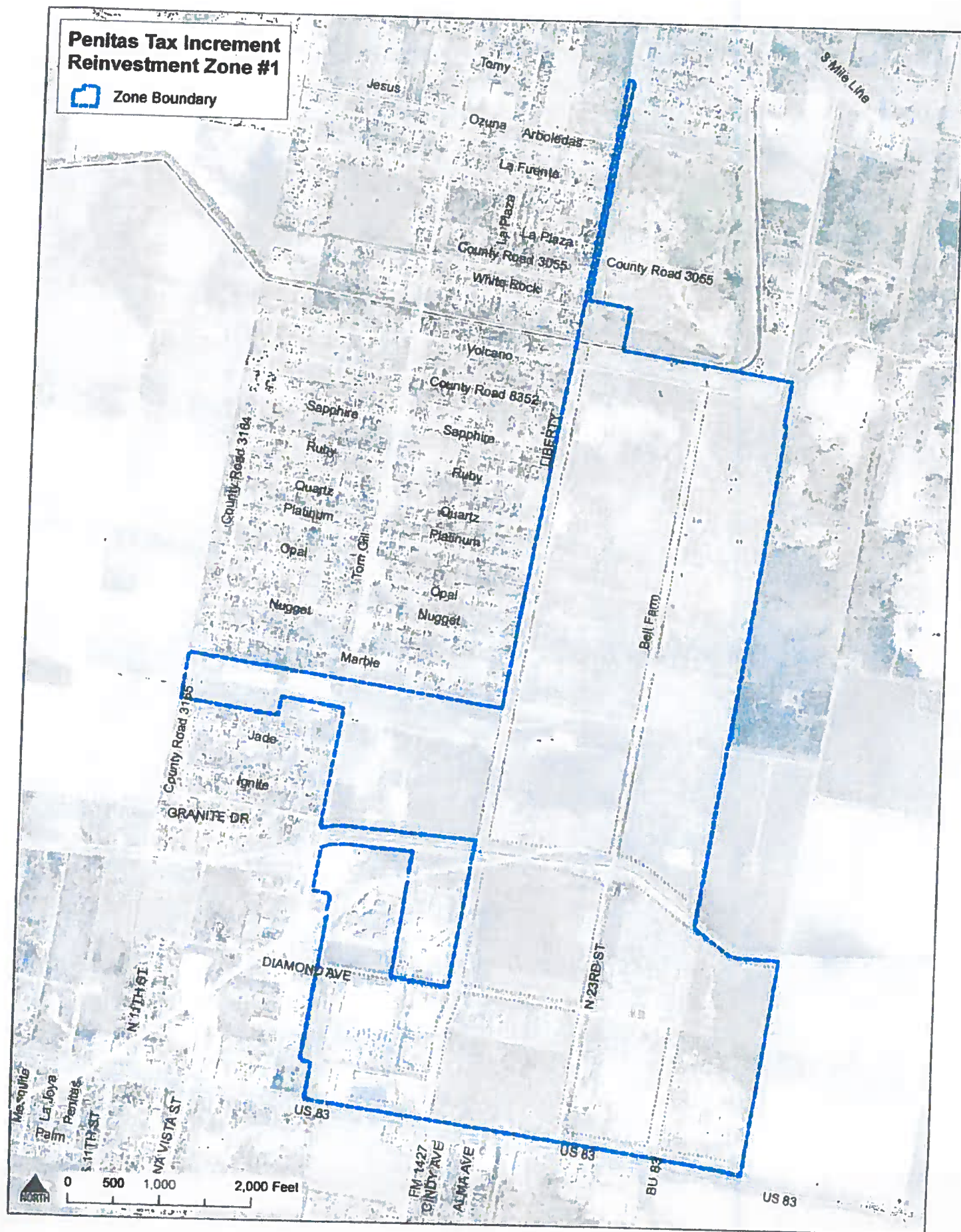
Zone Boundary



Sources: Esri, DeLorme, NAVTEQ, TomTom, USGS, Intermap, Inc., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand)

MAP 2 –Aerial View of Property in and surrounding the zone.

Map 2



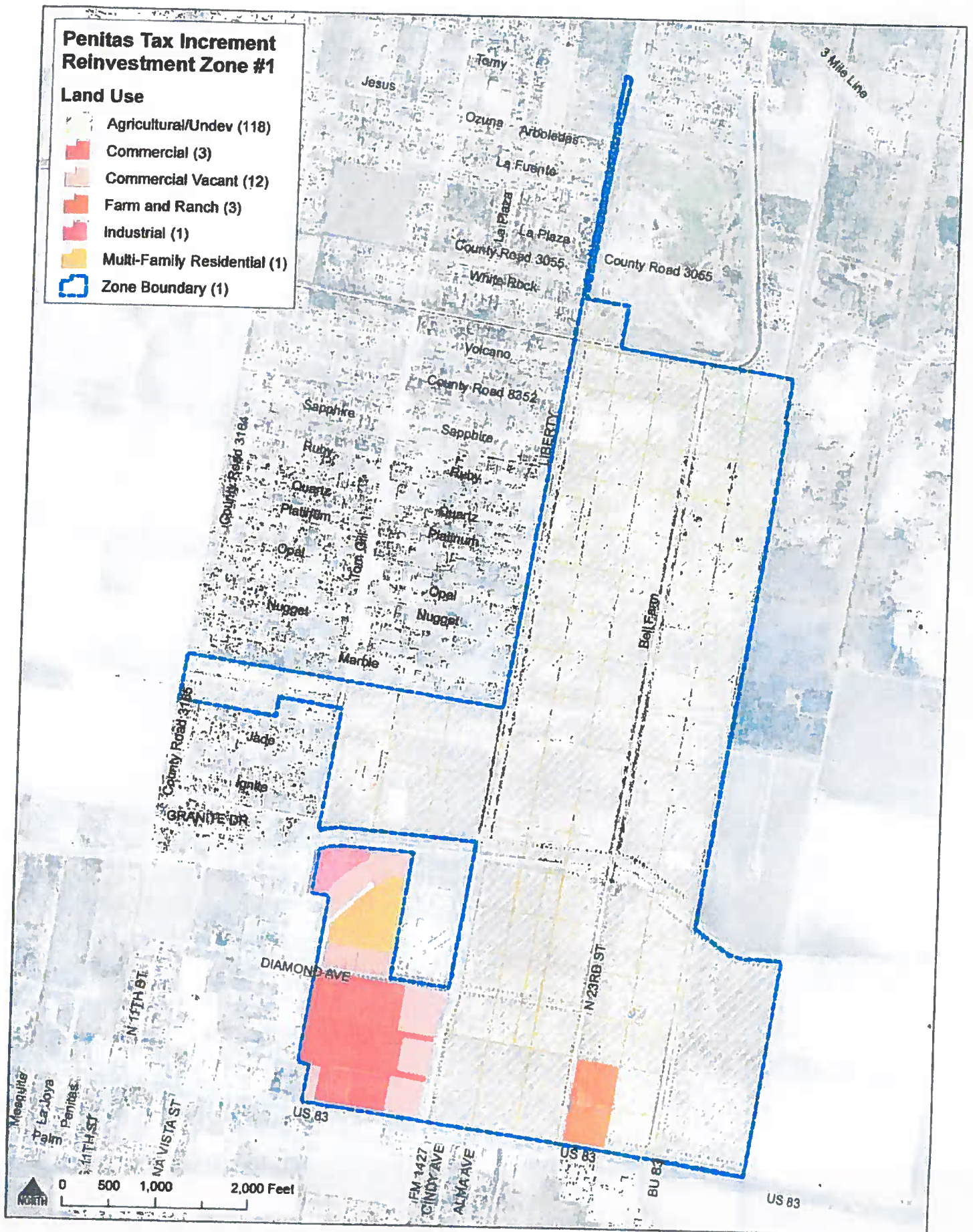
Map 3 Existing Land Use/ Property Classification

Map 3

Penitas Tax Increment Reinvestment Zone #1

Land Use

-  Agricultural/Undev (118)
-  Commercial (3)
-  Commercial Vacant (12)
-  Farm and Ranch (3)
-  Industrial (1)
-  Multi-Family Residential (1)
-  Zone Boundary (1)



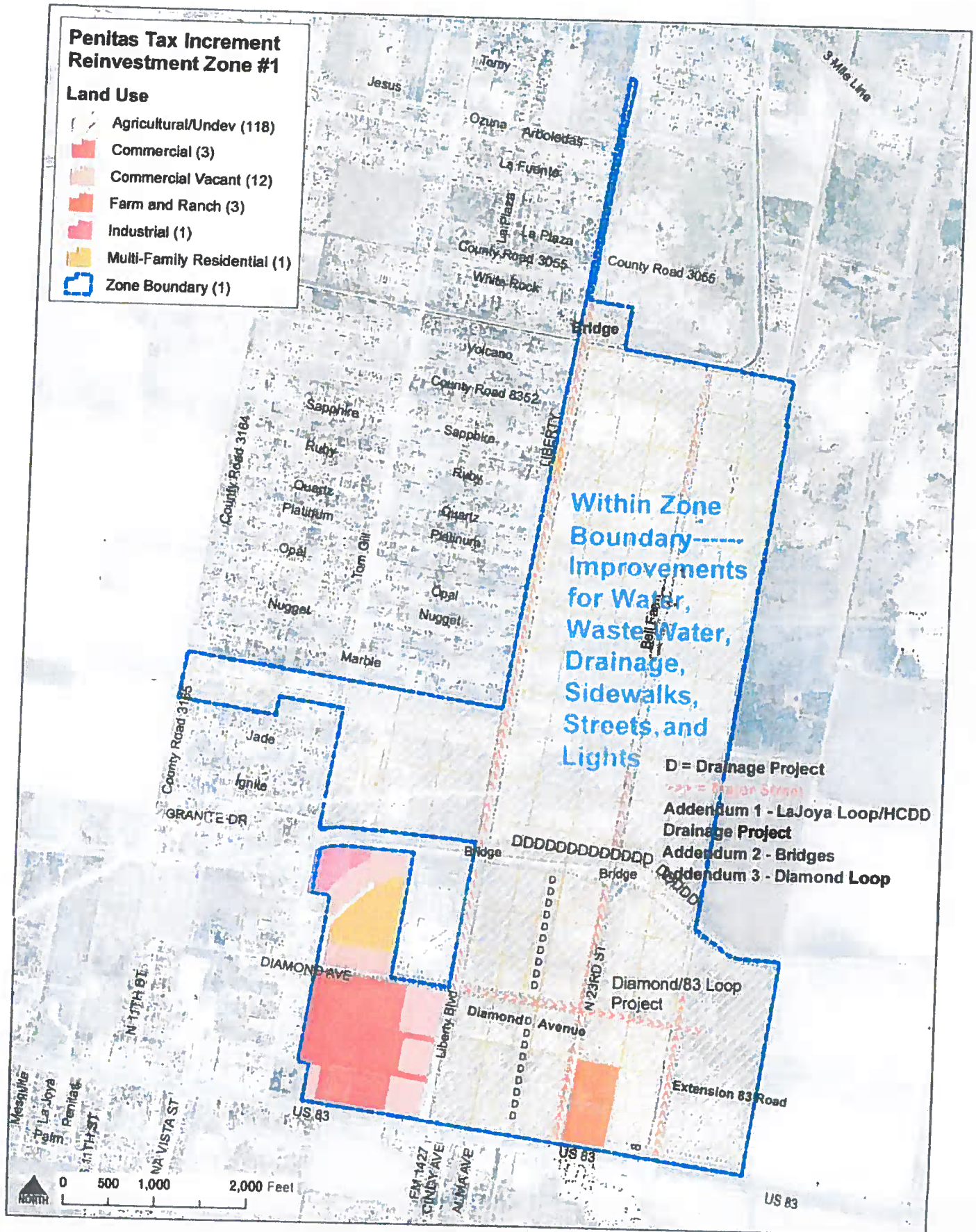
Map 4- Location of Proposed Project / Infrastructure Improvements.

Map 3

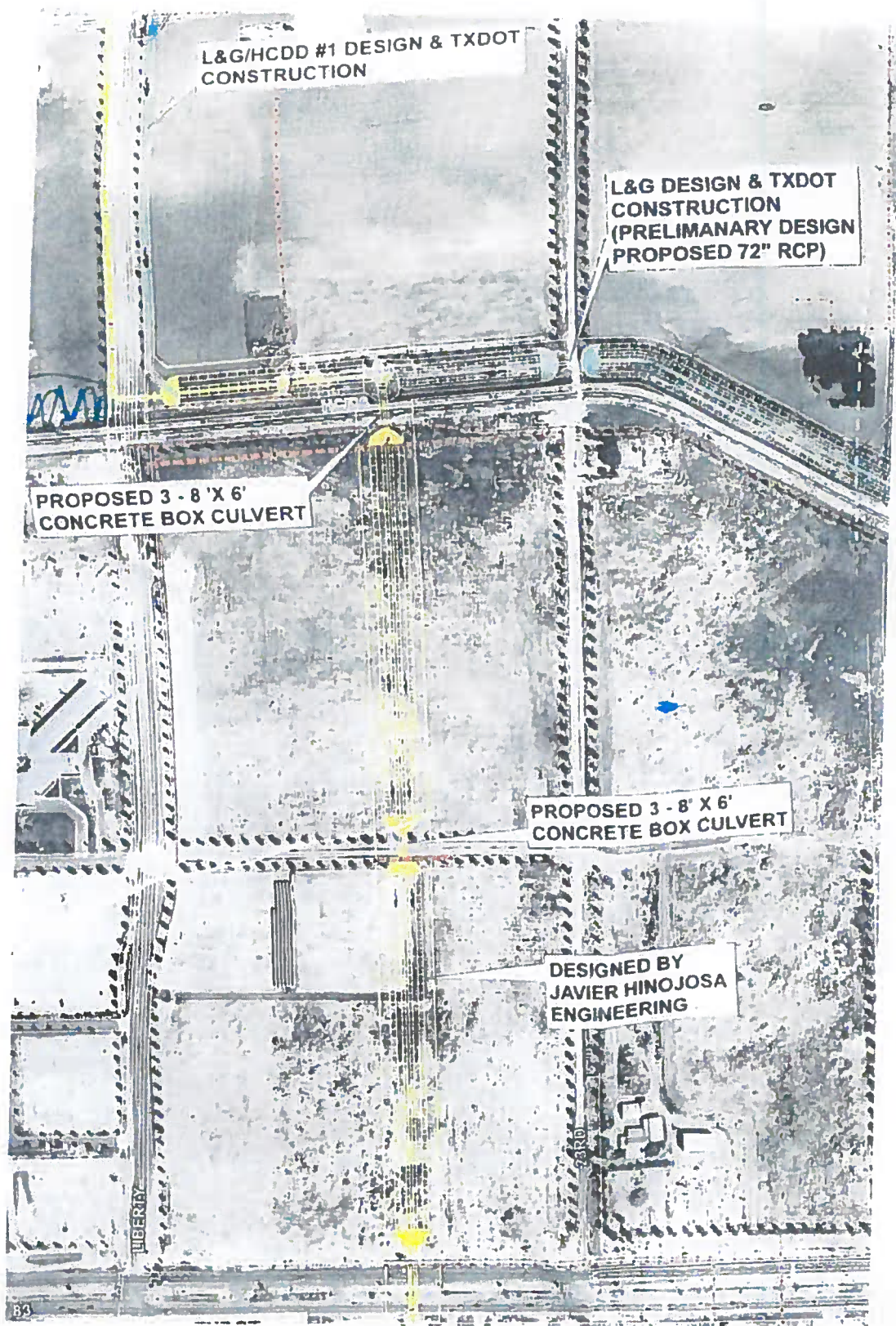
Penitas Tax Increment Reinvestment Zone #1

Land Use

-  Agricultural/Undev (118)
-  Commercial (3)
-  Commercial Vacant (12)
-  Farm and Ranch (3)
-  Industrial (1)
-  Multi-Family Residential (1)
-  Zone Boundary (1)



ADDENDUM 1



ADDENDUM 2



