



**** PUBLIC NOTICE ****

**NOTICE OF A CITY COUNCIL REGULAR SESSION IMMEDIATELY FOLLOWING
A WORKSHOP SESSION
OF THE CITY OF CORINTH**

**Thursday, September 5, 2019, 5:45 P.M.
CITY HALL - 3300 CORINTH PARKWAY**

CALL TO ORDER:

WORKSHOP BUSINESS AGENDA

1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2019-2020 Annual Program of Services and Capital Improvement Program.
2. Review proposed Tax Increment Reinvestment Zone Number Two.
3. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

ADJOURN WORKSHOP SESSION

***NOTICE IS HEREBY GIVEN** of a Regular Session of the Corinth City Council to be held at Corinth City Hall located at 3300 Corinth Parkway, Corinth, Texas. The agenda is as follows:

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

PRESENTATION:

Laura Joy, SPAN, Mobility Manager will present an annual report to Council regarding Span Transportation Services.

PROCLAMATION: LIVE UNITED Month - September 2019

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on minutes from the August 1, 2019 Workshop Session.
2. Consider and act on minutes from the August 1, 2019 Regular Session.
3. Consider and act on minutes from the August 8, 2019 Workshop Session.
4. Consider and act on minutes from the August 8, 2019 Special Session.
5. Consider and act on a Ordinance approving a negotiated settlement between the Atmos Steering Committee and Atmos Energy Corp, Mid-Tex Division regarding the company's 2019 Rate Review Mechanism filings.

CITIZENS COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

PUBLIC HEARING

6. Hold a public hearing to receive community input on the FY 2019-2020 Annual Program of Services (Budget).
7. Hold a public hearing on a proposal to consider a tax rate, which will exceed the lower of the rollback rate or the effective tax rate and will increase total tax revenues from properties on the tax roll in the preceding tax year by 13.17 percent.
8. TO HEAR PUBLIC OPINION ON THE CREATION OF A NONCONTIGUOUS GEOGRAPHIC AREA DESIGNATED AS REINVESTMENT ZONE NUMBER TWO, CITY OF CORINTH IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 311 OF THE TEXAS TAX CODE, AS AMENDED.
 1. Staff Presentation.
 2. Public Hearing Open.
 3. Public Hearing Close.
 4. Staff Recommendation.
 5. Take Action.

BUSINESS:

Consider and act on an Ordinance creating Reinvestment Zone Number Two, City of Corinth; providing for effective and expiration dates of said zone; providing boundaries for said zone; establishing a Board of Directors for said zone; establishing a tax increment fund for said zone; establishing the tax increment base and tax increment for said zone; and providing for an effective date.

BUSINESS AGENDA

9. Consider and act on a Resolution nominating candidate(s) to the Denton Central Appraisal District Board of Directors.
10. Consider and act on a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District.

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Councilmember may direct that an item be added as a business item to any future agenda.

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code.

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

ADJOURN:

Posted this 30th day of August, 2019 at 11:30 a.m. on the bulletin board at Corinth City Hall.

Kimberly Pence
Kimberly Pence, City Secretary
City of Corinth, Texas

WORKSHOP BUSINESS ITEM 1.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: Annual Budget Workshop
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2019-2020 Annual Program of Services and Capital Improvement Program.

AGENDA ITEM SUMMARY/BACKGROUND

The City Charter, Section 9.02, requires that the City Manager be responsible for submitting an annual budget not later than sixty (60) days prior to the first day of the new fiscal year. In compliance with the Charter requirement, the Fiscal Year 2019-2020 budget was submitted to the Council by Tuesday, July 31, 2019 and can also be found on the City's website. This budget workshop is one of several for Council to deliberate on the Fiscal Year 2019-2020 annual budget and to provide staff direction.

The City's budget development procedures are in conformance with State Law outlined in the Truth in Taxation process. The complete budget timeline is provided below.

Meeting Date	Budget Agenda Item
July 31	Publication of the Proposed Annual Program of Services (Budget)
August 1	Council Workshop - Budget Overview
August 8	Council Workshop- Discuss Governmental Funds, Special Revenue & Fleet Replacement Program Council vote on Published tax rate and to set the public hearing dates
August 22	Council Workshop on the Budget - Discuss Proprietary Funds & Capital Improvement Program Approve Crime Control & Prevention District Budget First Public Hearing on the Tax Rate
September 5	Council Workshop on the Budget Second Public Hearing on the Tax Rate Public Hearing on the Annual Budget
September 19	Adoption of the Annual Program of Services (Budget) Adoption of the Tax Rates and Tax Rolls

RECOMMENDATION

WORKSHOP BUSINESS ITEM 2.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019

Title: Proposed Tax Increment Reinvestment Zone Number two review

Submitted For: Bob Hart, City Manager **Submitted By:** Kim Pence, City Secretary

Finance Review: N/A **Legal Review:** N/A

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals:

AGENDA ITEM

Review proposed Tax Increment Reinvestment Zone Number Two.

AGENDA ITEM SUMMARY/BACKGROUND

RECOMMENDATION

PRESENTATION ITEM

City Council Regular and Workshop Session

Meeting Date: 09/05/2019

Title: SPAN Presentation

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Laura Joy, SPAN, Mobility Manager will present an annual report to Council regarding Span Transportation Services.

AGENDA ITEM SUMMARY/BACKGROUND

The City of Corinth along with the other three lake cities contracts with SPAN to provide transportation services to seniors. Laura Joy, Mobility Manager will present an annual report of their service provision.

RECOMMENDATION

N/A

Attachments

Span Presentation



Span, Inc.

Transportation Services

The City of Corinth

Laura Joy, Mobility Manager

Thursday, 09.05.19



WHO WE ARE



SPAN
TRANSPORTATION



MEALS ON
WHEELS



SENIOR PAWS

Meals On Wheels Program

Home Delivered:

Volunteers deliver a nutritious lunch meal to homebound seniors Monday through Friday with the added bonus of a quick safety check and much-needed human connection that come with each delivery.

Congregate Meals:

**Meals are served to groups at 13 locations within Denton County
Seniors have to be 60 years old to be eligible to eat lunch at no cost to them.**

Annually: approximately 109,000 meals to seniors in Denton county, over 270+ volunteers

Corinth: in fiscal year 2018, we served over 2,200 meals to Corinth seniors

Span Transportation

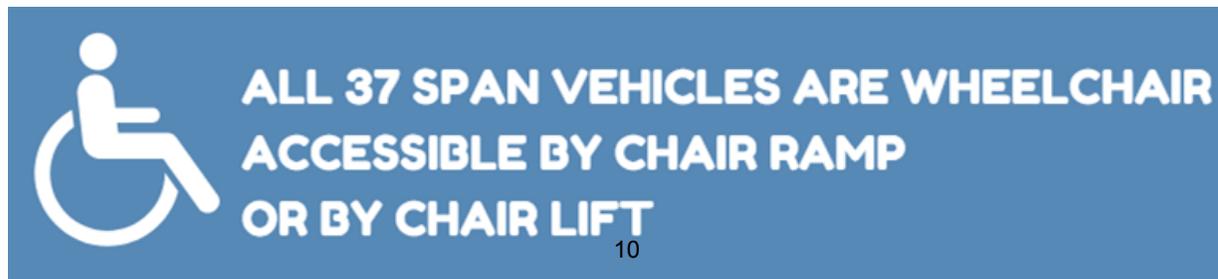
Span Denton County transit service is the designated rural public transportation provider for Denton County, Texas.

Our transit mission is to provide a continuing, cooperative, and comprehensive rural transportation service to meet the mobility needs of Denton County residents and other client locations.

Demand response (scheduled) service that is a shared ride public transportation service Monday through Friday
Annually Span performs over 60,000 trips and serves approximately 1,500 clients.

Trips available by appointment only

Door-to-door transportation, all drivers are trained to assist riders with mobility needs



WHERE WE GO

WE SERVE THE
FOLLOWING AREAS:



- Argyle
- Aubrey
- Cross Roads
- Coppell
- The Colony
- Flower Mound
- **Lake Cities: Corinth, Shady Shores, Lake Dallas, and Hickory Creek**
- Little Elm
- Justin
- Krum
- Lincoln Park
- Northlake
- Pilot Point
- Ponder
- Providence Village
- Roanoke
- Sanger
- Savannah

VETERANS SERVICES

Span provides transportation for veterans living anywhere in Denton County to the Veteran Affairs hospitals in Dallas and Fort Worth. Span picks up veterans at centralized locations throughout Denton County, but disabled veterans may qualify for door-to-door service from their home.

THIS SERVICE IS OFFERED AT NO COST TO THE VETERAN
Veteran Program is funded through the Texas Veterans Commission

Service is available Monday through Friday

TRIP PURPOSES

Approved trip purposes are:

- Medical Treatments (e.g. doctor, dentist)
- Pharmacy Trips
- Shopping (groceries or other necessities within Lake Cities)
- Lake Dallas Public Library
- Lake Cities Seniors Program at Lake Dallas City Hall

Historically, trips have been for medical purposes only

New trip purposes began in May

Total of 14 non-medical trips in June and July

CURRENT SERVICE (October 2018 – July 2019)

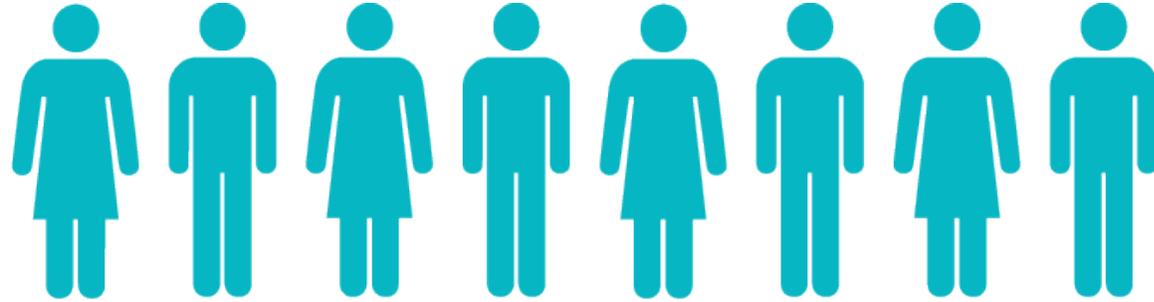


Total# of trips: 631

Average of 64 Trips per Month



CLIENT UTILIZATION



26 Total Resident riders

Span conducts an annual survey every January to hear feedback from Riders.

Feedback

“I use Span to go to my doctor’s appointments. I am very satisfied with their services” - *Corinth Resident, age 74*

“I can’t drive and my wife works full-time. This service is very helpful” - *Corinth resident, age 70*

(§5310) Grant

Federal Transit Administration Enhanced Mobility for Seniors and People with Disabilities

5310 Funding: 3 year project

Total project budget: \$143,100

Performance Measures: 1st year: 400 trips

- Starting in September 2018, Span began providing trips for medical appointments for Lake Cities' seniors (65+) and people with disabilities.
- Lake Cities area receives 150 trips per month

QUESTIONS

Laura Joy, Mobility Manager

lauraj@span-transit.org

940.382.2224



PROCLAMATION

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: LIVE UNITED Month - September 2019
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
Finance Review: N/A
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizens Engagement & Proactive Government

Legal Review: N/A

AGENDA ITEM

PROCLAMATION: LIVE UNITED Month - September 2019

AGENDA ITEM SUMMARY/BACKGROUND

RECOMMENDATION

Attachments

Proclamation



PROCLAMATION

LIVE UNITED Month – September 2019

WHEREAS, since 1953 United Way of Denton County has empowered donors, volunteers, businesses, governments, nonprofits, and community groups to invest in neighbors for a better Denton County community; and

WHEREAS, United Way of Denton County lives “UNITED 4 Denton County” to help children and families succeed, to guide and serve Veterans and their families, to advocate for overall mental health, and to make homelessness rare, brief and nonrecurring; and

WHEREAS, United Way of Denton County works with a network of nonprofits across Denton County to improve the quality of life for the most vulnerable among us; and

WHEREAS, United Way of Denton County seeks to increase efficiencies and eliminate redundancies to better meet people’s needs through collaborative programs to solve complex socioeconomic problems; and

WHEREAS, United Way of Denton County continues to improve and transform lives across Denton County.

NOW, THEREFORE, I Bill Heidemann, Mayor of Corinth, Texas do hereby proclaim September 2019 LIVE UNITED Month and ask you to join United Way of Denton County board, donors, volunteers and partners in calling on all residents of Corinth to LIVE UNITED.

Bill Heidemann, Mayor, City of Corinth, Texas

CONSENT ITEM 1.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: August 1, 2019 Workshop Session
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 1, 2019 Workshop Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 1, 2019 Workshop Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the August 1, 2019 Workshop Session minutes.

Attachments

Minutes

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 1st day of August 2019 the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Mayor Heidemann
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Kelly Pickens, Council Member
Tina Henderson, Council Member
Lowell Johnson, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Kim Pence, City Secretary
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Patricia Adams, Messer, Rockefeller, & Fort
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Cody Collier, Public Works Operations Director
Helen-Eve Liebman, Planning and Development Director
George Marshall, City Engineer
Jason Alexander, Economic Development Corporation Director
Guadalupe Ruiz, Human Resources Director
Brenton Copeland, Technology Services Assistant Manager
Chris Rodriguez, Assistant Finance Director
Brett Cast, Engineering Services Coordinator

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:45 p.m.

WORKSHOP BUSINESS AGENDA:

- 1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2019-2020 Annual Program of Services and Capital Improvement Program.**

Bob Hart – City Manager – Presented an overview of the budget and will go through more detail over the next few weeks. It was filed by the due date of July 31, 2019. We'll discuss key dates, Senate Bill 2 and some of the implications.

Agenda

- Fire Key Dates
- Lynchburg Creek
- Infrastructure Development
- Economic Development
- Regional Cooperation
- Resident Engagement & Proactive Government
- Tax Rate Analysis
- Budget Calendar



Embracing the Future – Corinth 2030 Strategic Goals and May 30, 2019 Workshop



1 Attracting Quality Residential and Non-Residential Development

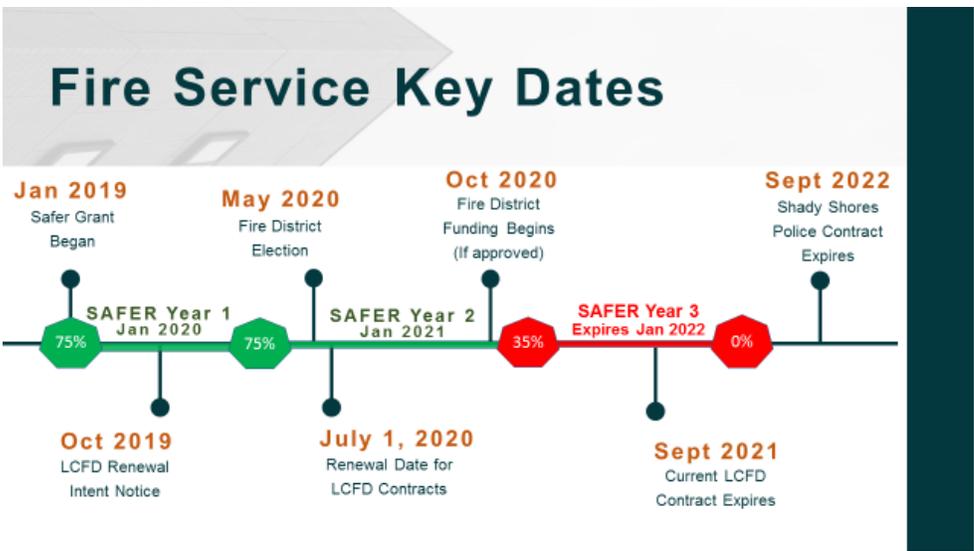
2 Citizen Engagement and Proactive Government

3 Regional Cooperation

Land Development

Infrastructure Development

Economic Development



FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT

As a result of our recently passed fire bill, the City can now create a fire district to partially fund the fire department.

Revenues from the sales tax may be used for the operation of a fire control, prevention and EMS program.

Can only be imposed in increments of 0.125%, 0.25%, 0.375% or 0.5%.

Elections can be conducted in May or November.

QUESTIONS:

1. **When to call the election?** The budget is based on a May 2020 election.
2. **What will be the source of sales tax?** We currently have ¼ to street maintenance, ¼ to crime control, and ½ to EDC. The budget assumes ¼ cent will come from EDC.
3. **What will be the composition of the board?** Typically the city council will be the board but will need one more member.

Must create a 7-member temporary board not later than the 60th day after the date the governing body proposed to create the district.

✓

The temporary board must call and hold a confirmation election that must be approved by a majority of the qualified voters of the proposed district.

✓

Election must be held after the date on which the election is ordered that affords sufficient time for election procedures to be carried out.

Mayor Heidemann – With Senate Bill 2, with the SAFER Grant, you cannot terminate anyone after that is complete. What does that mean for you when you begin looking at police and the others?

Bob Hart – City Manager – With the SAFER Grant, we can't reduce fire personnel due to the terms of the contract until January 2022. Also, under Senate Bill 2, whatever we spend this year on Public Safety, that is the base for the next year's budget. You cannot go down from this year's numbers.

Council Member Pickens – Is it part of the grant?

Bob Hart – City Manager – It is part of state law. You cannot lower for the first year for Public Safety. They do not want you cutting public safety.

Council Member Garber – Public Safety is 54% of the average city's budget, easy place to cut to fall in line.

Council Member Henderson – Does the presentation show what the rest of the SAFER Grant adds to our budget?

Bob Hart – City Manager – I will get that information to you but it will be about 3.5%. If we would like to have an election in May 2020 for ¼ cent, funding will begin October 1, 2020. The census will be official July 1, 2021. We will be over 20,000 in population, this means the EDC will not be able to use incentive funds for retail, restaurants and other activities. Elections can be held in November and May.

Council Member – Burke – Is it required to be implemented once it passes?

Bob Hart – City Manager – Yes, we’ll tell the comptroller when to make it effective.

Council Member Garber – The May 2020 election could be November 2019? And the advantage to that is we maintain our EDC funds?

Bob Hart – City Manager – Yes, this allows you to maintain it for one year. If you have it in November 2019, the shift in the funds would occur on April 1, 2020, half-way through the fiscal year. You can also hold the election in November 2020, for an effective date of April 1, 2021. We need to keep an eye on the EDC projects. A ¼ cent is about \$400k.

Council Member – Burke – \$400k is what we could potentially lose for EDC if we don’t hold the election? That is significant.

Bob Hart – City Manager – Street maintenance sales tax is every four years, since 2004. We will need an election in May 2020 or November 2020. Think about the date and if you do the fire election, then you’ll need to vote to reduce EDC funding. You’ll have to decide how many items you’ll have on the ballot at any one time. Four years is the maximum. The ¼ cent goes into asset management.

STREET MAINTENANCE SALES TAX

- Revenues from the sales tax may be used only to repair and maintain existing city streets and sidewalks.
- Can only be imposed in increments of 0.125%.
- Our current rate is 0.250%

QUESTIONS:

1. Do you prefer to call the street election in May or November?
2. If in May – are there concerns about more than one item on the ballot?
3. What length would you prefer?

The tax was established in September 2004.



The most recent reauthorization for 4 years was approved by the voters in the November 2016 election.



The tax is up for reauthorization in 2020

Bob Hart – City Manager – The Economic Development election can increase by 1/8%. You’re required to have an election to reduce EDC by 1/4% and a ballot to increase fire ¼% and the streets,

¼%.

ECONOMIC DEVELOPMENT SALES TAX

Revenues must be turned over to a development corporation formed to act on behalf of the City to carry out programs.

Can only be imposed in increments of 0.125%.

Should the City wish to impose a sales tax for fire by reducing the EDC sales tax rate, what approach do you wish to take?

- 1. When to call the election?** The budget is based on a May 2020 election. So that EDC funding is not reduced until next budget year.
- 2. Do you prefer a single ballot for EDC and fire, if we can do so legally?**

EDC and the related tax was approved in November 2002



An EDC sales tax is approved without a limit on its duration and is effective until repealed or reduced by an election



Election must be held after the date on which the election is ordered that affords sufficient time for election procedures to be carried out.

Council Member – Burke – If they all pass, wouldn't we have exceeded our tax rate?

Bob Hart – City Manager – If EDC reduction failed and the other two passed. You can't exceed the 2%.

Council Member – Burke – You would be imposing more taxes than allowable. Seems like it should be submitted with one issue.

Patricia Adams – Attorney – There are provisions that allow for a combined ballot but there are some exceptions. One is when the election is called by someone other than the governing body and the statute envisions a temporary board. I'm trying to get clarification from the Secretary of State and the Comptroller.

Bob Hart – City Manager – We are unable to resolve by August 8, to be on the November ballot.

Council Member – Garber – By combined ballot, do you mean this ballot line item that we are voting on would accomplish these two or three things? When moving the ¼ cent sales tax out of EDC, how is the EDC earning dollars?

Bob Hart – City Manager – The EDC and Fire together. We would drop the EDC from ½ to ¼. They would still receive about \$400,000 - \$450,000. The budget has been put together assuming a May 2020 election which gives us until February to make decisions. It also doesn't impact the budget at all so if you decide against it, other than streets, we have to decide on streets, the budget is whole and you can reconsider all these concerns a year from now.

Council Member – Burke – The 3.5% cap is on property tax, correct? There's not cap on sales tax, correct?

Bob Hart - City Manager - That is right.

Council Member Henderson – When these are added to the ballot, can it not be one vote to move the tax from EDC to fire or does there have to be two separate?

Bob Hart – City Manager – Patricia is researching with the Secretary of State.

Patricia Adams – Attorney – It is called a combined ballot. It would ask if you would want to reduce the EDC tax by ¼% and implement a fire prevention district tax. That is a combined ballot and that is the best of all scenarios. If not, then it is two different propositions.

Council Member Pickens – We’re required to decide 90 days prior to Election Day?

Bob Hart – City Manager – The election must be called 72 days prior to the election. We have a few months to decide but we do need to decide when we want to call the street reauthorization.

Council Member Pickens – How long is that sales tax effective?

Bob Hart – City Manager – It expires in four years, currently at the end of 2020.

Council Member Pickens – If it’s on the May 2020 ballot, it would pick up in January and would not expire?

Bob Hart – City Manager – That is correct. When you start a new tax, it begins the quarter, following the quarter in which you held the election. If it is a continuation, it just goes to the next quarter.

The focus of the budget is on six areas.



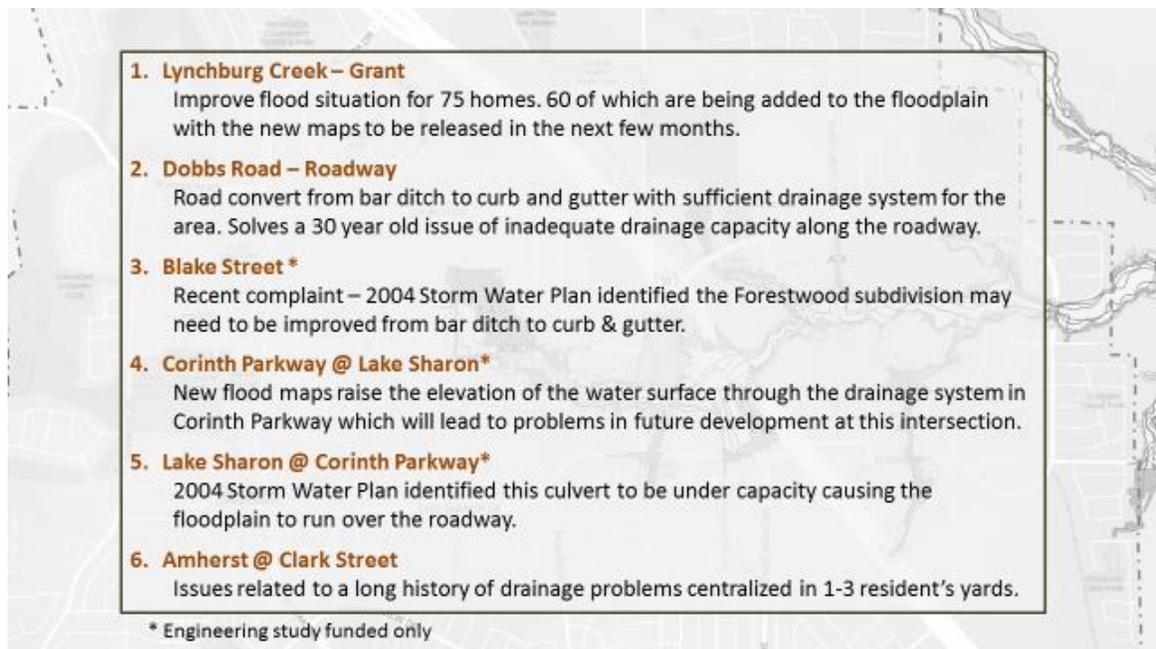
The focus on infrastructure fall into six areas:
Transportation, Water, Wastewater, Drainage,
the TIRZ, and Asset Management

<p><u>Transportation</u></p> <ul style="list-style-type: none">• Alignment of Lake Sharon Boulevard and Dobbs Road• Quail Run Drive Realignment• Resurface Riverview Drive and Old Highway 77• Safe Routes to School Grant• Street Condition Software	<p><u>Drainage</u></p> <ul style="list-style-type: none">• Lynchburg Creek• Wetlands & Flood Mitigation• Preliminary Engineering<ul style="list-style-type: none">• Lake Sharon near Corinth Parkway• Blake Street• Corinth Parkway near Lake Sharon
<p><u>Water/Wastewater</u></p> <ul style="list-style-type: none">• Elevated Storage Tank• Preliminary Engineering for Parkridge Drive Extension	<p><u>Asset Management</u></p> <ul style="list-style-type: none">• Initial Funding of \$600,000• Purchase Work Order/ Asset Management Tracking System

Bob Hart – City Manager – Regarding drainage improvements, these six areas are the main focus. Lynchburg Creek and Dobbs Road improvements are tied to the Dobbs/Lake Sharon alignment, which

will take care of the draining issues. That's already addressed and won't show up in the budget.

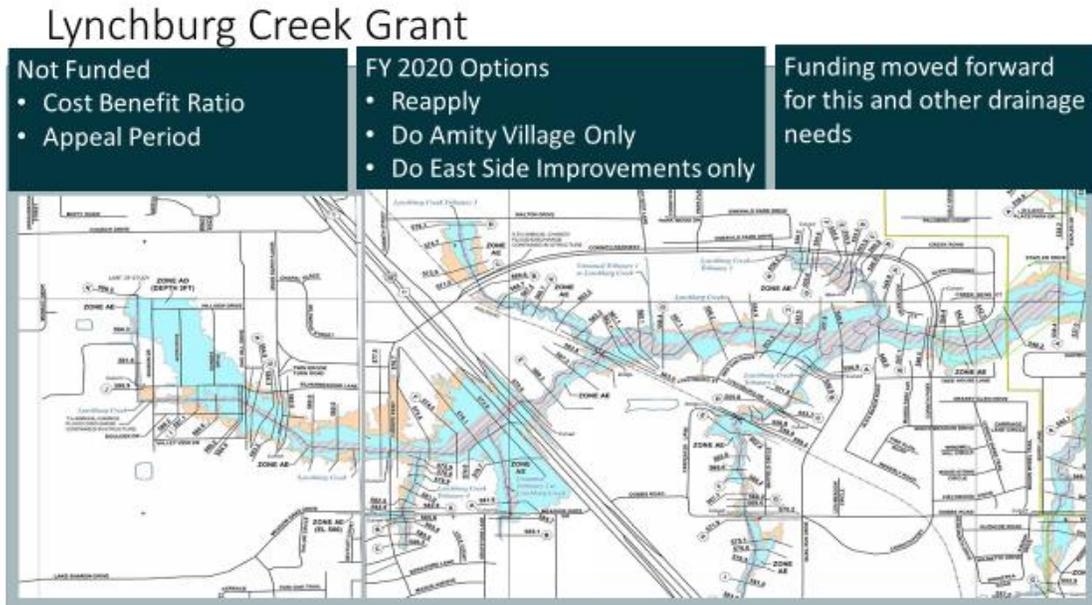
Blake Street, Corinth Parkway at Lake Sharon and Lake Sharon at Corinth Parkway, these three are included in the budget, only for the engineering analysis. Amherst, we're waiting on the developer.



Bob Hart – City Manager – We didn't receive the grant for Lynchburg Creek. We knew it was based on benefit to cost ratio, FEMA looks at the funds they put in and how much benefit they receive and it must be greater than one. Based on the application, we felt it was a 2.4 for the project and if you included the re-mapping that FEMA did and its impact on Amherst and Amity Village, then we would have a benefit ratio of about 11 to one. FEMA recalculated and stated it was less than one. George

with working the engineers and FEMA to figure out the issue with the calculation. The greatest benefit was working with Amity Village. When we submitted the grant, we thought the mapping would be official on June 1, FEMA will make it official on December 1, 2019. The benefit/cost ration did not benefit us. If we resubmit the grant, it will help us, which is why we need clarification from FEMA.

We have three options, we fix Amity Village area only, which is approximately \$3 million, we can fix the east side, which is \$1 million dollars or we can reapply for the grant. We have about \$2 million to work with so that may help you decide the route you'd like to take. The funding from the current budget will roll forward.



Mayor Heidemann – If the Parkridge development took off, would that impact the drainage at Amity Village?

Bob Hart – City Manager – Parkridge would help with the drainage. The issue is getting a detention pond. All of it is tied together, except the funding.

Council Member – Burke – If you spend the \$3 million and do the work before you receive the grant, does the benefit of that work come out of the calculation?

Bob Hart – City Manager – Yes

Council Member Garber – If we do not spend the money, does it in any way, affect us negatively towards the budget cap?

Bob Hart – City Manager – No, what you look at is what you bring in.

Council Member Garber – We could easily say we're going to reapply for that grant and we'll just wait on this.

Bob Hart – City Manager – This is correct and that has been the assumption that the budget, the proposed budget is assuming but I want to be careful and don't want to assume, that is your call and

not mine or staff.

Mayor Heidemann – We will not know until December 1 when FEMA cords that map, that’s when we cross over?

Bob Hart – City Manager – That is when I think we’ll cross over and be in better shape to reapply. This goes back to why we need all parties to review the formula. We calculate it to be at about an 11 to one, which is a solid fundable project. We need to see how FEMA is calculating it. We went in at 2.4, which is competitive but with Harvey, we looked at the funding list, every grant, whether it was disaster money or hazard mitigation money, all went to Harvey in the Houston area. The 11 to one will get us ahead, we have to figure out how FEMA scores it.

Council Member Garber – Does it help us with the cost benefit analysis if the homes have flood insurance? Should we begin communicating and getting people to get flood insurance before it gets expensive?

Bob Hart – City Manager – Yes, they have until December 1, correct, to be grandfathered in?

George Marshall – City Engineer – Yes, essentially, and we’ve had a public hearing and went over all this with them and sent letters to every resident.

Council Member Garber – I remember, but did we, in any way, communicate that the city is working on a plan and you may not have to worry about it?

George Marshall – City Engineer – We stated that we were applying but not sure where that would take us.

Council Member – Burke – Let’s send out a letter that says the grant was denied and to get flood insurance and we don’t know why it was denied.

George Marshall – City Engineer – If they have federal backed mortgage, they’re going to be required to obtain flood insurance. Once the map becomes effective, the mortgage companies know and will send letters requiring flood insurance. It’s more important for them to get flood insurance before that happens because they can get grandfathered in at a lower rate.

Bob Hart – City Manager – Let’s get a meeting with FEMA to understand the formula.

Council Member Pickens – Can you buy flood insurance if you’re not in a flood zone?

George Marshall – City Engineer – Anyone can buy flood insurance. If your area is within the map of a flood zone and your community is part of the flood insurance program then you can get flood insurance. Typically, if your home is outside the flood plain, it’s about \$400 - \$500 per year

Council Member Pickens – What’s the difference if they get the insurance now, opposed to when the rates change?

George Marshall – City Engineer – The rate will be about \$3,000.

Council Member Pickens – It jumps up that significantly?

George Marshall – City Engineer – Yes

Mayor Heidemann – We need to get that letter out.

George Marshall – City Engineer – The homes in Amity, that are being added are in a zone called AO which is zero to three foot depth which means they would have to raise their home about 3’ to get out of the flood plain. There are companies who do this type of work but it’s expensive.

Council Member Pickens – I think a letter would be useful. If they have a mortgage on the property, they’re going to have to pay \$3,000 or whatever the premium.

Council Member – Burke – Does the letter state that their premium is going to increase? That there will be a \$2000 plus increase?

George Marshall – City Engineer – I don’t remember exactly how the letter reads.

Council Member – Burke – If the amount is accurate, we should tell them it is a \$2,000 - \$2,500 dollar difference.

Council Member Pickens – Do they stay grandfathered in forever?

George Marshall – City Engineer – No, they will be added to a step plan with a maximum of 18% increase per year.

Council Member Henderson – Along with the letter, should we have another meeting with them?

George Marshall – City Engineer – We had a good turn out, we had about 60 people here.

Council Member Henderson – It may be beneficial, where they can ask questions.

Bob Hart – City Manager – Yes and we can fill you in and you’re trying to meet with FEMA in the next couple of weeks?

George Marshall – City Engineer – Yes, there is an appeal period we are trying to hit. They never sent us a formal notification that we didn’t get the grant.

Council Member Pickens – If you were to have a meeting with these property owners, would it be appropriate to have a representative from FEMA there?

George Marshall – City Engineer – I tried last time and they have to get approval and they didn’t. Since that time, I have been more in contact with them. I have been to almost every flood meeting/conference I can be at for the past year. I know the people there, they recognize me. I can definitely ask.

Council Member Pickens – If I were a property owner, this is who I would want to hear from.

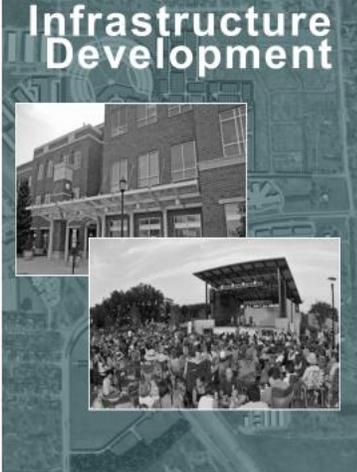
George Marshall – City Engineer – I also have a contact on our website.

Bob Hart – City Manager – We will need some guidance in this area but again the budget is being proposed, assuming that we would reapply starting in the latter part of December.

In terms of infrastructure development, what we have in here is related to the CIP and we'll discuss in the next few meetings.

Ensure the implementation of a Capital Improvement Project (CIP) program that invests in the water system and transportation network to complement economic development efforts.

- Lake Sharon/Dobbs Road alignment right of way acquisition and construction
- Construct the elevated water storage tank near Quail Run Drive
- Adopt a TIRZ financing plan to fund the infrastructure necessary for a commuter rail stop and the associated transit-oriented TOD and encourage economic development and revitalization along I-35E
- Seek state/federal funding for drainage improvements along Lynchburg Creek
- Promote water conservation through education and incentives
- Integrate the asset management plan (with life-cycle costing features) into the CIP and budgeting process



The graphic titled "Infrastructure Development" features a teal background with a faint map. It includes two inset photographs: one of a modern multi-story brick building and another of a transit station with a large crowd of people.

Bob Hart - City Manager - We will bring an Ordinance to you in September to authorize the creation of the TIFF. Then we will come back in November and bring you a financing plan with that. So we are assuming here, we get this adopted in September and that gives us half of September all of October to work with the County to figure out what the funding formula will be. How much money they are willing to put in. Then you adopt the funding plan.

Council Member – Burke – Regarding the TIFF, as I remember, it seems like I remember they were going to front the money.

Bob Hart – City Manager – The judge's comment with the mayor and I was that his preference was the county does not commit to long term funding of a TIFF but rather they put the money in, they commit to part of the infrastructure.

Council Member – Burke – Does the extra pay back that money?

Bob Hart – City Manager – Yes

Council Member – Burke – Is it in our general fund?

Bob Hart – City Manager – We would get it in place, figure out how the county will proceed and wait for the money to build up or we sell debt.

Council Member – Burke – It seems like knowing how that is going to function will affect decisions on the EDC.

Bob Hart – City Manager – It does, we are working to get all of this together. You will work out all the details from September to November.

Council Member Burke – Do we know the range of possible funds? Can we isolate those tracks? We know the taxable value, do we know the maximum amount the county could give?

Bob Hart – City Manager – David Pettit is taking all of the projects, looking at revenue that could be generated to pay for those and then figure out what the county will need to kick in and then that is when we will try to sell them. We would like to sell them on contributing 50% of all these projects. I don't believe that will happen but you have to walk in with a good number.

Council Member Burke – What's the status of working that out with a developer?

Helen-Eve Liebman – Director of Planning & Development – We met with several folks, we have been in recent talks with the broker for the Culbertson tract. The long lake track we haven't heard from them since last August. We've told both groups we are open to rezoning the property to facilitate higher densities and uses that would be more appropriate. There are some challenges regarding with the sewer as well as topography and heavy tree cover.

Tax Increment Reinvestment Zone

- The City Council to consider an ordinance creating a TIRZ in September 2019.
- The financial plan is anticipated to be developed and adopted in November



The TIRZ is intended to fund the following primary infrastructure projects:

- DCTA rail stop study
- Walton Drive realignment
- North Corinth Street realignment
- Main Street construction
- Alignment of Lake Sharon and Dobbs
- Construction of NCTC Boulevard
- Construction of a portion of Lion Boulevard
- Park trails
- Quail Run Drive realignment
- Tower Ridge extension
- Garrison Street reconstruction
- Riverview Drive reconstruction
- Old Highway 77 reconstruction
- Pavilion and park open space
- Park trails
- Elevated water storage tank
- Long Lake wastewater sewer service





Bob Hart - City Manager - Our budget is \$438,301, we have 11 units to be replaced. We have replaced about 45 units. To give you a perspective, the \$438,301 will do about 6 ½ police cars and that is about what we need to do every year.

Over a two year period, total sale gained is about \$340,000 in terms of the resale of vehicles. That is more than doubled of what we normally have done.

Our maintenance cost has gone down by \$77,929 a year and our fuel usage is going down as well.

Bob Hart – City Manager – The comprehensive Plan, we will bring this to you on the next meeting is the recommendation to hire Kimley-Horn to do this. We have on the agenda tonight to appoint Advisory Committee and this is the schedule going forward.

Comprehensive Land Use Plan Update and Master Parks & Trails Plans and Implementation

May 2019	Consulting Firms Interviews
August 1, 2019	City Council appoints Comprehensive Plan Advisory Committee (CPAC)
August 8, 2019	City Council engages planning firm
August 27, 2019	Kick-off/Orientation meeting with CPAC
August-December 2019	Visioning, Plan Development, meetings with Staff and CPAC
January/February 2020	Final Draft of Plan presented to CPAC and seek recommendation from CPAC
March 23, 2020	Planning and Zoning Commission Public Hearing and Recommendation
March/April 2020	City Council Public Hearing and Anticipated Plan Adoption
Implementation	Continuous

Bob Hart – City Manager – We want to be sure we’re competitive in the market place.

- ✓ **Competitive Compensation Plan to ensure Recruitment and Retention**
- ✓ **Training and Succession Planning.**
 - 23% are currently eligible for retirement.
 - By 2024 43% will be eligible.
- ✓ **Values and Organizational Development Focus**



Human Resource Management

Demonstrate a Commitment to employee development and growth

Health Insurance

City Council Consideration August 8, 2019

- 4% decrease -\$85,000 after negotiation and dependent contribution change
- Continues Health Employee Insurance Benefits Trust – 1.75% premium savings
- Changes City dependent contribution from 70% to 69%
- **BASE PLAN:**
 - Continue High Deductible Insurance Plan with a Health Savings Account (H.S.A.)
 - Continues contribution to employee Health Savings Account of \$1,000
 - Deductible remains at \$2,700 for individual (same network)
- **BUY UP PLAN:**
 - Plan option with deductibles and copays (traditional PPO Plan)
 - Deductible of \$1,000
 - Co-insurance Benefit 80% to \$3,000 out of pocket maximum
 - Copays (Emergency room -\$200, Urgent care-\$50, Office Visit \$25, Specialist \$50, Prescriptions \$10/\$35/\$70/\$150)

CITY CONTRIBUTION			
	Current (70%)*	Proposed (69%)*	City Impact
EE Only	\$583.18	\$559.85	(\$23.33)
EE/Children*	912.75	871.71	(41.04)
EE/Spouse*	1,062.60	1,013.52	(49.08)
EE/Family*	1,478.72	1,407.28	(71.44)
EMPLOYEE "BASE PLAN" CONTRIBUTION			
	Current (30%*)	Proposed (31%*)	Employee Impact
EE Only	\$0	\$0	\$0
EE/Children*	141.24	140.12	(1.12)
EE/Spouse*	205.46	203.82	(1.64)
EE/Family*	383.80	380.74	(3.06)
EMPLOYEE "BUY UP" CONTRIBUTION			
	Current	Proposed	Employee Impact
EE Only	\$66.36	\$63.70	(\$2.66)
EE/Children	261.16	255.24	(5.92)
EE/Spouse	349.74	342.34	(7.40)
EE/Family	595.72	584.18	(11.54)

Bob Hart - City Manager - After negotiations we ended up with a 4% decrease. The plan itself stays the same.

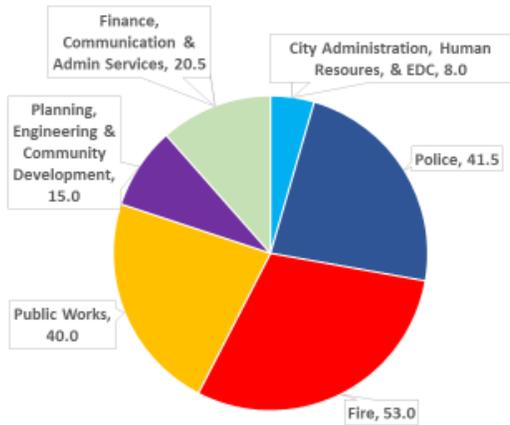
- ✓ **3% Step Plan Progression for Public Safety**
- ✓ **3% General Merit for General Employees**
- ✓ **3% Adjustment to the Public Safety and General Pay Schedules**

Wage Analysis

- Most of the employees' salaries are under the midpoint of Corinth's current pay ranges. Ideally, salaries should be at the midpoint of the pay ranges.
- Corinth's current pay ranges, when compared to our target market, are below the median minimum 50th percentile.

Position Summary

Total Positions all Funds – 178 FTE



FY2019-20 Proposed Positions

- Police Officers – 2 FTE
- Restore Court Bailiff – 1 FTE
- Restore Part-time Accounting Clerk – .50 FTE
- Seasonal Marketing/ Special Event Intern (Hotel Tax Fund) – .50 FTE

Bob Hart - City Manager - We are recommending two police officers but we don't fund them until April 1st. The reason for that is we got some vacancies we need to fill but the second is under Senate Bill 2, you can't cut going forward so the net effect is we are adding one person in terms of dollars so that helps with what we have to worry about next year.

Bob Hart – City Manager – The Court Bailiff position, by getting this person back in we will not have to pull an officer off the street to do court security and we have enough of a back log to keep this position busy and will be revenue neutral for about two or three years..

Mayor Heidemann – The two officers who start in April, that's ½ year salary. How does that impact you for the next year?

Bob Hart – City Manager – You're funding for two. I'm making sure, we're only raising the base for one position.

Council Member Pickens – Have the vacant positions been funded in previous budgets? What happened to those monies?

Bob Hart – City Manager – Yes, they rolled back into fund balance and show up as part of the new budget.

Council Member Pickens – It doesn't go to the police department?

Bob Hart – City Manager – At the end of the fiscal year, it comes back here and you all re-appropriate the money. The positions are recommended to be filled in next year's budget

Council Member Pickens – If they are not and the money is not used on a salary, then it comes back?

Bob Hart – City Manager – Into the fund balance and then is subject to re-appropriation by the council.

Council Member Pickens – We're how many short now, four?

Bob Hart – City Manager – We're six short, correct chief?

Police – Chief Garner – We have four vacancies but we have two that are in the law enforcement academy and four vacant slots.

Council Member Pickens – They're still receiving a salary?

Police – Chief Garner – The two in the academy are receiving a salary, a lower salary.

Council Member – Burke – When will they come online?

Police – Chief Garner – They are graduating in late August, then will be in field training for about three months depending on how quickly they progress. They should be on their own in the new fiscal year.

Council Member Pickens – There's six, two are cadets and the other four. But the budget is going to fund for two.

Bob Hart – City Manager – There's one and the bailiff will be funded through Municipal Court.

Council Member Pickens – Who pays now, when a police officer comes?

Bob Hart – City Manager – It is a police officer who is taken off the street.

Council Member Pickens – So no one is serving warrants now?

Bob Hart – City Manager – No and that's why our collections are so low and delinquents, there's not a lot of consequences. My experience is that you will break even for three to four years and then you have to keep an eye on it.

Council Member Pickens – So how much is in unpaid warrants right now?

Lee Ann Bunselmeyer – Director of Finance & Communications – It's over \$3 million. The judge

purged all the old warrants, I think these are about three years old. We don't have enough staffing to place all the warrants on the regional database so they can be picked up by other entities. That would be some of the duties of the bailiff, serving warrants and as they come within the threshold of 90 days, putting them on the regional database so they can be collected faster, it will be a very busy position.

Council Member – Burke – Is there any way to outsource that to someone who gets paid when the revenue is collected? Not the arresting, in other words, we'll pay you an up-front fee to put it on the database and then you get more if people are arrested outside of our jurisdiction.

Lee Ann Bunselmeyer – Director of Finance & Communications – Right now we contract with Flower Mound to utilize their regional database services so they're actually putting it on there for us. We get the paperwork together and send it to them. We pay them \$25 per warrant. It's just processing all the internal documents, with the mandates it has to go through the court a few times before you can issue it to warrant. I believe it's extended to 120 days, so that internal process is the part you cannot contract out.

Council Member – Burke – Will the bailiff costs be offset by not having to pay Flower Mound to do that data input?

Lee Ann Bunselmeyer – Director of Finance & Communications – It could, in the future.

Council Member – Burke – Do we have a contract with them?

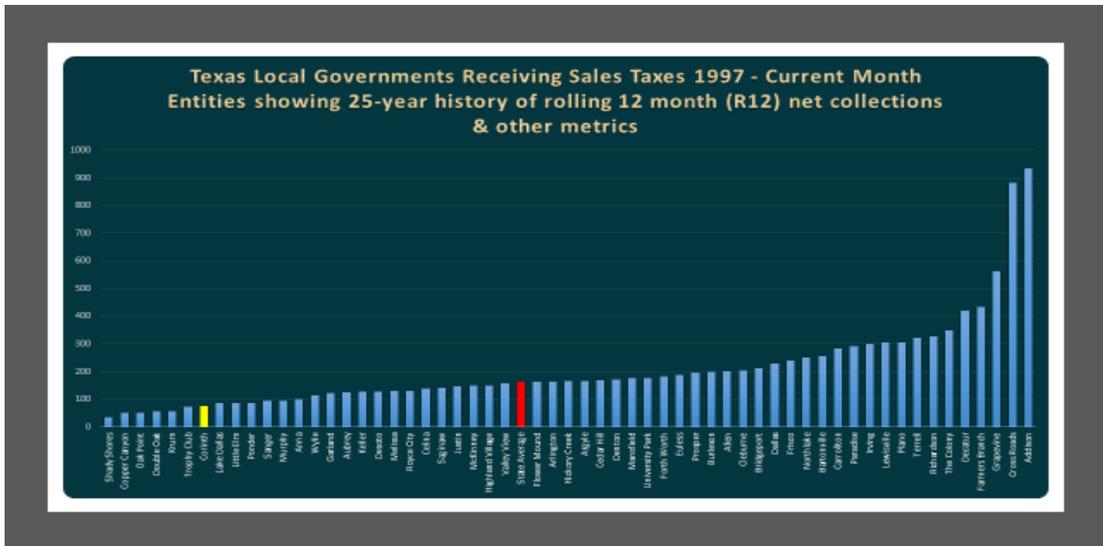
Lee Ann Bunselmeyer – Director of Finance & Communications – Yes, we would have to review. I believe in the early part of the year, when they're trying to issue the warrants, I think they will be busy with the warrant side but when that slows, we'll have more time to go into the warrant database. We do not have those capabilities because of the credentials of my staff, to be able to access those warrant databases. Flower Mound might be a little more amenable if it's a police officer handling it.

Bob Hart – City Manager – The last position would be funded out of the hotel/motel tax fund. We would like to obtain an intern who would help with special events. Terry Wilson has been assisting on a contract basis, we would stop that if we can get this position.

Bob Hart – City Manager – if you notice the slide below and start looking at why do we have all the pressure on property tax this is it, we are not collecting enough sales tax to do anything. . We need to more than double what we are doing just to get to the state average.

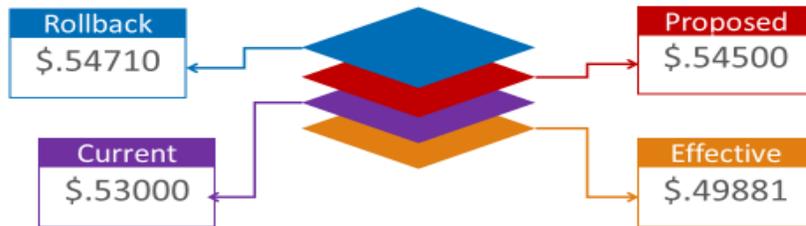
Council Member Garber – Will the new developments we're working on get us.....?

Bob Hart – City Manager – It will get us on the way there but we have not completed enough analysis to confirm but this is why the TIFF and TOD are absolutely essential to solving this. We need to complete all we can because the playing field shifts July 1.



Bob Hart – City Manager – The property tax recommendation is \$.54500.

Property Tax Rate Analysis Fiscal Year 2019-2020



What is the Effective Tax Rate?
Tax Rate that provides about the same amount of revenue as the prior year

What is the Rollback Tax Rate?
Maximum rate allowed without voter approval

Bob Hart – City Manager – One penny increase will take care of the debt that was issued one year ago.

Tax Rate Comparison

	2015	2016	2017	2018	2019
Certified Value	\$1,638,520,892	\$1,799,383,154	\$1,952,654,794	\$2,159,281,283	\$2,376,455,965
Change in Value	6.53%	9.82%	8.52%	10.58%	10.06%
Property Tax Rate					
General Fund	\$0.44143	\$0.44298	\$0.42791	\$0.42711	\$0.43211
Debt Service	0.14346	0.13895	0.10895	0.10289	0.11289
Total Tax Rate	\$0.58489	\$0.58193	\$0.53686	\$0.53000	\$0.54500
Change in Tax Rate	(1¢)	(0.296¢)	(4.50¢)	(0.686¢)	1.5¢

Bob Hart – City Manager – This is the projection going forward. We're at \$.43, the assumption is with 8% growth in value and with a 3.5% or \$500,000, the de Minimis rate, what we assumed is \$500,000 going forward. 3.5% puts us at about \$450,000.

The operations and maintenance tax drops. There's no way you can beat that without an election. You can only call an election in November and you must call it by the middle of August. There is a 10 day window to decide to call an election. If you wanted to have a property tax increase greater than that, you would have to call the election in November.

Council Member Pickens – So every August, you have to make the decision but you can talk about it before then?

Bob Hart – City Manager – Yes, but we don't have the numbers from the appraisal district until July 25th. You literally have 20 days to get your budget assembled, practically you can do it.

Council Member Pickens – Is there a reason they did it like that? To discourage it to go on the ballot? It can't be on a May ballot?

Bob Hart – City Manager – Correct. It has to be on a November ballot.

Bob Hart – City Manager – The reason for the recommendations on the rates is this is your last shot. If you go lower, future numbers will be lower and you'll never catch up.

Mayor Heidemann – Is there any restriction on the debt service?

Bob Hart – City Manager – The debt service is not subject to the 3.5%, only on operations and maintenance.

Council Member Pickens – You're almost penalized for trying to be lean.

Bob Hart – City Manager – This year in particular.

Council Member – Burke – You're incentivized to have debt.

Council Member Pickens – For those who have a higher rate, they will reduce at the same percentage but they won't feel it.

Mayor Heidemann – It's because they have more sales tax.

Council Member Johnson – This is exactly where the tipping point reached in California, with Proposition 13. The cities were forced to increase their debt load in order to pay for their operations, they started to tip into bankruptcy. It was all in relation to Proposition 13 because Proposition 13 did the same thing we're doing here. You have a cap on appraisals and you have a cap on tax rates, this is two sides of the triad.

Council Member Pickens – People think it's going to lower their property tax, it's the school tax that's the majority of what you're paying.

Council Member Johnson – The school tax is capped too. One question that I have on this Lee Ann, I believe you and I already discussed this, new value, or construction value, is that affected by this 3.5% cap? So you still have a full 8%, well 7.999%, in appraisal value and taxable value there.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – Yes

Mayor Heidemann – So that's your incentive.

Council Member Johnson – But if you have a TIRZ then you're not going to recover.

Bob Hart – City Manager – You put it in a TIF then you shelter it going forward. A lot of cities are expanding their TIF boundaries because that's the way to step around this as well. When you take the new value and roll it into a TIF, it doesn't ever become old value. It's subject to this, it stays as new value as long as the TIF is in effect. The incremental value that you gave stays within the TIRZ.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – If you're looking at a general fund impact, if you have \$10 million worth of property, let's say the valuation came in and now it's \$13 million, that \$3 million goes to your TIF, so your value that goes against your effective tax rate is only the \$10 million, so it kind of opens up and that extra \$3 million is not being a negative against your effective tax rate.

Council Member – Burke – You have probably already spent it, to do the development but you get the benefit of that increased value. You can use it to pay the debt or whatever.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – It will help your tax rate not go down as fast or not as much because now that value isn't counting against your 3.5%.

Council Member – Burke – Council Member Johnson, you said something to Lee Ann about the risk of that, what is that?

Council Member Johnson – The only risk that occurs if it falls into the TIRZ is if the TIRZ ever ends then it all becomes established value, there's no more incremental value on the top side. The idea is to keep the TIRZ generating.

Bob Hart – City Manager – If we go back to Council Member Johnson's comment about California,

about five or six years ago, the state abolished all the TIFFs. It kept it from getting into the tax base.

Council Member – Burke – The increase in value although you can tax it, if it is on the TIFF, it is for a specific purpose, for development and those areas and doesn't get into the general fund to pay operating costs as a city as a whole?

Bob Hart - City Manager - that is correct.

Tax Rate Comparison Under SB2

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Certified Value	\$1,638,520,892	\$1,799,383,154	\$1,952,654,794	\$2,159,281,283	\$2,376,455,965	2,566,572,442	2,771,898,238	2,993,650,097	3,233,142,104
Change in Value	6.53%	9.82%	8.52%	10.58%	10.06%	8.00%	8.00%	8.00%	8.00%
Property Tax Rate									
General Fund	\$0.44143	\$0.44298	\$0.42791	\$0.42711	\$0.43211	\$0.41958	\$0.40654	\$0.39313	\$0.37947
Debt Service	0.14346	0.13895	0.10895	0.10289	0.11289				
Total Tax Rate	\$0.58489	\$0.58193	\$0.53686	\$0.53000	\$0.54500				
Change in Tax Rate	(1C)	(0.296C)	(4.50C)	(0.686C)	1.5C	(1.25C)	(1.30C)	(1.34C)	(1.36C)

Bob Hart – City Manager – If we were to get to the state average, you can see the gains are about \$2 million per year.

Council Member – Burke – What retail establishment will generate this kind of revenue?

Council Member Garber – Walmart is \$1 million per year.

Council Member – Burke – Such as a restaurant, how much tax revenue will a restaurant bring in?

Jason Alexander – Director of Economic Development – If you're talking on the retail side, Costco would bring in that amount. Some of the incentive agreements that are in place in cities like McKinney, they split half of the sales tax with them, which would be \$2 million that goes into their fund and \$2 million that goes back into Costco.

Council Member – Burke – If HEB goes in.

Jason Alexander – Director of Economic Development – If HEB goes in, remember, it's a grocery store so food items will not be taxed, only the items that are non-perishable will, so you're not looking at a significant amount of sales tax.

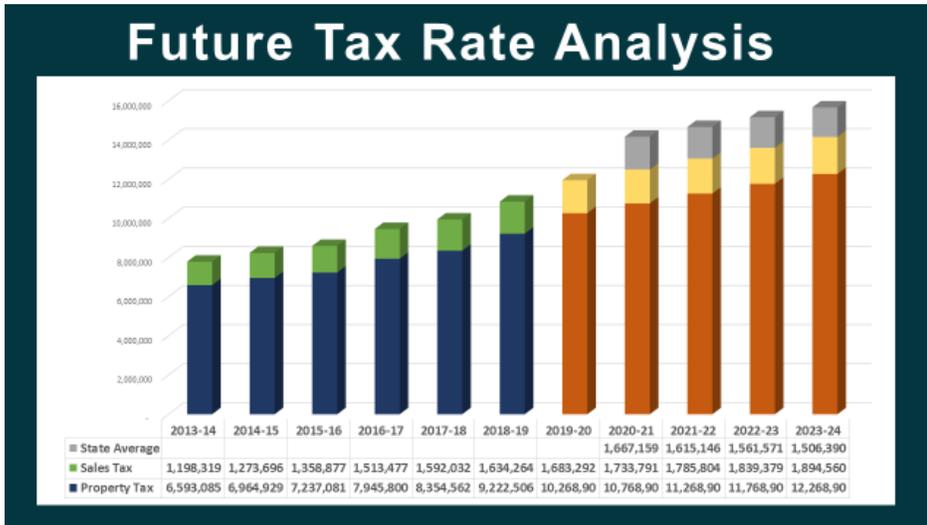
Bob Hart – City Manager – Getting the clustering of a lot of retail, goes back to the TOD and what Realty Capital will do within the TIFF, that's where you start moving along significantly.

Mayor Heidemann – What kind of window are you looking at for some of this?

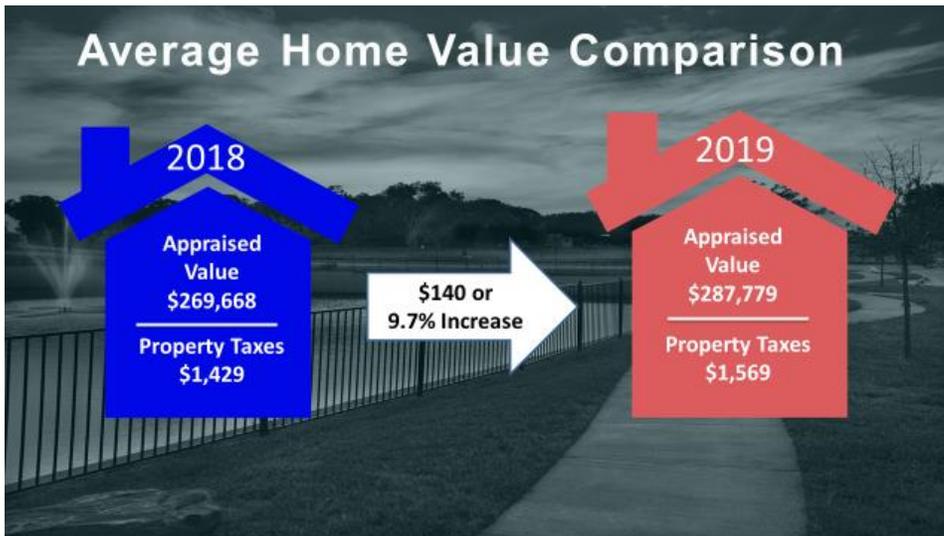
Bob Hart – City Manager – We have got to have some significant progress within five years. If we can be on this upward trajectory, I think we’ll be a lot better off.

Council Member Pickens – On the incentives Jason was talking about, where a city agrees to pay half, how long do they do this? I heard Nebraska Furniture Mart had 20 years or something.

Jason Alexander – Director of Economic Development – I don’t remember the exact term but I think it was longer than that.



Bob Hart – City Manager – This represents an increase on an average of \$140 per year.



Bob Hart – City Manager – The average price home pays \$1244 per year for all the city services which is less than what you pay for cable tv.

Average Home Value Comparison

	2015	2016	2017	2018	2019
Avg Home Value	\$211,926	\$229,765	\$249,112	\$269,668	\$287,779
Tax Rate	.58489	.58193	.53686	.53000	.54500
Average Tax Bill:					
General Fund	\$936	\$1,018	\$1,066	\$1,152	\$1,244
Debt Service Fund	304	319	271	277	325
Total Taxes Due	\$1,240	\$1,337	\$1,337	\$1,429	\$1,569

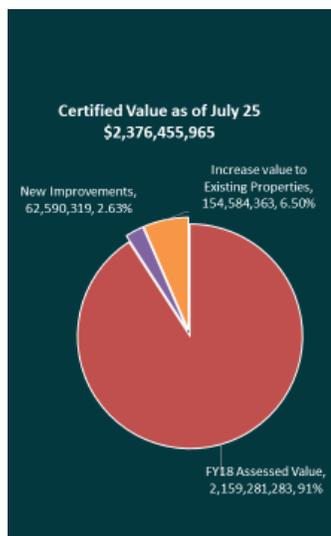


Council Member – Garber – We were just discussing The Colony, for perspective sake, the city tax rate is getting close to \$.67, even with all of that sales tax and economic development. Looking at \$.54500, it still puts us way below ½ of the cities in Texas, even with no sales tax. Economic development will not lower property taxes.

Council Member Pickens – It would also not put the burden of funding your police, fire, and everything strictly on property tax revenue.

Council Member – Garber – If we had a \$.67 sales tax, we also would not have those issues.

Council Member Pickens – Right, people would pay another \$10 per month, its \$140/year.



Tax Revenue Analysis

Property Tax Revenue	General Fund	Debt Service Fund	Total
Tax Rate	.43211	.11289	.54500
FY18 Assessed Value	\$9,222,506	\$2,221,685	\$11,444,191
Increase in Existing Properties	775,939	390,438	1,166,377
New Improvements	270,459	70,658	341,117
Total Property Tax Revenue	\$10,268,904	\$2,682,781	\$12,951,685

2019 Tax Revenue Increase = \$1,507,494

Assessed Valuation New Value Added

	2015	2016	2017	2018	2019
New Value Added	\$15,403,173	\$33,390,497	\$19,490,199	\$56,348,794	\$62,590,319
Tax Rate	.58489	.58913	.53686	.53000	.54500
Tax Bill Allocation:					
General Fund	\$67,994	\$147,913	\$83,400	\$240,671	\$270,459
Debt Service Fund	22,097	46,396	21,235	57,977	70,658
Total New Taxes	\$90,092	\$194,309	\$104,635	\$298,648	\$341,117

Five Year Average Growth of \$37,444,596

*5 Year Average Annual Tax Revenue Increase on New Value Added = \$205,760
General Fund = \$162,087 and Debt Service Fund = \$43,673*

Bob Hart – City Manager – The focus on Economic Development is on the TIRZ and the TOD.

Economic Development

Create a cohesive economic development/investment strategy



Implement and Promote a TIRZ for a Transit Oriented Development along I-35E



Utilize and leverage ESRI data for business focused demographics data



Expand the network of commercial real estate brokers to help promote the City for development



Create promotional material through State Communications

Proactive Government New Program Funding

Services

- Shade Structure Repair
- Community Park Contract Mowing
- Broadband Study

Positions

- Police Officers – 2 FTE
- Restore Court Bailiff – 1 FTE
- Restore Part-time Accounting Clerk – .50 FTE
- Special Event Intern – .50 FTE

Equipment

- Street Saw
- Dump bed trailer
- Mower
- Trailer
- Equipment for Court Bailiff

Technology

- Work Order/Asset Mgt System
- Road Condition Software

Resident Engagement and Proactive Government

Invest in assisting Corinth residents to understand and participate in the process, and help identify solutions

- Effectively distribute information about City activities and programs consistent with the Communication Strategic Plan
- Promote community family events
 - Pumpkin Palooza, Easter Eggstravaganza, Fish 'n Fun, Annual Tree Lighting
- Create partnership through hotel tax fund to promote special events
- Promote HOA outreach through the Ambassador Program
- Expand the Keep Corinth Beautiful Board to seven members
- Create a five member Parks & Trails Board



Bob Hart - City Manager - We have a lot of applications for Keep Corinth Beautiful, we can fill 7 and probably have 10 or 11 member board.

On the Parks & Trails Board, we have not done any promotions on this board yet so we don't have any applications for this but I think it would take away the conflicts that occur with what is the mission of Keep Corinth Beautiful. We have some folks that don't want to do anything with KCB they only want to do trails and so you have that ongoing conflict on where the focus is. I think it would be easier to separate it and that is the recommendation. I would like to bring those changes back to you in August/September.

Council Member Garber – Can we get a revised mission statement for the two boards?

Bob Hart – City Manager – Yes

Mayor Heidemann – Does that tie back into your master plan?

Bob Hart – City Manager – Yes and we can begin working on an ordinance and get it to you.

Regional Cooperation

Corinth is ideally located along I-35E in Denton County and is the largest of the four Lake Cities. Due to the City's location in the Dallas Fort Worth metroplex, it is necessary to be active in a wide variety of regional efforts.

- Continue Partnering with Lake Cities Municipal Utility Authority (LCMUA) to provide GIS services and joint construction and use of utility lines
- Pursue a commuter rail stop through DCTA
- Encourage the expansion of health services training through NCTC
- Pursue partnership with Denton County relative to the TIRZ.
- Participate in NCTCOG programs
- Participate in the North Texas Commission

Establish and Maintain Intergovernmental Relations

- City of Denton
- City of Hickory Creek
- City of Lake Dallas
- Town of Shady Shores
- Denton County
- Denton County Transportation Authority
- Denton ISD
- Lake Dallas ISD
- National League of Cities
- Texas Municipal League
- North Central Texas Community College
- Texas Woman's University
- University of North Texas
- University of Texas at Arlington
- Lake Cities Municipal Utility Authority
- Upper Trinity Conservation Trust
- Upper Trinity Regional Water District
- Texas Department of Transportation
- Texas Water Development Board

- Participate in Lake Cities joint meetings and expand service delivery opportunities
- Improve internet/broadband service providers through a joint Lake Cities task force.
- Preliminary planning for Shady Shores Drive reconstruction
- Coordinate Special Events and Business Promotion

Lake Cities Communities in Unity



Operating Budget Overview

	General Fund	Debt Service Fund	Utility	Storm Fund Drainage Fund	Economic Development Fund	Street Maint Sales Tax	Crime Control Fund
Estimated Beginning Fund Balance 10/1/18	\$5,091,854	\$325,667	\$3,886,878	\$375,150	\$1,083,893	\$1,288,961	\$481,505
Revenues	20,075,795	2,682,781	13,454,855	755,100	873,894	431,501	391,520
Use of Fund Balance	789,724	248,900	255,513	144,345	62,863	301,577	0
Total Resources	\$20,865,519	\$2,931,681	\$13,710,368	\$899,445	\$936,557	\$733,078	\$377,228
Expenditures	18,969,753	2,931,681	13,156,868	665,945	786,557	89,078	377,228
New on-going Programs	232,966	0	0	0	0	5,000	0
One-time Programs	1,662,800	0	553,500	233,500	150,000	639,000	0
Total Expenditures	\$20,865,519	\$2,931,681	\$13,710,368	\$899,445	\$936,557	\$733,078	\$377,228
Estimated Ending Fund Balance 9/30/19	\$4,301,930	\$76,767	\$3,431,165	\$230,805	\$1,021,030	\$967,384	\$495,797
% of Total Expenditures	20.62%		25.03%	25.66%			
Policy Target	20.00%		25.00%	25.00%			

Budget Calendar

AUGUST

- 8th – Budget Work Session to Review Governmental Funds
Vote on Published tax rate and public hearing dates
- 22nd – Budget Work Session on Proprietary Funds and CIP
First Public Hearing on Tax Rate
Approve Crime Control & Prevention District Budget

SEPTEMBER

- 5th – Budget Work Session
Second Public Hearing on Tax Rate
Public Hearing on Annual Budget
- 19th – Adoption of Budget, Tax Rates, and Tax Rolls

2. **Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.**

There was no discussion on the Regular meeting items.

There was no Closed Session

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

A. MCM Contract for Lake Sharon Roadway Extension

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

A. Potential acquisition of real property along Corinth Parkway for infrastructure, open space and transit related facilities.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

ADJOURN:

Mayor Heidemann adjourned the meeting at 7:35 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2019.

Kimberly Pence, City Secretary
City of Corinth, Texas

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: August 1, 2019 Regular Session
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 1, 2019 Regular Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 1, 2019 Regular Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the August 1, 2019 Regular Session minutes.

Attachments

Minutes

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 1st day of August 2019 the City Council of the City of Corinth, Texas met in Regular Session at the Corinth City Hall at 7:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Jerry Garner, Chief of Police
Michael Ross, Fire Chief
Brenton Copeland, Technology Services Asst. Manager
Helen-Eve Liebman, Planning and Development Director
George Marshall, City Engineer
Cody Collier, Public Works Director
Lee Ann Bunselmeyer, Director of Finance, Communication & Strategic Services
Chris Rodriguez, Asst. Finance Director
Guadalupe Ruiz, Human Resource Director
Emily Beck, Marketing and Communications
Brett Cast, Engineering Service Coordinator
Jason Alexander, Economic Development Corporation Director
Patricia Adams, Messer, Rockefeller, & Fort

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

Mayor Heidemann called the meeting to order at 7:40 p.m., Councilmember Garber delivered the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA:

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on minutes from the June 20, 2019 Workshop Session.
2. Consider and act on minutes from the June 20, 2019 Regular Session.

MOTION made by Councilmember Henderson to approve the Consent Agenda with corrections provided to the City Secretary. Seconded by Councilmember Garber.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

CITIZEN'S COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

No one spoke

BUSINESS AGENDA:

3. Appoint members to serve on the Comprehensive Plan Update & Master Parks and Trails Plan Committee.

Bob Hart, City Manager - you have the recommended committee members that we talked about in an earlier meeting. We are here to answer any questions you may have.

MOTION made by Councilmember Garber to appoint the following members to serve on the Comprehensive Plan Update & Master Parks and Trails Committee. Seconded by Councilmember Burke.

Scott Garber and Tina Henderson, City Council Members
Brian Rush and Lindsey Baker, Planning and Zoning Commission Members
Steve Holzwarth and Brad Hinson, Economic Development Corporation Members
Joan Mazza, Virginia Holt, Tom Winterburn, Resident Members
James Combs, Business Owner, Combs Coffee
John Baum, Corinth Land Owner

Staff Liaisons:

Bob Hart, Administration
Helen-Eve Liebman, Planning Department
Ben Rodriguez, Planning Department
Cody Collier, Parks
George Marshall, Engineering

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Councilmember may direct that an item be added as a business item to any future agenda.

Councilmember Burke - I had a meeting today with the Denton County Transit Authority on project by project analysis of the budget. It is largely just kind of a hold over budget from last year, everything will be renewed. The organization is embarked on its own costs allocation analysis which should be familiar to this Council as part of our fire budgeting process in our contracting with our neighboring cities. I think it is going to be an interesting time. Tom Winterburn was present and he is a great resource and I think we will continue to be well representing there and have a voice and I think it is important time to have a voice giving what I have seen so far.

Bob Hart, City Manager - we were notified today by TCEQ that our water system has been recognized as outstanding water system which means that we have gone two years without a single violation. Only two cities this year were named for their outstanding water systems state wide. That is a huge compliment.

Also, I would like a count of the Councilmembers who would like to go to the TML Conference in San Antonio October 9-11. Also in San Antonio, around November 24/25 will be the National League of Cities (NLC) Conference so I would like to find out who would like to go to either or both of those.

Mayor Heidemann - I serve on the Council of Governments Board and my first meeting I met with Mr. Morris and he is in our corner as far as the light rail station and things that support that development.

Mayor Heidemann recessed the meeting at 7:50 p.m.

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code. **Closed Session may happen at any time during the Workshop Session and before the start of a City Council Regular Session.**

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with Chapter 551.

Council met in Closed Session from 7:50 p.m. until 8:08 p.m.

A. MCM Contract for Lake Sharon Roadway Extension

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third person

Council met in Closed Session from 7:50 p.m. until 8:08 p.m.

A. Potential acquisition of real property along Corinth Parkway for infrastructure, open space and transit related facilities.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087 To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not. Closed Session may happen at any time during the Workshop Session and before the start of a City Council Regular Session.

RECONVENE IN OPEN SESSION - In accordance with Texas Government Code, Chapter 551 the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

No action taken from Closed Session.

ADJOURN:

Mayor Heidemann adjourned the meeting at 8:09 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2019.

Kimberly Pence, City Secretary
City of Corinth, Texas

CONSENT ITEM 3.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: August 8, 2019 Workshop Session
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 8, 2019 Workshop Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 8, 2019 Workshop Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the August 8, 2019 Workshop Session minutes.

Attachments

Minutes

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 8th day of August 2019 the City Council of the City of Corinth, Texas met in Workshop Session at the Corinth City Hall at 5:45 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Mayor Heidemann
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Kelly Pickens, Council Member
Tina Henderson, Council Member
Lowell Johnson, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Lee Ann Bunselmeyer, Finance, Administration, Communications & Marketing Director
Patricia Adams, Messer, Rockefeller, & Fort
Jerry Garner, Police Chief
Michael Ross, Fire Chief
Cody Collier, Public Works Operations Director
Helen-Eve Liebman, Planning and Development Director
Ben Rodriguez, Planning & Development Manager
George Marshall, City Engineer
Jason Alexander, Economic Development Corporation Director
Guadalupe Ruiz, Human Resources Director
Jane Krhovjak, Human Resources Generalist
Brenton Copeland, Technology Services Assistant Manager
Patrick Hubbard, Development Coordinator
Chris Rodriguez, Assistant Finance Director
Lana Wylie, Senior Administrative Assistant

Others Present:

None

CALL TO ORDER:

Mayor Heidemann called the meeting to order at 5:45 p.m.

WORKSHOP BUSINESS AGENDA:

- 1. Receive a report, hold a discussion, and provide staff direction on the Fiscal Year 2019-2020 Annual Program of Services and Capital Improvement Program.**

Bob Hart, City Manager – We will go through the sales tax fund, the special revenue funds and the general fund. We will discuss the financing component of the CIP but all of that discussion will occur on August 22, 2019, when we discuss the utility funds.

Beginning with the property tax rate analysis, this is one of the items on the agenda, is to call a public hearing on this item. The numbers we are currently at is \$.53000, our effective is just under

\$.50000 and we're recommending a tax rate of \$.54500. One cent is an addition to the debt service fund. This is where we rate with area cities on the tax rate.

The General Fund, the first is City Administration, this includes the City Attorney, Administration and Council's portion of the budget. We have \$10,000 for the broadband task force, not sure what we'll need but this is a little seed money to get started.

The TIRZ is holding back funds, it will cost a lot more but this is enough money to work with.

Council Member Henderson – Those who are keeping their tax rates the same, if we decided to keep ours the same, that wouldn't be proposed reflective or roll back, we'd just keep the current. We do have that option?

Bob Hart, City Manager – The public hearing is set up to consider a rate not greater than \$.54500. One cent of this went to debt service, so what you're taking to operations and maintenance is \$.53500. The only place we have to cut is out of operations and when we get to Fire, we will be able to show you where the impact will be. You're not locked into the tax rate until September 19th.

We have three slides on Human Resources, one is the recommended pay adjustment and health insurance. We are recommending a six percent increase, three percent will be for merit and three percent will be an adjustment across the board. Your policy has been to target the midpoint of our selected cities. This will put us close to the midpoint. This would be across the board, public safety and the general pay plans.

Mayor Heidemann – Last year we gave eight percent, thinking that would get us to the midpoint and now this year you're asking for six percent and still saying we're not at the midpoint. How much further can you go?

Guadalupe Ruiz, Director of Human Resources – Last year when the City Manager presented, we were trying to aim for the midpoint. It is not that we are at the midpoint, there's three problems when we look at the salaries. One is what other cities are doing and that is when we see that it varies, there are some that are doing nothing and others that are doing three and four percent; or they've conducted a new compensation study.

Second, we look at the pay schedules. In comparing with other cities, to see how we're doing, that portion, the structure itself, we are behind. When you compound that with what the cities are doing, yes, we are behind. We did not say that we are at the market, we are aiming for being in the middle of the market. Additionally, when we look at the salaries within the pay ranges, the pay ranges for General Government group, we realized that 70% of the employees are below the market, the middle of the pay range. This is where we talked about the three percent progression because if we want to attract, we also want to retain. That progression is needed to get that retention. As the City Manager mentioned a week ago, we have 23% of employees eligible for retirement. Actually, it is 25%. One of the things for those individuals we have to retain, it's to have them in a good position within the range and the benefits which we know are good, so it's the whole package. Attracting is important but when we attract, we have to be careful that we also keep the internal equity. We didn't have pay schedules for a long time but we implemented one in 2013. For a city, we are new at having a pay schedule and getting where we want to get.

Council Member – Burke – What is the net cost increase per employee, taking into account, the wages proposed and the health insurance?

Guadalupe Ruiz, Director of Human Resources – I do not have it per employee. Are you talking about the increase itself?

Council Member – Burke – Yes, if you took the wage increase but then also factor in that we are

saving on health insurance, that cost has gone down. What is the cost per employee increase?

Guadalupe Ruiz, Director of Human Resources – I do not have it, I will have to get back with you. We had about \$85,000 savings on medical, for the city.

Council Member – Burke – This is a six percent increase?

Bob Hart, City Manager – Yes sir.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – It is about \$3,000 per employee.

Council Member – Burke – So it is probably less than five percent.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – Yes

Guadalupe Ruiz, Director of Human Resources – What we want is when the schedule moves, we move individuals, otherwise we have compression with new employees and if they don't progress, we will have new employees making the same as those who already here. Also, trying to attract new employees, if they have experience, they don't want to come if it is not at midpoint. That is when we have to make sure that internally, it continues to move for the people who have been here.

Council Member Johnson – It seems like we go through this compression about every three to five years. We went through it with Police and Fire. I guess as you get more toward retirement, then we will continue to have that problem because of the pay scale.

Guadalupe Ruiz, Director of Human Resources – It could be. The philosophy was to be competitive in the middle of the market but we know we're lagging at the middle of the market.

As the city manager mentioned last week, we received four proposals for health insurance. After negotiations, Brent Weaver is here with us, he is our benefit consultant. The renewal came at a two percent increase but he was able to get us a four percent decrease. Also, the four percent represents about \$85,000 savings for the city. As it comes to the employees, as we are working to get to the benchmark, as it comes to the dependent contribution, we are moving from 70 to 69%. Last year we moved from 75-70%, this time we're reducing another percent. For that reason, the employee will see a reduction on their premium from \$1 to \$11 per month. We will continue with both plans, the base plan, which is a high deductible plan where the city contributes \$1,000 toward the health savings account and for the buy up plan, the employees pay the difference. The city pays the same amount, it doesn't matter which plan the employee elects, however, for the buy up plan, we will continue to make available the flexible spending account so employees who want to contribute, they can have some money pre-tax.

Mayor Heidemann – What is your goal, you went 70-69%?

Guadalupe Ruiz, Director of Human Resources – The benchmark is at 62.8% but it is interesting to note that it was higher last year so it seems that it is going down. We're aiming to be at the benchmark.

Mayor Heidemann – How many employees use the health savings account?

Guadalupe Ruiz, Director of Human Resources – Most of our employees are on the health savings plan. We have 134 employees on the high deductible plan and 21 on the buy up plan.

Bob Hart, City Manager – With the Police Department, we are recommending the addition of

two officers at mid-year, April 1, 2020.

Chief Garner, Police – Our biggest challenge in the next year is being able to attract and keep the qualified people. We are competing with all the police departments, including all in northern Texas. The bigger cities pay more, they are following the money. We would like to reduce our response time, we would place these shifts here because that's when the folks on patrol are on their own. During the day, we have other resources, detectives and captains can assist. We need to beef up night patrol for the citizen's and officer's patrol.

Council Member Henderson – Do you feel that two more is sufficient?

Chief Garner, Police – Yes ma'am. That will enable us to boost those minimums that we have at night. Right now, on an average evening, we will have three or four in the whole city. An emergency call, such as a violent/domestic or burglary in progress, that ties up all the officers so if there is another emergency, we have to ask Lake Dallas, Hickory Creek or the county. We assist them also but I would like a little more safety margin for our officers and citizens.

Council Member Pickens – How many times have you had to call on other agencies to fill that gap?

Chief Garner, Police – Weekly and it may be five times one week and two times the next week. It is reciprocated and usually it is a night time event. It varies how often but very common.

Council Member Pickens – What does that do to response time?

Chief Garner, Police – They have farther to come so it doesn't help with response time. If you have an officer free, you will get there quicker.

Mayor Heidemann – This will maintain a minimum of four people on the night shift?

Chief Garner, Police – Yes, say we have five that are supposed to be working, with a minimum of three on any given night. What we would like to do is get it to six and have a minimum of four on duty at any given time. That will help and that is the direction we're headed.

Bob Hart, City Manager – On the fire side, the two big issues we will be looking at getting is warning sirens and coordinating with the other Lake Cities with this and that is the topic for Monday's meeting. We have the fire contract to contend with so that is at the top of the list.

Chief Ross, Fire – Over the last year, we've been fortunate enough for you all to approve the station, we have that built and staffed through the SAFER grant. I am not asking for any new program funding. What we did with our budget, some of the numbers we had to readjust because we have more staff now, so we had to adjust exponentially to cover the change in numbers. We have looked at ways of improving our efficiency so we have been able to basically run more equipment and more people.

We have been trying to keep open lines of communication with the contract towns/cities. I feel like we have a really good rapport there and are getting positive feedback about the next contract terms. They are training on the fire field, we created a master plan and again, going through all of our services ensuring we are bringing quality to our citizens and there is efficiencies in our processes.

Mayor Heidemann – You have upgrading the outdoor warning sirens, does that mean putting new ones in or?

Chief Ross, Fire – There are a few options we are looking at, we are looking at companies/options that can come in and upgrade to where they can talk to each other, they can talk back, they can send if there are problems, we will know immediately, instead of waiting a whole month when we do

the test. Why is the siren spinning around and not making any noise? And then giving us the ability to set those off from remote locations instead of having a person physically drive up to my office and flip a switch.

Mayor Heidemann – So that is in the budget to upgrade them?

Chief Ross, Fire – That is what we are looking at, yes sir.

Bob Hart, City Manager – It is in there and we have coordinated so that all four cities will do the same thing.

Chief Ross, Fire – This will just be our piece.

Council Member Garber – Any big changes in your ambulance revenue? Up or down?

Chief Ross, Fire – Not really, I will double check so that I put fresh eyes on them, it is kind of holding flat. Our calls are about where they were last year as far as the number. It would go up 100, then it would be down one so we are floating along the same trend as we did last budget year. We have our rescue revenue stuff, we have taken another look at that and we are trying to stay on top of that to recover anything we can through the insurance companies for stuff like gas leaks, fuel spills, things like that.

Council Member Johnson – Have you run enough out of the new station yet to see how much this has helped in your response times, especially the west side? You got any ideas yet?

Chief Ross, Fire – I don't have numbers for you yet. As soon as I can get you some data, I will try to look at that.

Council Member Johnson – Also when you do that, would you mind giving me an idea or giving us an idea how much we are supporting Denton on the south side, their south side, our north side, out of two? How much we are helping their ambulance aid up there at the hospital and how often are we babysitting them until Denton can get there?

Chief Ross, Fire – Yes sir.

Council Member – Burke – When you say 3% assumed growth in our revenue?

Bob Hart, City Manager – Under Senate Bill 2, is going to be sitting around \$400,000 per year.

Council Member – Burke – that is the max we can increase our taxes without holding an election?

Bob Hart, City Manager – That is right.

Council Member – Burke – So that increase alone gets all of it.

Bob Hart, City Manager – It does not get all of it but it gets a good portion of it, it gets more than ½ of it.

Council Member Johnson – Does that impact number include the step raises that go with them?

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – No, because under the SAFER grant, they will only reimburse the cost equal to the first year that you applied for it, so as the increase, the city absorbs that because they only reimburse that first year of costs.

Council Member – Burke – If we lowered our tax rate this year, it is possible we would not be able to raise it enough without an election to even cover the cost of our funds.

Bob Hart, City Manager – That is the concern, that is the cushion we built in and while we are using up the cushion, we better be doing something on the EDC side to get the sales tax up. That is the two pressure points that we are watching.

The two comments I want to make relate to some of the items on the agenda. One is the Safe Routes to School Program. Under that program, the state, if we are approved, they will fund 100% of the sidewalks based on the numbers we submit. We are submitting \$600,000. Now, if those bids come in, all the design work goes in and anything over the \$600,000, we pay for. So what you are seeing here is, we have built in a \$100,000 cushion, figuring that we are going to have an overage we are going to have to contend with. It may be because of some of the standards that TxDOT has, it also deals with some of the lag period from the time that the application is submitted until it is approved then you can move forward.

Mayor Heidemann – Just out of curiosity, you know, when you are down there on Shady Shores Road where the people were wanting sidewalks there to get to the new elementary school. That has got to be a major, major project.

Bob Hart, City Manager – George, you want to help us out on that?

George Marshall, City Engineer – That is the one project I am concerned about. Whether or not we can accomplish it because it is a big endeavor. There is no question, you're absolutely right but at the same time it also serves a very good need because there is no other pedestrian access to that, to that school, so it is a challenge.

Bob Hart, City Manager – Shady Shores is also applying and would get part of the school as well, around on their side of the school.

Mayor Heidemann – I mean, when we put this in for a \$700,000 grant, knowing some of the problems that we may encounter, is \$100,000 going to be enough of a buffer?

George Marshall, City Engineer – I don't think we will get funding for the entire \$600,000 at the end of the day. They will probably pick a few of our projects, you know, we are submitting a variety of locations around the city and they are going to pick a certain portion of it but it is a very competitive application process and we are not going to be the only city submitting. You do not get the money if you do not try though.

Bob Hart, City Manager – So that is one that I wanted to mention, is on the agenda. The second is, we got the work with Kimley Horn to do the Comprehensive Land Use Plan update and the Parks and Trails Plan update. So what we have in here that we have talked about is going back and creating a Park and Recreation Board. And the whole idea is we are trying to position ourselves so that we can go out and apply for some grant money going forward, that is why you see the launching of the Parks & Recreation Board.

Cody Collier, Director of Public Works – I would like to touch base with one of the items, The Green Ribbon project, I know we have had some questions on that and they awarded in the winter of 2018. They were supposed to begin in the spring, they did not, then it was supposed to have been the summer, and they have not. Up until about two hours ago, I had not had any more word but I just received an email scheduling a meeting at TxDOT's regional office, Monday September 12th and that is when I should finally have some dates that they are finally announcing to let us know when that project will begin. So as soon as I get that, I will get it back to Bob and get it out to the City Manager's message so we finally have some headway on that project that we have been working on for a year and a half.

Mayor Heidemann – What is that actually, I mean, is there any out of pocket cost for us on that? I know they put up the money for the landscaping and everything and once they are through, they just give it to us and that is when our obligation starts, is that correct?

Cody Collier, Director of Public Works – Correct, the only out of pocket we had, we paid for the landscape irrigator with Kimley Horn to go in and basically pull all the plans and draw the project and get it submitted to the state and then once that is all completed, after that, we are done, the state funds the entirety of the project and all we do is maintain it from then on, which we are currently doing. We are already mowing 2181 and maintaining it now so we will not see any difference there. The only difference will be the new portion of 2499, we will start doing work on the newer portion, the northern portion of 2499 up to Lake Sharon and maintain that section but that will be the only difference, but it is not that much.

The summer camps, I was trying to work on that this year we could only get one venue this year and it was filled up, I think, by the end of the first day, we were full. We are going to try hard, working back with Crownover and Shady Shores Elementary schools to see if we can partner with them to get two for next year because that was a really popular event and there is a big community need and we are going to try to make that one happen next year.

Council Member Johnson – Community Park and mowing contract, you finally decided you are going to get a contract out there to get it mowed?

Cody Collier, Director of Public Works – Everything outside the actual game fields, yes. We want to continue our staff maintaining the actual game playing fields with our mowers and our equipment to our standards. Everything outside of the fence, we would like to contract it out and that would free up a lot more manpower to maintain fields and irrigation systems.

Bob Hart, City Manager – Gary is actually in Austin today and tomorrow, when we are going to be presented with the Outstanding Water System designation with TCEQ.

Council Member Garber – We need to put that on the front page of our website. I am very proud when our water quality report comes out, there is somebody selling water filters and Corinth has arsenic in its water and you need to buy a \$4,000 filter. I can't tell you how many times I talk to people and tell them 'Oh No'.

Cody Collier, Director of Public Works – That is exactly why we wanted it, it is the state speaking for us. It helps us to get the message out there. Great department, we have a lot of great people.

Bob Hart, City Manager – In Finance, the only comment I wanted to make is we are recommending to pick up the Court Bailiff and again, what we are really doing is trying to beef up the revenue collections from fines and delinquent fines.

Mayor Heidemann – You're saying that could become revenue neutral?

Bob Hart, City Manager – I think it will be close, based on my prior experience, I think it will about three or four years, revenue neutral and then it will start sliding again and it won't completely cover it but generally the backlog helps.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – One of our goals is to be more involved in the warrant round up program on an annual basis. Back when we had a full time bailiff, Officer Fraga used to run it for us and he always collected about \$50,000 through the warrant round up and since then, since we are not fully participating in it, we just don't have the additional revenues that are coming in so I do believe early on, this bailiff will at least pay for 50% of its salary, if not more. Specifically, just through that program.

As for our other program funding, we have asked for the restoration of our accounting clerk. That was eliminated the same time as the bailiff, I am thinking 2013/2014. At that time, those duties were passed on to our Administrative Assistant position, since then that position is no longer in our department either, it was reclassified so that we could get on a communications position. We thought we could handle the additional workload but then we also lost a position to Human Resources, the payroll function went and she was helping us with some of those duties. We are struggling with segregating Accounting, Purchasing and Accounts Payable so we feel that adding that part time position will help us streamline all those processes.

The other thing that will be a priority for us is getting the utility customer portal up and running. Cody and his staff have done a good job getting all the receivers and transponders on the ground. All that process will be finished by the end of September, at that point it transfers over to us to start working on the utility portal. We are going to clean out and clear out all the data that is currently in that portal so that we can start getting consistent readings now that everything is in and we can get those hourly readings. It is going to take about 30 to 60 days to build back up some history in those accounts. We feel we will be back the first council meeting in December to do a demonstration and open it up for the council. We will probably open it up for our ambassador group as well in December so they can do the testing for us and then we will do a launch, city-wide, the first of January.

Our staff is currently working through the upgrades of our Incode system. We launched the financial system, which was phase one, now we are working on utility billing and court and they will be coming online the first of the new fiscal year.

Bob Hart, City Manager – On Planning and Development, the big issue obviously is the comprehensive plan that is coming up.

Helen-Eve Liebman, Director of Planning and Development – This evening we have the contract for Kimley Horn for the Comprehensive Land Use update as well as a new portion which is the park master plan, as well as the trails. I think all of you have received notification, it is quite a long process and an endeavor, a lot of community input. Our consultants, I believe we are using the city's money very wisely and strategically utilizing their talent and that will be a great project and plan for our city. We are excited about that, it is going to take up a lot of our time this next year.

Our department overview, we have no new program funding planned. We have a great staff, we all work together really well. We have worked hard to provide the feeling that we are pro-development and open to alternatives and quality development, keeping our eye on new trends. I could not do it without the folks in our department.

Some of the projects that you see for our goals, we have ISWM plan, you will be seeing that in the next month or so, on your council agenda. We have a number of engineering projects, the Dobbs Road, Lake Sharon, the extension of Lake Sharon/2499. We are working on the Climate Resiliency plan, there will also be a report, so you will see some of that in October and then later next year.

Bob Hart, City Manager – Bond rating agencies are really wanting to see a lot more effort by the cities on that so we are at the front end of some of the new reporting requirements we have to do in that area. That Moody's was making a big deal of that at the end of last week and the early part of this week of how they are going to start ratcheting up on some of the reporting requirements for cities.

Helen-Eve Liebman, Director of Planning and Development – GIS, they are working on a public works and order management information as well as locating all of our existing facilities. The Quail Run water tower, an associated water line, it will also be going on this next year as

well as the Lake Sharon extension and Lynchburg Creek, which continues to be a project for us.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – I think probably the only comment that I could make is that we are adding \$232,000 if the council approves the budget as is, to ongoing. We are adding very little to continue on to the next year. There is and it is really hard to tell on this chart but when you look at the ongoing revenues, when the ongoing expenditures, we have about a \$250,000 where revenues are over the expenditures and we did that so when we go into fiscal year 2021, we have anticipated or projected a 3% merit increase, a 10% increase in health insurance, just to give us, you know, I am always a little conservative on health insurance because you don't know. Just because we have had two good years, we could flip and actually have an increase in cost. We have also gone in on the expenditures and we projected some increases on some of those things we know increase every year; like maybe the drugs from the fire or chemicals in Parks & Recreation and so forth, so we built those increases into our projections and so with that little buffer that Bob has talked about, going into 2021 with those assumptions and with the Senate Bill 2 caps in place, we feel that we will be in a good place. We will have an increase in revenues over expenditures of about \$80,000 into 2021. We did not project any further out into our financial forecast although we do have it, just because there are so many assumptions when you get into year three because of the fire contracts. We just do not know what that funding is going to be. I do think that even with Senate Bill 2 we are fine, we built in those little buffers to absorb those increases in the SAFER.

Council Member Pickens – I have a question about the Safe Routes to School, the program that you all were talking about. I know that if you have a safe access to school, that school districts do not necessarily have to bus you if you live within a mile of the school you go to. So if the sidewalks get put in, I know there is not even adequate sidewalks for Corinth Elementary, there is a portion there that does not have any sidewalk. And then for Shady Shores elementary, so then that may reduce the amount of bussing that the school district has to do because they won't bus. So wouldn't that be the school would save money with having those sidewalks put in so why isn't this the program too, for the school district? Do you all know?

George Marshall, City Engineer – The school district can apply for the grant.

Council Member Pickens – For this same program? Do you know if they are?

George Marshall, City Engineer – I do not, the thing is, typically the city is responsible for sidewalks and they are responsible for their school. Typically when school districts get involved in the Safe Routes to School program, it is to develop a traffic plan around their campus to make it more pedestrian and vehicular friendly, designating ingress and egress for that.

Council Member Pickens – Now I know that if you live literally, across the street from a school they have to bus you because there is not adequate sidewalks.

George Marshall, City Engineer – I am not familiar with that.

Council Member Pickens – Unless something has changed since my daughter but that is how it was before. They have to have a bus available to everybody because there is not an adequate sidewalk so I was just curious as to why we are buffering in \$100,000, kind of worrying that we will go over that with the Shady Shores elementary but it would benefit the school district because then they wouldn't have to bus a lot of those kids, they would be able to walk to school. I guess that was my question, if the school district is also looking into doing that as well to then reduce their transportation costs?

George Marshall, City Engineer – It is something I will have to look into.

Let me move into the sales tax funds, the first one, we will start with EDC.

Jason Alexander, Director of Economic Development Corporation, it was recommended that the city council consider approving a budget for EDC that includes \$150,000 for the wetlands and flood mitigation studies for Lynchburg Creek because there is a lot of development activity that we expect to take place within that watershed.

Under the project incentives, you see \$200,000 which remains flat. That is divided between the business improvement grant program, which is for facade, signage, landscaping improvements as well as infrastructure. Also I want to jump under promotional materials, that is \$75,000 that the EDC recommended for a contract with Slate Communications to help us with marketing and promoting the Transit Oriented Development District as well as the TIRZ and that would include a new website, it would include pamphlets and other materials as well as even video material to kind of help get developer interest into Corinth and that would be a collaboration between the EDC and Communications on that. Everything else remains the same.

Mayor Heidemann – Will that new website tie into our city website then?

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – Yes

Bob Hart, City Manager – Next is the crime control district, you got two officers in there and then the lease on the fleet is in there.

The street maintenance will need an election this year to continue that.

Mayor Heidemann – Is that going to be held the same time as the fire?

Bob Hart, City Manager – I would like to come back and have that conversation with you the next couple of meetings, once we get the ballot question resolved with the Secretary of State and the Comptroller.

Mayor Heidemann – This goes to Cody I believe, road condition software? Can you kind of give us a little insight on what that actually is?

Cody Collier, Director of Public Works – It is an important component for asset management basically, we saw what the end of our asset results were for the city, what our road system was valued at and everything we had. The road system asset management was based on age data so it is a very broad spectrum, saying a concrete road should last you 40 years, what they did was look at our concrete roads just age based and said if your streets are 20 years old, you're 50% deteriorated so it classified your road at a certain structure. Pavement condition software, what it does, you go out and you view and you structure the pavement in segments and what it will actually do is give you a true condition rating of the pavement. If you use a zero to one hundred scale, most of municipalities like to see about 85% pavement condition index and that is usually your target number so you want to keep your pavements at 85% or higher which is the good to great category.

What it helps you do, is you can then look at a map of your entire city and it will literally color grid all of your road segments and put them in different color categories. It will even help you assess budgetary requirements for repairing/replacing the roads. It will help you do preventative maintenance planning so you could put a few cents in here and it will save you how many dollars here in three to five years. So really, it is a very important component for asset management, that is where we are going, that is the big focus. Roads are a huge component of our assets in this city. We know what we have, we know what they are worth, the next step is to know the true actual condition of our pavements are with all those variables established then you can put together a very good, responsible maintenance program to maintain them and squeeze every possible year you can get out of them and save a lot of money.

Council Member – Burke – What tool is measuring the quality of the pavement?

Cody Collier, Director of Public Works – There was an old way of doing it where somebody who's education and understands different types of pavement distresses would literally drive and take a block segment and they would actually evaluate that block segment and rate it based on what type of pavement distress you are seeing. It has come so far forward now, I don't personally, fully trust it 100% yet but it is proving itself to where it is a truly automated system, it is AI. You literally drive your vehicle and you have a series of cameras on the car that will look at the road while you are driving and they will gauge the pavement and you can even have deflection tests to where you can tell how bumpy the road is and you have little computers that can gauge all of that. There is a lot of sensors that can gauge the quality of the road but the system we are looking at is kind of a hybrid, it will do a little bit of both. It is going to rely a lot on equal looking and gauging quality of the road as well as some software for ride-a-bility and it can detect some of your bigger pavement stresses/distresses.

Council Member – Johnson – So it will measure vibration in a car and then it is going to take inputs by a person? And based on those, score the road?

Cody Collier, Director of Public Works – It can, yes. That is what I'm saying, it is going to be a combination of a lot of factors. A lot of your residential streets, you don't need a lot of vibration or deflection, that is usually for your higher speed roads for like highways but there are some of our roads in town that it does come in handy. If you get some asphalt roads that just looking at it, it looks fine but as you drive it at a 30mph, you will notice your car, so those things are detected and it helps, and it rolls it all in and it will tell you that based on the type of distress. It is a really good investment and I know when you say software, software is expensive but that is well worth it.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – These are our special revenue funds which are restricted by either state statute or by city ordinance as to their use. Our hotel occupancy tax, can only be used for promotional or to bring in tourism to the city so we have about \$23,000 to pay for some of the artists that we bring in, the bands and advertising for Pumpkin Palooza and this is the one where we are proposing to add a part time or seasonal position to help with marketing special events instead of contracting this out. We also have some monies in there for additional special event magazine advertising. We started doing that this year and it seems to be getting the word out and is doing very well for us. We also budgeted some monies in, about \$15,000 to come up and help us with some promotional with Slate Communications. We have talked about possibly doing a state of the union or an annual report to email out and so this an area where we could use those funds.

Keep Corinth Beautiful, we continue with their beautification programs and when they have the big event and so forth that they can use to buy supplies and then some monies for training for the President and Lana to go to the state conference. So it is about \$10,800 that we have budgeted there.

The Park Development Board can only be used for improvements to neighborhood parks per city ordinance. We do have some monies in to repair some park shade structures for \$5,000. We have to repair some shade structures at Community Park that are in need of replacement. All in all, about \$25,000 between those two funds for the shade structures.

And then, in the tree mitigation fund, we have \$50,000 budgeted for trees. This is part of the Tree City USA and so to be eligible for it, we do have to demonstrate that we do have monies budgeted for that program. It doesn't mean that we will spend all \$50,000 on trees but we do have to budget it and show that line item within our budgets.

Next, we have Child Safety program fund, we get that revenue from Denton County for fees on child seats, violations with child seats and we can fund the crossing guards and we can also fund the Denton County Child Advocacy. They did request, I believe, about \$15,000 this year but we never try to exceed our expenditures to our ongoing revenue in that fund so we max it out as much as we can and this is consistent with what we paid them last year, which was \$11,900.

In the court security fund, those can only be used to secure the courts while it's in session, or for the staff. If council approves the new bailiff, we will equip it with the body cam, the ticket writer and so forth out of the court security fund and also provide security training for the bailiff. It is mandated that they have to have it on an annual basis now, if they are providing any type of court security.

Also, I went ahead, because this is the first year. I left \$5,000 of overtime in there for the police department because with that bailiff, if they are on vacation, if they are sick, we might require to have to pull a police officer in during those times and since this was the first time we were doing it, I didn't want to just zero that line item out and put a different strain on the police operating budget so we have \$5,000 there.

The court technology fund, we have a replacement program so that we replace at least three body cameras a year so those budgeted \$7,500 and then the court technology replacement, that is money that is transferred into the court; the tech replacement fund, for the future replacement of systems and computers for the court.

And then for the confiscation funds for both state and federal, we go ahead and do an estimate based on prior year history, as to how much we are going to collect from seized property, on both the state and federal level and budget that money. If they do not collect those, then we do not expend them but we do go ahead and budget it during this time. And so, those can only be used on programs that enhance the police department.

Our internal service funds, this is where we have all our vehicle replacement funds and also technology and meter replacement. For the three replacement funds, general fund is mostly for the enterprise lease payments and also for the aftermarket on the vehicles. As part of our lease, we do not put all of our aftermarket into the lease price. We try to pay as much of it as we can out of our capital and fund balance, so you see that with police its \$67,000 for police equipment and then \$9,000 for streets.

In the fire vehicle replacement fund, we have about \$350,000 budgeted, this is also for the lease payments for the Tahoe' for the command staff but we also include the lease payments in here for all the engines and all the ambulances and that is a total of \$280,000. And they are receiving one or replacing one new vehicle this next year and so the aftermarket for that will be \$16,000. For the technology replacement fund, we try to replace the computers in all the departments, about one every five to six years. And so this next year, utility billing, HR, court, planning, community development and engineering are up for replacement. Also, in the past we used to lease the MDT's for police and fire, a couple years ago we started incorporating them into the technology replacement so now we just purchase them every five to seven years, instead of leasing them. And that has turned out to be a really good program for us.

On the utility vehicle replacement, it's the lease for all the vehicles for water/wastewater which will be \$70,000 and then there is an aftermarket for one of the trucks, I think that is one of the cranes that we are replacing this year and so the aftermarket is \$41,000.

On the utility meter replacement, this is just for ongoing maintenance, if a meter breaks, then they have the funds to go in and replace it and it doesn't impact their operating funds and we have budgeted about 449,000.

Finally, when we look at restricted funds, we have the impact or escrow funds, in the water/wastewater impact fee fund, we budgeted \$600,000 for the Parkridge sewer line and \$96,000 for the sewer line on the Parkridge collector road. And then in our roadway impact fees, we have the \$25,000 for the Shady Shores coordination study that Bob spoke about at the last meeting. So, overall, the impact fees, I think this year we collected quite a bit, I think \$500,000, I know, in the roadway impact fees so there will be enough money collection this year that we can move over and do some more projects in the coming years.

Bob Hart, City Manager – The Parkridge sewer line, we are in a position to move forward in all that area. With that, we have two more.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – This is just a high overview of what we have budgeted in the CIP for this year, which is in total \$3.1 million on the 22nd we will come through and talk specifically about every project that is on this slide but this is just a summary by department. With the projects that we have proposed in 2019/2020, we do not need to issue any debt, we will take monies from the impact fee funds, sales tax funds and operating funds; however, when you look at 2021, you see a big number at \$29 million in that, those were projects that were identified, primarily as priorities for the TIRZ and the TOD. Now, obviously, we probably won't be able to issue \$29 million next year so as we start looking and really getting down to the specifics, we are going to have to prioritize that and then start shifting some down into the other years. But at a first glance, when the staff was looking at those, it was those that were tending to bubble up as a priority but we will have to refine them.

Bob Hart, City Manager – A lot of this, when David Pettit comes back with his funding plan with the TIF and all, then we will start to have some conversations. On Tuesday we met with DCTA about the rail stops and out of that meeting we got some changes, some street alignments and streets, so this is a real fluid kind of number right now and I think it is going to stay fluid at least through about January/February and we do not know what the county is going to kick in on the TIF stuff either so this is all assuming zero. And I know that won't be at zero so sometime about January/February, we will start having a lot more conversations and then you are going to see a much more realistic number going forward.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – I would just like to remind council that when you adopt the budget you only adopt the first year of the plan, you do not adopt years two to five, those are meant to be a moving target and be reprioritized each year.

Bob Hart, City Manager – This goes to the heart of where we are with the debt service, so you can see, here is where we have got to have the penny. We are going to be at capacity next year where we can do about \$4 million in debt. So that is another that we are going to have some conversation. Once you start getting a clear picture of what is going on with David Pettit's report, once you know kind of where the county is, and then you start doing the priorities, then you can start adjusting here and the COG too. We are going to have a much better sense, you know, six months from now about where we are there but then you have to anticipate about what the legislature is going to do in the next session and my guess is, there is going to be a major push to do away with CO's. The certificates of obligation, where the only way you can incur any debt is through elections and that is tough to do, \$2, 3, 4 and 5 million, debt issues, so that is going to kind of make us think a little different, long term strategies too. I would keep, in my hip pocket idea, we may want to issue some debt sometime next spring as a cushion. We will know that based on the county and David's report.

Council Member – Burke – I just want a refresher, what determines our debt capacity? Is that based on our desire to stay in a certain bond rating or is that illegal based on our revenue?

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – What we define debt capacity is just within your current tax rate or what we are proposing. We look at how much your annual debt service payments are and we anticipate what the revenue is and then the difference is the capacity. As far as a municipality, you can issue as much debt as you want to pay as long as your tax rate does not increase \$2.50. Under Senate Bill 2 there is no threshold or no cap as to how much you issue and how much you tax on the debt side.

Council Member – Burke – So that is a responsible threshold, our current tax rate.

Lee Ann Bunselmeyer - Director of Finance, Communication & Strategic Services – Yes

Bob Hart, City Manager –looking at the schedule now, we will come back on August 22nd and we will be talking about the Public Works, the utility side and all the CIP.

Council Member Henderson – Are we going to talk any about this business agenda, item number five? So I know we talked about the tax rate, I am still not comfortable with that. So whatever we approve tonight, we won't be approving the tax rate until after the hearings.

Bob Hart, City Manager – All you are going to do tonight, you are going to call a public hearing to consider the tax rate and you cannot go higher than \$.54500, you can go down, you just cannot go up.

Council Member Pickens – Unless you have an election.

Bob Hart, City Manager – You cannot go at all, that sets the cap.

Mayor Heidemann – Once you define the cap, you are as high as you can go.

Council Member Henderson – So after, we are going to set the hearing tonight but we will be able to have more discussion on this because I am not confident.

Bob Hart, City Manager – Yes, and then you will have the public hearing on August 22nd. You will also have another public hearing on September 5th. You don't actually vote until September 19th.

2. Discuss Regular Meeting Items on Regular Session Agenda, including the consideration of closed session items as set forth in the Closed Session agenda items below.

There was no discussion on the Regular meeting items.

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the

City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posed for Closed Session or not.

RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS.

There was no Closed Session

ADJOURN:

Mayor Heidemann adjourned the meeting at 7:08 p.m.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2019.

Kimberly Pence, City Secretary
City of Corinth, Texas

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: August 8, 2019 Special Session
Submitted For: Bob Hart, City Manager
Submitted By: Lana Wylie, Administrative Assistant
City Manager Review: Approval: Bob Hart, City Manager
Strategic Goals: Citizen Engagement & Proactive Government

AGENDA ITEM

Consider and act on minutes from the August 8, 2019 Special Session.

AGENDA ITEM SUMMARY/BACKGROUND

Attached are the minutes from the August 8, 2019 Special Session. The minutes are in draft form and are not considered official until formally approved by the City Council.

RECOMMENDATION

Staff recommends approval of the August 8, 2019 Special Session minutes.

Attachments

Minutes

**STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this the 8th day of August 2019 the City Council of the City of Corinth, Texas met in Special Session at the Corinth City Hall at 7:15 P.M., located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members to wit:

Members Present:

Bill Heidemann, Mayor
Sam Burke, Mayor Pro-Tem
Scott Garber, Council Member
Lowell Johnson, Council Member
Tina Henderson, Council Member
Kelly Pickens, Council Member

Members Absent:

None

Staff Members Present

Bob Hart, City Manager
Jerry Garner, Chief of Police
Michael Ross, Fire Chief
Brenton Copeland, Technology Services Asst. Manager
Helen-Eve Liebman, Planning and Development Director
George Marshall, City Engineer
Ben Rodriguez, Planning and Development Manager
Cody Collier, Public Works Director
Lee Ann Bunselmeyer, Director of Finance, Communication & Strategic Services
Chris Rodriguez, Asst. Finance Director
Guadalupe Ruiz, Human Resource Director
Jason Alexander, Economic Development Corporation Director
Lana Wylie, Executive Administrative Assistant
Patricia Adams, Messer, Rockefeller, & Fort

CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE & TEXAS PLEDGE:

"Honor the Texas Flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible".

Mayor Heidemann called the meeting to order at 7:40 p.m., Councilmember Garber delivered the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA:

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Mayor, a Councilmember, or any citizen desire discussion of any Item that Item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on minutes from the July 18, 2019 Workshop Session.
2. Consider and act on minutes from the July 18, 2019 Regular Session.

3. Consider and act on a Resolution Supporting the City Of Corinth's Application to the Texas Department of Transportation's 2019 Transportation Alternatives Set-Aside (TASA) / Safe Routes to School-Infrastructure (SRTS) grant program.
4. Conveyance of real property located at 2003 Corinth Parkway from the City of Corinth to the Corinth Economic Development Corporation for economic development purposes.

MOTION made by Councilmember Henderson to approve the Consent Agenda as presented. Seconded by Councilmember Garber.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

CITIZEN'S COMMENTS:

In accordance with the Open Meetings Act, Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 minutes. Comments about any of the Council agenda items are appreciated by the Council and may be taken into consideration at this time or during that agenda item. Please complete a Public Input form if you desire to address the City Council. All remarks and questions addressed to the Council shall be addressed to the Council as a whole and not to any individual member thereof. Section 30.041B Code of Ordinance of the City of Corinth.

No one spoke during Citizens Comments.

BUSINESS AGENDA:

5. Consider approval of a resolution of the City Council of the City of Corinth, Texas placing a proposal on the September 19, 2019 City Council Public Meeting Agenda to adopt a 2019 tax rate that will exceed the lower of the rollback rate or effective tax rate; calling two public hearings on a tax increase to be held on August 22, 2019, and September 5, 2019; requiring publication of a Notice of 2019 Tax Year Proposed Property Tax Rate in accordance with the law; and providing an effective date.

Bob Hart, City Manager - under state law any time you exceed the effective tax rate then we are required to have a public hearing. The rate the City Council finally adopts can be lower than the proposed and published rate, but it cannot exceed it without undergoing the required posting requirements and timeframes.

MOTION made by Councilmember Burke to approve a resolution placing a proposal on the September 19, 2019 Council Agenda to consider a FY 2019-2020 tax rate of \$.54500 per one hundred dollars (\$100) of valuation and to set the public hearings on the proposal to increase total tax revenues for Tuesday, August 22 at 7:00 p.m. and Thursday, September 5th at 7:00 p.m., with each meeting taking place at the Corinth Municipal Chambers at 3300 Corinth Parkway, Corinth, Texas. Seconded by Councilmember Johnson.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

6. Consider and act on Community Waste Disposal (CWD) Rate Adjustment.

Bob Hart, City Manager - under the contract agreement that we have with Community Waste Disposal (CWD), they are entitled to request an increase based upon the CPI. They have requested an increase this year and there is an Ordinance that accompanies this particular item so that we reflect a vote of their increase and the collection rate and Franchise fees that is associated with that. This will impact residential rates by 30 cents per month. We will bring a contract to do an extension of their service agreement on the October 3rd agenda and we are currently working the details on that.

MOTION made by Councilmember Garber to approve the Community Waste Disposal rate adjustment. Seconded by Councilmember Burke.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

7. Consider and act on the acceptance of BlueCross BlueShield of Texas' proposal for City's employee medical insurance benefits for FY 2019-2020, and authorization for the City Manager to execute any necessary documents.

Bob Hart, City Manager - we reviewed this last week in the budget workshop and reviewed it again tonight. We are bringing this to you as a recommendation for the health insurance benefits for the next fiscal year.

MOTION made by Councilmember Henderson to accept BlueCross BlueShield of Texas' proposal for City's employee medical insurance benefits for FY 2019-2020, and authorize the City Manager to execute necessary documents. Seconded by Councilmember Burke.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

8. Consider approval of a contract with Kimley Horn and Associates for professional services related to the City's Comprehensive Master Plan update and Parks and Trails Master Plan in the amount not to exceed \$299,950 and authorize the City Manager to execute any necessary documents.

Helen-Eve Liebman, Planning and Development Director - On March 21, 2019 the City of Corinth requested statements of qualifications "SOQ" from professional services firms to facilitate updating the City's Comprehensive Master Plan adopted on May 6, 2010. Additionally, as a part of the City's request the selected firm will also be tasked with formulating a Master Parks and Trails plan for the City.

The City received SOQ's from seven firms, and following a review by the City's selection committee and one on one interviews with selected firms the selection committee has selected Kimley Horn to lead the City's efforts.

Kimley Horn has been in business within the Dallas area since 1967 and has worked on various land use plans throughout the metroplex including cities such as Lewisville, Sachse, and McKinney. Additionally, Kimley

Horn has experience coordinating with DCTA on transit station integrations and establishing Transit Oriented Districts.

The Selection Committee is confident that Kimley Horn will be the ideal selection to accommodate the City's direction to develop a desirable and economically sustainable community.

Brad Lonberger, Kimley - Horn & Associates, 801 Cherry Street Unit II, Suite 1300 Fort Worth - we are excited for this opportunity to work with you. My team has worked with the City of Corinth in the past and we are familiar with you. Kimley-Horn is a large engineering planning and landscape architecture firm and we are looking forward to working with you through this process.

MOTION made by Councilmember Burke to approve the contract with Kimley-Horn & Associates for professional services related to the City's Comprehensive Master Plan update and Parks and Trails Master Plan in the amount not to exceed \$299,950 and authorize the City Manager to execute any necessary documents as presented. Seconded by Councilmember Garber.

AYES: Burke, Garber, Johnson, Henderson, Pickens
NOES: None
ABSENT: None

MOTION CARRIED

COUNCIL COMMENTS & FUTURE AGENDA ITEMS

The purpose of this section is to allow each councilmember the opportunity to provide general updates and/or comments to fellow councilmembers, the public, and/or staff on any issues or future events. Also, in accordance with Section 30.085 of the Code of Ordinances, at this time, any Councilmember may direct that an item be added as a business item to any future agenda.

Councilmember Henderson - would like to thank the Mayor, Council and staff for coming out to the Goddard School Ribbing cutting.

Mayor Heidemann - would like to thank the Public Works Director for getting the City the best water. Keep up the good work and we appreciate all your efforts. I don't think many people realize all the things you have to do to make sure that water is good for our citizens.

There was no Closed Session.

CLOSED SESSION

The City Council will convene in such executive or (closed session) to consider any matters regarding any of the above agenda items as well as the following matters pursuant to Chapter 551 of the Texas Government Code. **Closed Session may happen at any time during the Workshop Session and before the start of a City Council Regular Session.**

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with Chapter 551.

Section 551.072. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third person

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087 To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

After discussion of any matters in closed session, any final action or vote taken will be in public by the City Council. City Council shall have the right at any time to seek legal advice in Closed Session from its Attorney on any agenda item, whether posted for Closed Session or not. Closed Session may happen at any time during the Workshop Session and before the start of a City Council Regular Session.

RECONVENE IN OPEN SESSION - In accordance with Texas Government Code, Chapter 551 the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

ADJOURN:

Mayor Heidemann adjourned the meeting at 7:28 P.M.

AYES: All

Meeting adjourned.

Approved by Council on the _____ day of _____, 2019.

Kimberly Pence, City Secretary
City of Corinth, Texas

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: Settlement between the ATMOS Cities Steering Committee and ATMOS Energy Corp
Submitted For: Bob Hart, City Manager **Submitted By:** Kim Pence, City Secretary
City Manager Review: **Approval:** Bob Hart, City Manager
Strategic Goals: Economic Development
Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Consider and act on a Ordinance approving a negotiated settlement between the Atmos Steering Committee and Atmos Energy Corp, Mid-Tex Division regarding the company's 2019 Rate Review Mechanism filings.

AGENDA ITEM SUMMARY/BACKGROUND

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2019, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2018, entitled it to additional system-wide revenues of \$70 million. Application of the standards set forth in ACSC’s RRM Tariff required Atmos to reduce its request to \$54 million, \$39.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$38.7 million instead of the claimed \$54 million. The amount of the \$38.7 million deficiency applicable to ACSC members would be \$28.2 million.

After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$35.4 million from ACSC Cities. The Executive Committee recommends a settlement at this amount. The Effective Date for new rates is October 1, 2019. ACSC members should take action approving the Ordinance before the end of September.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Ordinance will generate \$35.4 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos’ Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$2.05 on a monthly basis, or 3.7 percent. The increase for average commercial usage will be \$6.18 or 2.31 percent. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC’S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual

basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or allow recovery of Cities’ rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2019, ACSC residents will have a slight economic monthly advantage over comparable GRIP and comparable DARR rates (see Attachment 3).

CONCLUSION

The Legislature’s GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex’s claim that its historic cost of service should entitle it to recover \$70 million in additional system-wide revenues, or \$54 million from ACSC Cities, the RRM settlement at \$35.4 million for ACSC Cities reflects substantial savings to ACSC Cities in the amount of \$18.6 million. ACSC’s consultants produced a report indicating that Atmos had justified increased revenues for ACSC Cities of at least \$32.7 million. Settlement at \$35.4 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Ordinance before September 30, 2019. New rates become effective October 1, 2019.

RECOMMENDATION

Staff recommends approval of the Ordinance approving the negotiated rate settlement as presented.

Attachments

Ordinance
Staff Report/ Attachments

ORDINANCE NO. 19-09-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2019 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Corinth, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by

the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2019, Atmos Mid-Tex filed its 2019 RRM rate request with ACSC Cities based on a test year ending December 31, 2018; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2019 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$35.4 million applicable to ACSC Cities; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$35.4 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2019 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$35.4 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 4. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 5. That amortization of regulatory liability shall be consistent with the schedule found in attached Exhibit C attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2019 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2019.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this _____ day of _____, 2019.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Secretary

City Attorney

Attachment 1
Proof of Revenues

**ATMOS ENERGY CORP., MID-TEX DIVISION
RRM CITIES RATE REVIEW MECHANISM
PROOF OF REVENUES - SYSTEMWIDE
TEST YEAR ENDING DECEMBER 31, 2018**

Line No.	Customer Class (a)	Current (b)	Proposed (c)	Bills (d)	Ccf/MmBtu (e)
1	Residential				
2	Customer Charge	\$ 18.85	\$ 19.55	18,572,400	
3	Consumption Charge	0.14846	0.17423		876,575,629
4	Revenue Related Taxes				
5	Total Class Revenue				
6					
7	Commercial				
8	Customer Charge	\$ 43.50	\$ 46.50	1,492,740	
9	Consumption Charge	0.09165	0.09924		576,758,305
10	Revenue Related Taxes				
11	Total Class Revenue				
12					
13	Industrial & Transportation				
14	Customer Charge	\$ 784.00	\$ 845.50	9,804	
15	Consumption Charge Tier 1	\$ 0.3312	\$ 0.3572		10,724,328
16	Consumption Charge Tier 2	\$ 0.2425	\$ 0.2616		12,346,302
17	Consumption Charge Tier 3	\$ 0.0520	\$ 0.0561		22,335,700
18	Revenue Related Taxes				
19	Total Class Revenue				
20					
21	Total Excluding Other Revenue				
22					
23					
24	Revenue Related Tax Factor	6.7078%			

Current Revenues	Proposed Revenues	Increase
(f)	(g)	(h)
\$ 350,089,740	\$ 363,090,420	
130,136,418	152,725,772	
32,212,790	34,600,111	
<u>\$ 512,438,948</u>	<u>\$ 550,416,303</u>	<u>\$ 37,977,356</u>
\$ 64,934,190	\$ 69,412,410	
52,859,899	57,237,494	
7,901,436	8,495,470	
<u>\$ 125,695,525</u>	<u>\$ 135,145,374</u>	<u>\$ 9,449,849</u>
\$ 7,686,336	\$ 8,289,282	
3,551,897	3,830,730	
2,993,978	3,229,793	
1,161,456	1,253,033	
1,032,582	1,113,691	
<u>\$ 16,426,250</u>	<u>\$ 17,716,529</u>	<u>\$ 1,290,278</u>
<u>\$ 654,560,722</u>	<u>\$ 703,278,206</u>	<u>\$ 48,717,483</u>

Attachment 2

Bill Impact

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2018**

Line						CURRENT	PROPOSED	CHANGE
1	Rate R @ 47.5 Ccf							
2	Customer charge					\$ 18.85		
3	Consumption charge	47.5	CCF	X	\$ 0.14846 =	7.05		
4	Rider GCR Part A	47.5	CCF	X	\$ 0.27375 =	13.00		
5	Rider GCR Part B	47.5	CCF	X	\$ 0.27485 =	13.06		
6	Subtotal					\$ 51.96		
7	Rider FF & Rider TAX		\$ 51.96	X	0.06708 =	3.49		
8	Total					\$ 55.45		
9								
10	Customer charge						\$ 19.55	
11	Consumption charge	47.5	CCF	X	\$ 0.17423 =	8.28		
12	Rider GCR Part A	47.5	CCF	X	\$ 0.27375 =	13.00		
13	Rider GCR Part B	47.5	CCF	X	\$ 0.27485 =	13.06		
14	Subtotal					\$ 53.89		
15	Rider FF & Rider TAX		\$ 53.89	X	0.06708 =	3.61		
16	Total					\$ 57.50	\$ 2.05	
17								3.70%
18								
19	Rate C @ 367.6 Ccf							
20	Customer charge					\$ 43.50		
21	Consumption charge	367.6	CCF	X	\$ 0.09165 =	33.69		
22	Rider GCR Part A	367.6	CCF	X	\$ 0.27375 =	100.62		
23	Rider GCR Part B	367.6	CCF	X	\$ 0.19927 =	73.25		
24	Subtotal					\$ 251.06		
25	Rider FF & Rider TAX		\$ 251.06	X	0.06708 =	16.84		
26	Total					\$ 267.90		
27								
28	Customer charge						\$ 46.50	
29	Consumption charge	367.6	CCF	X	\$ 0.09924 =	36.48		
30	Rider GCR Part A	367.6	CCF	X	\$ 0.27375 =	100.62		
31	Rider GCR Part B	367.6	CCF	X	\$ 0.19927 =	73.25		
32	Subtotal					\$ 256.85		
33	Rider FF & Rider TAX		\$ 256.85	X	0.06708 =	17.23		
34	Total					\$ 274.08	\$ 6.18	
35								2.31%

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2018**

<u>Line</u>						<u>CURRENT</u>	<u>PROPOSED</u>	<u>CHANGE</u>
36	Rate I @ 4066 MMBTU							
37	Customer charge					\$ 784.00		
38	Consumption charge	1,500	MMBTU	X \$ 0.3312 =		496.80		
39	Consumption charge	2,566	MMBTU	X \$ 0.2425 =		622.14		
40	Consumption charge	0	MMBTU	X \$ 0.0520 =		-		
41	Rider GCR Part A	4,066	MMBTU	X \$ 2.6733 =		10,868.51		
42	Rider GCR Part B	4,066	MMBTU	X \$ 0.4491 =		1,825.85		
43	Subtotal					<u>\$ 14,597.30</u>		
44	Rider FF & Rider TAX			X 0.06708 =	\$ 14,597.30	979.16		
45	Total					<u>\$ 15,576.46</u>		
46								
47	Customer charge						\$ 845.50	
48	Consumption charge	1,500	MMBTU	X \$ 0.3572 =		535.80		
49	Consumption charge	2,566	MMBTU	X \$ 0.2616 =		671.14		
50	Consumption charge	0	MMBTU	X \$ 0.0561 =		-		
51	Rider GCR Part A	4,066	MMBTU	X \$ 2.6733 =		10,868.51		
52	Rider GCR Part B	4,066	MMBTU	X \$ 0.4491 =		1,825.85		
53	Subtotal					<u>\$ 14,746.80</u>		
54	Rider FF & Rider TAX			X 0.06708 =	\$ 14,746.80	989.19		
55	Total					<u>\$ 15,735.99</u>	\$ 159.53	
56								1.02%
57	Rate T @ 4066 MMBTU							
58	Customer charge					\$ 784.00		
59	Consumption charge	1,500	MMBTU	X \$ 0.3312 =		496.80		
60	Consumption charge	2,566	MMBTU	X \$ 0.2425 =		622.14		
61	Consumption charge	0	MMBTU	X \$ 0.0520 =		-		
62	Rider GCR Part B	4,066	MMBTU	X \$ 0.4491 =		1,825.85		
63	Subtotal					<u>\$ 3,728.79</u>		
64	Rider FF & Rider TAX			X 0.06708 =	\$ 3,728.79	250.12		
65	Total					<u>\$ 3,978.91</u>		
66								
67	Customer charge						\$ 845.50	
68	Consumption charge	1,500	MMBTU	X \$ 0.3572 =		535.80		
69	Consumption charge	2,566	MMBTU	X \$ 0.2616 =		671.14		
70	Consumption charge	0	MMBTU	X \$ 0.0561 =		-		
71	Rider GCR Part B	4,066	MMBTU	X \$ 0.4491 =		1,825.85		
72	Subtotal					<u>\$ 3,878.29</u>		
73	Rider FF & Rider TAX			X 0.06708 =	\$ 3,878.29	260.15		
74	Total					<u>\$ 4,138.44</u>	\$ 159.53	
75								4.01%

Attachment 3

RRM Monthly Savings Over GRIP and DARR Rates

ACSC Margin Advantage Over GRIP and DARR Residential Customers
Effective October 1, 2019

Group	Average Monthly Consumption	Customer Charge	Consumption Charge	Average Bill	Average Monthly Savings
ACSC/RRM	47.5 CCF	\$19.55	\$0.17423	\$27.83	X
Environs GRIP	47.5 CCF	\$19.84	\$0.18653	\$28.70	\$0.87
ATM GRIP	47.5 CCF	\$21.69	\$0.14846	\$28.74	\$0.92
DARR	47.5 CCF	\$21.25	\$0.14924	\$28.34	\$0.51

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: Public Hearing on Budget
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Hold a public hearing to receive community input on the FY 2019-2020 Annual Program of Services (Budget).

AGENDA ITEM SUMMARY/BACKGROUND

City Charter and Local Government Code Chapter 102 require that prior to budget adoption, a public hearing be conducted to allow citizens the opportunity to provide input on the proposed budget. The following notice was published on Sunday, August 25, 2019 in the Denton Record Chronicle and placed on the City’s website. A public hearing has been scheduled as required.

PUBLIC HEARING NOTICE

The City Council for the City of Corinth will hold a public hearing on the 2019-2020 Annual Program of Services (the Budget) on Thursday, September 5, 2019 at 7:00 p.m., in the City Council Chambers located at 3300 Corinth Parkway, Corinth, Texas. The meeting will be held for the purpose of receiving community input on the 2019-2020 Annual Program of Services. All interested citizens are encouraged to attend.

The FY 2019-2020 Proposed Budget was submitted to City Council by July 31, 2019 as required by the City Charter. The proposed budget is also available online on the City’s website www.cityofcorinth.com.

RECOMMENDATION

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: Second Public Hearing on Tax Rate
Submitted For: Lee Ann Bunselmeyer, Director
Submitted By: Lee Ann Bunselmeyer, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review: Bob Hart, City Manager

AGENDA ITEM

Hold a public hearing on a proposal to consider a tax rate, which will exceed the lower of the rollback rate or the effective tax rate and will increase total tax revenues from properties on the tax roll in the preceding tax year by 13.17 percent.

AGENDA ITEM SUMMARY/BACKGROUND

According to Property Tax Code Section 26.05(d), the City is required to hold two public hearings on the proposed tax increase if the City Council is proposing a rate that exceeds the lower of the rollback rate or the effective rate. Additional requirements include publishing a quarter-page notice informing the public of the proposed tax rate, preceding year tax rate, effective & rollback tax rate, formula for estimated tax amount, and the date, time, and location of the two required public hearings. The *Notice of 2019 Tax Year Proposed Property Tax Rate* for the City of Corinth was published in the Denton Record Chronicle on Tuesday, August 13, 2019, as required by the Texas Property Tax Code timetables.

The publication notices were calculated based on the highest possible rate the City Council may consider. The City Council may adopt any rate below the published tax rate.

On August 8, 2019, the City Council voted to publish a FY2019-2020 tax rate of \$.54500 that they will consider approving on September 19, 2019.

RECOMMENDATION

Please Read the statement below prior to opening the Public Hearing:

This is the second of two public hearings to discuss the FY 2019-2020 proposed tax rate of \$.54500 that represents a \$0.015 tax increase from the FY 2018-2019 tax rate of \$.53000. The first Public Hearing was held on August 22, 2019.

The City Council will vote on both the FY 2019-2020 Proposed Budget and the proposed tax rate at a meeting scheduled on September 19, 2019, at 7:00 p.m., located at the Corinth Municipal Council Chambers at 3300 Corinth Parkway, Corinth, Texas.

Once the Public Hearing is opened, the public is encouraged to express their views.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019
Title: Creation of Reinvestment Zone Number Two, City of Corinth
Submitted For: Bob Hart, City Manager **Submitted By:** Jason Alexander, Director
Finance Review: N/A **Legal Review:** Yes
City Manager Review:
Strategic Goals: Land Development
Infrastructure Development
Economic Development
Citizen Engagement & Proactive Government
Regional Cooperation

AGENDA ITEM

TO HEAR PUBLIC OPINION ON THE CREATION OF A NONCONTIGUOUS GEOGRAPHIC AREA DESIGNATED AS REINVESTMENT ZONE NUMBER TWO, CITY OF CORINTH IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 311 OF THE TEXAS TAX CODE, AS AMENDED.

1. Staff Presentation.
2. Public Hearing Open.
3. Public Hearing Close.
4. Staff Recommendation.
5. Take Action.

BUSINESS:

Consider and act on an Ordinance creating Reinvestment Zone Number Two, City of Corinth; providing for effective and expiration dates of said zone; providing boundaries for said zone; establishing a Board of Directors for said zone; establishing a tax increment fund for said zone; establishing the tax increment base and tax increment for said zone; and providing for an effective date.

AGENDA ITEM SUMMARY/BACKGROUND

The Strategic Plan recommends the implementation of a reinvestment zone and the use of tax increment financing as a core economic development strategy to attract new investment to the Interstate Highway 35E Corridor and, in particular, to enable and encourage the creation of a transit-oriented development district focused around a commuter rail station. In pursuit of this goal, staff procured the services of Catalyst Urban Development (Paris Rutherford) and David Pettit Economic Development (David Pettit and Natalie Moore) to implement a reinvestment zone in accordance with the provisions of Chapter 311 of the Texas Tax Code, as amended (the "**Tax Increment Financing Act**").

The Tax Increment Financing Act grants the City the authority to "designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality, in the extraterritorial jurisdiction of the municipality, or in both to be a reinvestment zone to promote development or redevelopment of the area if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future." In consultation with Rutherford, Pettit and Moore, the City identified a non-contiguous geographic area that primarily flanks Interstate Highway 35E and includes some larger undeveloped parcels to the west of the interstate highway. This area --- proposed to be a reinvestment zone in support of the goals of the Strategic Plan --- would cover approximately 937.3 acres and targets properties that are not likely to be developed or redeveloped without some form of a public-private partnership. This area meets the criteria set forth in the Tax Increment Financing Act and does not exceed: (i) the maximum area (20 percent); (ii) the total appraised value of taxable real property (25 percent); or (iii) the maximum amount of property used for

residential purposes (30 percent). As required by the Tax Increment Financing Act, the proposed reinvestment zone would be named "**Reinvestment Zone Number Two, City of Corinth**". The tax revenues generated from the incremental value of Reinvestment Zone Number Two, City of Corinth will be used to fund: (i) a commuter rail station providing students at North Central Texas College and residents and employees in Corinth with expanded transportation options; (ii) certain infrastructure and public works improvements identified in the Capital Improvement Program for Fiscal Years 2019-2020 and beyond; and (iii) other activities and efforts authorized by the Tax Increment Financing Act to stimulate economic development and economic revitalization.

The Tax Increment Financing Act provides the procedure necessary for creating a reinvestment zone. It requires, among other things, that a preliminary financing plan be prepared, that a public hearing be held so that interested persons may speak for or against the reinvestment zone (including publishing a notice of public hearing in a newspaper having general circulation in the municipality) and that the municipality provides reasonable opportunity for the owners of property to protest inclusion in the reinvestment zone. A notice of public hearing was published in the Denton Record Chronicle on August 28, 2019 advising interested persons of this public hearing.

The ordinance creating Reinvestment Zone Number Two will establish all of the following: (i) the boundaries of the reinvestment zone; (ii) the Board of Directors; (iii) a tax increment fund; (iv) the duration of the reinvestment zone; and (v) the tax increment base and tax increment.

A preliminary financing plan is included as part of the creation ordinance. It should be noted that neither the ordinance or the preliminary financing plan recommends the use of any sales and use tax revenues as an additional funding source for public infrastructure and improvements within the reinvestment zone. It is anticipated that a final financing plan will be presented to the City Council for consideration and action, pursuant to the provisions of the Tax Increment Financing Act at the earliest, on November 14, 2019. Following adoption, City staff will initiate a meeting with Denton County to secure their participation in the TIRZ.

RECOMMENDATION

The implementation of the Reinvestment Zone Number Two, City of Corinth achieves a considerable portion of the goals and objectives identified in the Strategic Plan, including providing a mechanism for financing a commuter rail station and other public infrastructure and improvements needed to create an aesthetically pleasing environment capable of supporting a rich mix of uses and activities. Staff recommends that the City Council approve the ordinance creating Reinvestment Zone Number Two, City of Corinth as presented.

Attachments

Ordinance creating TIRZ

ORDINANCE NO. 19 - 09 - 05 - 32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF CORINTH, TEXAS.

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

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a non-contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain non-contiguous geographic area in the City, which is more specifically described in **Exhibits “A”, “Boundary Description” and “B”, “Boundary Map”** of this Ordinance (the “Zone”), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a “*Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Two, City of Corinth,*” attached as **Exhibit “C”** (hereinafter referred to as the “**Preliminary Project and Finance Plan**”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on August 28, 2019, which date is before the seventh (7th) day before the public hearing held on September 5, 2019; and

WHEREAS, at the public hearing on September 5, 2019, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and 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 Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on September 5, 2019, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on September 5, 2019; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty (30) percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in **Exhibits “A”** and **“B”** will significantly enhance the value of the real property within the Zone and result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as defined in **Exhibits “A”** and **“B”**, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

(1) It is a geographic area located wholly within the city limits of the City; and

(2) That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005(2) of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

(d) That thirty (30) percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed fifty (50) percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in **Exhibits “A” and “B”** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification purposes is Reinvestment Zone Number Two, City of Corinth, Texas (herein referred to as the **“Zone”**).

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone (**“Board”**) is hereby created. The Board shall consist of six (6) members comprised of the City Council members from Places 1 through 5 and the Mayor. Members shall serve two (2) year terms each, and shall meet qualifications specified by Section 311.009 of the Texas Tax Code, as amended.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one (1) director of the Board. The number of directors on the Board of Directors shall be increased by one (1) for each taxing unit that appoints a director to the Board; provided, that the maximum number of directors shall not exceed fifteen (15). Annually following initial appointment of the chairman as set forth in this section, the City Council shall appoint one (1) member of the Board to serve as chairman for a term of (1) year with such term beginning on January 1 of the following year.

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project plan and financing plan

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2055; (ii) at an earlier time designated by subsequent ordinance; (iii) 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, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2019, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund (as defined in Section 7 of this Ordinance) shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) fifty (50) percent of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a **"Tax Increment Fund"** (or the **"TIF Fund"**) for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax

increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF 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), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that 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 Chapter 551 of the Texas Government Code, 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. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED on this 5th day of September 2019.

CITY OF CORINTH

Bill Heidemann, Mayor

ATTEST:

Kim Pence
City Secretary

APPROVED AS TO FORM:

Patricia Adams
City Attorney

EXHIBIT “A”
BOUNDARY DESCRIPTION
Reinvestment Zone Number Two, City of Corinth, Texas (“TIRZ 2”)

TIRZ #2 consists of nine noncontiguous area, further described below.

Area #1

Beginning at the north corner of Property ID 464504 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road past Post Oak Drive, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it meets the north corner of Property ID 251759, thence

South along the northern boundary of Property ID 251759 to the point it meets Property ID 251760, thence

South along the eastern boundary of Property ID 251759 to the point it meets Property ID 154668, thence

South to the southeast corner of Property ID 154668, thence

Following the boundary of Property ID 154668 to the point it meets the southeast corner of Property ID 694051, thence

West along the southern boundary of Property ID 694051 to the point it meets Property ID 116926, thence

West along the southern boundary of Property ID 116924 to the point it meets Property ID 116930, thence

West along the southern boundary of Property ID 116930 to the point it meets the eastern right of way boundary of Pecan Creek Circle, thence

North along the eastern right of way boundary of Pecan Creek Circle to the point it meets the southern corner of Property ID 696798, thence

West across Pecan Creek Circle to the southeast corner of Property ID 464506, thence

West along the boundary of Property ID 464506, thence

North along the boundary of Property ID 464506 to the point it meets Property ID 464505, thence

Following the boundary of Property ID 464505 to the point it meets Property ID 464504, thence

North along the western boundary of Property ID 464504 to the point the north corner of Property ID 464504 meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #2

Beginning at the north corner of Property ID 38878 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road past Church Drive, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it reaches Property ID 583051, thence

South along the eastern boundary of Property ID 583051, following the boundary until it meets Property ID 222832, thence

West along the southern boundary of Property ID 222832, continuing north along the boundary to the point it meets Property ID 38738, thence

North along the western boundary of Property ID 38738, continuing along the boundary to the point it meets the northwest corner of Property ID 222832, thence

North across Church Drive to the southern boundary of Property ID 111217, thence

West along the northern right of way boundary of Church Drive to the point it meets the southwest corner of Property ID 38856, thence

North along the western boundary of Property ID 38856 to the point it meets Property ID 38835, thence

North along the western boundary of Property ID 38835, thence

West along the northern boundary of Property ID 38835 to the point it meets the western boundary of Property ID 38878, thence

North along the western boundary of Property ID 38878 to the north corner of Property ID 38878 where it meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #3

Beginning at the northwest corner of Property ID 199291 at the point it meets the southern right of way boundary of Church Drive, thence

East along the southern right of way boundary of Church Drive to the point it meets the boundary of Property ID 331065, thence

East along the northern boundary of Property ID 331065 to the point it meets Property ID 331074, thence

South along the eastern boundary of Property ID 331065 to the point it meets Property ID 313491, thence

South along the eastern boundary of Property ID 313491 to the point it meets the boundary of Property ID 175683, thence

East along the boundary of Property ID 175683, then continuing south along the boundary of Property ID 175683 to the point it meets Property ID 112056, thence

South along the eastern boundary of Property ID 112056 to the point it meets the northern right of way boundary of Lake Shannon Drive, thence

West along the northern right of way boundary of Lake Shannon Drive to the point it meets the southwest corner of Property ID 464280, thence

North along the western boundary of Property ID 464280 to the point it meets the southwest corner of Property ID 62503, thence

North along the western boundary of Property ID 62503 to the point it meets the southwest corner of Property ID 696612, thence

North along the western boundary of Property ID 696612 to the point it meets Property ID 696611, thence

North along the western boundary of Property ID 696611 to the point it meets the southwest corner of Property ID 175683, thence

North along the western boundary of Property ID 175683 to the point it meets the southwest corner of Property ID 313491, thence

North along the western boundary of Property ID 313491 to the point it meets the southwest corner of Property ID 37818, thence

North along the western boundary of Property ID 37818 to the point it meets the southwest corner of Property ID 199291, thence

North along the western boundary of Property ID 199291 to the point it meets the southern right of way boundary of Church Drive, which is the point of beginning.

Area #4

Beginning at the southern most point where Property ID 656782 meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence
Continuing south along the southern right of way boundary of the Interstate 35 access road to the southeast corner of Property ID 634207, thence
West along the southern boundary of Property ID 634207 to the point it meets Property ID 62170, thence
West along the northern boundary of Property ID 62170, continuing along the boundary until it meets Property ID 62159, thence
West along the northern boundary of Property ID 62159 to the point it meets the eastern right of way boundary of Tower Ridge Drive, thence
North along the eastern right of way boundary of Tower Ridge Drive across Lake Sharron Drive to the northern right of way boundary of Lake Sharron Drive, thence
West along the northern right of way boundary of Lake Sharron Drive to the point it meets the eastern right of way boundary of S Corinth Street, thence
North along the eastern right of way boundary of S Corinth Street to the point it meets the northern corner of Property ID 261856, thence
West across S Corinth Street to the southeast corner of Property ID 656782, thence
North along the eastern boundary of Property ID 656782 to the point the boundary meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #5

Beginning at the northeast corner of Property ID 170252 where it meets the southern right of way boundary of the Interstate 35 access road, thence
South along the southern right of way boundary of the Interstate 35 access road, thence
Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it meets the southeast corner of Property ID 216478, thence
West along the southern boundary of Property ID 216478 to the point it meets Property ID 66633, thence
West along the southern boundary of Property ID 66633 to the point it meets Property ID 66631, thence
West along the southern boundary of Property ID 66631 to the point it meets Property ID 66632, thence
West along the southern boundary of Property ID 66632 to the point it meets Property ID 159205, thence

West along the southern boundary of Property ID 159205 to the point it meets the eastern right of way boundary of S Garrison Street, thence
South along the eastern right of way boundary of S Garrison Street to the point it meets the northern right of way boundary of Teasley Drive, thence
West to the western right of way boundary of S Garrison Street, thence
North along the western right of way boundary of S Garrison Street to the point it meets the southeast corner of Property ID 79667, thence
West along the southern boundary of Property ID 79667, continuing north along the boundary to the point it meets the southeast corner of Property ID 622646, thence
West along the southern boundary of Property ID 622646, continuing north along the boundary to the point it meets Meadowview Drive, thence
North across Meadowview Drive to Property ID 669102, thence
North along the western boundary of Property ID 669102 to the point it meets Property ID 62197, thence
North along the western boundary of Property ID 62197 to the point it meets Property ID 170252, thence
North along the western boundary of Property ID 170252, continuing east along the boundary to the point Property ID 170252 meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #6

Beginning at the northern corner of Property ID 216479 where it meets the southern right of way boundary of the Interstate 35 access road, thence
South along the southern right of way boundary of the Interstate 35 access road to the point it meets the northern right of way boundary of Teasley Drive, thence
West along the northern right of way boundary of Teasley Drive to the point it meets the southwest corner of Property ID 206741, thence
North along the western boundary of Property ID 206741 to the point it meets the southwest corner of Property ID 206740, thence
North along the western boundary of Property ID 206740, then continuing east along the boundary to the point it meets Property ID 195014, thence
East along the northern boundary of Property ID 195014 to the point it meets Property ID 216480, thence

North along the western boundary of Property ID 216480 to the point it meets Property ID 216479, thence

North along the western boundary of Property ID 216479, then continuing east along the northern boundary to the point it meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #7

Beginning at the southeast corner of Property ID 111761 where it meets the northern right of way boundary of Teasley Drive, thence

West along the northern right of way boundary of Teasley Drive to the point it meets the southwest corner of Property ID 111765, thence

North along the western boundary of Property ID 111765, then continuing east along the northern boundary of Property ID 111765 to the point it meets Property ID 111763, thence

East along the northern boundary of Property ID 111763 to the point it meets Property ID 111761, thence

East along the northern boundary of Property ID 111761, then continuing south along the eastern boundary of Property ID 111761 to the point Property ID 111761 meets the northern right of way boundary of Teasley Drive, which is the point of beginning.

Area #8

Beginning at the west corner of Property ID 338963 at the point it meets the southern right of way boundary of Teasley Drive, thence

East along the southern right of way boundary of Teasley Drive to the point it meets the western right of way boundary of Parkridge Drive, thence

South along the western right of way boundary of Parkridge Drive to the point it meets the southeast corner of Property ID 145853, thence

West along the boundary of the Property ID 145853, continuing along the boundary until the point the northwest corner of Property ID 145853 meets Property ID 62478, thence

Southwest along the southern boundary of Property ID 62478 to the point it meets the City of Corinth southern boundary, thence

Continuing west along the City of Corinth southern boundary to the point it meets the southeast corner of Property ID 683464, thence

West along the southern boundary of Property ID 683464 to the point it meets the southeast corner of Property ID 683465, thence

West along the southern boundary of Property ID 683465 to the point it meets the southeast corner of Property ID 683466, thence

West along the southern boundary of Property ID 683466 to the point it meets the southeast corner of Property ID 683467, thence

West along the southern boundary of Property ID 683467 then continuing north along the western boundary of Property ID 683467 to the point it meets Oak Bluff Drive, thence

North across Oak Bluff Drive to the southwest corner of Property ID 683476, thence

North along the western boundary of Property ID 673476 to the point it meets Property ID 62446, thence

North along the western boundary of Property ID 62446 to the point it meets Property ID 164436, thence

North along the western boundary of Property ID 164436 to the point it meets the west corner of Property ID 338963 at the point it meets the southern right of way boundary of Teasley Drive, which is the point of beginning.

Area #9

Beginning at the northwest corner of Property ID 38950, thence

East along the northern boundary of Property ID 38950 to the point it meets W Shady Shores Road, thence

East along the City of Corinth northern boundary that runs along W Shady Shores Road to the point it meets the northeast corner of Property ID 154135, thence

South along the eastern boundary of Property ID 154135 to the point it meets Property ID 195957, thence

South along the eastern boundary of Property ID 195957 to the point it meets Property ID 295701, thence

South along the eastern boundary of Property ID 295701 to the point it meets Property ID 39146, thence

South along the eastern boundary of Property ID 39146 to the point it meets Property ID 39142, thence

South along the eastern boundary of Property ID 39142 to the point it meets Property ID 39148, thence

South along the eastern boundary of Property ID 39148 to the point it meets Property ID 157253, thence

South along the eastern boundary of Property ID 157253 to the point it meets Property ID 523532, thence

South along the eastern boundary of Property ID 523532 to the point it meets Property ID 268252, thence

East along the northern boundary of Property ID 268252, continuing south along the boundary to the point it meets Walton Drive, thence

East along the northern right of way boundary of Walton Drive to the point it meets the southwest corner of Property ID 38661, thence

North along the western boundary of Property ID 38661, continuing east and then south along the boundary to the point it meets the northern right of way boundary of Walton Drive, thence

South across Walton Drive and continuing south along the western right of way boundary of Shady Rest Lane to the point it meets the northeast corner of Property ID 219995, thence

South along the eastern boundary of Property ID 219995 to the point it meets Property ID 661927, thence

South along the eastern boundary of Property ID 661927 to the point it meets Property ID 145529, thence

South along the eastern boundary of Property ID 145529 to the point it meets Property ID 145532, thence

South along the eastern boundary of Property ID 145532 to the point it meets Property ID 294195, thence

South along the eastern boundary of Property ID 294195, continuing west along the boundary to the point it meets Property ID 302965, thence

West along the southern boundary of Property ID 302965 to the point it meets Property ID 75308, thence

West along the northern boundary of Property ID 75308 to the point it meets Property ID 62005, thence

Southeast along the eastern boundary of Property ID 62005 to the point it meets Property ID 113201, thence

Southeast along the eastern boundary of Property ID 113201 to the point it meets Property ID 62001, thence

Southeast along the eastern boundary of Property ID 62001 to the point it meets Property ID 62210, thence

Southeast along the boundary of Property ID 62210 to the point it meets Property ID 62213, thence

South along the eastern boundary of Property ID 62213 to the point it meets Property ID 286704, thence

South along the eastern boundary of Property ID 286704 to the point it meets Property ID 566397, thence

South along the eastern boundary of Property ID 566397 to the point it meets Property ID 566398, thence

South along the eastern boundary of Property ID 566398 to the point it meets Property ID 566399, thence

South along the eastern boundary of Property ID 566399 to the point it meets Property ID 9000012, thence

South along the eastern boundary of Property ID 9000012 to the point it meets the northern right of way of Dobbs Road, thence

East along the northern right of way of Dobbs Road to the point it meets Property ID 557828, thence

East along the northern boundary of Property ID 557828 to the point it meets Lea Meadow Circle, thence

North along Lea Meadow Circle then east to the southwest corner of Property ID 65972 where it meets the northern right of way boundary of Dobbs Road, thence

East along the northern right of way boundary of Dobbs Road to the point Property ID 175689 and Property ID 557829 meet, thence

East along the northern boundary of Property ID 557829 then continuing south along the boundary to the point it meets Corinth Parkway, thence

South across Corinth Parkway to the northeast corner of Property ID 712650, thence

West along the southern right of way boundary of Corinth Parkway to the point it meets Property ID 712651, thence

South along the eastern boundary of Property ID 712651 to the point it meets Property ID 557825, thence

South along the boundary of Property ID 557825 to the point it meets Property ID 62425, thence

South along the eastern boundary of Property ID 62426=5 then continuing along the boundary to the point Property ID 62425 meets Quail Run Drive, thence

South along the eastern right of way boundary of Quail Run Drive to the point it meets the northern right of way boundary of the Interstate 35 access road, thence

North along the northern right of way boundary of the Interstate 35 access road to the point it meets the southwest corner of Property ID 38851, thence

North along the western boundary of Property ID 38851, continuing along the boundary until Property ID 38851 meets the southwest corner of Property ID 38950, thence

North along the western boundary of Property ID 38950 to the northwest corner of Property ID 38950, which is the point of beginning.

EXHIBIT "B"
BOUNDARY MAP

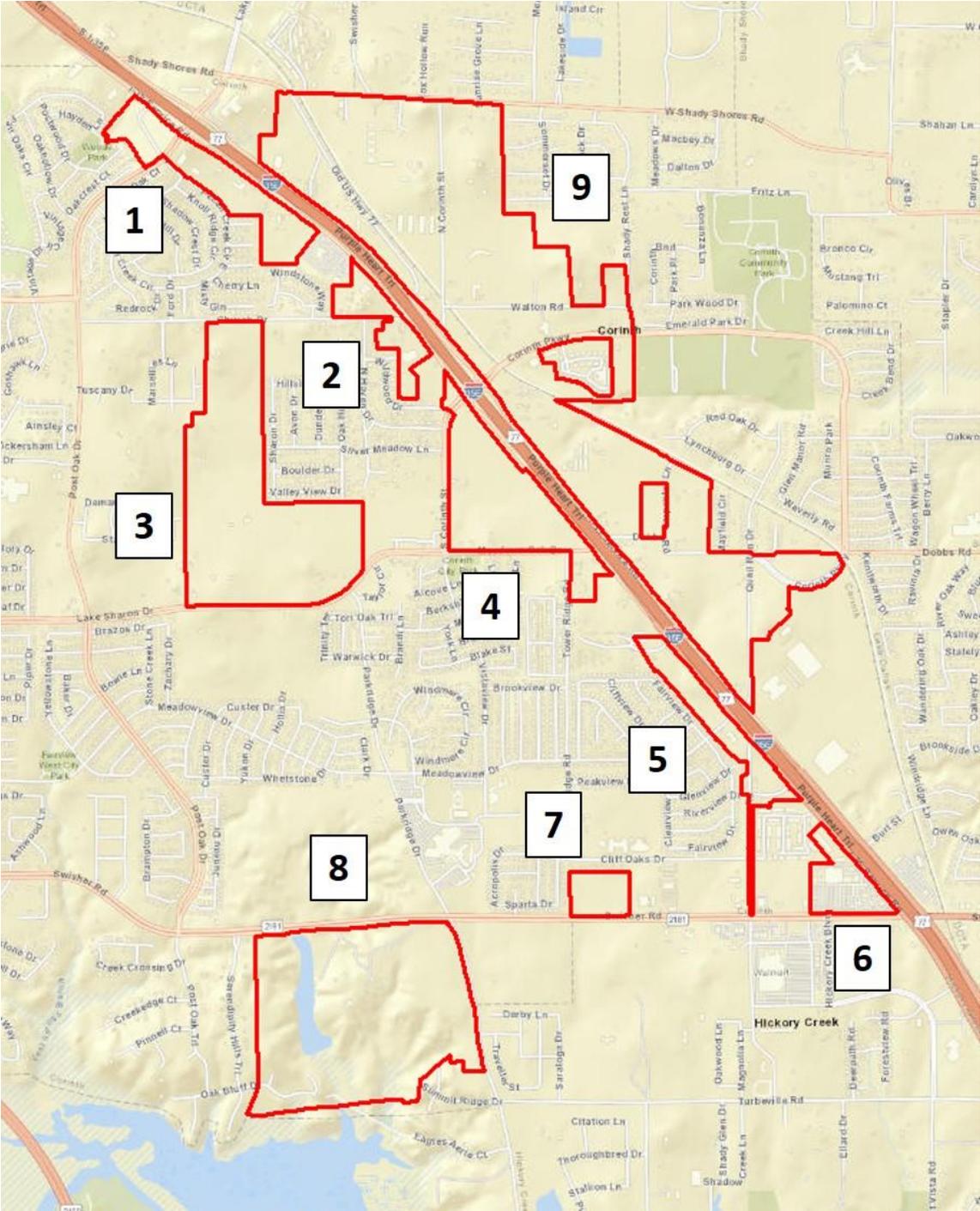


EXHIBIT "C"
PRELIMINARY REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN
FOR REINVESTMENT ZONE NUMBER TWO, CITY OF CORINTH, TEXAS

Tax Increment Reinvestment Zone #2

City of Corinth, Texas

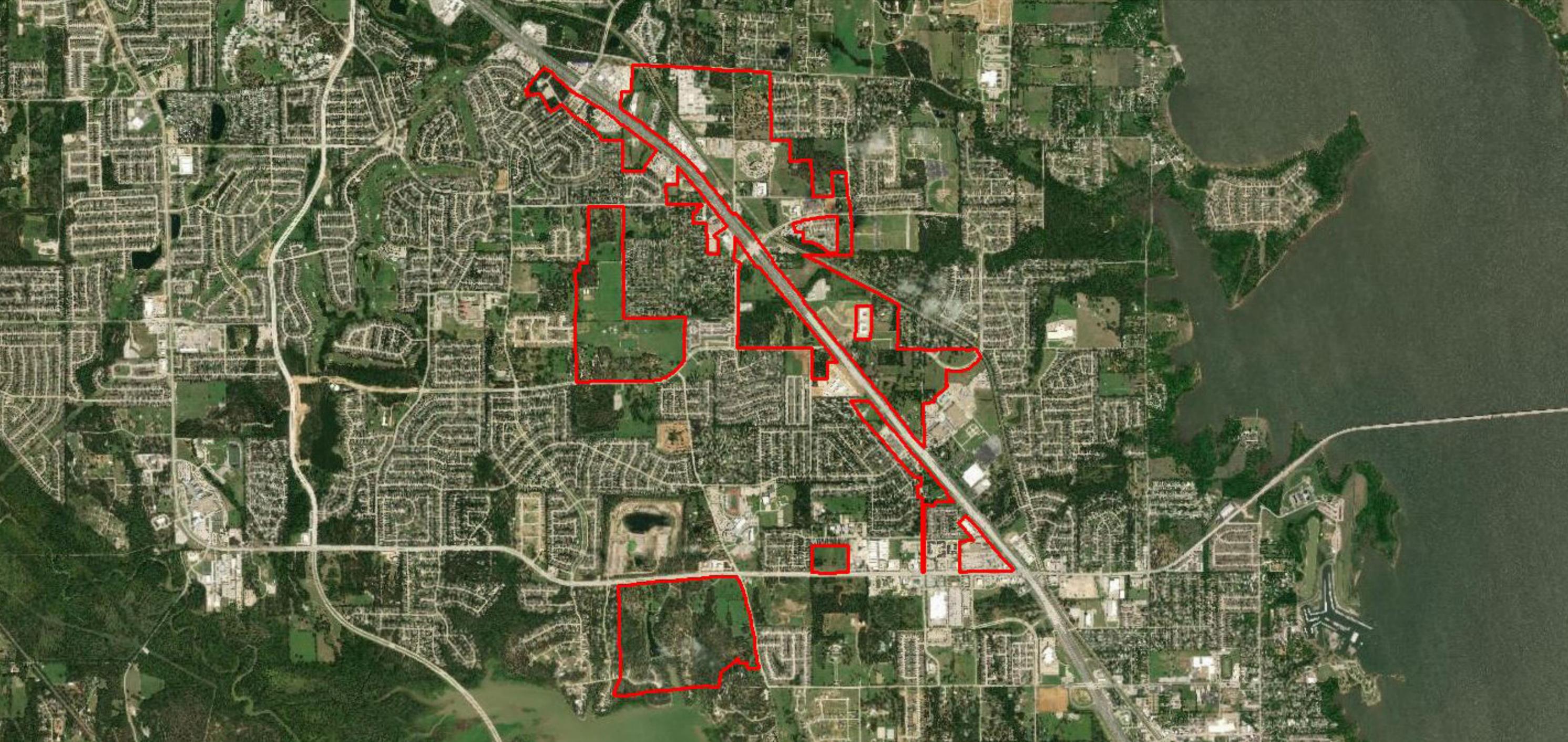


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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



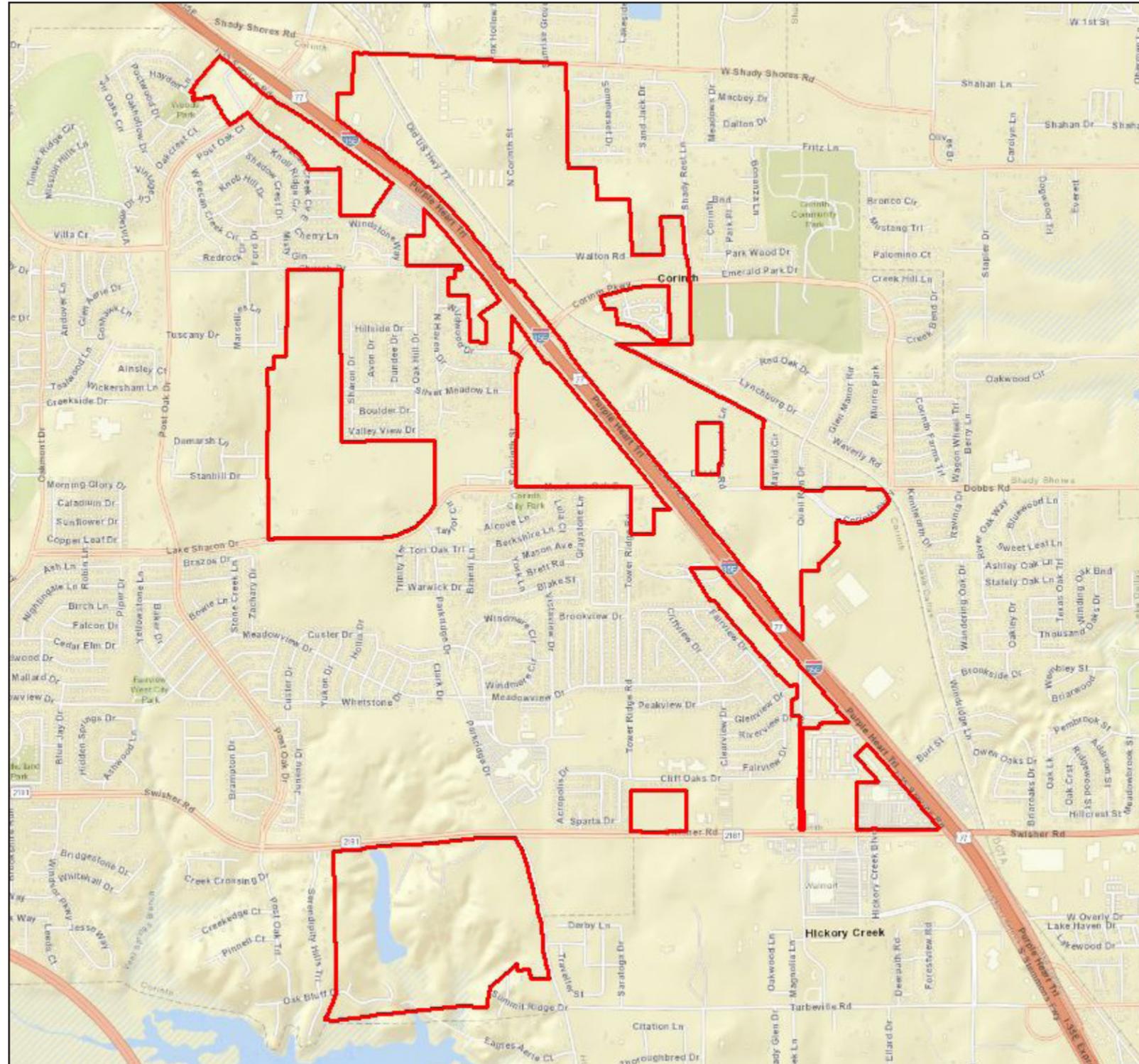
Corinth is a city in Denton County, Texas. It is a suburb of Dallas and a part of the Dallas-Fort Worth Metroplex. The City currently occupies a land area of 8 square miles and serves a growing population of approximately 20,000 with over 150,000 people within a 5 mile radius.

With a highly favorable location in North Texas, Corinth is at most an approximately 4-hour flight from other major markets in the United States. Both Dallas-Fort Worth International Airport, which is one of the busiest airports in the world, and Love Field provide flights to major markets across the United States and globally. Corinth has excellent highway access and is located on I-35E with FM 2181 (Swisher Road) providing east-west access. The Denton County Transportation Authority (DCTA) commuter rail system passes through Corinth and can be accessed at 2 convenient locations for commuter rail transportation to Denton and downtown Dallas.

Corinth is home to North Central Texas College (Corinth Campus) and is ten minutes from the University of North Texas and Texas Woman's University in neighboring Denton.

CoServ Electric, the second largest electric cooperative in Texas, is the largest employer in Corinth with 500 employees. Other top employers include North Central Texas College, Lake Dallas Independent School District, Denton Independent School District, and Bill Utter Ford.

The City of Corinth offers a wide variety of community events for its residents. Pumpkin Palooza is the City of Corinth's largest annual event. Serving nearly 20,000 people yearly, this event includes musical entertainers, multiple amusement park rides, vendors on site, and food options.

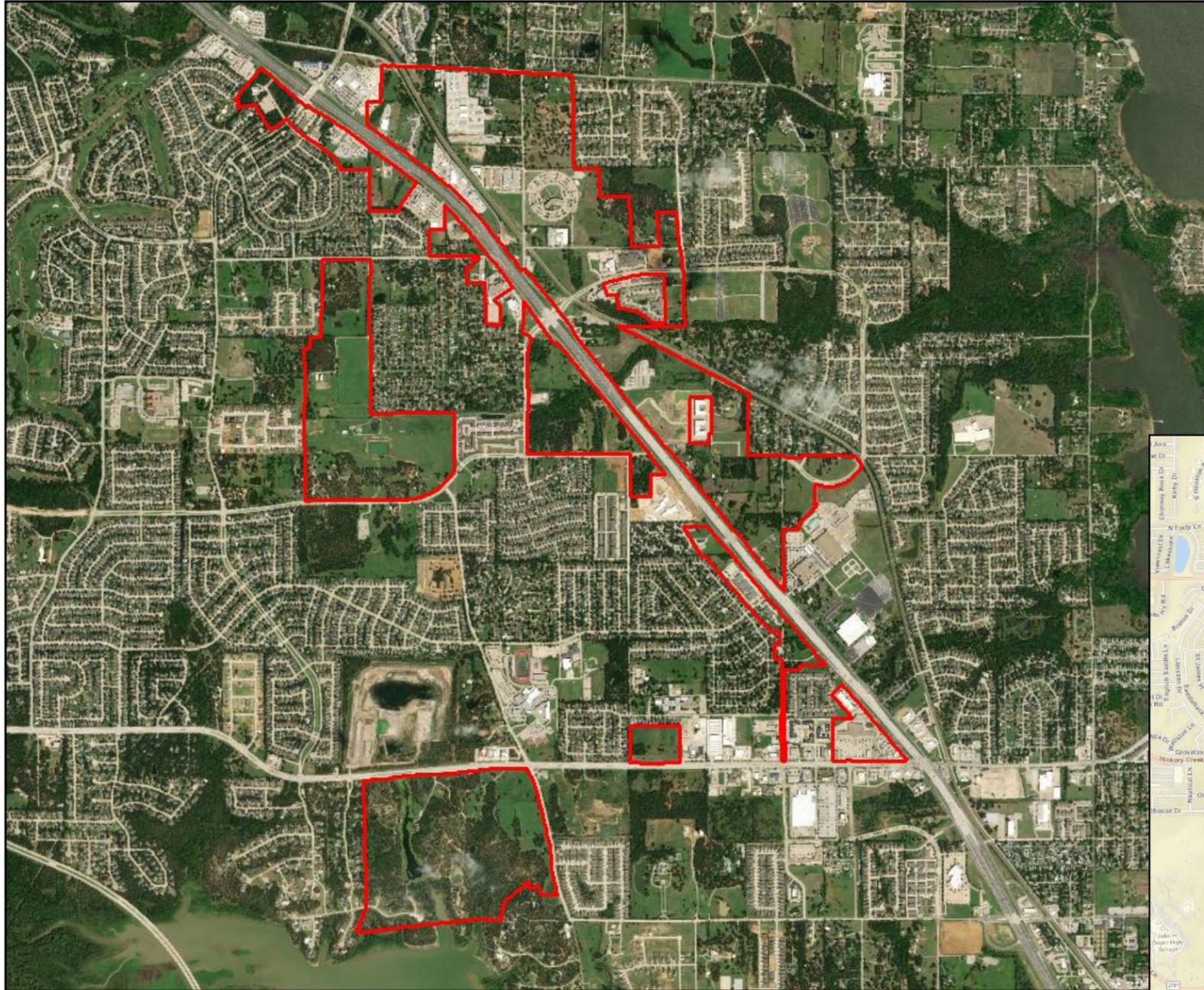


Tax Increment Reinvestment Zone #2, City of Corinth

The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a high quality, master-planned, residential community (the Development).

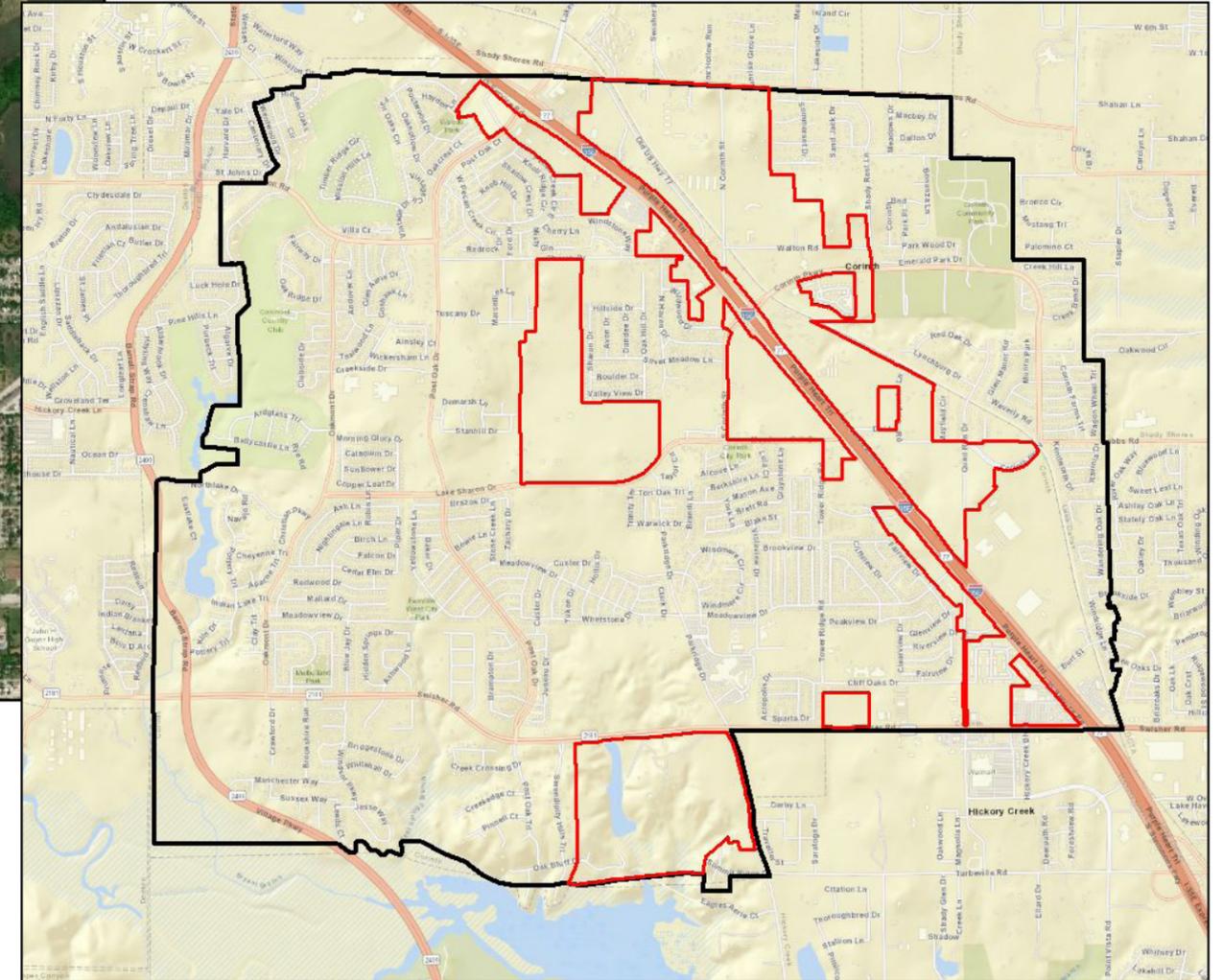
The project and financing plan includes the funding of \$95,774,846 in needed public infrastructure improvements. The TIRZ will fund support these developments through the contribution of 50% of the City's real property increment generated within the zone, and 50% of the County's real property increment, subject to an interlocal agreement.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



Boundary Description

TIRZ #2 is located wholly within the City of Corinth. The TIRZ boundary encompasses approximately 995 acres, with a large portion of the TIRZ located along Interstate 35. A more detailed description of the boundary can be found on the following pages.



-  - TIRZ Boundary
-  - City Limits

TIRZ Boundary

Legal Description - TIRZ #2

The TIRZ consists of nine noncontiguous areas, further described below.

Area #1

Beginning at the north corner of Property ID 464504 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road past Post Oak Drive, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it meets the north corner of Property ID 251759, thence

South along the northern boundary of Property ID 251759 to the point it meets Property ID 251760, thence

South along the eastern boundary of Property ID 251759 to the point it meets Property ID 154668, thence

South to the southeast corner of Property ID 154668, thence

Following the boundary of Property ID 154668 to the point it meets the southeast corner of Property ID 694051, thence

West along the southern boundary of Property ID 694051 to the point it meets Property ID 116926, thence

West along the southern boundary of Property ID 116924 to the point it meets Property ID 116930, thence

West along the southern boundary of Property ID 116930 to the point it meets the eastern right of way boundary of Pecan Creek Circle, thence

North along the eastern right of way boundary of Pecan Creek Circle to the point it meets the southern corner of Property ID 696798, thence

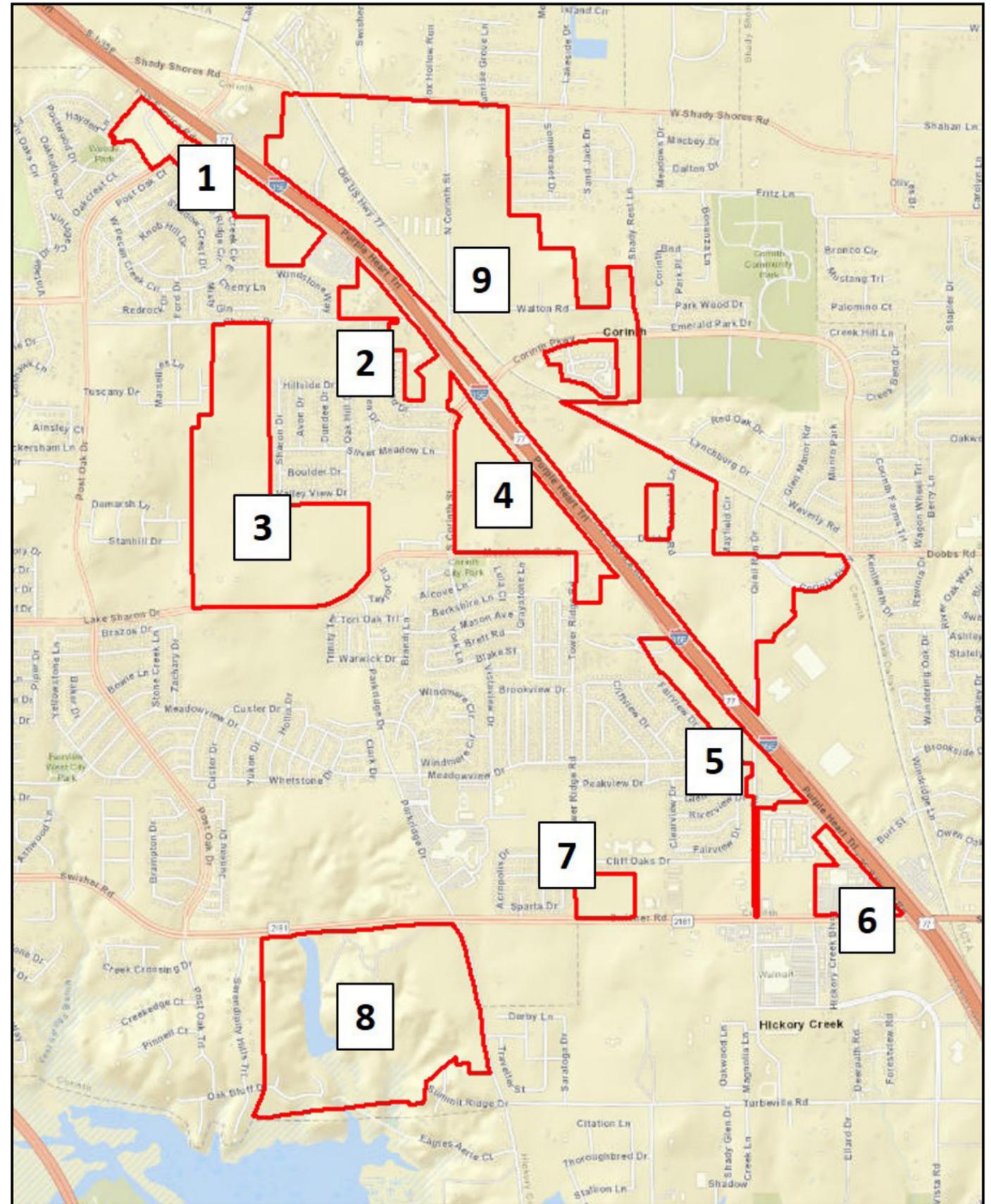
West across Pecan Creek Circle to the southeast corner of Property ID 464506, thence

West along the boundary of Property ID 464506, thence

North along the boundary of Property ID 464506 to the point it meets Property ID 464505, thence

Following the boundary of Property ID 464505 to the point it meets Property ID 464504, thence

North along the western boundary of Property ID 464504 to the point the north corner of Property ID 464504 meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.



Area #2

Beginning at the north corner of Property ID 38878 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road past Church Drive, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it reaches Property ID 583051, thence

South along the eastern boundary of Property ID 583051, following the boundary until it meets Property ID 222832, thence

West along the southern boundary of Property ID 222832, continuing north along the boundary to the point it meets Property ID 38738, thence

North along the western boundary of Property ID 38738, continuing along the boundary to the point it meets the northwest corner of Property ID 222832, thence

North across Church Drive to the southern boundary of Property ID 111217, thence

West along the northern right of way boundary of Church Drive to the point it meets the southwest corner of Property ID 38856, thence

North along the western boundary of Property ID 38856 to the point it meets Property ID 38835, thence

North along the western boundary of Property ID 38835, thence

West along the northern boundary of Property ID 38835 to the point it meets the western boundary of Property ID 38878, thence

North along the western boundary of Property ID 38878 to the north corner of Property ID 38878 where it meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #3

Beginning at the northwest corner of Property ID 199291 at the point it meets the southern right of way boundary of Church Drive, thence

East along the southern right of way boundary of Church Drive to the point it meets the boundary of Property ID 331065, thence

East along the northern boundary of Property ID 331065 to the point it meets Property ID 331074, thence

South along the eastern boundary of Property ID 331065 to the point it meets Property ID 313491, thence

South along the eastern boundary of Property ID 313491 to the point it meets the boundary of Property ID 175683, thence

East along the boundary of Property ID 175683, then continuing south along the boundary of Property ID 175683 to the point it meets Property ID 112056, thence

South along the eastern boundary of Property ID 112056 to the point it meets the northern right of way boundary of Lake Shannon Drive, thence

West along the northern right of way boundary of Lake Shannon Drive to the point it meets the southwest corner of Property ID 464280, thence

North along the western boundary of Property ID 464280 to the point it meets the southwest corner of Property ID 62503, thence

North along the western boundary of Property ID 62503 to the point it meets the southwest corner of Property ID 696612, thence

North along the western boundary of Property ID 696612 to the point it meets Property ID 696611, thence

North along the western boundary of Property ID 696611 to the point it meets the southwest corner of Property ID 175683, thence

North along the western boundary of Property ID 175683 to the point it meets the southwest corner of Property ID 313491, thence

North along the western boundary of Property ID 313491 to the point it meets the southwest corner of Property ID 37818, thence

North along the western boundary of Property ID 37818 to the point it meets the southwest corner of Property ID 199291, thence

North along the western boundary of Property ID 199291 to the point it meets the southern right of way boundary of Church Drive, which is the point of beginning.

Area #4

Beginning at the southern most point where Property ID 656782 meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the southeast corner of Property ID 634207, thence

West along the southern boundary of Property ID 634207 to the point it meets Property ID 62170, thence

West along the northern boundary of Property ID 62170, continuing along the boundary until it meets Property ID 62159, thence

West along the northern boundary of Property ID 62159 to the point it meets the eastern right of way boundary of Tower Ridge Drive, thence

North along the eastern right of way boundary of Tower Ridge Drive across Lake Sharron Drive to the northern right of way boundary of Lake Sharron Drive, thence

West along the northern right of way boundary of Lake Sharron Drive to the point it meets the eastern right of way boundary of S Corinth Street, thence

North along the eastern right of way boundary of S Corinth Street to the point it meets the northern corner of Property ID 261856, thence

West across S Corinth Street to the southeast corner of Property ID 656782, thence

North along the eastern boundary of Property ID 656782 to the point the boundary meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #5

Beginning at the northeast corner of Property ID 170252 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road, thence

Continuing south along the southern right of way boundary of the Interstate 35 access road to the point it meets the southeast corner of Property ID 216478, thence

West along the southern boundary of Property ID 216478 to the point it meets Property ID 66633, thence

West along the southern boundary of Property ID 66633 to the point it meets Property ID 66631, thence

West along the southern boundary of Property ID 66631 to the point it meets Property ID 66632, thence

West along the southern boundary of Property ID 66632 to the point it meets Property ID 159205, thence

West along the southern boundary of Property ID 159205 to the point it meets the eastern right of way boundary of S Garrison Street, thence

South along the eastern right of way boundary of S Garrison Street to the point it meets the northern right of way boundary of Teasley Drive, thence

West to the western right of way boundary of S Garrison Street, thence

North along the western right of way boundary of S Garrison Street to the point it meets the southeast corner of Property ID 79667, thence

West along the southern boundary of Property ID 79667, continuing north along the boundary to the point it meets the southeast corner of Property ID 622646, thence

West along the southern boundary of Property ID 622646, continuing north along the boundary to the point it meets Meadowview Drive, thence

North across Meadowview Drive to Property ID 669102, thence

North along the western boundary of Property ID 669102 to the point it meets Property ID 62197, thence

North along the western boundary of Property ID 62197 to the point it meets Property ID 170252, thence

North along the western boundary of Property ID 170252, continuing east along the boundary to the point Property ID 170252 meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #6

Beginning at the northern corner of Property ID 216479 where it meets the southern right of way boundary of the Interstate 35 access road, thence

South along the southern right of way boundary of the Interstate 35 access road to the point it meets the northern right of way boundary of Teasley Drive, thence

West along the northern right of way boundary of Teasley Drive to the point it meets the southwest corner of Property ID 206741, thence

North along the western boundary of Property ID 206741 to the point it meets the southwest corner of Property ID 206740, thence

North along the western boundary of Property ID 206740, then continuing east along the boundary to the point it meets Property ID 195014, thence

East along the northern boundary of Property ID 195014 to the point it meets Property ID 216480, thence

North along the western boundary of Property ID 216480 to the point it meets Property ID 216479, thence

North along the western boundary of Property ID 216479, then continuing east along the northern boundary to the point it meets the southern right of way boundary of the Interstate 35 access road, which is the point of beginning.

Area #7

Beginning at the southeast corner of Property ID 111761 where it meets the northern right of way boundary of Teasley Drive, thence

West along the northern right of way boundary of Teasley Drive to the point it meets the southwest corner of Property ID 111765, thence

North along the western boundary of Property ID 111765, then continuing east along the northern boundary of Property ID 111765 to the point it meets Property ID 111763, thence

East along the northern boundary of Property ID 111763 to the point it meets Property ID 111761, thence

East along the northern boundary of Property ID 111761, then continuing south along the eastern boundary of Property ID 111761 to the point Property ID 111761 meets the northern right of way boundary of Teasley Drive, which is the point of beginning.

Area #8

Beginning at the west corner of Property ID 338963 at the point it meets the southern right of way boundary of Teasley Drive, thence

East along the southern right of way boundary of Teasley Drive to the point it meets the western right of way boundary of Parkridge Drive, thence

South along the western right of way boundary of Parkridge Drive to the point it meets the southeast corner of Property ID 145853, thence

West along the boundary of the Property ID 145853, continuing along the boundary until the point the northwest corner of Property ID 145853 meets Property ID 62478, thence

Southwest along the southern boundary of Property ID 62478 to the point it meets the City of Corinth southern boundary, thence

Continuing west along the City of Corinth southern boundary to the point it meets the southeast corner of Property ID 683464, thence

West along the southern boundary of Property ID 683464 to the point it meets the southeast corner of Property ID 683465, thence

West along the southern boundary of Property ID 683465 to the point it meets the southeast corner of Property ID 683466, thence

West along the southern boundary of Property ID 683466 to the point it meets the southeast corner of Property ID 683467, thence

West along the southern boundary of Property ID 683467 then continuing north along the western boundary of Property ID 683467 to the point it meets Oak Bluff Drive, thence

North across Oak Bluff Drive to the southwest corner of Property ID 683476, thence

North along the western boundary of Property ID 673476 to the point it meets Property ID 62446, thence

North along the western boundary of Property ID 62446 to the point it meets Property ID 164436, thence

North along the western boundary of Property ID 164436 to the point it meets the west corner of Property ID 338963 at the point it meets the southern right of way boundary of Teasley Drive, which is the point of beginning.

TIRZ Boundary

Area #9

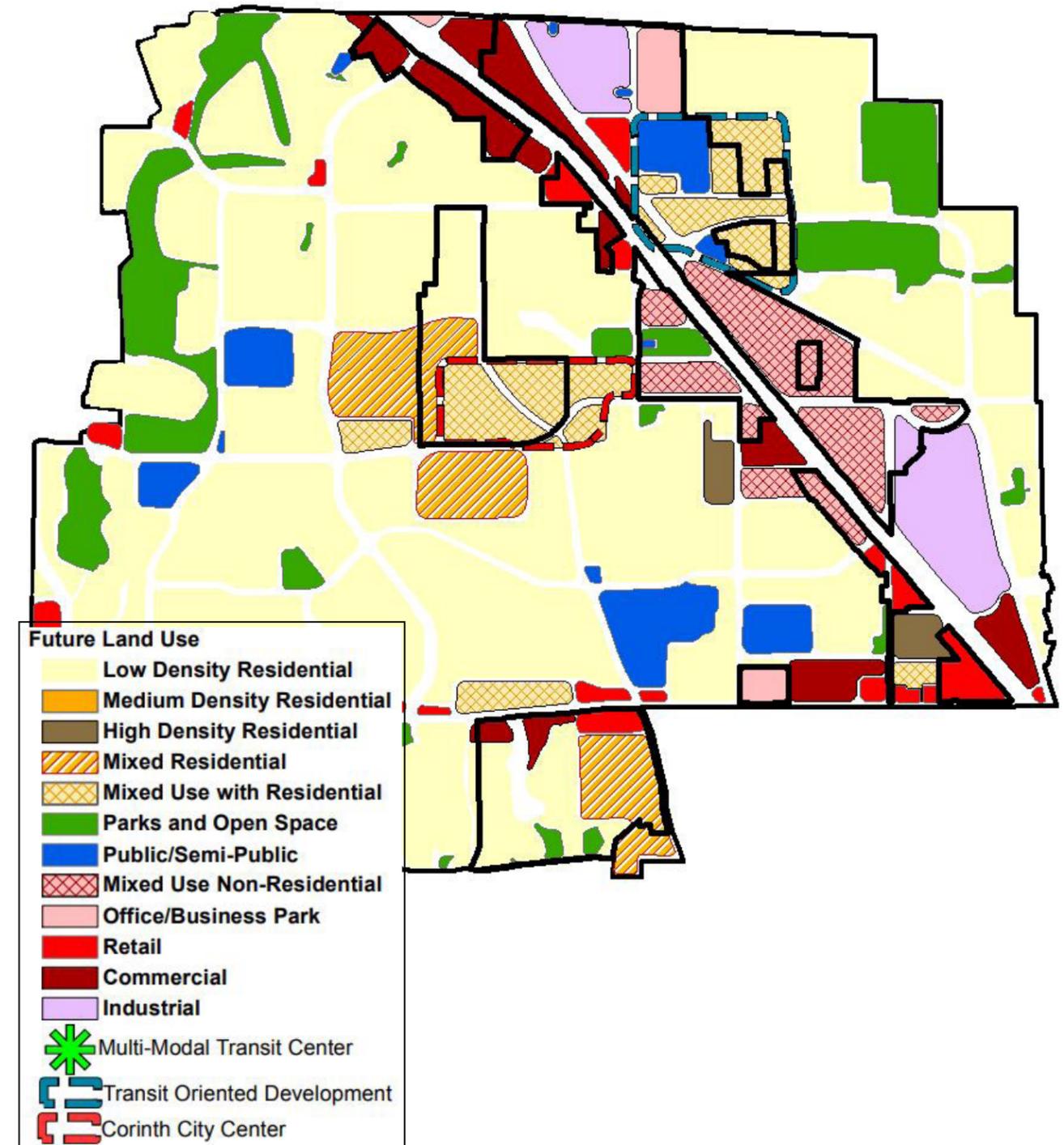
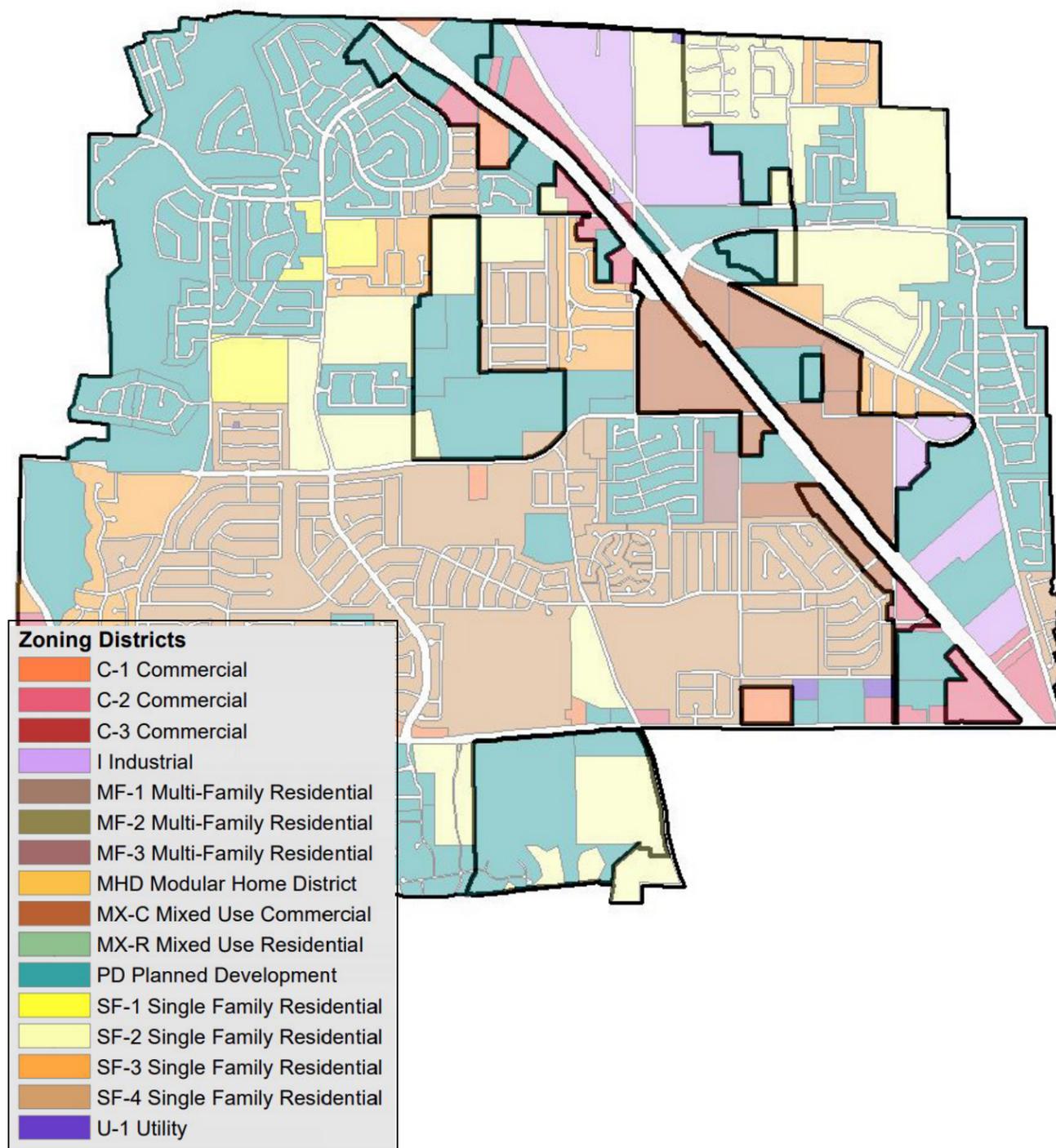
Beginning at the northwest corner of Property ID 38950, thence
East along the northern boundary of Property ID 38950 to the point it meets W Shady Shores Road, thence
East along the City of Corinth northern boundary that runs along W Shady Shores Road to the point it meets the northeast corner of Property ID 154135, thence
South along the eastern boundary of Property ID 154135 to the point it meets Property ID 195957, thence
South along the eastern boundary of Property ID 195957 to the point it meets Property ID 295701, thence
South along the eastern boundary of Property ID 295701 to the point it meets Property ID 39146, thence
South along the eastern boundary of Property ID 39146 to the point it meets Property ID 39142, thence
South along the eastern boundary of Property ID 39142 to the point it meets Property ID 39148, thence
South along the eastern boundary of Property ID 39148 to the point it meets Property ID 157253, thence
South along the eastern boundary of Property ID 157253 to the point it meets Property ID 523532, thence
South along the eastern boundary of Property ID 523532 to the point it meets Property ID 268252, thence
East along the northern boundary of Property ID 268252, continuing south along the boundary to the point it meets Walton Drive, thence
East along the northern right of way boundary of Walton Drive to the point it meets the southwest corner of Property ID 38661, thence
North along the western boundary of Property ID 38661, continuing east and then south along the boundary to the point it meets the northern right of way boundary of Walton Drive, thence
South across Walton Drive and continuing south along the western right of way boundary of Shady Rest Lane to the point it meets the northeast corner of Property ID 219995, thence
South along the eastern boundary of Property ID 219995 to the point it meets Property ID 661927, thence
South along the eastern boundary of Property ID 661927 to the point it meets Property ID 145529, thence
South along the eastern boundary of Property ID 145529 to the point it meets Property ID 145532, thence
South along the eastern boundary of Property ID 145532 to the point it meets Property ID 294195, thence
South along the eastern boundary of Property ID 294195, continuing west along the boundary to the point it meets Property ID 302965, thence
West along the southern boundary of Property ID 302965 to the point it meets Property ID 75308, thence
West along the northern boundary of Property ID 75308 to the point it meets Property ID 62005, thence
Southeast along the eastern boundary of Property ID 62005 to the point it meets Property ID 113201, thence
Southeast along the eastern boundary of Property ID 113201 to the point it meets Property ID 62001, thence

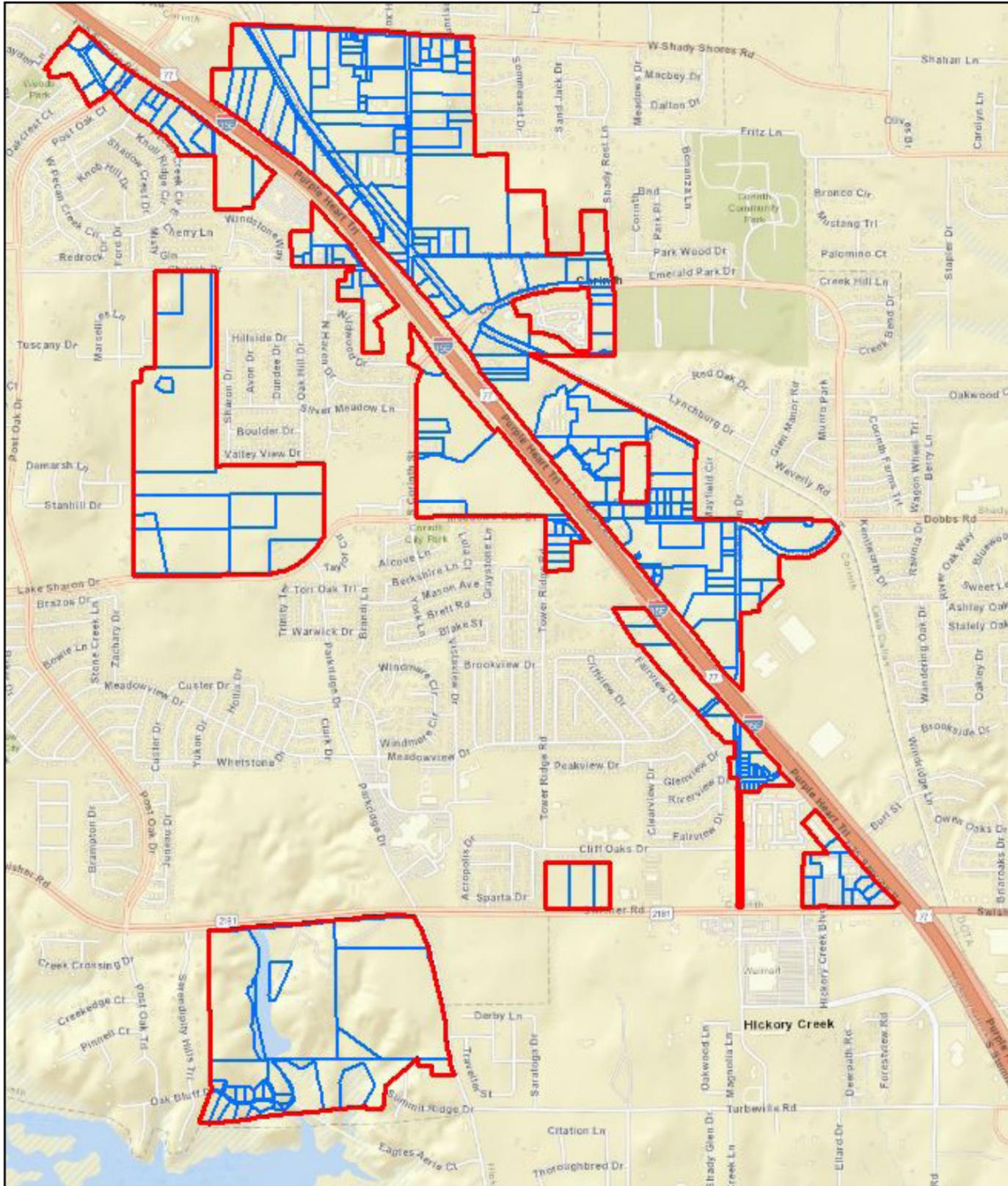
Southeast along the eastern boundary of Property ID 62001 to the point it meets Property ID 62210, thence
Southeast along the boundary of Property ID 62210 to the point it meets Property ID 62213, thence
South along the eastern boundary of Property ID 62213 to the point it meets Property ID 286704, thence
South along the eastern boundary of Property ID 286704 to the point it meets Property ID 566397, thence
South along the eastern boundary of Property ID 566397 to the point it meets Property ID 566398, thence
South along the eastern boundary of Property ID 566398 to the point it meets Property ID 566399, thence
South along the eastern boundary of Property ID 566399 to the point it meets Property ID 9000012, thence
South along the eastern boundary of Property ID 9000012 to the point it meets the northern right of way of Dobbs Road, thence
East along the northern right of way of Dobbs Road to the point it meets Property ID 557828, thence
East along the northern boundary of Property ID 557828 to the point it meets Lea Meadow Circle, thence
North along Lea Meadow Circle then east to the southwest corner of Property ID 65972 where it meets the northern right of way boundary of Dobbs Road, thence
East along the northern right of way boundary of Dobbs Road to the point Property ID 175689 and Property ID 557829 meet, thence
East along the northern boundary of Property ID 557829 then continuing south along the boundary to the point it meets Corinth Parkway, thence
South across Corinth Parkway to the northeast corner of Property ID 712650, thence
West along the southern right of way boundary of Corinth Parkway to the point it meets Property ID 712651, thence
South along the eastern boundary of Property ID 712651 to the point it meets Property ID 557825, thence
South along the boundary of Property ID 557825 to the point it meets Property ID 62425, thence
South along the eastern boundary of Property ID 62425 then continuing along the boundary to the point Property ID 62425 meets Quail Run Drive, thence
South along the eastern right of way boundary of Quail Run Drive to the point it meets the northern right of way boundary of the Interstate 35 access road, thence
North along the northern right of way boundary of the Interstate 35 access road to the point it meets the southwest corner of Property ID 38851, thence
North along the western boundary of Property ID 38851, continuing along the boundary until Property ID 38851 meets the southwest corner of Property ID 38950, thence
North along the western boundary of Property ID 38950 to the northwest corner of Property ID 38950, which is the point of beginning.
SAVE AND EXCEPT: Property ID 750981 and Property ID 251634

Current Conditions

Land Use

The property within the TIRZ is largely undeveloped, or under developed. The Zoning and Future Land Use maps shows that the land within the TIRZ can be developed with a variety of uses, including residential, public space, office/business park, commercial, industrial, and retail. A significant portion of the property within the TIRZ is currently zoned PD (shaded in green), and it is likely that rezoning will occur within the TIRZ as development occurs.





Current Parcel Information

There are currently 300 tax parcels within Tax Increment Reinvestment Zone #2. The TIRZ has an estimated 2019 taxable base value of \$184,124,693.

Less than 30% of the property is used for residential purposes, and less than 50% of the total appraised value of taxable real property is within the TIRZ.

For more details on the parcels included in the TIRZ, please see Appendix A.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Master Plan

The City of Corinth hired Catalyst Urban Development to prepare a Master Plan vision for the property located within the TIRZ. Based on the vision, the anticipated development could include a Village Square area with a performance pavilion. The plan was primarily focused on transit oriented development located within the TIRZ, with five key elements of the plan highlighted on the following page.



View of Corinth Village



View of Corinth Main Street

1. NCTC Expansion Area

- Expands southward along central green with architectural student services building in the center
- Campus expansion makes direct connection into the mixed-use Village Square
- Potential joint venture office (light purple) face the I-35
- Flex office and small retail along I-35 frontage and N. Corinth Street

2. Village Square Area

- Drainage property reclaimed to become central square with performance pavilion and restaurant pavilion
- Village square defined by mixed-use buildings on north and east side designed to transition from residential to commercial space on ground floor as market grows
- New rail station north of Corinth Parkway feeds the Village Square, with shared parking to its west
- Restaurant grouping with outdoor patios defines rail station to direct west, and allows for food truck parking



3. Village Community Area

- Blend of single family, townhomes and loft apartments
- Defined by street grid and pocket park system with wide sidewalks, street trees, benches, bike racks, trash containers and pleasant planting
- All garages and project parking within internal parking courts and alleys

4. Health Science Area

- New roadway provides access from Corinth Parkway to Walton Street
- Parking and open area west of new roadway converted into new development site
- Shared parking garage as public/private partnership between developer and City provides H/S parking at base
- New parking on Corinth Pkwy

5. Mixed-Use I-35 Frontage

- Hotel, office and restaurant area on both sides of I-35, having strong highway presence and connected by pedestrian promenade to rail platform and Village Square



Master Planning
VILLAGE SQUARE AT CORINTH



Anticipated Development

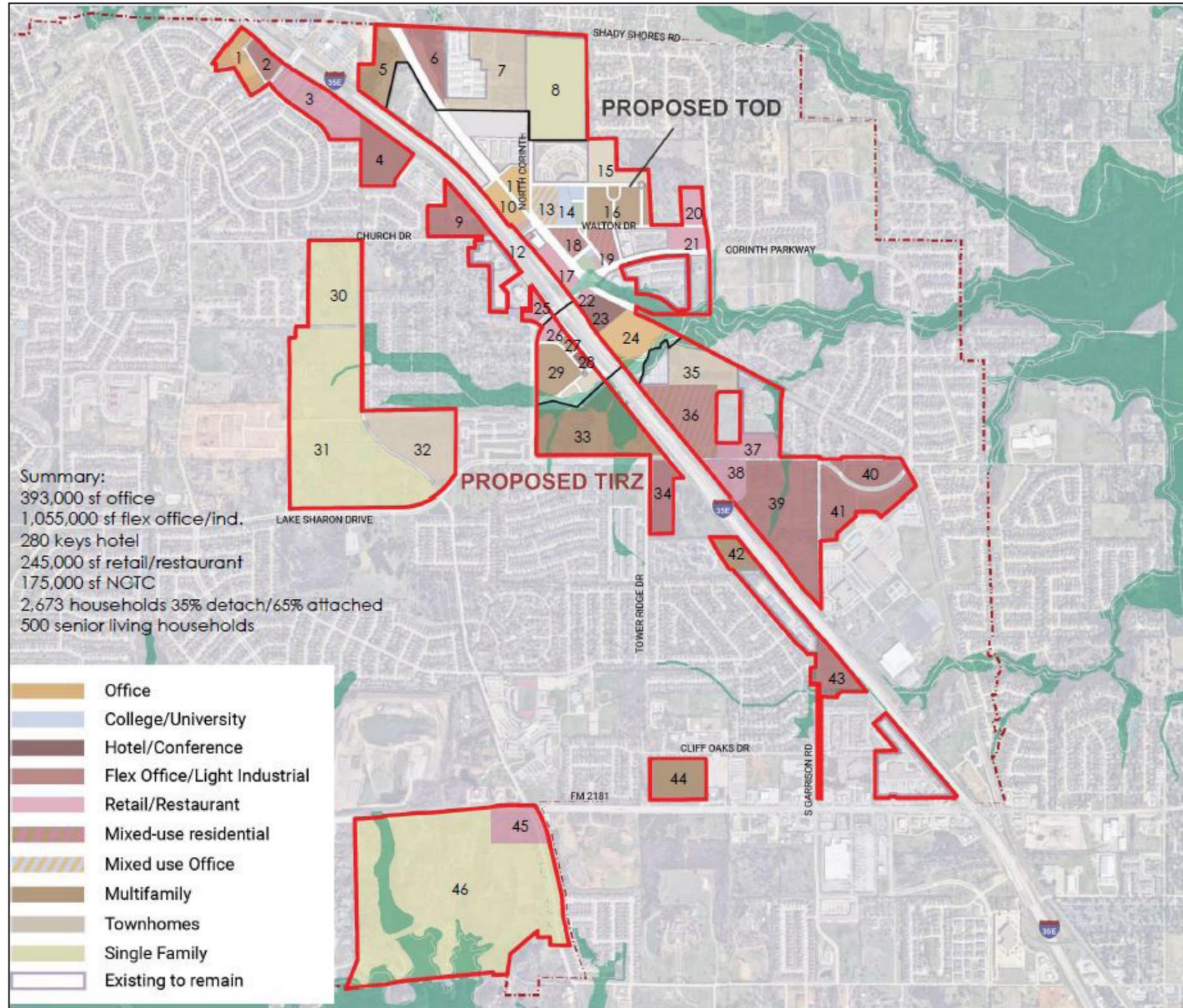
Assumptions

Over the 36 year term of the TIRZ, based on the master plan described earlier, anticipated development includes a mix of uses including retail, office, industrial, multifamily, hotel, and single family residential.

A review of comparable properties within Denton County was conducted to establish conservative assumptions of future taxable value for each property type in the proposed zone. For a list of the comparable properties reviewed, please see Appendix B. In addition, market reports consulted in developing projections for future land uses and timing of proposed developments can be found in Appendix D.

Based upon review of historical taxable values and current market reports, the development projections with reasonable timing expectations can be seen to the right.

Map #		Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
27,29	Multifamily	250	2022	2024	\$ 140,000	\$ 35,000,000		
28	Hotel	110	2022	2024	\$ 95,000	\$ 10,450,000		
26	Restaurant	20,000	2022	2024	\$ 225	\$ 4,500,000	\$ 300	\$ 6,000,000
1	Small Office	7,000	2022	2024	\$ 125	\$ 875,000		
16	Multifamily	300	2024	2026	\$ 140,000	\$ 42,000,000		
15	Attached SF	90	2024	2028	\$ 250,000	\$ 22,500,000		
20	Office	40,000	2024	2026	\$ 125	\$ 5,000,000		
2	Gas, Pad, Svc Retail	35,000	2024	2026	\$ 150	\$ 5,250,000	\$ 175	\$ 6,125,000
4	Warehouse/Retail/Office	80,000	2024	2026	\$ 75	\$ 6,000,000		
33	Senior Housing/TH	500	2026	2028	\$ 100,000	\$ 50,000,000		
36	Hotel	90	2026	2028	\$ 95,000	\$ 8,550,000		
25	Restaurant	22,000	2026	2028	\$ 225	\$ 4,950,000	\$ 350	\$ 7,700,000
44	Attached SF	100	2026	2030	\$ 250,000	\$ 25,000,000		
38	Gas, Pad, Svc Retail	65,000	2026	2028	\$ 150	\$ 9,750,000	\$ 175	\$ 11,375,000
6	Flex Office / Lt. Ind	40,000	2026	2028	\$ 75	\$ 3,000,000		
19	Multifamily	360	2028	2030	\$ 140,000	\$ 50,400,000		
13	Office	80,000	2028	2030	\$ 125	\$ 10,000,000		
42	Attached SF	26	2028	2032	\$ 250,000	\$ 6,500,000		
17	Restaurant	14,000	2028	2030	\$ 225	\$ 3,150,000	\$ 350	\$ 4,900,000
12	Restaurant/Retail	2,500	2028	2030	\$ 225	\$ 562,500	\$ 350	\$ 875,000
30	Detached Medium SF	90	2030	3034	\$ 250,000	\$ 22,500,000		
43	Flex Office / Lt. Ind	36,000	2030	2032	\$ 75	\$ 2,700,000		
46	Mixed-Density SF	485	2030	2034	\$ 250,000	\$ 121,250,000		
11	Office	25,000	2030	2034	\$ 125	\$ 3,125,000		
18	Multifamily	150	2030	2032	\$ 140,000	\$ 21,000,000		
3	Warehouse/Retail/Office	100,000	2030	2032	\$ 75	\$ 7,500,000		
37	Service Retail	60,000	2030	2032	\$ 150	\$ 9,000,000	\$ 350	\$ 21,000,000
22	Restaurant	8,000	2030	2032	\$ 225	\$ 1,800,000	\$ 350	\$ 2,800,000
35	Attached SF	92	2030	2034	\$ 250,000	\$ 23,000,000		
36	Hotel	120	2030	2032	\$ 95,000	\$ 11,400,000		
31	Detached Medium SF	300	2030	2034	\$ 250,000	\$ 75,000,000		
10	Office	36,000	2030	2032	\$ 125	\$ 4,500,000		
41	Flex Office / Lt. Ind	210,000	2032	2034	\$ 75	\$ 15,750,000		
45	Restaurant/Retail	40,000	2032	2034	\$ 225	\$ 9,000,000	\$ 350	\$ 14,000,000
8	Mixed-Density SF	90	2032	2036	\$ 250,000	\$ 22,500,000		
5	Warehouse/Retail/Office	90,000	2032	2034	\$ 75	\$ 6,750,000		
21	Office	38,000	2034	2036	\$ 125	\$ 4,750,000		
7	Higher Density SF	180	2034	2038	\$ 250,000	\$ 45,000,000		
40	Flex Office / Lt. Ind	70,000	2034	2036	\$ 75	\$ 5,250,000		
13	Mixed-Use Office	80,000	2036	2038	\$ 125	\$ 10,000,000		
39	Flex Office / Lt. Ind	325,000	2036	2038	\$ 125	\$ 40,625,000		
34	Commercial	67,000	2036	2038	\$ 125	\$ 8,375,000		
	Total					\$ 774,212,500		\$ 74,775,000



Project Costs

There are a number of improvements within the TIRZ that will be financed in part by incremental real property tax generated within the zone. Administrative costs are built into the project costs below.

Proposed Project Costs		
Street and Intersection Improvements	\$ 33,521,196	35.0%
Sanitary Sewer Facilities and Improvements	\$ 19,154,969	20.0%
Water Facilities and Improvements	\$ 9,577,485	10.0%
Storm Water Facilities and Improvements	\$ 9,577,485	10.0%
Transit/Parking Improvements	\$ 9,577,485	10.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 7,183,113	7.5%
Economic Development Grants	\$ 4,788,742	5.0%
Administrative Costs	\$ 2,394,371	2.5%
Total	\$ 95,774,846	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

For a detailed list of the Proposed Project Costs, please see Appendix C. The costs illustrated in the table above and in Appendix C are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Nonproject costs are estimated to be approximately \$774,212,500 in private investment throughout the term of the TIRZ. This includes the investment expected to be made by private entities that are exclusive of the expenditures that are listed in this plan as the proposed project costs.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Corinth will contribute 50% of its real property increment. It is also anticipated that Denton County will contribute 50% of its real property tax increment, subject to an interlocal agreement with the City of Corinth.

Debt Service

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

Economic Feasibility Study

A taxable value analysis was developed as part of the preliminary project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development unit sizes, the anticipated sales per unit and the anticipated taxable value per unit can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Corinth	0.53000000	50%	0.2650000
Denton County	0.22557400	50%	0.1127870
Denton ISD	1.54000000	0%	0.0000000
	2.29557400		0.3777870

Personal Property Tax		Participation	
City of Corinth	0.53000000	0%	0.0000000
Denton County	0.22557400	0%	0.0000000
Denton ISD	1.54000000	0%	0.0000000
	2.29557400		0.0000000

City Sales Tax Rate	0.0200000	0.00%	0.0000000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

City HOT	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000

RESIDENTIAL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	50%	0.2650000
Denton County	0.22557400	50%	0.1127870
Denton ISD	1.54000000	0%	0.0000000
	2.29557400		0.3777870

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	0%	0.0000000
Denton County	0.22557400	0%	0.0000000
Denton ISD	1.54000000	0%	0.0000000
	2.29557400		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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RESIDENTIAL		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	Multifamily	2022	250	\$ 140,000.00	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
2	Multifamily	2024	300	\$ 140,000.00	\$ 42,000,000	\$ -	\$ -	\$ -	\$ -
3	Attached SF	2024	90	\$ 250,000.00	\$ 22,500,000	\$ -	\$ -	\$ -	\$ -
4	Senior Housing/TH	2026	500	\$ 100,000.00	\$ 50,000,000	\$ -	\$ -	\$ -	\$ -
5	Attached SF	2026	100	\$ 250,000.00	\$ 25,000,000	\$ -	\$ -	\$ -	\$ -
6	Multifamily	2028	360	\$ 140,000.00	\$ 50,400,000	\$ -	\$ -	\$ -	\$ -
7	Attached SF	2028	26	\$ 250,000.00	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -
8	Detached Medium SF	2030	90	\$ 250,000.00	\$ 22,500,000	\$ -	\$ -	\$ -	\$ -
9	Mixed-Density SF	2030	485	\$ 250,000.00	\$ 121,250,000	\$ -	\$ -	\$ -	\$ -
10	Multifamily	2030	150	\$ 140,000.00	\$ 21,000,000	\$ -	\$ -	\$ -	\$ -
11	Attached SF	2030	92	\$ 250,000.00	\$ 23,000,000	\$ -	\$ -	\$ -	\$ -
12	Detached Medium SF	2030	300	\$ 250,000.00	\$ 75,000,000	\$ -	\$ -	\$ -	\$ -
13	Mixed-Density SF	2032	90	\$ 250,000.00	\$ 22,500,000	\$ -	\$ -	\$ -	\$ -
14	Higher Density SF	2034	180	\$ 250,000.00	\$ 45,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL			3,013		561,650,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	23.1%	\$ 84,572,431	= \$ 84,572,431	+ \$ -	+ \$ -
Denton County	9.8%	\$ 35,994,984	= \$ 35,994,984	+ \$ -	+ \$ -
Denton ISD	67.1%	\$ 245,738,761	= \$ 245,738,761	+ \$ -	+ \$ -
	100.0%	\$ 366,306,175	= \$ 366,306,175	\$ -	\$ -
		100.0%		100.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	70.1%	\$ 42,286,215	= \$ 42,286,215	+ \$ -	+ \$ -
Denton County	29.9%	\$ 17,997,492	= \$ 17,997,492	+ \$ -	+ \$ -
Denton ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 60,283,707	= \$ 60,283,707	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	13.8%	\$ 42,286,215	= \$ 42,286,215	+ \$ -	+ \$ -
Denton County	5.9%	\$ 17,997,492	= \$ 17,997,492	+ \$ -	+ \$ -
Denton ISD	80.3%	\$ 245,738,761	= \$ 245,738,761	+ \$ -	+ \$ -
	100.0%	\$ 306,022,468	= \$ 306,022,468	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - Residential Tax Revenue Projections & Cost Benefit Analysis

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
TOTAL TAX REVENUE																			
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	17,500,000	26,250,000	60,500,000	75,500,000	117,000,000	135,400,000	192,900,000	208,100,000	269,550,000	324,450,000	383,850,000	436,700,000	498,550,000	512,050,000	525,550,000
	PV																		
City of Corinth		2,206,066	-	-	92,750	139,125	320,650	400,150	620,100	717,620	1,022,370	1,102,930	1,428,615	1,719,585	2,034,405	2,314,510	2,642,315	2,713,865	2,785,415
Denton County		938,927	-	-	39,475	59,213	136,472	170,308	263,922	305,427	435,132	469,419	608,035	731,875	865,866	985,082	1,124,599	1,155,052	1,185,504
Denton ISD		6,410,079	-	-	269,500	404,250	931,700	1,162,700	1,801,800	2,085,160	2,970,660	3,204,740	4,151,070	4,996,530	5,911,290	6,725,180	7,677,670	7,885,570	8,093,470
Total		9,555,072	-	-	401,725	602,588	1,388,822	1,733,158	2,685,822	3,108,207	4,428,162	4,777,089	6,187,720	7,447,990	8,811,561	10,024,772	11,444,584	11,754,487	12,064,389
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	100%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																		
City of Corinth		184,841	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton County		78,670	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton ISD		537,085	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		800,596	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																		
Total		12,562,584	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																			
	PV																		
City of Corinth		14,953,491	-	-	92,750	139,125	320,650	400,150	620,100	717,620	1,022,370	1,102,930	1,428,615	1,719,585	2,034,405	2,314,510	2,642,315	2,713,865	2,785,415
Denton County		1,017,597	-	-	39,475	59,213	136,472	170,308	263,922	305,427	435,132	469,419	608,035	731,875	865,866	985,082	1,124,599	1,155,052	1,185,504
Denton ISD		6,947,164	-	-	269,500	404,250	931,700	1,162,700	1,801,800	2,085,160	2,970,660	3,204,740	4,151,070	4,996,530	5,911,290	6,725,180	7,677,670	7,885,570	8,093,470
Total		22,918,251	-	-	401,725	602,588	1,388,822	1,733,158	2,685,822	3,108,207	4,428,162	4,777,089	6,187,720	7,447,990	8,811,561	10,024,772	11,444,584	11,754,487	12,064,389
PARTICIPATION																			
REAL PROPERTY	Taxable Value	-	-	-	17,500,000	26,250,000	60,500,000	75,500,000	117,000,000	135,400,000	192,900,000	208,100,000	269,550,000	324,450,000	383,850,000	436,700,000	498,550,000	512,050,000	525,550,000
	PV																		
City of Corinth		1,103,033	-	-	46,375	69,563	160,325	200,075	310,050	358,810	511,185	551,465	714,308	859,793	1,017,203	1,157,255	1,321,158	1,356,933	1,392,708
Denton County		469,463	-	-	19,738	29,607	68,236	85,154	131,961	152,714	217,566	234,710	304,017	365,937	432,933	492,541	562,300	577,526	592,752
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		1,572,496	-	-	66,113	99,169	228,561	285,229	442,011	511,524	728,751	786,175	1,018,325	1,225,730	1,450,135	1,649,796	1,883,457	1,934,458	1,985,460
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																		
City of Corinth		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																		
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																			
	PV																		
City of Corinth		1,103,033	-	-	46,375	69,563	160,325	200,075	310,050	358,810	511,185	551,465	714,308	859,793	1,017,203	1,157,255	1,321,158	1,356,933	1,392,708
Denton County		469,463	-	-	19,738	29,607	68,236	85,154	131,961	152,714	217,566	234,710	304,017	365,937	432,933	492,541	562,300	577,526	592,752
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		1,572,496	-	-	66,113	99,169	228,561	285,229	442,011	511,524	728,751	786,175	1,018,325	1,225,730	1,450,135	1,649,796	1,883,457	1,934,458	1,985,460
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																			
SUMMARY																			
	PV																		
City of Corinth		13,850,458	-	-	46,375	69,563	160,325	200,075	310,050	358,810	511,185	551,465	714,308	859,793	1,017,203	1,157,255	1,321,158	1,356,933	1,392,708
Denton County		548,134	-	-	19,738	29,607	68,236	85,154	131,961	152,714	217,566	234,710	304,017	365,937	432,933	492,541	562,300	577,526	592,752
Denton ISD		6,947,164	-	-	269,500	404,250	931,700	1,162,700	1,801,800	2,085,160	2,970,660	3,204,740	4,151,070	4,996,530	5,911,290	6,725,180	7,677,670	7,885,570	8,093,470
Total		21,345,755	-	-	335,613	503,419	1,160,261	1,447,929	2,243,811	2,596,684	3,699,411	3,990,915	5,169,395	6,222,260	7,361,425	8,374,976	9,561,127	9,820,028	10,078,930

RETAIL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	50%	0.26500000
Denton County	0.22557400	50%	0.11278700
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.37778700

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	0%	0.00000000
Denton County	0.22557400	0%	0.00000000
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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RETAIL									
	Year	AREA SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE	
1	Restaurant	2022	20,000	\$ 225.00	\$ 4,500,000	\$ 15.00	\$ 300,000	\$ 300.00	\$ 6,000,000
2	Gas, Pad, Svc Retail	2024	35,000	\$ 150.00	\$ 5,250,000	\$ 15.00	\$ 525,000	\$ 175.00	\$ 6,125,000
3	Restaurant	2026	22,000	\$ 225.00	\$ 4,950,000	\$ 15.00	\$ 330,000	\$ 350.00	\$ 7,700,000
4	Gas, Pad, Svc Retail	2026	65,000	\$ 150.00	\$ 9,750,000	\$ 15.00	\$ 975,000	\$ 175.00	\$ 11,375,000
5	Restaurant	2028	14,000	\$ 225.00	\$ 3,150,000	\$ 15.00	\$ 210,000	\$ 350.00	\$ 4,900,000
6	Restaurant/Retail	2028	2,500	\$ 225.00	\$ 562,500	\$ 15.00	\$ 37,500	\$ 350.00	\$ 875,000
7	Service Retail	2030	60,000	\$ 150.00	\$ 9,000,000	\$ 15.00	\$ 900,000	\$ 350.00	\$ 21,000,000
8	Restaurant	2030	8,000	\$ 225.00	\$ 1,800,000	\$ 15.00	\$ 120,000	\$ 350.00	\$ 2,800,000
9	Restaurant/Retail	2032	40,000	\$ 225.00	\$ 9,000,000	\$ 15.00	\$ 600,000	\$ 350.00	\$ 14,000,000
		TOTAL	266,500		47,962,500		3,997,500		74,775,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Corinth	65.6%	\$ 57,657,515	= \$ 8,378,932	+ \$ 700,578	+ \$ 48,578,005
Denton County	4.4%	\$ 3,864,342	= \$ 3,566,168	+ \$ 298,174	+ \$ -
Denton ISD	30.0%	\$ 26,381,974	= \$ 24,346,332	+ \$ 2,035,642	+ \$ -
	100.0%	\$ 87,903,832	\$ 36,291,432	\$ 3,034,394	\$ 48,578,005
		100.0%	41.3%	3.5%	55.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Corinth	70.1%	\$ 4,189,466	= \$ 4,189,466	+ \$ -	+ \$ -
Denton County	29.9%	\$ 1,783,084	= \$ 1,783,084	+ \$ -	+ \$ -
Denton ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 5,972,550	\$ 5,972,550	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of Corinth	65.3%	\$ 53,468,049	= \$ 4,189,466	+ \$ 700,578	+ \$ 48,578,005
Denton County	2.5%	\$ 2,081,258	= \$ 1,783,084	+ \$ 298,174	+ \$ -
Denton ISD	32.2%	\$ 26,381,974	= \$ 24,346,332	+ \$ 2,035,642	+ \$ -
	100.0%	\$ 81,931,281	\$ 30,318,882	\$ 3,034,394	\$ 48,578,005
		100.0%	37.0%	3.7%	59.3%

Financial Feasibility Analysis - Retail Tax Revenue Projections & Cost Benefit Analysis

Calendar Year 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

TOTAL TAX REVENUE

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	2,250,000	3,375,000	7,125,000	8,437,500	17,100,000	20,775,000	26,306,250	27,234,375	33,562,500	36,262,500	43,462,500	45,712,500	47,962,500	48,921,750	49,900,185
	PV	-	-	-	11,925	17,888	37,763	44,719	90,630	110,108	139,423	144,342	177,881	192,191	230,351	242,276	254,201	259,285	264,471
	City of Corinth	2,250,679	-	-	11,925	17,888	37,763	44,719	90,630	110,108	139,423	144,342	177,881	192,191	230,351	242,276	254,201	259,285	264,471
	Denton County	957,915	-	-	5,075	7,613	16,072	19,033	38,573	46,863	59,340	61,434	75,708	81,799	98,040	103,116	108,191	110,355	112,562
Denton ISD	6,539,710	-	-	34,650	51,975	109,725	129,938	263,340	319,935	405,116	419,409	516,863	558,443	669,323	703,973	738,623	753,395	768,463	
Total	9,748,304	-	-	-	51,650	77,476	163,560	193,689	392,543	476,905	603,879	625,185	770,452	832,433	997,714	1,049,364	1,101,015	1,123,035	1,145,496
PERSONAL PROPERTY	% OCCUPIED	0%	100%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	150,000	225,000	562,500	693,750	1,477,500	1,803,750	2,253,750	2,315,625	2,887,500	3,142,500	3,697,500	3,847,500	3,997,500	4,077,450	4,158,999
	PV	-	-	-	795	1,193	2,981	3,677	7,831	9,560	11,945	12,273	15,304	16,655	19,597	20,392	21,187	21,610	22,043
	City of Corinth	188,559	-	-	795	1,193	2,981	3,677	7,831	9,560	11,945	12,273	15,304	16,655	19,597	20,392	21,187	21,610	22,043
	Denton County	80,253	-	-	338	508	1,269	1,565	3,333	4,069	5,084	5,223	6,513	7,089	8,341	8,679	9,017	9,198	9,382
Denton ISD	547,889	-	-	2,310	3,465	8,663	10,684	22,754	27,778	34,708	35,661	44,468	48,395	56,942	59,252	61,562	62,793	64,049	
Total	816,701	-	-	-	3,443	5,165	12,913	15,926	33,917	41,406	51,736	53,157	66,285	72,138	84,879	88,322	91,766	93,601	95,473
SALES TAX	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	3,000,000	4,500,000	9,062,500	10,593,750	21,662,500	26,431,250	34,087,500	35,531,250	48,875,000	54,825,000	67,775,000	71,275,000	74,775,000	76,270,500	77,795,910
Total	12,825,050	-	-	-	60,000	90,000	181,250	211,875	433,250	528,625	681,750	710,625	977,500	1,096,500	1,355,500	1,425,500	1,495,500	1,525,410	1,555,918
SUMMARY	PV	-	-	-	72,720	109,080	221,994	260,271	531,711	648,292	833,118	867,240	1,170,685	1,305,347	1,605,448	1,688,168	1,770,888	1,806,306	1,842,432
	City of Corinth	15,264,288	-	-	72,720	109,080	221,994	260,271	531,711	648,292	833,118	867,240	1,170,685	1,305,347	1,605,448	1,688,168	1,770,888	1,806,306	1,842,432
	Denton County	1,038,168	-	-	5,414	8,121	17,341	20,598	41,906	50,932	64,424	66,657	82,222	88,887	106,381	111,794	117,208	119,552	121,943
	Denton ISD	7,087,599	-	-	36,960	55,440	118,388	140,621	286,094	347,713	439,824	455,070	561,330	606,837	726,264	763,224	800,184	816,188	832,511
	Total	23,390,055	-	-	-	115,094	172,641	357,722	421,490	859,710	1,046,937	1,337,366	1,388,967	1,814,237	2,001,071	2,438,093	2,563,186	2,688,280	2,742,046

PARTICIPATION

REAL PROPERTY	Taxable Value	-	-	-	2,250,000	3,375,000	7,125,000	8,437,500	17,100,000	20,775,000	26,306,250	27,234,375	33,562,500	36,262,500	43,462,500	45,712,500	47,962,500	48,921,750	49,900,185
	PV	-	-	-	5,963	8,944	18,881	22,359	45,315	55,054	69,712	72,171	88,941	96,096	115,176	121,138	127,101	129,643	132,235
	City of Corinth	1,125,340	-	-	5,963	8,944	18,881	22,359	45,315	55,054	69,712	72,171	88,941	96,096	115,176	121,138	127,101	129,643	132,235
	Denton County	478,957	-	-	2,538	3,807	8,036	9,516	19,287	23,431	29,670	30,717	37,854	40,899	49,020	51,558	54,095	55,177	56,281
Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	1,604,297	-	-	-	8,500	12,750	26,917	31,876	64,602	78,485	99,382	102,888	126,795	136,995	164,196	172,696	181,196	184,820	188,516
PERSONAL PROPERTY	Taxable Value	-	-	-	150,000	225,000	562,500	693,750	1,477,500	1,803,750	2,253,750	2,315,625	2,887,500	3,142,500	3,697,500	3,847,500	3,997,500	4,077,450	4,158,999
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	City of Corinth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Denton County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	3,000,000	4,500,000	9,062,500	10,593,750	21,662,500	26,431,250	34,087,500	35,531,250	48,875,000	54,825,000	67,775,000	71,275,000	74,775,000	76,270,500	77,795,910
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV	-	-	-	5,963	8,944	18,881	22,359	45,315	55,054	69,712	72,171	88,941	96,096	115,176	121,138	127,101	129,643	132,235
	City of Corinth	1,125,340	-	-	5,963	8,944	18,881	22,359	45,315	55,054	69,712	72,171	88,941	96,096	115,176	121,138	127,101	129,643	132,235
	Denton County	478,957	-	-	2,538	3,807	8,036	9,516	19,287	23,431	29,670	30,717	37,854	40,899	49,020	51,558	54,095	55,177	56,281
	Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	1,604,297	-	-	-	8,500	12,750	26,917	31,876	64,602	78,485	99,382	102,888	126,795	136,995	164,196	172,696	181,196	184,820

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY	PV	-	-	-	66,758	100,136	203,113	237,911	486,396	593,239	763,406	795,069	1,081,744	1,209,251	1,490,272	1,567,030	1,643,787	1,676,663	1,710,196
	City of Corinth	14,138,949	-	-	66,758	100,136	203,113	237,911	486,396	593,239	763,406	795,069	1,081,744	1,209,251	1,490,272	1,567,030	1,643,787	1,676,663	1,710,196
	Denton County	559,210	-	-	2,876	4,314	9,305	11,081	22,619	27,500	34,754	35,940	44,368	47,988	57,361	60,237	63,113	64,375	65,663
	Denton ISD	7,087,599	-	-	36,960	55,440	118,388	140,621	286,094	347,713	439,824	455,070	561,330	606,837	726,264	763,224	800,184	816,188	832,511
	Total	21,345,755	-	-	-	106,594	159,890	330,805	389,614	795,109	968,452	1,237,984	1,286,079	1,687,442	1,864,076	2,273,897	2,390,491	2,507,084	2,557,226

Financial Feasibility Analysis - Retail Tax Revenue Projections & Cost Benefit Analysis

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	50,898,189	51,916,152	52,954,476	54,013,565	55,093,836	56,195,713	57,319,627	58,466,020	59,635,340	60,828,047	62,044,608	63,285,500	64,551,210	65,842,234	67,159,079	68,502,261	69,872,306	71,269,752	72,695,147	
	269,760	275,156	280,659	286,272	291,997	297,837	303,794	309,870	316,067	322,389	328,836	335,413	342,121	348,964	355,943	363,062	370,323	377,730	385,284	GROSS 8,378,932
	114,813	117,109	119,452	121,841	124,277	126,763	129,298	131,884	134,522	137,212	139,957	142,756	145,611	148,523	151,493	154,523	157,614	160,766	163,981	3,566,168
	783,832	799,509	815,499	831,809	848,445	865,414	882,722	900,377	918,384	936,752	955,487	974,597	994,089	1,013,970	1,034,250	1,054,935	1,076,034	1,097,554	1,119,505	24,346,332
	1,168,406	1,191,774	1,215,609	1,239,921	1,264,720	1,290,014	1,315,814	1,342,131	1,368,973	1,396,353	1,424,280	1,452,765	1,481,821	1,511,457	1,541,686	1,572,520	1,603,970	1,636,050	1,668,771	36,291,432
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	4,242,179	4,327,023	4,413,563	4,501,834	4,591,871	4,683,708	4,777,383	4,872,930	4,970,389	5,069,797	5,171,193	5,274,616	5,380,109	5,487,711	5,597,465	5,709,414	5,823,603	5,940,075	6,058,876	
	22,484	22,933	23,392	23,860	24,337	24,824	25,320	25,827	26,343	26,870	27,407	27,955	28,515	29,085	29,667	30,260	30,865	31,482	32,112	GROSS 700,578
	9,569	9,761	9,956	10,155	10,358	10,565	10,777	10,992	11,212	11,436	11,665	11,898	12,136	12,379	12,626	12,879	13,137	13,399	13,667	298,174
	65,330	66,636	67,969	69,328	70,715	72,129	73,572	75,043	76,544	78,075	79,636	81,229	82,854	84,511	86,201	87,925	89,683	91,477	93,307	2,035,642
	97,382	99,330	101,317	103,343	105,410	107,518	109,668	111,862	114,099	116,381	118,709	121,083	123,504	125,974	128,494	131,064	133,685	136,359	139,086	3,034,394
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	79,351,828	80,938,865	82,557,642	84,208,795	85,892,971	87,610,830	89,363,047	91,150,308	92,973,314	94,832,780	96,729,436	98,664,025	100,637,305	102,650,051	104,703,052	106,797,113	108,933,055	111,111,717	113,333,951	
	1,587,037	1,618,777	1,651,153	1,684,176	1,717,859	1,752,217	1,787,261	1,823,006	1,859,466	1,896,656	1,934,589	1,973,280	2,012,746	2,053,001	2,094,061	2,135,942	2,178,661	2,222,234	2,266,679	GROSS 48,578,005
	1,879,281	1,916,866	1,955,203	1,994,308	2,034,194	2,074,878	2,116,375	2,158,703	2,201,877	2,245,914	2,290,832	2,336,649	2,383,382	2,431,050	2,479,671	2,529,264	2,579,849	2,631,446	2,684,075	GROSS 57,657,515
	124,382	126,870	129,407	131,996	134,635	137,328	140,075	142,876	145,734	148,648	151,621	154,654	157,747	160,902	164,120	167,402	170,750	174,165	177,649	3,864,342
	849,162	866,145	883,468	901,137	919,160	937,543	956,294	975,420	994,928	1,014,827	1,035,123	1,055,826	1,076,942	1,098,481	1,120,451	1,142,860	1,165,717	1,189,031	1,212,812	26,381,974
	2,852,825	2,909,881	2,968,079	3,027,440	3,087,989	3,149,749	3,212,744	3,276,999	3,342,539	3,409,389	3,477,577	3,547,129	3,618,071	3,690,433	3,764,241	3,839,526	3,916,317	3,994,643	4,074,536	87,903,832
	50,898,189	51,916,152	52,954,476	54,013,565	55,093,836	56,195,713	57,319,627	58,466,020	59,635,340	60,828,047	62,044,608	63,285,500	64,551,210	65,842,234	67,159,079	68,502,261	69,872,306	71,269,752	72,695,147	
	134,880	137,578	140,329	143,136	145,999	148,919	151,897	154,935	158,034	161,194	164,418	167,707	171,061	174,482	177,972	181,531	185,162	188,865	192,642	GROSS 4,189,466
	57,407	58,555	59,726	60,920	62,139	63,381	64,649	65,942	67,261	68,606	69,978	71,378	72,805	74,261	75,747	77,262	78,807	80,383	81,991	1,783,084
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	192,287	196,132	200,055	204,056	208,137	212,300	216,546	220,877	225,295	229,800	234,396	239,084	243,866	248,743	253,718	258,793	263,968	269,248	274,633	5,972,550
	4,242,179	4,327,023	4,413,563	4,501,834	4,591,871	4,683,708	4,777,383	4,872,930	4,970,389	5,069,797	5,171,193	5,274,616	5,380,109	5,487,711	5,597,465	5,709,414	5,823,603	5,940,075	6,058,876	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	79,351,828	80,938,865	82,557,642	84,208,795	85,892,971	87,610,830	89,363,047	91,150,308	92,973,314	94,832,780	96,729,436	98,664,025	100,637,305	102,650,051	104,703,052	106,797,113	108,933,055	111,111,717	113,333,951	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
	134,880	137,578	140,329	143,136	145,999	148,919	151,897	154,935	158,034	161,194	164,418	167,707	171,061	174,482	177,972	181,531	185,162	188,865	192,642	GROSS 4,189,466
	57,407	58,555	59,726	60,920	62,139	63,381	64,649	65,942	67,261	68,606	69,978	71,378	72,805	74,261	75,747	77,262	78,807	80,383	81,991	1,783,084
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	192,287	196,132	200,055	204,056	208,137	212,300	216,546	220,877	225,295	229,800	234,396	239,084	243,866	248,743	253,718	258,793	263,968	269,248	274,633	5,972,550
	1,744,400	1,779,288	1,814,874	1,851,172	1,888,195	1,925,959	1,964,478	2,003,768	2,043,843	2,084,720	2,126,414	2,168,943	2,212,321	2,256,568	2,301,699	2,347,733	2,394,688	2,442,582	2,491,433	GROSS 53,468,049
	66,976	68,315	69,682	71,075	72,497	73,947	75,426	76,934	78,473	80,042	81,643	83,276	84,941	86,640	88,373	90,141	91,943	93,782	95,658	2,081,258
	849,162	866,145	883,468	901,137	919,160	937,543	956,294	975,420	994,928	1,014,827	1,035,123	1,055,826	1,076,942	1,098,481	1,120,451	1,142,860	1,165,717	1,189,031	1,212,812	26,381,974
	2,660,538	2,713,749	2,768,023	2,823,384	2,879,852	2,937,449	2,996,198	3,056,122	3,117,244	3,179,589	3,243,181	3,308,044	3,374,205	3,441,689	3,510,523	3,580,734	3,652,348	3,725,395	3,799,903	81,931,281

HOTEL : INPUT & OUTPUT

► **INPUT**

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	50.00%	0.26500000
Denton County	0.22557400	50%	0.1127870
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.3777870

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	0%	0.00000000
Denton County	0.22557400	0%	0.00000000
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Hotel	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel	2022	110	\$ 95,000.00	\$ 10,450,000	\$ -	\$ -	\$ -	\$ -
Hotel	2026	90	\$ 95,000.00	\$ 8,550,000				
Hotel	2030	120	\$ 95,000.00	\$ 11,400,000				
TOTAL		320		30,400,000		-		-

► **OUTPUT**

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	23.1%	\$ 5,727,310	= \$ 5,727,310	+ \$ -	+ \$ -
Denton County	9.8%	\$ 2,437,608	= \$ 2,437,608	+ \$ -	+ \$ -
Denton ISD	67.1%	\$ 16,641,619	= \$ 16,641,619	+ \$ -	+ \$ -
	100.0%	\$ 24,806,538	\$ 24,806,538	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	70.1%	\$ 2,863,655	= \$ 2,863,655	+ \$ -	+ \$ -
Denton County	29.9%	\$ 1,218,804	= \$ 1,218,804	+ \$ -	+ \$ -
Denton ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 4,082,459	\$ 4,082,459	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	13.8%	\$ 2,863,655	= \$ 2,863,655	+ \$ -	+ \$ -
Denton County	5.9%	\$ 1,218,804	= \$ 1,218,804	+ \$ -	+ \$ -
Denton ISD	80.3%	\$ 16,641,619	= \$ 16,641,619	+ \$ -	+ \$ -
	100.0%	\$ 20,724,078	\$ 20,724,078	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - Hotel Tax Revenue Projections & Cost Benefit Analysis

Calendar Year 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

TOTAL TAX REVENUE

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	5,225,000	7,837,500	10,450,000	10,450,000	14,725,000	16,862,500	19,000,000	19,000,000	24,700,000	27,550,000	30,400,000	31,008,000	31,628,160	32,260,723	32,905,938
	PV	-	-	-	27,693	41,539	55,385	55,385	78,043	89,371	100,700	100,700	130,910	146,015	161,120	164,342	167,629	170,982	174,401
		-	-	-	11,786	17,679	23,572	23,572	33,216	38,037	42,859	42,859	55,717	62,146	68,574	69,946	71,345	72,772	74,227
City of Corinth		-	-	-	80,465	120,698	160,930	160,930	226,765	259,683	292,600	292,600	380,380	424,270	468,160	477,523	487,074	496,815	506,751
Denton County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	119,944	179,916	239,887	239,887	338,023	387,091	436,159	436,159	567,007	632,431	697,854	711,812	726,048	740,569	755,380
PERSONAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Corinth		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Corinth		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Denton ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	-	-	-	27,693	41,539	55,385	55,385	78,043	89,371	100,700	100,700	130,910	146,015	161,120	164,342	167,629	170,982	174,401
		-	-	-	11,786	17,679	23,572	23,572	33,216	38,037	42,859	42,859	55,717	62,146	68,574	69,946	71,345	72,772	74,227
		-	-	-	80,465	120,698	160,930	160,930	226,765	259,683	292,600	292,600	380,380	424,270	468,160	477,523	487,074	496,815	506,751
	Total		-	-	119,944	179,916	239,887	239,887	338,023	387,091	436,159	436,159	567,007	632,431	697,854	711,812	726,048	740,569	755,380

PARTICIPATION

REAL PROPERTY	Taxable Value	-	-	-	5,225,000	7,837,500	10,450,000	10,450,000	14,725,000	16,862,500	19,000,000	19,000,000	24,700,000	27,550,000	30,400,000	31,008,000	31,628,160	32,260,723	32,905,938
	PV	-	-	-	13,846	20,769	27,693	27,693	39,021	44,686	50,350	50,350	65,455	73,008	80,560	82,171	83,815	85,491	87,201
		-	-	-	5,893	8,840	11,786	11,786	16,608	19,019	21,430	21,430	27,858	31,073	34,287	34,973	35,672	36,386	37,114
	Total		-	-	19,739	29,609	39,479	39,479	55,629	63,704	71,780	71,780	93,313	104,080	114,847	117,144	119,487	121,877	124,314
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	-	-	-	13,846	20,769	27,693	27,693	39,021	44,686	50,350	50,350	65,455	73,008	80,560	82,171	83,815	85,491	87,201
		-	-	-	5,893	8,840	11,786	11,786	16,608	19,019	21,430	21,430	27,858	31,073	34,287	34,973	35,672	36,386	37,114
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total		-	-	19,739	29,609	39,479	39,479	55,629	63,704	71,780	71,780	93,313	104,080	114,847	117,144	119,487	121,877	124,314

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY	PV	-	-	-	13,846	20,769	27,693	27,693	39,021	44,686	50,350	50,350	65,455	73,008	80,560	82,171	83,815	85,491	87,201
		-	-	-	5,893	8,840	11,786	11,786	16,608	19,019	21,430	21,430	27,858	31,073	34,287	34,973	35,672	36,386	37,114
		-	-	-	80,465	120,698	160,930	160,930	226,765	259,683	292,600	292,600	380,380	424,270	468,160	477,523	487,074	496,815	506,751
	Total		-	-	100,204	150,307	200,409	200,409	282,394	323,387	364,380	364,380	473,693	528,350	583,007	594,667	606,561	618,692	631,066

Financial Feasibility Analysis - Hotel Tax Revenue Projections & Cost Benefit Analysis

	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	33,564,056	34,235,338	34,920,044	35,618,445	36,330,814	37,057,430	37,798,579	38,554,551	39,325,642	40,112,154	40,914,397	41,732,685	42,567,339	43,418,686	44,287,060	45,172,801	46,076,257	46,997,782	47,937,738
	177,889	181,447	185,076	188,778	192,553	196,404	200,332	204,339	208,426	212,594	216,846	221,183	225,607	230,119	234,721	239,416	244,204	249,088	254,070
	75,712	77,226	78,771	80,346	81,953	83,592	85,264	86,969	88,708	90,483	92,292	94,138	96,021	97,941	99,900	101,898	103,936	106,015	108,135
	516,886	527,224	537,769	548,524	559,495	570,684	582,098	593,740	605,615	617,727	630,082	642,683	655,537	668,648	682,021	695,661	709,574	723,766	738,241
	770,488	785,898	801,615	817,648	834,001	850,681	867,694	885,048	902,749	920,804	939,220	958,005	977,165	996,708	1,016,642	1,036,975	1,057,715	1,078,869	1,100,446
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	177,889	181,447	185,076	188,778	192,553	196,404	200,332	204,339	208,426	212,594	216,846	221,183	225,607	230,119	234,721	239,416	244,204	249,088	254,070
	75,712	77,226	78,771	80,346	81,953	83,592	85,264	86,969	88,708	90,483	92,292	94,138	96,021	97,941	99,900	101,898	103,936	106,015	108,135
	516,886	527,224	537,769	548,524	559,495	570,684	582,098	593,740	605,615	617,727	630,082	642,683	655,537	668,648	682,021	695,661	709,574	723,766	738,241
	770,488	785,898	801,615	817,648	834,001	850,681	867,694	885,048	902,749	920,804	939,220	958,005	977,165	996,708	1,016,642	1,036,975	1,057,715	1,078,869	1,100,446
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	177,889	181,447	185,076	188,778	192,553	196,404	200,332	204,339	208,426	212,594	216,846	221,183	225,607	230,119	234,721	239,416	244,204	249,088	254,070
	75,712	77,226	78,771	80,346	81,953	83,592	85,264	86,969	88,708	90,483	92,292	94,138	96,021	97,941	99,900	101,898	103,936	106,015	108,135
	516,886	527,224	537,769	548,524	559,495	570,684	582,098	593,740	605,615	617,727	630,082	642,683	655,537	668,648	682,021	695,661	709,574	723,766	738,241
	770,488	785,898	801,615	817,648	834,001	850,681	867,694	885,048	902,749	920,804	939,220	958,005	977,165	996,708	1,016,642	1,036,975	1,057,715	1,078,869	1,100,446
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	88,945	90,724	92,538	94,389	96,277	98,202	100,166	102,170	104,213	106,297	108,423	110,592	112,803	115,060	117,361	119,708	122,102	124,544	127,035
	37,856	38,613	39,385	40,173	40,976	41,796	42,632	43,485	44,354	45,241	46,146	47,069	48,010	48,971	49,950	50,949	51,968	53,007	54,068
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	126,801	129,337	131,923	134,562	137,253	139,998	142,798	145,654	148,567	151,539	154,569	157,661	160,814	164,030	167,311	170,657	174,070	177,552	181,103
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	88,945	90,724	92,538	94,389	96,277	98,202	100,166	102,170	104,213	106,297	108,423	110,592	112,803	115,060	117,361	119,708	122,102	124,544	127,035
	37,856	38,613	39,385	40,173	40,976	41,796	42,632	43,485	44,354	45,241	46,146	47,069	48,010	48,971	49,950	50,949	51,968	53,007	54,068
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	126,801	129,337	131,923	134,562	137,253	139,998	142,798	145,654	148,567	151,539	154,569	157,661	160,814	164,030	167,311	170,657	174,070	177,552	181,103
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	88,945	90,724	92,538	94,389	96,277	98,202	100,166	102,170	104,213	106,297	108,423	110,592	112,803	115,060	117,361	119,708	122,102	124,544	127,035
	37,856	38,613	39,385	40,173	40,976	41,796	42,632	43,485	44,354	45,241	46,146	47,069	48,010	48,971	49,950	50,949	51,968	53,007	54,068
	516,886	527,224	537,769	548,524	559,495	570,684	582,098	593,740	605,615	617,727	630,082	642,683	655,537	668,648	682,021	695,661	709,574	723,766	738,241
	643,687	656,561	669,692	683,086	696,748	710,683	724,896	739,394	754,182	769,266	784,651	800,344	816,351	832,678	849,331	866,318	883,644	901,317	919,344
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	88,945	90,724	92,538	94,389	96,277	98,202	100,166	102,170	104,213	106,297	108,423	110,592	112,803	115,060	117,361	119,708	122,102	124,544	127,035
	37,856	38,613	39,385	40,173	40,976	41,796	42,632	43,485	44,354	45,241	46,146	47,069	48,010	48,971	49,950	50,949	51,968	53,007	54,068
	516,886	527,224	537,769	548,524	559,495	570,684	582,098	593,740	605,615	617,727	630,082	642,683	655,537	668,648	682,021	695,661	709,574	723,766	738,241
	643,687	656,561	669,692	683,086	696,748	710,683	724,896	739,394	754,182										

FLEX : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	50.00%	0.26500000
Denton County	0.22557400	50%	0.1127870
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.3777870

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Corinth	0.53000000	0%	0.00000000
Denton County	0.22557400	0%	0.00000000
Denton ISD	1.54000000	0%	0.00000000
	2.29557400		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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Flex		Year	AREA SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1	Small Office	2022	7,000	\$ 125.00	\$ 875,000	\$ 5.00	\$ 35,000		
2	Office	2024	40,000	\$ 125.00	\$ 5,000,000	\$ 5.00	\$ 200,000		
3	Warehouse/Retail/Office	2024	80,000	\$ 75.00	\$ 6,000,000	\$ 5.00	\$ 400,000		
4	Flex Office / Lt. Ind	2026	40,000	\$ 75.00	\$ 3,000,000	\$ 5.00	\$ 200,000		
5	Office	2028	80,000	\$ 125.00	\$ 10,000,000	\$ 5.00	\$ 400,000		
6	Flex Office / Lt. Ind	2030	36,000	\$ 75.00	\$ 2,700,000	\$ 5.00	\$ 180,000		
7	Office	2030	25,000	\$ 125.00	\$ 3,125,000	\$ 5.00	\$ 125,000		
8	Warehouse/Retail/Office	2030	100,000	\$ 75.00	\$ 7,500,000	\$ 5.00	\$ 500,000		
9	Office	2030	36,000	\$ 125.00	\$ 4,500,000	\$ 5.00	\$ 180,000		
10	Flex Office / Lt. Ind	2032	210,000	\$ 75.00	\$ 15,750,000	\$ 5.00	\$ 1,050,000		
11	Warehouse/Retail/Office	2032	90,000	\$ 75.00	\$ 6,750,000	\$ 5.00	\$ 450,000		
12	Office	2034	38,000	\$ 125.00	\$ 4,750,000	\$ 5.00	\$ 190,000		
13	Flex Office / Lt. Ind	2034	70,000	\$ 75.00	\$ 5,250,000	\$ 5.00	\$ 350,000		
14	Mixed-Use Office	2036	80,000	\$ 125.00	\$ 10,000,000	\$ 5.00	\$ 400,000		
15	Flex Office / Lt. Ind	2036	325,000	\$ 125.00	\$ 40,625,000	\$ 5.00	\$ 1,625,000		
16	Commercial	2036	67,000	\$ 125.00	\$ 8,375,000	\$ 5.00	\$ 335,000		
TOTAL			1,324,000		134,200,000		35,000		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	23.1%	\$ 20,023,170	= \$ 19,090,876	+ \$ 932,294	+ \$ -
Denton County	9.8%	\$ 8,522,088	= \$ 8,125,293	+ \$ 396,795	+ \$ -
Denton ISD	67.1%	\$ 58,180,531	= \$ 55,471,602	+ \$ 2,708,929	+ \$ -
	100.0%	\$ 86,725,788	\$ 82,687,770	\$ 4,038,018	\$ -
		100.0%	95.3%	4.7%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	70.1%	\$ 9,545,438	= \$ 9,545,438	+ \$ -	+ \$ -
Denton County	29.9%	\$ 4,062,646	= \$ 4,062,646	+ \$ -	+ \$ -
Denton ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 13,608,084	\$ 13,608,084	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Corinth	14.3%	\$ 10,477,732	= \$ 9,545,438	+ \$ 932,294	+ \$ -
Denton County	6.1%	\$ 4,459,441	= \$ 4,062,646	+ \$ 396,795	+ \$ -
Denton ISD	79.6%	\$ 58,180,531	= \$ 55,471,602	+ \$ 2,708,929	+ \$ -
	100.0%	\$ 73,117,704	\$ 69,079,686	\$ 4,038,018	\$ -
		100.0%	94.5%	5.5%	0.0%

Financial Feasibility Analysis - Flex Tax Revenue Projections & Cost Benefit Analysis

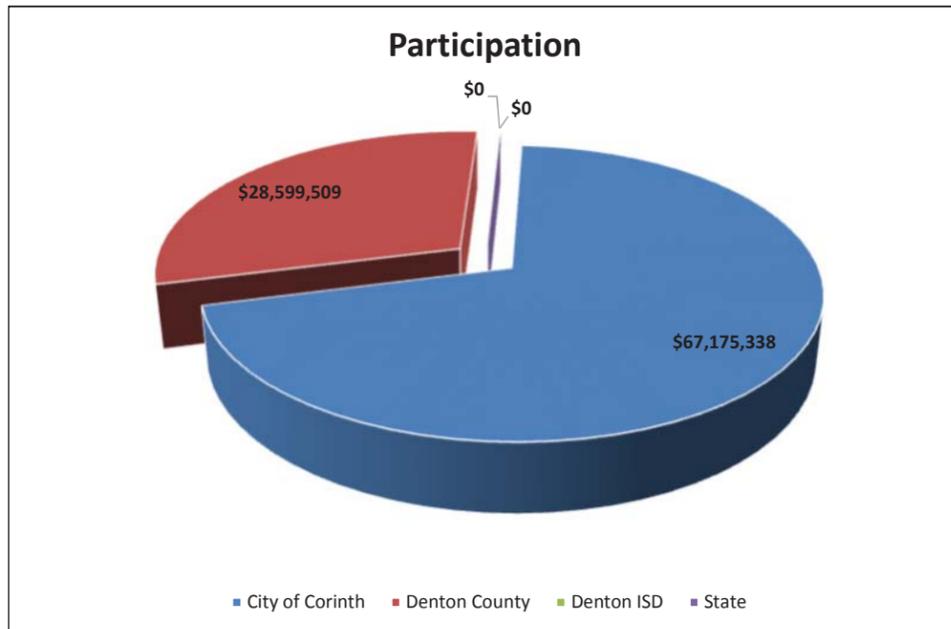
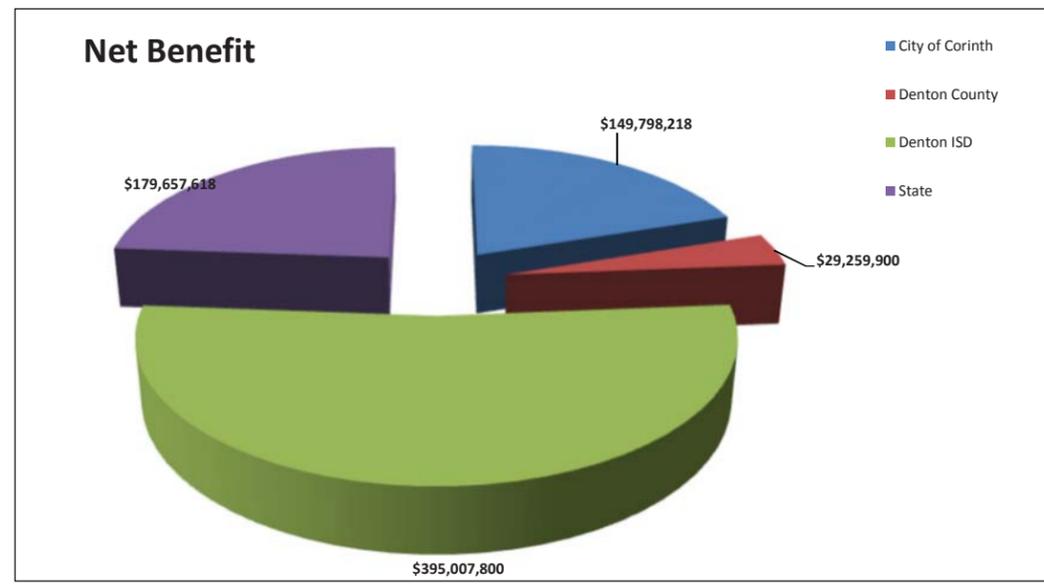
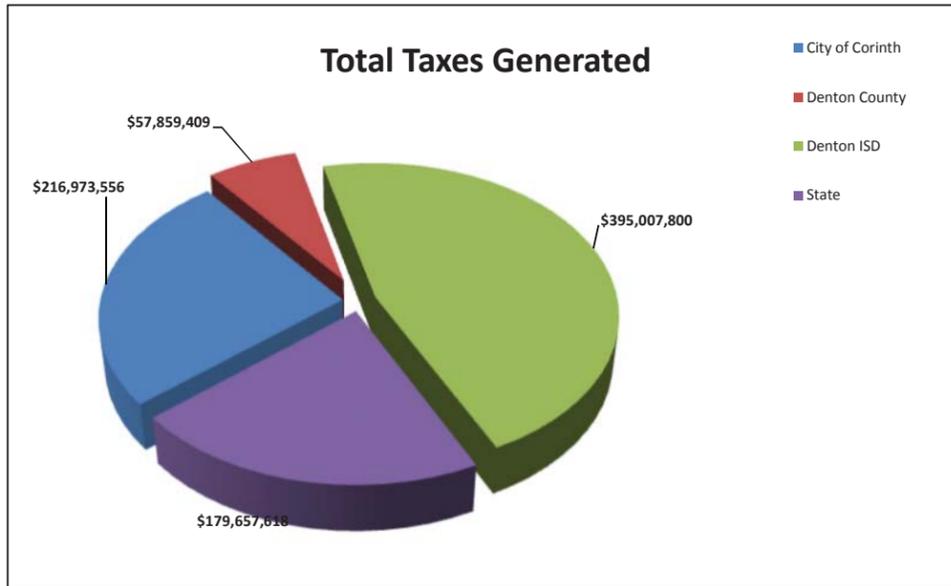
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
TOTAL TAX REVENUE																				
REAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	437,500	656,250	6,375,000	9,125,000	13,375,000	14,125,000	19,875,000	22,375,000	35,350,000	40,587,500	57,075,000	62,700,000	73,325,000	75,825,000	107,825,000	
	PV	-	-	-	2,319	3,478	33,788	48,363	70,888	74,863	105,338	118,588	187,355	215,114	302,498	332,310	388,623	401,873	571,473	
	City of Corinth	4,726,255	-	-	-	2,319	3,478	33,788	48,363	70,888	74,863	105,338	118,588	187,355	215,114	302,498	332,310	388,623	401,873	571,473
	Denton County	2,011,548	-	-	-	987	1,480	14,380	20,584	30,171	31,862	44,833	50,472	79,740	91,555	128,746	141,435	165,402	171,041	243,225
Denton ISD	13,732,893	-	-	-	6,738	10,106	98,175	140,525	205,975	217,525	306,075	344,575	544,390	625,048	878,955	965,580	1,129,205	1,167,705	1,660,505	
Total	20,470,696	-	-	-	10,043	15,065	146,343	209,471	307,033	324,250	456,245	513,635	811,485	931,716	1,310,199	1,439,325	1,683,230	1,740,619	2,475,203	
PERSONAL PROPERTY	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	17,500	26,250	335,000	485,000	735,000	785,000	1,035,000	1,135,000	1,727,500	1,973,750	2,970,000	3,345,000	3,990,000	4,125,000	5,440,000	
	PV	-	-	-	93	139	1,776	2,571	3,896	4,161	5,486	6,016	9,156	10,461	15,741	17,729	21,147	21,863	28,832	
	City of Corinth	233,247	-	-	-	93	139	1,776	2,571	3,896	4,161	5,486	6,016	9,156	10,461	15,741	17,729	21,147	21,863	28,832
	Denton County	99,273	-	-	-	39	59	756	1,094	1,658	1,771	2,335	2,560	3,897	4,452	6,700	7,545	9,000	9,305	12,271
Denton ISD	677,737	-	-	-	270	404	5,159	7,469	11,319	12,089	15,939	17,479	26,604	30,396	45,738	51,513	61,446	63,525	83,776	
Total	1,010,256	-	-	-	402	603	7,690	11,134	16,872	18,020	23,759	26,055	39,656	45,309	68,179	76,787	91,593	94,692	124,879	
SALES TAX	% OCCUPIED	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																				
City of Corinth	PV	-	-	-	2,412	3,617	35,563	50,933	74,783	79,023	110,823	124,603	196,511	225,575	318,239	350,039	409,770	423,735	600,305	
	Denton County	2,110,820	-	-	1,026	1,540	15,136	21,678	31,828	33,633	47,168	53,032	83,637	96,007	135,446	148,980	174,403	180,346	255,496	
	Denton ISD	14,410,630	-	-	7,007	10,511	103,334	147,994	217,294	229,614	322,014	362,054	570,994	655,443	924,693	1,017,093	1,190,651	1,231,230	1,744,281	
	Total	21,480,952	-	-	10,445	15,667	154,033	220,605	323,905	342,270	480,005	539,689	851,141	977,025	1,378,377	1,516,112	1,774,823	1,835,311	2,600,082	
	PARTICIPATION																			
REAL PROPERTY	Taxable Value	-	-	-	437,500	656,250	6,375,000	9,125,000	13,375,000	14,125,000	19,875,000	22,375,000	35,350,000	40,587,500	57,075,000	62,700,000	73,325,000	75,825,000	107,825,000	
	PV	-	-	-	1,159	1,739	16,894	24,181	35,444	37,431	52,669	59,294	93,678	107,557	151,249	166,155	194,311	200,936	285,736	
	City of Corinth	2,363,128	-	-	-	1,159	1,739	16,894	24,181	35,444	37,431	52,669	59,294	93,678	107,557	151,249	166,155	194,311	200,936	285,736
	Denton County	1,005,774	-	-	-	493	740	7,190	10,292	15,085	15,931	22,416	25,236	39,870	45,777	64,373	70,717	82,701	85,521	121,613
	Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,368,902	-	-	-	1,653	2,479	24,084	34,473	50,529	53,362	75,085	84,530	133,548	153,334	215,622	236,872	277,012	286,457	407,349	
PERSONAL PROPERTY	Taxable Value	-	-	-	17,500	26,250	335,000	485,000	735,000	785,000	1,035,000	1,135,000	1,727,500	1,973,750	2,970,000	3,345,000	3,990,000	4,125,000	5,440,000	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	City of Corinth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Denton County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																				
City of Corinth	PV	-	-	-	1,159	1,739	16,894	24,181	35,444	37,431	52,669	59,294	93,678	107,557	151,249	166,155	194,311	200,936	285,736	
	Denton County	1,005,774	-	-	493	740	7,190	10,292	15,085	15,931	22,416	25,236	39,870	45,777	64,373	70,717	82,701	85,521	121,613	
	Denton ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	3,368,902	-	-	-	1,653	2,479	24,084	34,473	50,529	53,362	75,085	84,530	133,548	153,334	215,622	236,872	277,012	286,457	407,349
	TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																			
SUMMARY																				
City of Corinth	PV	-	-	-	1,252	1,878	18,669	26,752	39,339	41,592	58,154	65,309	102,833	118,018	166,990	183,884	215,458	222,799	314,568	
	Denton County	1,105,046	-	-	533	799	7,946	11,386	16,743	17,702	24,751	27,796	43,767	50,230	71,073	78,263	91,701	94,826	133,884	
	Denton ISD	14,410,630	-	-	7,007	10,511	103,334	147,994	217,294	229,614	322,014	362,054	570,994	655,443	924,693	1,017,093	1,190,651	1,231,230	1,744,281	
	Total	18,112,051	-	-	8,792	13,188	129,949	186,132	273,376	288,908	404,919	455,160	717,594	823,691	1,162,755	1,279,239	1,497,811	1,548,854	2,192,733	

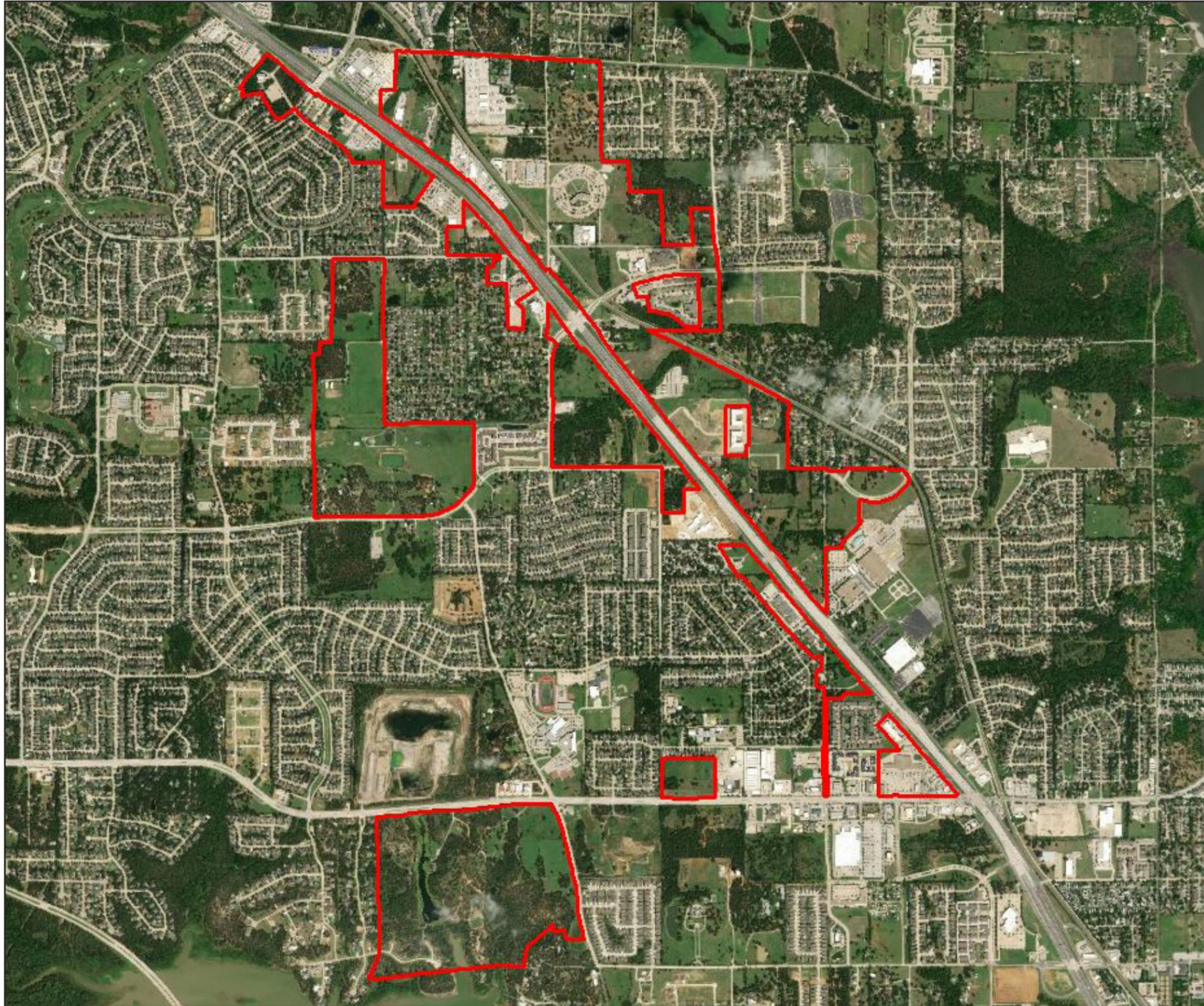
Financial Feasibility Analysis - Flex Tax Revenue Projections & Cost Benefit Analysis

18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
122,575,000	137,325,000	140,071,500	142,872,930	145,730,389	148,644,996	151,617,896	154,650,254	157,743,259	160,898,124	164,116,087	167,398,409	170,746,377	174,161,304	177,644,531	181,197,421	184,821,370	188,517,797	192,288,153	
649,648	727,823	742,379	757,227	772,371	787,818	803,575	819,646	836,039	852,760	869,815	887,212	904,956	923,055	941,516	960,346	979,553	999,144	1,019,127	GROSS
276,497	309,769	315,965	322,284	328,730	335,304	342,011	348,851	355,828	362,944	370,203	377,607	385,159	392,863	400,720	408,734	416,909	425,247	433,752	19,090,876
1,887,655	2,114,805	2,157,101	2,200,243	2,244,248	2,289,133	2,334,916	2,381,614	2,429,246	2,477,831	2,527,388	2,577,935	2,629,494	2,682,084	2,735,726	2,790,440	2,846,249	2,903,174	2,961,238	8,125,293
2,813,800	3,152,397	3,215,445	3,279,754	3,345,349	3,412,256	3,480,501	3,550,111	3,621,113	3,693,536	3,767,406	3,842,754	3,919,609	3,998,002	4,077,962	4,159,521	4,242,711	4,327,566	4,414,117	82,687,770
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
6,030,000	6,620,000	6,752,400	6,887,448	7,025,197	7,165,701	7,309,015	7,455,195	7,604,299	7,756,385	7,911,513	8,069,743	8,231,138	8,395,761	8,563,676	8,734,949	8,909,648	9,087,841	9,269,598	
31,959	35,086	35,788	36,503	37,234	37,978	38,738	39,513	40,303	41,109	41,931	42,770	43,625	44,498	45,387	46,295	47,221	48,166	49,129	GROSS
13,602	14,933	15,232	15,536	15,847	16,164	16,487	16,817	17,153	17,496	17,846	18,203	18,567	18,939	19,317	19,704	20,098	20,500	20,910	932,294
92,862	101,948	103,987	106,067	108,188	110,352	112,559	114,810	117,106	119,448	121,837	124,274	126,760	129,295	131,881	134,518	137,209	139,953	142,752	396,795
138,423	151,967	155,006	158,106	161,269	164,494	167,784	171,140	174,562	178,054	181,615	185,247	188,952	192,731	196,586	200,517	204,528	208,618	212,790	2,708,929
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
681,607	762,909	778,167	793,730	809,605	825,797	842,313	859,159	876,342	893,869	911,746	929,981	948,581	967,552	986,903	1,006,642	1,026,774	1,047,310	1,068,256	GROSS
290,099	324,702	331,197	337,820	344,577	351,468	358,498	365,668	372,981	380,441	388,050	395,811	403,727	411,801	420,037	428,438	437,007	445,747	454,662	20,023,170
1,980,517	2,216,753	2,261,088	2,306,310	2,352,436	2,399,485	2,447,474	2,496,424	2,546,352	2,597,279	2,649,225	2,702,210	2,756,254	2,811,379	2,867,606	2,924,959	2,983,458	3,043,127	3,103,989	8,522,088
2,952,223	3,304,364	3,370,451	3,437,860	3,506,618	3,576,750	3,648,285	3,721,251	3,795,676	3,871,589	3,949,021	4,028,001	4,108,561	4,190,733	4,274,547	4,360,038	4,447,239	4,536,184	4,626,907	58,180,531
122,575,000	137,325,000	140,071,500	142,872,930	145,730,389	148,644,996	151,617,896	154,650,254	157,743,259	160,898,124	164,116,087	167,398,409	170,746,377	174,161,304	177,644,531	181,197,421	184,821,370	188,517,797	192,288,153	
324,824	363,911	371,189	378,613	386,186	393,909	401,787	409,823	418,020	426,380	434,908	443,606	452,478	461,527	470,758	480,173	489,777	499,572	509,564	GROSS
138,249	154,885	157,982	161,142	164,365	167,652	171,005	174,425	177,914	181,472	185,102	188,804	192,580	196,431	200,360	204,367	208,454	212,624	216,876	9,545,438
463,072	518,796	529,172	539,755	550,550	561,561	572,793	584,249	595,934	607,852	620,009	632,409	645,058	657,959	671,118	684,540	698,231	712,196	726,440	4,062,646
6,030,000	6,620,000	6,752,400	6,887,448	7,025,197	7,165,701	7,309,015	7,455,195	7,604,299	7,756,385	7,911,513	8,069,743	8,231,138	8,395,761	8,563,676	8,734,949	8,909,648	9,087,841	9,269,598	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
324,824	363,911	371,189	378,613	386,186	393,909	401,787	409,823	418,020	426,380	434,908	443,606	452,478	461,527	470,758	480,173	489,777	499,572	509,564	GROSS
138,249	154,885	157,982	161,142	164,365	167,652	171,005	174,425	177,914	181,472	185,102	188,804	192,580	196,431	200,360	204,367	208,454	212,624	216,876	9,545,438
463,072	518,796	529,172	539,755	550,550	561,561	572,793	584,249	595,934	607,852	620,009	632,409	645,058	657,959	671,118	684,540	698,231	712,196	726,440	4,062,646
356,783	398,997	406,977	415,117	423,419	431,887	440,525	449,336	458,322	467,489	476,839	486,375	496,103	506,025	516,145	526,468	536,998	547,738	558,692	GROSS
151,851	169,818	173,214	176,678	180,212	183,816	187,493	191,242	195,067	198,969	202,948	207,007	211,147	215,370	219,677	224,071	228,552	233,123	237,786	10,477,732
1,980,517	2,216,753	2,261,088	2,306,310	2,352,436	2,399,485	2,447,474	2,496,424	2,546,352	2,597,279	2,649,225	2,702,210	2,756,254	2,811,379	2,867,606	2,924,959	2,983,458	3,043,127	3,103,989	4,459,441
2,489,151	2,785,568	2,841,279	2,898,105	2,956,067	3,015,188	3,075,492	3,137,002	3,199,742	3,263,737	3,329,012	3,395,592	3,463,504	3,532,774	3,603,429	3,675,498	3,749,008	3,823,988	3,900,468	58,180,531
																			73,117,704

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of Corinth	\$216,973,556	\$67,175,338	\$149,798,218
Denton County	\$57,859,409	\$28,599,509	\$29,259,900
Denton ISD	\$395,007,800	\$0	\$395,007,800
State	\$179,657,618	\$0	\$179,657,618
Total	\$849,498,383	\$95,774,846	\$753,723,537





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 36-year term and is scheduled to end on December 31, 2055.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
37818	CHURCH DR	\$ 1,001,154		797,559
38661	3415 WALTON DR	\$ 372,309		199,357
38677	3100 WALTON DR	\$ 593,638		69,890
38692	6277 S I-35E	\$ 1,027,467		133,331
38694	S I-35E @ CORINTH ST (NEC)	\$ 674,309		67,754
38710	1501 N CORINTH ST	\$ 151,797		42,883
38738	2812 CHURCH DR	\$ 141,109		37,529
38807	3700 CORINTH PKWY	\$ -	Owned by City of Corinth	1,581,948
38827	S I-35E	\$ 547,560		99,370
38835	CHURCH DR	\$ 320,014		91,868
38851	S I-35E	\$ 404,687		110,942
38856	2701 CHURCH DR	\$ 218,132		20,907
38860	SHADY SHORES RD	\$ 55,302		21,506
38878	5790 S I-35E	\$ 1,620,340		167,169
38882	2711 CHURCH DR	\$ 239,242		54,531
38884	2801 CHURCH DR	\$ 205,622		24,131
38892	CHURCH ST	\$ 68,800		10,729
38895	5759 S I-35E	\$ 770,576		77,631
38908	1218 N CORINTH ST	\$ 120,973		33,653
38912	1212 N CORINTH ST	\$ 152,186		21,654
38950	OLD HWY 77	\$ 959,319		219,821
38956	Not Available	\$ 293,595		134,886
38978	2812 SHADY SHORES RD	\$ 50,000		4,580
38980	2810 SHADY SHORES RD	\$ 28,746		4,562
39129	2816 SHADY SHORES RD	\$ 68,000		9,043
39130	2808 SHADY SHORES RD	\$ 82,955		6,098
39131	2806 SHADY SHORES RD	\$ 88,595		8,818
39132	SHADY SHORES RD	\$ 311,792		224,886
39133	2820 SHADY SHORES RD	\$ 111,869		27,448
39135	2818 SHADY SHORES RD	\$ 127,281		26,037
39136	2822 SHADY SHORES RD	\$ 91,774		51,897
39136	SHADY SHORES RD	\$ 91,774		2,050
39138	2750 SHADY SHORES RD	\$ 583,093		122,043
39142	1119 N CORINTH ST	\$ 187,900		208,674
39144	N CORINTH ST	\$ 96,074		58,558
39146	Not Available	\$ 432		258,723
39148	1307 N CORINTH ST	\$ 336,289		43,019
61984	6801 S I-35E	\$ 253,439		34,437
61992	6633 S I-35E	\$ -		94,574

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
61992	S I-35E & DOBBS RD	\$ -		71,756
62001	6541 S I-35E	\$ 168,000		384,476
62005	6401 S I-35E	\$ 546		514,533
62010	S I-35E	\$ 156,485		38,731
62023	6281 S I-35E	\$ 736,512		132,473
62028	6331 S I-35E	\$ 183,512		58,032
62030	CORINTH PKWY	\$ 291,580		131,837
62034	2003 CORINTH PKWY	\$ -	Owned by City of Corinth	80,487
62040	S I-35E	\$ 1,657		1,409,545
62053	CORINTH PKWY	\$ 91		76,877
62065	DOBBS RD	\$ 88		59,049
62074	2304 QUAIL RUN DR	\$ 189,034		42,180
62079	2312 QUAIL RUN DR	\$ 126,340		29,136
62082	2412 QUAIL RUN DR	\$ 163,350		43,793
62088	DOBBS RD	\$ 160,000		206,980
62095	2406 QUAIL RUN DR	\$ 329,967		79,615
62101	6881 S I-35E	\$ 934		550,932
62110	6881 S I-35E	\$ 63,727		18,164
62123	QUAIL RUN DR	\$ 156,161		37,305
62129	S I-35E	\$ 1,019,531		242,656
62135	3302 LAKE SHARON DR	\$ 159,808		25,806
62149	2551 TOWER RIDGE DR	\$ 106,504		42,270
62151	S I-35E & S GARRISON RD	\$ 456,423		73,909
62154	3302 LAKE SHARON DR	\$ 282,272		42,566
62170	6930 & 6940 S I-35E	\$ -		432,050
62175	S I-35E & LAKE SHARON DR	\$ 107,909		17,056
62182	LAKE SHARON DR	\$ 164,951		21,121
62197	7100 S I-35E	\$ 577,278		126,658
62202	S I-35E	\$ 67,039		11,645
62205	TOWER RIDGE DR	\$ 106,282		42,349
62207	2561 TOWER RIDGE DR	\$ 193,285		42,188
62210	CARPENTER LN	\$ 56,186		69,230
62213	2011 CARPENTER LN	\$ 386,300		334,254
62425	2507 QUAIL RUN DR	\$ 522,902		67,763
62446	Not Available	\$ 247,161		253,682
62478	Not Available	\$ 635,247		634,623
62479	FM2181 & SYCAMORE BEND	\$ 538		476,032
62479	FM2181 & SYCAMORE BEND	\$ 538		806
62487	3790 PARKRIDGE DR	\$ 80,212		1,967,039

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
62498	2310 PARKRIDGE DR	\$ 136		207,035
62503	2303 LAKE SHARON DR	\$ 156,939		233,756
66622	S I-35E	\$ 453,505		75,747
66631	4100 RIVERVIEW DR	\$ 20,083		7,950
66632	RIVERVIEW DR	\$ 19,430		7,803
66633	RIVERVIEW DR	\$ 25,313		10,153
66638	Not Available	\$ 46,395		10,347
66640	Not Available	\$ 40,442		7,179
66641	3051 S GARRISON RD	\$ 93,674		6,496
66642	Not Available	\$ 28,042		6,463
66643	4051 RIVERVIEW DR	\$ 175,936		8,160
73662	3100 WALTON DR	\$ 313,630		65,886
79667	3101 S GARRISON RD	\$ -	Owned by City of Corinth	39,186
82743	2822 SHADY SHORES RD	\$ 65,572		10,956
82744	5491 S I-35E	\$ 489,549		121,348
84772	5451 S I-35E	\$ 1,047,006		161,607
97879	SYCAMORE BEND RD	\$ 150		128,184
98546	5451 S I-35E	\$ 1,076,544		202,314
99065	3404 DOBBS RD	\$ 242,104		37,486
99096	2320 QUAIL RUN DR	\$ 39,345		11,611
111216	1116 N CORINTH ST	\$ 272,076		110,134
111217	S I-35E	\$ 613,320		61,517
111271	2455 SILVER MEADOW LN	\$ 416,000		36,688
111301	1311 N CORINTH ST	\$ 290,837		113,957
111316	1309 N CORINTH ST	\$ 385,000		159,317
111761	FM 2181	\$ 428,554		126,132
111763	FM 2181	\$ 709,285		209,369
111765	FM 2181	\$ 722,229		211,435
111969	S I-35E	\$ 1,138,714		305,459
112056	2305 LAKE SHARON DR	\$ 919		781,080
113201	Not Available	\$ 98,000		168,756
116924	5150 S I-35E	\$ 1,587,000		181,760
116926	5150 S I-35E	\$ 529,000		81,806
116930	PECAN CREEK CIR	\$ 184,000		63,738
116932	5070 S I-35E	\$ 358,403		29,043
121684	5401 S I-35E	\$ 1,870,000		98,493
122458	Not Available	\$ 1,851,713		1,850,078
122459	Not Available	\$ 58,846		92,719
122473	S I-35E	\$ 21		12,522

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
122474	S I-35E	\$ 12,284		2,371
122881	6881 S I-35E	\$ 133,099		80,443
126813	7013 S I-35E	\$ 269,574		10,852
145525	WALTON DR	\$ 736,688		91,071
145529	3650 CORINTH PKWY	\$ 284,719		126,438
145532	3654 CORINTH PKWY	\$ 193,784		84,189
145853	Not Available	\$ 96,843		82,894
147902	S I-35E	\$ 416,432		111,794
154135	3106A SHADY SHORES RD	\$ 27,548		30,135
154668	5400 S I-35E	\$ 3,233,069		465,379
154994	Not Available	\$ 31,344		7,966
156161	5855 S I-35E	\$ 309,253		16,206
156162	5857 S I-35E	\$ 258,485		26,249
157253	1309 N CORINTH ST	\$ 201,086		181,140
159205	RIVERVIEW DR	\$ 20,320		6,561
159210	S I-35E	\$ 52,553		7,434
159211	S I-35E	\$ 36,751		4,148
159212	S I-35E	\$ 58,357		8,034
159213	S I-35E	\$ 70,187		10,401
159214	S I-35E	\$ 70,187		10,276
160709	N CORINTH ST	\$ 59,889		22,015
161091	5900 S I-35E	\$ 401,092		35,229
161450	2750 SHADY SHORES RD	\$ 262,074		53,334
161755	2822 SHADY SHORES RD	\$ 45,461		5,333
161756	N CORINTH ST	\$ 68,128		12,935
161756	N CORINTH ST	\$ 68,128		3,248
164436	Not Available	\$ 1,010,747		1,074,748
166780	2950 FM 2181	\$ 89,793		88,410
167820	Not Available	\$ 7,313		221,288
168170	S I-35E	\$ 71,336		9,454
168300	2307 LAKE SHARON DR	\$ 499,370		549,169
170252	7100 S I-35E	\$ 577,278		110,668
170952	Not Available	\$ 225,596		110,711
170952	Not Available	\$ 225,596		59,040
170954	Not Available	\$ 162,448		96,613
170954	Not Available	\$ 162,448		88,866
173483	1400-1402 N CORINTH ST	\$ 129,375		217,213
174115	1251 POST OAK DR	\$ 1,700,000		140,944
175683	2250 SHARON DR	\$ 556,372		920,226

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
179467	1200 N CORINTH ST	\$ -	PW / Water Tank	212,186
180714	N CORINTH ST	\$ 110,860		85,913
180715	N CORINTH ST	\$ 139,302		22,956
180716	WALTON DR	\$ 174,852		29,046
180717	3009 WALTON DR	\$ 155,000		27,701
180939	7201 S I-35E	\$ 95,839		19,594
180940	7201 S I-35E	\$ 916,541		283,977
185307	5601 S I-35E	\$ 198,984		53,136
187870	5100 S I-35E	\$ 1,750,000		89,379
195014	4351 FM 2181	\$ 4,750,000		266,937
195015	4451 FM 2181	\$ 3,661,845		130,862
195016	7900 S I-35E	\$ 1,328,893		35,919
195017	8000 S I-35E	\$ 965,006		32,743
195018	8100 S I-35E	\$ 1,950,000		55,643
195019	4471 FM 2181	\$ 1,025,000		27,776
195020	4481 FM 2181	\$ 1,667,000		42,619
195229	2750 SHADY SHORES RD	\$ 2,691,789		415,557
195956	3106B SHADY SHORES RD	\$ 37,452		43,639
195957	3106B SHADY SHORES RD	\$ 248,871		38,417
199291	2318 CHURCH DR	\$ 375,000		210,718
200826	6881 S I-35E	\$ 6,796		5,449
200827	6881 S I-35E	\$ 7,927		3,381
204319	1300 PECAN CREEK CIR	\$ 1,450,000		56,431
206740	4251 FM 2181	\$ 2,571,000		60,690
206741	4271 FM 2181	\$ 1,476,302		61,047
216478	S I-35E	\$ 392,913		41,344
216479	7650 S I-35E	\$ 3,448,400		115,671
216480	7700 S I-35E	\$ 850,000		49,488
216499	6501 S I-35E	\$ 4,407,443		263,918
219995	3650 CORINTH PKWY	\$ 115,980		30,520
220083	Not Available	\$ 55,780		12,530
222000	2703 CHURCH DR	\$ 96,000		19,797
222832	2816 CHURCH DR	\$ 1,651,475		75,988
225692	3531 CORINTH PKWY	\$ 1,344,726		88,640
227848	1200 N CORINTH ST	\$ -	Owned by City of Corinth	362,382
230478	3300 CORINTH PKWY	\$ -	Owned by City of Corinth	218,406
230479	3511 CORINTH PKWY	\$ 7,805,380		220,317
251759	S I-35E	\$ 767,808		90,439
258640	1123 N CORINTH ST	\$ 60,175		47,219

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
261856	S I-35E	\$ 819		725,981
265733	3400 CORINTH PKWY	\$ 2,600,656		76,230
268252	WALTON DR	\$ 486		430,446
275666	1121 N CORINTH ST	\$ 255,946		42,910
276756	5601 S I-35E	\$ 787,386		147,241
276758	5601 S I-35E	\$ 1,255,529		155,392
286704	CARPENTER LN	\$ 74,000		131,022
287152	Not Available	\$ 20,694		24,109
294195	CORINTH PKWY	\$ -	Owned by City of Corinth	7,369
295701	3106B SHADY SHORES RD	\$ 45		30,315
302092	CORINTH PKWY	\$ 1,713,540		466,585
302965	3460 CORINTH PKWY	\$ 41,295		144,204
305175	5050 S I-35E	\$ 913,074		29,768
313491	2455 SILVER MEADOW LN	\$ 78,839		1,618,268
331065	2455 SILVER MEADOW LN	\$ -	Owned by City of Corinth	1,029
338958	FM2181 & SYCAMORE BEND	\$ 2,686		29,260
338963	Not Available	\$ 832		9,159
464280	LAKE SHARON DR	\$ -	Owned by City of Corinth	12,371
464282	LAKE SHARON DR	\$ -	Owned by City of Corinth	23,402
464504	POST OAK	\$ 319,512		64,390
464505	2001 Ashton Gardens Ln	\$ 3,256,812		215,712
464506	POST OAK DR	\$ 428,630		65,498
464507	POST OAK DR	\$ 697,308		101,035
471205	Not Available	\$ 2,716		26,588
496600	SYCAMORE BEND RD	\$ -	Owned by City of Corinth	3,724
523512	1400 N CORINTH ST	\$ 10,247,253		312,126
523513	1408 N CORINTH ST	\$ 829,496		48,841
523532	1500 N CORINTH ST	\$ -	Owned by NORTH CENTRAL TEXAS COLLEGE	1,492,332
525344	CORINTH ST	\$ 706,325		127,446
528011	Not Available	\$ -	Owned by City of Corinth	4,552
557825	7701 S I-35E	\$ 166,748		55,613
557826	2711 QUAIL RUN DR	\$ 154,333		50,857
557828	CORINTH PKWY	\$ 62,726		18,007
557829	CORINTH PKWY	\$ 892,675		306,069
563475	3305 CORINTH PKWY	\$ 12,294,672		225,501
566393	3605 DOBBS RD	\$ 66,647		18,222
566394	3605 DOBBS RD	\$ 54,886		18,390
566395	3605 DOBBS RD	\$ 54,886		18,163
566396	3605 DOBBS RD	\$ 81,022		27,150

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
566397	3605 DOBBS RD	\$ 87,556		28,465
566398	3605 DOBBS RD	\$ 45,738		15,107
566399	3605 DOBBS RD	\$ 47,045		15,505
566400	3605 DOBBS RD	\$ 86,249		28,823
566401	3605 DOBBS RD	\$ 57,499		19,254
566402	3605 DOBBS RD	\$ 57,499		19,341
566403	3605 DOBBS RD	\$ 57,499		17,407
566410	2700 SHADY SHORES RD	\$ -	Owned by City of Corinth	285,581
583051	5920 S I-35E	\$ 5,877,559		275,624
622646	3601 MEADOWVIEW DR	\$ 1,431,000		110,076
622647	3601 MEADOWVIEW DR	\$ 1,431,000		52,174
622653	3500 CORINTH PKWY	\$ 1,985,603		40,966
634207	S I-35E	\$ 66,375		9,098
634208	S I-35E & LAKE SHARON DR	\$ 133,250		20,000
634209	LAKE SHARON DR	\$ 38,420		3,250
635191	S I-35E	\$ 93,001		15,558
637176	S I-35E	\$ 500		15,904
650789	S I-35E	\$ 500		4,447
650790	S I-35E	\$ 500		11,771
655070	S I-35E	\$ 500		3,519
660172	POST OAK DR	\$ 30,666		5,496
660198	POST OAK DR	\$ 3,136		1,203
660405	S I-35E	\$ 98,010		7,092
660414	POST OAK DR	\$ 15,943		13,161
660415	POST OAK DR	\$ 52,533		1,280
661927	3650 CORINTH PKWY	\$ 99,669		47,557
669102	3600 MEADOWVIEW DR	\$ 7,523,233		370,085
677053	S I-35E	\$ 100		19,638
683463	2750 OAK BLUFF DR	\$ 652,423		171,311
683464	2606 OAK BLUFF DR	\$ 228,888		41,195
683465	2604 OAK BLUFF DR	\$ 228,398		41,013
683466	2602 OAK BLUFF DR	\$ 254,372		52,586
683467	2600 OAK BLUFF DR	\$ 256,332		54,167
683468	Not Available	\$ -		31,561
683469	Not Available	\$ -		10,471
683470	3908 WEST LONG LAKE BLVD	\$ 122,403		23,229
683471	2611 OAK BLUFF DR	\$ 123,997		24,448
683472	2609 OAK BLUFF DR	\$ 120,874		22,235
683473	2607 OAK BLUFF DR	\$ 121,065		22,367

APPENDIX A - PARCEL DATA

PROP_ID	Address	2019 Taxable Value	Comment	Area (SF)
683474	2605 OAK BLUFF DR	\$ 124,634		24,834
683475	2603 OAK BLUFF DR	\$ 121,830		22,926
683476	3861 FRAGRANT HILL RD	\$ 122,275		23,405
696611	2307 LAKE SHARON DR	\$ 582		530,040
696612	2303 LAKE SHARON DR	\$ 2,655		64,256
696613	2305 LAKE SHARON DR	\$ 344		284,838
696798	POST OAK DR	\$ 600,000		61,232
701072	3106B SHADY SHORES RD	\$ 55,341		48,204
705817	1701 N CORINTH ST	\$ 1,240,783		42,095
705818	CORINTH PKWY	\$ 540,144		54,063
712619	S I-35E	\$ 500		334
712620	S I-35E	\$ 500		1,738
712650	7701 S I-35E	\$ 19,540,773		2,083,326
712651	2711 QUAIL RUN DR	\$ 734,748		290,410
713571	6643 S I-35E	\$ -		64,654
750983	6557 S I-35E	\$ 1,052,235		86,152
750984	S I-35E & DOBBS RD	\$ 578,063		86,524
750985	S I-35E & DOBBS RD	\$ 2,134,066		254,706
750986	S I-35E & DOBBS RD	\$ 3,859		96,486
750987	S I-35E & DOBBS RD	\$ -		32,926
9000007	Not Available	\$ -	Easement	47,714
9000012	Not Available	\$ -		11,949
9000021	CHURCH DR	\$ -	City R.o.W	825
9000028	Not Available	\$ -	Corp of Engineers	69,396
9000029	Not Available	\$ -	Corp of Engineers	288,943
9000030	Not Available	\$ -	Corp of Engineers	217,574
9000031	Not Available	\$ -	Corp of Engineers	5,450
TOTAL		\$ 184,124,693		\$ 43,331,807

APPENDIX B - TAX COMPARABLES

Property Type	Name	Description	Address	City	Building Size (SF)	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/SF
Retail	Corinth Commons	Strip Center	7650 I35E	Corinth	24,710	2000	\$ 1,357,248	\$ 2,091,152	\$ 3,448,400	\$ 85
Retail	Kohl's	Retail	2620 W UNIVERSITY DR TX	Denton	55,776	2012	\$ 1,771,585	\$ 4,822,003	\$ 6,593,588	\$ 86
Retail	Hillside Fine Dining	Restaurant	3140 FM 407	Highland Village	6,051	2010	\$ 1,721,304	\$ 611,613	\$ 2,332,917	\$ 101
Retail	7-Eleven	Gas Station	8100 I35E	Corinth	5,752	2000	\$ 1,301,410	\$ 648,590	\$ 1,950,000	\$ 113
Retail	Chuy's	Restaurant	3300 WIND RIVER LN	Denton	7,736	2011	\$ 1,399,583	\$ 1,100,417	\$ 2,500,000	\$ 142
Retail	Corinth Market	Strip Center	3400 Corinth Pky	Corinth	13,904	2008	\$ 607,056	\$ 1,993,600	\$ 2,600,656	\$ 143
Retail	QuikTrip	Gas Station	3701 S I35E	Denton	5,206	2010	\$ 1,435,180	\$ 885,820	\$ 2,321,000	\$ 170
Retail	The Highlands of Flowermound - Smashburger &	Retail	3120 FM 407	Highland Village	7,974	2006	\$ 1,251,200	\$ 1,448,800	\$ 2,700,000	\$ 182
Retail	Hanabi Ramen	Restaurant	501 W HICKORY ST	Denton	5,684	2010	\$ 163,350	\$ 594,904	\$ 758,254	\$ 105
Retail	ALAMO DRAFT	Entertainment	2655 W UNIVERSITY Dr TX	Denton	48,141	2018	\$ 6,204,826	\$ 6,701,000	\$ 12,905,826	\$ 139
Retail	Genti's Ristorante	Restaurant	3700 FM2181	Hickory Creek	4,682	2014	\$ 572,378	\$ 652,622	\$ 1,225,000	\$ 139
Retail	Andy B's Bowl Social	Entertainment	2600 PANHANDLE DR TX	Denton	41,238	2018	\$ 2,198,394	\$ 7,629,911	\$ 9,828,305	\$ 185
Retail	Corinth Gateway	Strip Center	8171 I 35E	Corinth	6,468	2017	\$ 1,108,602	\$ 1,209,881	\$ 2,318,483	\$ 187
Retail	Mi Cocina	Restaurant	6220 LONG PRAIRIE	Flower Mound	5,998	2010	\$ 1,306,176	\$ 1,299,294	\$ 2,605,470	\$ 217
Retail	CHEDDARS	Restaurant	3240 N I35 TX	Denton	8,040	2018	\$ 1,692,306	\$ 1,747,500	\$ 3,439,806	\$ 217
Retail	QuikTrip	Gas Station	302 SWISHER RD	Lake Dallas	4,940	2010	\$ 1,617,383	\$ 1,093,617	\$ 2,711,000	\$ 221
Retail	The Highlands of Flowermound - Smashburger &	Retail	3651 JUSTIN RD	Flower Mound	11,387	2013	\$ 1,299,830	\$ 3,186,522	\$ 4,486,352	\$ 280

APPENDIX B - TAX COMPARABLES

Property Type	Notes	Address	City	Building Size	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/SF
Industrial	Flex Building	845 N MILL ST TX	Lewisville	23,838	1998	\$ 275,824	\$ 1,207,329	\$ 1,483,153	\$ 51
Industrial	Warehouse with Office	1408 N Corinth St	Corinth	9,624	2008	\$ 291,199	\$ 538,297	\$ 829,496	\$ 56
Industrial	Light Industrial Building	875 N Mill St	Lewisville	13,189	2002	\$ 169,892	\$ 930,108	\$ 1,100,000	\$ 71
Industrial	Argyle Auto Care	125 W FRENCHTOWN RD	Argyle	4,800	2012	\$ 220,588	\$ 377,612	\$ 598,200	\$ 79
Industrial	Warehouse with Office	620 HENRIETTA CREEK RD	Roanoke	9,176	2006	\$ 179,200	\$ 1,111,800	\$ 1,291,000	\$ 121

Property Type	Name	Address	City	Number of Units	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/Unit
Senior Housing	Autumn Oaks of Corinth	3440 Corinth Pkwy	Corinth	128	2003	\$ 1,259,778	\$ 8,537,435	\$ 9,797,213	\$ 66,699
Senior Housing	Willow Bend Assisted Living	2125 Brinker Rd	Denton	86	2010	\$ 1,855,743	\$ 5,812,847	\$ 7,668,590	\$ 67,591
Senior Housing	The Village Assisted Living & Memory Care	1919 Brinker Road	Denton	114	2015	\$ 2,143,413	\$ 8,801,244	\$ 10,944,657	\$ 77,204
Senior Housing	Mayberry Gardens Assisted Living and Memory Care Homes	3636 Teasley Ln	Denton	75	2014	\$ 1,217,938	\$ 5,867,578	\$ 7,085,516	\$ 78,234

Property Type	Name	Address	City	Number of Rooms	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/Room
Hotel	Courtyard by Marriott	2800 Colorado Blvd	Denton	92	2007	\$ 1,071,324	\$ 5,611,914	\$ 6,683,238	\$ 60,999
Hotel	Best Western Premier Crown Chase Inn &	2450 Brinker Road	Denton	74	2008	\$ 1,334,496	\$ 4,771,779	\$ 6,106,275	\$ 64,484
Hotel	Residence Inn by	3761 S, I-35E	Denton	94	2014	\$ 625,696	\$ 6,440,481	\$ 7,066,177	\$ 68,516
Hotel	Embassy Suites by Hilton Denton	3100 Town Center Trail	Denton	318	2016	\$ 6,247,027	\$ 23,752,973	\$ 30,000,000	\$ 74,695
Hotel	Homewood Suites by	2907 Shoreline Dr	Denton	107	2008	\$ 1,018,520	\$ 8,098,187	\$ 9,116,707	\$ 75,684
Hotel	Hilton Garden Inn	3110 Colorado Blvd	Denton	101	2008	\$ 1,303,315	\$ 8,397,896	\$ 9,701,211	\$ 83,147

APPENDIX B - TAX COMPARABLES

Property Type	Name	Address	City	Building Size	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/SF
Office	Medical Office	3502 Corinth Parkway	Corinth	9,624	2014	\$ 257,048	\$ 1,119,184	\$ 1,376,232	\$ 116
Office	Office	3630 FM 2181	Hickory Creek	6,652	2007	\$ 234,876	\$ 800,495	\$ 1,035,371	\$ 120
Office	Gardenia Village Office Park	26919 E UNIVERSITY DR	Little Elm	22,836	2017	\$ 1,930,928	\$ 2,891,969	\$ 4,822,897	\$ 127
Office	Medical Office	3600 FM 2181	Hickory Creek	14,611	2006	\$ 817,338	\$ 1,952,443	\$ 2,769,781	\$ 134
Office	Medical Office	3901 FM 2181	Hickory Creek	3,286	1998	\$ 193,040	\$ 466,878	\$ 659,918	\$ 142
Office	The District of Highland Village	2570 FM 407	Highland Village	37,024	2009	\$ 842,015	\$ 5,683,685	\$ 6,525,700	\$ 154
Office	The MAC Building	2800 SHORELINE DR	Denton	45,042	2009	\$ 1,176,120	\$ 7,785,351	\$ 8,961,471	\$ 173
Office	River Walk Medical Park III	4370 MEDICAL ARTS DR	Flower Mound	85,917	2012	\$ 534,743	\$ 25,294,524	\$ 25,829,267	\$ 294
Office	Dental Offices	3003 FM 2181 TX	Corinth	6,952	2017	\$ 261,360	\$ 2,190,743	\$ 2,452,103	\$ 315
Office	DATCU	3005 FM 2181	Corinth	3,969	2016	\$ 256,133	\$ 1,590,984	\$ 1,847,117	\$ 401

Property Type	Name	Address	City	Number of Units	Year Built	Land Value	Improvement Value	Total Value	Improvement Value/Unit
Multifamily	Kensington Park	3150 Garrison Rd	Corinth	294	1999	\$ 4,872,534	\$ 22,304,252	\$ 27,176,786	\$ 75,865
Multifamily	Millennium Place	6651 I35E	Corinth	228	2018	\$ 2,138,273	\$ 24,443,224	\$ 26,581,497	\$ 107,207
Multifamily	Oxford At Lake View	3300 S Garrison Rd	Corinth	240	2017	\$ 3,844,606	\$ 28,361,394	\$ 32,206,000	\$ 118,172
Multifamily	Oxford at the Boulevard	2010 S Corinth St	Corinth	189	2011	\$ 3,937,650	\$ 23,562,350	\$ 27,500,000	\$ 124,669
Multifamily	Hickory Creek Ranch Apartments	2700 Cedar Creek Ln	Denton	212	2017	\$ 2,243,253	\$ 27,303,026	\$ 29,546,279	\$ 128,788

Project Areas	Estimated Project Cost if Available	\$	%
Street and Intersection Improvements		\$33,521,196	35.0%
Sanitary Sewer Facilities and Improvements		\$19,154,969	20.0%
Water Facilities and Improvements		\$9,577,485	10.0%
Storm Water Facilities and Improvements		\$9,577,485	10.0%
Transit / Parking Improvements		\$9,577,485	10.0%
<i>Parking structure - Proposed to be shared between hospital site, the college, multi-family units, commuters for the transit station</i>	\$4,000,000		
<i>Parking structure for mixed-use development on the southwest corner of Interstate Highway 35E and Corinth Parkway</i>	\$3,000,000		
Open Space, Park and Rec Facilities and Improvements Summary		\$7,183,113	7.5%
<i>Land acquisition for the amphitheater/pavilion area</i>	\$5,000,000		
<i>Construction costs for the amphitheater/pavilion structure/park trails</i>	\$3,000,000		
Economic Development Grants		\$4,788,742	5.0%
Administrative Costs		\$2,394,371	2.5%
PROJECT TOTAL		\$95,774,846	100%

Market Reports:

Mason Joseph Company Inc. - *Multifamily Finance: 3, 5, and 10 Mile Radius*

CBRE Marketview: *Dallas/Fort Worth Office, Q2 2019*

Village Square at Corinth - Market Analysis

3 Mile Radius from Subject
8/15/2019

PMA Characteristics				
	2018	2023	Annual % Change	
Population	56,787	64,340	2.53%	
Households	19,357	21,959	2.55%	
Median Household Income	\$ 87,626	\$ 96,891	2.03%	
Median Home Price	\$ 227,962	\$ 253,675	2.16%	
% Income Qualified (\$38,710 - \$200,000)	76%			
Rental Tendency	23%			

Demand Calculations			
	Population	Gross	Income Qualified
Annual Change		1,511	1,511
Persons/Household		2.9	2.9
% Rental Tendency		23%	23%
% Income Qualified		100%	76%
		122	92
	Household Growth	Gross	Income Qualified
Annual Change		520	520
% Rental Tendency		23%	23%
% Income Qualified		100%	76%
		122	92
	Employment	Gross	Income Qualified
Annual Change		525	525
Jobs/Household		0.75	0.75
% Rental Tendency		23%	23%
% Income Qualified		100%	76%
		164	124
Historic Absorption		Comparables	
Annual (1-YR Average)		187	

Employment	
City Population >25,000	No
Employment in PMA	14,581
Jobs per Resident	0.26
Jobs per Household	0.75
County Employment 5-YR Growth Rate	4.16%
MSA Employment 5-YR Growth Rate	3.05%
Average Growth Rate	3.60%
Projected Annual Job Growth	525

Demand Metric Weights	
Population	0%
Household Growth	40%
Employment	25%
Absorption	35%

Proposed Delivery Schedule for 3 Mile Radius

Project	Units	Status	(4 Months)				(8 Months)		City
			2019	2020	2021	2022	2023		
Millennium Place	228	Lease-Up	75	87					Corinth
Oxford at Lake View	240	Lease-Up	75	30					Corinth
SUBJECT	300	Planned				165	135		Corinth
New Supply at Stabilized 93% Occupancy			140	109	0	153	126		
Annual New Demand			48	143	143	143	96		
Cumulative Excess Demand / (Supply)			(92)	(57)	86	76	46		

Comparable Properties (City of Corinth Only)

Property Name	# Units	Avg Sqft	Built	Avg Rent	\$/Sqft	Occupancy
Kensington Park	294	943	2000	\$1,318	\$1.40	94%
Millennium Place	228	890	2018	\$1,224	\$1.37	29%
Oxford at Lake View	240	863	2018	\$1,223	\$1.42	56%
Oxford at the Boulevard	193	900	2011	\$1,377	\$1.53	93%
Totals and Averages	955	899		\$1,286	\$1.43	68%
<i>Stabilized Totals and Averages</i>	<i>487</i>	<i>922</i>		<i>\$1,348</i>	<i>\$1.47</i>	<i>94%</i>

ESRI Data year	2018	
Project Name	Village Square at Corinth	
Address		
State	Texas	TX
MSA	Dallas-Fort Worth-Arlington	
County	Denton County	
Radius from Subject	3 Mile	

Annual Demand Based Upon Population Growth

	3 Mile Radius
2018 Population	56,787
2023 Forecasted Population	64,340
Forecasted 5-year Population Growth	7,553
Average Household Size	2.9
Indicated Necessary Housing Units Annually	521
2018 Total Housing Units	19,669
2018 Renter Occupied Housing Units	4,616
% Renter-Occupied Housing Units	23.5%
Indicated Gross Annual Demand Based Upon Population Growth	122

Source: U.S. Census Bureau; Esri, Inc.

Annual Demand Based Upon Household Growth

	3 Mile Radius
2018 Households	19,357
2023 Forecasted Households	21,959
Forecasted 5-year Household Growth	2602
Indicated Annual Household Growth	520
% Renter-Occupied Housing Units	23.5%
Indicated Gross Annual Demand Based Upon Household Growth	122

Source: U.S. Census Bureau; Esri, Inc.

Jobs per Rental Unit

Area	# of Jobs	Households	Jobs per Household
3 Mile Radius from Subject	14,581	19,357	0.8

Source: ESRI

"City Name"

City Population > 25,000	No
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Dallas-Fort Worth-Arlington

Employment	Jobs	Growth	Growth %
2015	3,439,797	-	-
2016	3,560,010	120,213	3.49%
2017	3,669,701	109,691	3.08%
2018	3,763,972	94,271	2.57%
Average			3.05%

Source: Real Estate Center at Texas A&M

Annual Demand Based on Job Growth

	3 Mile Radius
2018 Jobs within 3 Miles	14,581
Average Growth Rate	3.60%
2018 Jobs (Based on Growth Rate)	15,106
Indicated Job Growth	525
/ Jobs per Household	0.8
% Renter-Occupied Housing Units	23%
Indicated Gross Annual Demand Based Upon Job Growth	164

Source: U.S. Census Bureau; Esri, Inc.

Denton County

Employment	Jobs	Growth	Growth %
2015	413,638	-	-
2016	436,692	23,054	5.57%
2017	455,924	19,232	4.40%
2018	467,289	11,365	2.49%
Average			4.16%

Source: Real Estate Center at Texas A&M

Minimum Project Rent	\$1,000
Minimum Annual Income to Qualify	\$38,710
Maximum Income Band	\$200,000

Min	Max	Label	2018 Total Households	%	2023 Total Households	%	2018 Income Qualified	%	Income Qualified	%
\$0	\$14,999	<= \$14,999	1,005	5%	948	4%	0	0%	0	0%
\$15,000	\$24,999	\$15,000 - \$24,999	598	3%	548	2%	0	0%	0	0%
\$25,000	\$34,999	\$25,000 - \$34,999	1,131	6%	1,063	5%	0	0%	0	0%
\$35,000	\$49,999	\$35,000 - \$49,999	1,788	9%	1,748	8%	1,346	7%	1,316	7%
\$50,000	\$74,999	\$50,000 - \$74,999	3,162	16%	3,275	15%	3,162	16%	3,275	17%
\$75,000	\$99,999	\$75,000 - \$99,999	3,417	18%	3,756	17%	3,417	18%	3,756	19%
\$100,000	\$149,999	\$100,000 - \$149,999	4,744	25%	5,939	27%	4,744	25%	5,939	31%
\$150,000	\$199,999	\$150,000 - \$199,999	1,961	10%	2,678	12%	1,961	10%	2,678	14%
\$200,000	\$999,999	> \$200,000	1,550	8%	2,003	9%	0	0%	0	0%
Total			19,356	100%	21,958	100%	14,630	76%	16,964	88%

Income Qualified Demand is 76% of households.

Village Square at Corinth - Market Analysis

5 Mile Radius from Subject
8/15/2019

PMA Characteristics				
	2018	2023	Annual % Change	
Population	114,168	129,319	2.52%	
Households	40,130	45,348	2.47%	
Median Household Income	\$ 85,747	\$ 93,876	1.83%	
Median Home Price	\$ 227,962	\$ 253,675	2.16%	
% Income Qualified (\$38,710 - \$200,000)	70%	0%	-100.00%	
Rental Tendency	28%			

Demand Calculations			
	Population	Gross	Income Qualified
Annual Change		3,030	3,030
Persons/Household		2.83	2.83
% Rental Tendency		28%	28%
% Income Qualified		100%	70%
		304	214
	Household Growth	Gross	Income Qualified
Annual Change		1044	1044
% Rental Tendency		28%	28%
% Income Qualified		100%	70%
		297	208
	Employment	Gross	Income Qualified
Annual Change		-	-
Jobs/Household		0.89	0.89
% Rental Tendency		28%	28%
% Income Qualified		100%	70%
		0	0
	Historic Absorption		Comparables
Annual (1-YR Average)			329

Employment	
City Population >25,000	No
Employment in PMA	35,788
Jobs per Resident	0.31
Jobs per Households	0.89
County Employment 5-YR Growth Rate	4.16%
MSA Employment 5-YR Growth Rate	3.05%
Average Growth Rate	0.00%
Projected Annual Job Growth	-

Demand Metric Weights	
Population	20%
Household Growth	20%
Employment	35%
Absorption	25%

Proposed Delivery Schedule for 5 Mile Radius

Project	Units	Status	(4 Months)				(8 Months)		City
			2019	2020	2021	2022	2023		
Millennium Place	228	Lease-Up	75	39					Corinth
Oxford at Lake View	240	Lease-Up	60						Corinth
Majestic Parc	217	Construction/Lease-U	75	125					Denton
Enclave at Brinker (Workforce)	270	In Research		90	180				Denton
Tower Bay Lofts	308	Under Construction	30	180	98				Lewisville
SUBJECT	300	Planned				165	135		Corinth
New Supply at Stabilized 93% Occupancy			223	404	259	153	126	0	
Annual New Demand			62	185	185	185	123		
Cumulative Excess Demand / (Supply)			(162)	(381)	(454)	(423)	(425)		

Comparable Properties (Built from 2000-2019)

Property Name	# Units	Avg Sqft	Built	Avg Rent	\$/Sqft	Occupancy	City
Coventry	240	876	2002	\$1,036	\$1.18	90%	Denton
Epic	227	776	2017	\$1,170	\$1.51	96%	Denton
Hickory Creek Ranch	212	893	2018	\$1,329	\$1.49	98%	Denton
Kensington Park	294	943	2000	\$1,232	\$1.31	94%	Corinth
Lodge at Pecan Creek	192	953	2011	\$1,247	\$1.31	92%	Denton
Longhorn Cove	66	1340	2010	\$1,500	\$1.12	98%	Denton
Majestic Parc	217	770	2019	\$1,111	\$1.44	10%	Denton
Mansions at Hickory Creek	190	1117	2013	\$1,515	\$1.36	99%	Hickory Creek
Millennium Place	228	890	2018	\$1,224	\$1.37	29%	Corinth
Oxford at Lake View	240	863	2018	\$1,223	\$1.42	56%	Corinth
Oxford at the Boulevard	193	900	2011	\$1,377	\$1.53	93%	Corinth
Preserve at Pecan Creek	192	929	2008	\$1,239	\$1.33	95%	Denton
Timberlinks	481	851	2004 (remodeled 2015)	\$1,320	\$1.55	95%	Denton
Urban Square at Unicorn Lake	205	982	2014/2015	\$1,295	\$1.32	97%	Denton
Totals and Averages:	3177	912		\$1,288	\$1.42	72%	
<i>Stabalized Totals and Averages:</i>	<i>2492</i>	<i>960</i>		<i>\$1,296</i>	<i>\$1.36</i>	<i>95%</i>	

ESRI Data year	2018	
Project Name	Village Square at Corinth	
Address		
State	Texas	TX
MSA	Dallas-Fort Worth-Arlington	
County	Denton County	
Radius from Subject	5 Mile	

Annual Demand Based Upon Population Growth

	5 Mile Radius
2018 Population	114,168
2023 Forecasted Population	129,319
Forecasted 5-year Population Growth	15,151
Average Household Size	2.83
Indicated Necessary Housing Units Annually	1,071
2018 Total Housing Units	41,469
2018 Renter Occupied Housing Units	11,784
% Renter-Occupied Housing Units	28.4%
Indicated Gross Annual Demand Based Upon Population Growth	304

Source: U.S. Census Bureau; Esri, Inc.

Annual Demand Based Upon Household Growth

	5 Mile Radius
2018 Households	40,130
2023 Forecasted Households	45,348
Forecasted 5-year Household Growth	5,218
Indicated Annual Household Growth	1,044
% Renter-Occupied Housing Units	28.4%
Indicated Gross Annual Demand Based Upon Household Growth	297

Source: U.S. Census Bureau; Esri, Inc.

Jobs per Rental Unit

Area	# of Jobs	Households	Jobs per Household
5 Mile Radius from Subject	35,788	40,130	0.9

Source: ESRI

"City Name"

City Population > 25,000	No
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Dallas-Fort Worth-Arlington

Employment	Jobs	Growth	Growth %
2015	3,439,797	-	-
2016	3,560,010	120,213	3.49%
2017	3,669,701	109,691	3.08%
2018	3,763,972	94,271	2.57%
Average			3.05%

Source: Real Estate Center at Texas A&M

Annual Demand Based on Job Growth

	5 Mile Radius
2018 Jobs within 5 Miles	35,788
Average Growth Rate	0.00%
2018 Jobs (Based on Growth Rate)	35,788
Indicated Job Growth	0
/ Jobs per Household	0.9
% Renter-Occupied Housing Units	28%
Indicated Gross Annual Demand Based Upon Job Growth	0

Source: U.S. Census Bureau; Esri, Inc.

Denton County

Employment	Jobs	Growth	Growth %
2004	287,278	-	-
2005	299,695	12,417	4.32%
2006	313,184	13,489	4.50%
2007	324,605	11,421	3.65%
Average			4.16%

Source: Real Estate Center at Texas A&M

Minimum Project Rent	\$1,000
Minimum Annual Income to Qualify	\$38,710
Maximum Income Band	\$200,000

Min	Max	Label	2018 Total Households	%	2023 Total Households	%	2018 Income Qualified	%
\$0	\$14,999	<= \$14,999	2,290	6%	2,102	5%	0	0%
\$15,000	\$24,999	\$15,000 - \$24,999	1,694	4%	1,582	3%	0	0%
\$25,000	\$34,999	\$25,000 - \$34,999	2,560	6%	2,495	6%	0	0%
\$35,000	\$49,999	\$35,000 - \$49,999	4,181	10%	4,241	9%	3,147	8%
\$50,000	\$74,999	\$50,000 - \$74,999	6,143	15%	6,597	15%	6,143	15%
\$75,000	\$99,999	\$75,000 - \$99,999	6,331	16%	7,035	16%	6,331	16%
\$100,000	\$149,999	\$100,000 - \$149,999	8,699	22%	10,783	24%	8,699	22%
\$150,000	\$199,999	\$150,000 - \$199,999	3,847	10%	5,116	11%	3,847	10%
\$200,000	\$999,999	> \$200,000	4,386	11%	5,397	12%	0	0%
Total			40,131	100%	45,348	100%	28,167	70%

Income Qualified Demand is 70% of households.

Village Square at Corinth - Market Analysis

10 Mile Radius from Subject
8/15/2019

PMA Characteristics			
	2018	2023	Annual % Change
Population	474,861	544,477	2.77%
Households	164,854	188,674	2.74%
Median Household Income	\$ 84,026	\$ 93,328	2.12%
Median Home Price	\$ 227,962	\$ 253,675	2.16%
% Income Qualified (\$38,710 - \$200,000)	69%		
Rental Tendency	30%		

Demand Calculations		
	Gross	Income Qualified
Population		
Annual Change	13,923	13,923
Persons/Household	2.81	2.81
% Rental Tendency	30%	30%
% Income Qualified	100%	69%
	1481	1028
Household Growth		
Annual Change	4764	4764
% Rental Tendency	30%	30%
% Income Qualified	100%	69%
	1424	988
Employment		
Annual Change	4,838	4,838
Jobs/Household	0.81	0.81
% Rental Tendency	30%	30%
% Income Qualified	100%	69%
	1775	1232
Historic Absorption		Comparables
Annual (1-YR Average)		1183

Employment	
City Population >25,000	No
Employment in PMA	134,296
Jobs per Resident	0.28
Jobs per Household	0.81
County Employment 5-YR Growth Rate	4.16%
MSA Employment 5-YR Growth Rate	3.05%
Average Growth Rate	3.60%
Projected Annual Job Growth	4,838

Demand Metric Weights	
Population	20%
Household Growth	20%
Employment	35%
Absorption	25%

Proposed Delivery Schedule for 10 Mile Radius

Project	Units	Status	(4 Months)				(8 Months)		City
			2019	2020	2021	2022	2023		
Point	585	Planned			160	240	185	Flower Mound	
New Haven	48	In Research	24	24				Denton	
Discovery Park	283	Construction/Lease-Up	83	200				Denton	
Village at Rayzor Ranch	300	Construction/Lease-Up	60	240				Denton	
Woodlands Denton II	146	Planned		45	101			Denton	
800 South Welch	8	Construction/Lease-Up	8					Denton	
Millennium Place	228	Lease-Up	75	87				Corinth	
Oxford at Lake View	240	Lease-Up	75	30				Corinth	
Majestic Parc	217	Construction/Lease-Up	75	125				Denton	
Enclave at Brinker	270	In Research		90	180			Denton	
Tower Bay Lofts	308	Under Construction	30	180	98			Lewisville	
SUBJECT	300	Planned				165	135	Corinth	
New Supply at Stabilized 93% Occupancy			400	950	501	377	298		
Annual New Demand			470	1,411	1,411	1,411	941		
Cumulative Excess Demand / (Supply)			70	532	1,442	2,476	3,119		

Comparable Properties (Built from 2010-2019) Data taken from ALN

Property Name	# Units	Avg Sqft	Built	Avg Rent	\$/Sqft	Occupancy	City
800 South Welch	8	648	2019	\$1,285	\$1.98	0%	Denton
Bell Frisco at Main	360	883	2012	\$1,281	\$1.45	94%	Frisco
Bexley River Walk	358	865	2016	\$1,416	\$1.64	97%	Flower Mound
Century 380	416	1010	2016	\$1,307	\$1.29	89%	Aubrey
Cortland Phillips Creek Ranch	520	988	2017/2018	\$1,400	\$1.42	95%	Frisco
District of Highland Village	161	1113	2015/2016	\$1,533	\$1.38	N/A	Highland Village
East End Lofts at the Railyard	112	830	2016	\$1,138	\$1.37	N/A	Denton
Epic	227	776	2017	\$1,170	\$1.51	96%	Denton
Estates 3Eighty	420	880	2016	\$1,106	\$1.26	94%	Aubrey
Four Corners	390	1042	2016	\$1,276	\$1.22	33%	Frisco
Gardens of Denton	384	854	2012/2014	\$1,187	\$1.39	96%	Denton
Hickory Creek Ranch	212	893	2018	\$1,329	\$1.49	98%	Denton
Hillstone River Walk	225	967	2018	\$1,569	\$1.62	90%	Flower Mound
Locust 210	52	764	2013	\$1,117	\$1.46	99%	Denton
Lodge at Pecan Creek	192	953	2011	\$1,247	\$1.31	92%	Denton
Longhorn Cove	66	1340	2010	\$1,500	\$1.12	98%	Denton
Majestic Parc	217	770	2019	\$1,111	\$1.44	10%	Denton
Mansions 3Eighty	431	1041	2016	\$1,330	\$1.28	N/A	Aubrey
Mansions at Hickory Creek	190	1117	2013	\$1,515	\$1.36	99%	Hickory Creek
Millennium Place	228	890	2018	\$1,224	\$1.37	29%	Corinth
Orion McCord Park	416	1120	2012	\$1,491	\$1.33	94%	Little Elm
Overlook by the Park	384	959	2014	\$1,347	\$1.40	93%	Frisco
Oxford at Lake View	240	863	2018	\$1,223	\$1.42	56%	Corinth
Oxford at the Boulevard	193	900	2011	\$1,377	\$1.53	93%	Corinth
Park Central at Flower Mound	307	920	2012	\$1,487	\$1.62	92%	Flower Mound
Sorrel Phillips Creek Ranch	352	1023	2015	\$1,363	\$1.33	90%	Frisco
Urban Square at Unicorn Lake	205	982	2014/2015	\$1,295	\$1.32	97%	Denton
Victoria Station	80	778	2011	\$1,090	\$1.40	94%	Denton
Victoria Village	35	684	2011	\$1,013	\$1.48	99%	Denton
Village at Lakefront	242	706	2017	\$988	\$1.40	93%	Little Elm
Village at Rayzor Ranch	300	852	2019	\$1,473	\$1.73	8%	Denton
Woodlands Denton I	148	827	2015	\$1,134	\$1.37	99%	Denton
Totals and Averages:	8071	914		\$1,291	\$1.43	80%	
<i>Stabilized Totals and Averages:</i>	<i>7306</i>	<i>932</i>		<i>\$1,294</i>	<i>\$1.40</i>	<i>90%</i>	

ESRI Data year	2018	
Project Name	Village Square at Corinth	
Address		
State	Texas	TX
MSA	Dallas-Fort Worth-Arlington	
County	Denton County	
Radius from Subject	10 Mile	

Annual Demand Based Upon Population Growth

	10 Mile Radius
2018 Population	474,861
2023 Forecasted Population	544,477
Forecasted 5-year Population Growth	69,616
Average Household Size	2.81
Indicated Necessary Housing Units Annually	4,955
2018 Total Housing Units	170,655
2018 Renter Occupied Housing Units	51,018
% Renter-Occupied Housing Units	29.9%
Indicated Gross Annual Demand Based Upon Population Growth	1481

Source: U.S. Census Bureau; Esri, Inc.

Annual Demand Based Upon Household Growth

	10 Mile Radius
2018 Households	164,854
2023 Forecasted Households	188,674
Forecasted 5-year Household Growth	23820
Indicated Annual Household Growth	4,764
% Renter-Occupied Housing Units	29.9%
Indicated Gross Annual Demand Based Upon Household Growth	1424

Source: U.S. Census Bureau; Esri, Inc.

Jobs per Rental Unit

Area	# of Jobs	Households	Jobs per Household
10 Mile Radius from Subject	134,296	164,854	0.8

Source: ESRI

"City Name"

City Population > 25,000	No
--------------------------	----

Dallas-Fort Worth-Arlington

Employment	Jobs	Growth	Growth %
2015	3,439,797	-	-
2016	3,560,010	120,213	3.49%
2017	3,669,701	109,691	3.08%
2018	3,763,972	94,271	2.57%
Average			3.05%

Source: Real Estate Center at Texas A&M

Annual Demand Based on Job Growth

	10 Mile Radius
2018 Jobs within 10 Miles	134,296
Average Growth Rate	3.60%
2018 Jobs (Based on Growth Rate)	139,134
Indicated Job Growth	4,838
/ Jobs per Household	0.8
% Renter-Occupied Housing Units	30%
Indicated Gross Annual Demand Based Upon Job Growth	1,775

Source: U.S. Census Bureau; Esri, Inc.

Denton County

Employment	Jobs	Growth	Growth %
2015	413,638	-	-
2016	436,692	23,054	5.57%
2017	455,924	19,232	4.40%
2018	467,289	11,365	2.49%
Average			4.16%

Source: Real Estate Center at Texas A&M

Minimum Project Rent	\$1,000
Minimum Annual Income to Qualify	\$38,710
Maximum Income Band	\$200,000

Min	Max	Label	2018 Total Households	%	2023 Total Households	%	2018 Income Qualified	%	Income Qualified	%
\$0	\$14,999	<= \$14,999	10,780	7%	9,921	5%	0	0%	0	0%
\$15,000	\$24,999	\$15,000 - \$24,999	8,399	5%	7,986	4%	0	0%	0	0%
\$25,000	\$34,999	\$25,000 - \$34,999	10,086	6%	9,924	5%	0	0%	0	0%
\$35,000	\$49,999	\$35,000 - \$49,999	16,941	10%	17,404	9%	12,751	8%	13,099	8%
\$50,000	\$74,999	\$50,000 - \$74,999	25,820	16%	28,056	15%	25,820	16%	28,056	17%
\$75,000	\$99,999	\$75,000 - \$99,999	24,116	15%	26,859	14%	24,116	15%	26,859	16%
\$100,000	\$149,999	\$100,000 - \$149,999	34,103	21%	42,087	22%	34,103	21%	42,087	26%
\$150,000	\$199,999	\$150,000 - \$199,999	17,597	11%	24,282	13%	17,597	11%	24,282	15%
\$200,000	\$999,999	> \$200,000	17,011	10%	22,154	12%	0	0%	0	0%
Total			164,853	100%	188,673	100%	114,387	69%	134,383	82%

Income Qualified Demand is 69% of households.

Dallas/Fort Worth Office, Q2 2019

DFW absorption positive due to Class A demand

Vacancy Rate **20.6%**

Avg. Asking Rate **\$25.26 PSF (FSG)**

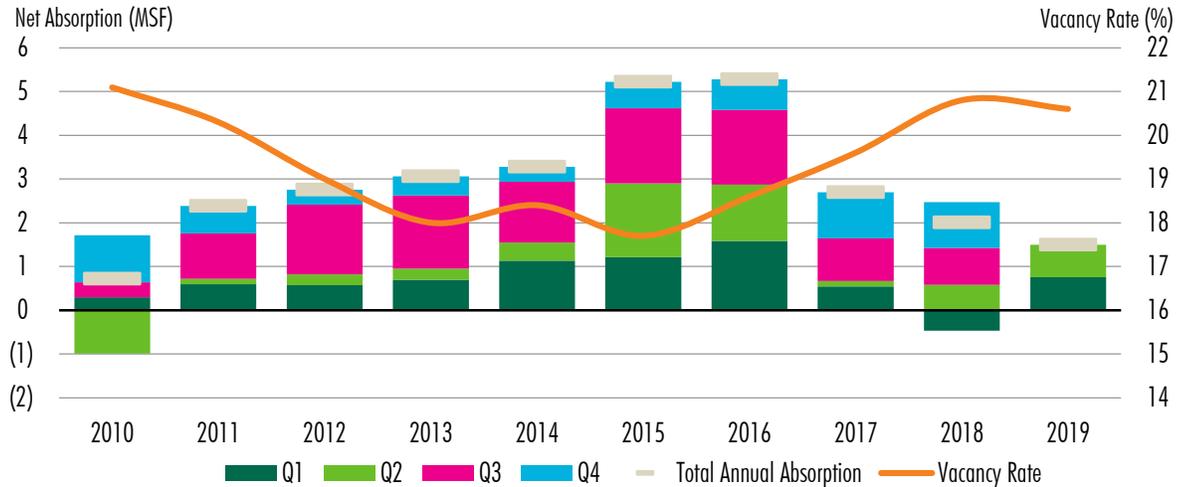
Net Absorption **744,109 SF**

Deliveries **711,220 SF**

Under Construction **4.3 MSF**

Figure 1: Historical Absorption and. Vacancy Rate

*Arrows indicate change from previous quarter.



Source: CBRE Research, Q2 2019.

DFW SEES RECORD-BREAKING SALE

Lincoln Property Company’s 1900 Pearl development sold in April to the State Teachers Retirement System of Ohio at a record-breaking \$700 per sq. ft., which is the highest price paid per square foot of any Dallas office property sale to date. The sale briefly held the top spot in the state of Texas before being overtaken by Austin’s Third + Shoal building, which sold earlier in June. The trend of high dollar building sales in Texas has been carrying over since last year, including DFW’s Infomart and One AT&T Plaza. In this quarter, Dallas-based TIER REIT merged with Cousins Properties resulting in a \$7.8 billion market capitalization for Cousins. DFW has continued to see investment interest from all areas of the country and its capital markets remain strong going into the next quarter.

CONSTRUCTION OUTLOOK FIRM

Construction in Q2 2019 saw a slight uptick from earlier in the year with a total of 20 buildings currently being built in DFW. Totaling 4,363,294 sq. ft. of new office space underway, this is the highest the pipeline has been since Q2 of 2018. Development activity is expected to remain stable in the short term due to proposed projects set to break ground later in the year, such as Kaizen Partner’s The Link in Uptown. This quarter also boasted three new deliveries, including The Epic, providing the first premier office product to the Deep Ellum area.

CLASS A CARRIES ABSORPTION

Positive absorption continued in Dallas/Fort Worth for the fifth consecutive quarter with 744,109 sq. ft. of newly occupied space in the second quarter of 2019. Absorption was reinforced entirely by Class A product, with Class B and C buildings having a significant negative showing in Q2 2019. Class A product has accounted for 1,495,682 sq. ft. of positive absorption halfway through 2019 in large part due to new deliveries and large leases signed to high quality buildings in the Metroplex. The most significant move of the quarter was Lockheed Martin taking occupancy in their new building at 5401 N Beach Street in Fort Worth.

LABOR MARKET REMAINS POSITIVE

According to the Bureau of Labor Statistics, 119,000 new nonfarm jobs have been added to the DFW market since April 2018 and outlines a 3.3% growth rate year over year. The unemployment rate in Dallas/Fort Worth is lower than the national average by which DFW sits at 2.8%. Office-using sectors, such as professional and business services, information, and financial activities, have continued expanding at a combined job growth rate percentage of 4.2% since last April.

Figure 2: Dallas/Fort Worth Office Market Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Rate FSG (\$/SF/YR)	Under Construction (SF)	Deliveries (SF)	Q2 2019 Net Absorption	2019 YTD Net Absorption
Central Expressway	10,623,543	13.8	21.5	30.78	-	-	59,814	132,774
Class A	7,103,533	13.9	20.5	32.97	-	-	50,431	73,878
Class B	3,520,010	13.6	23.7	28.18	-	-	9,383	58,896
Dallas CBD	27,192,649	26.2	30.7	26.81	60,230	-	(35,435)	7,496
Class A	22,021,095	26.6	31.3	29.57	60,230	-	33,656	25,989
Class B	4,958,197	25.7	29.1	21.15	-	-	(69,091)	(18,493)
East Dallas	2,502,557	20.2	25.7	18.03	-	294,820	76,082	75,991
Class A	404,820	63.1	55.8	49.80	-	294,820	45,991	45,991
Class B	1,745,732	13.3	21.0	16.97	-	-	20,097	20,006
Far North Dallas	44,739,182	21.5	26.8	27.05	1,080,966	-	6,514	481,797
Class A	29,068,684	21.6	27.1	32.86	1,080,966	-	290,160	756,920
Class B	15,568,402	21.5	26.5	21.87	-	-	(283,646)	(275,123)
Las Colinas	31,648,388	18.6	26.1	25.88	2,128,000	216,400	32,835	188,448
Class A	18,007,596	15.8	25.6	29.66	2,025,000	216,400	432,246	466,362
Class B	12,999,324	22.7	27.3	22.60	103,000	-	(364,704)	(246,914)
LBJ Freeway	19,368,099	25.2	27.8	20.95	-	-	(153,590)	(385,786)
Class A	10,463,813	23.0	25.6	25.31	-	-	72,358	(91,712)
Class B	8,734,724	28.0	30.6	18.89	-	-	(221,068)	(290,179)
Lewisville / Denton	3,502,149	8.7	14.5	22.91	40,000	-	(3,479)	23,372
Class A	189,124	0.0	14.5	21.75	-	-	40,624	40,624
Class B	3,247,273	9.4	14.8	22.51	40,000	-	(44,103)	(17,252)
Preston Center	4,125,597	11.5	15.8	39.08	118,000	-	(15,927)	(47,015)
Class A	3,332,751	11.2	16.1	43.03	118,000	-	(33,049)	(43,586)
Class B	725,168	13.0	14.7	33.84	-	-	17,122	4,935
Richardson / Plano	23,587,231	22.5	25.5	21.94	300,000	-	116,335	(106,714)
Class A	12,455,848	26.1	29.2	26.50	300,000	-	104,331	(30,225)
Class B	10,813,678	18.6	21.6	18.93	-	-	43,985	(46,805)
SW Dallas	1,521,211	8.2	9.0	20.77	315,000	-	(542)	51,363
Class A	280,592	8.3	10.1	20.50	-	-	0	19,482
Class B	1,054,965	7.8	9.4	16.59	315,000	-	6,386	38,809
Stemmons Freeway	9,082,026	27.1	30.0	16.47	-	-	41,902	103,300
Class A	4,230,561	19.2	23.4	19.38	-	-	20,241	(5,276)
Class B	4,407,786	35.4	36.5	15.42	-	-	22,867	111,084
Uptown/Turtle Creek	12,340,438	15.2	20.6	45.72	321,098	-	117,515	243,028
Class A	10,145,143	15.1	20.1	48.63	321,098	-	89,568	197,392
Class B	2,057,411	16.3	24.1	36.28	-	-	27,947	45,636

Figure 2: Dallas/Fort Worth Office Market Statistics (continued)

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Asking Rate FSG (\$/SF/YR)	Under Construction (SF)	Deliveries (SF)	Q2 2019 Net Absorption	2019 YTD Net Absorption
Fort Worth CBD	9,189,535	15.1	16.5	26.91	-	-	57,606	(11,550)
Class A	6,765,387	14.5	16.0	30.92	-	-	22,285	25,231
Class B	2,321,773	17.4	18.5	19.89	-	-	35,321	(36,691)
Mid Cities	13,146,293	21.1	26.3	19.14	-	-	(39,460)	95,349
Class A	4,704,429	29.7	33.9	23.69	-	-	24,733	125,234
Class B	7,702,598	16.7	23.0	17.67	-	-	(80,289)	(44,452)
North Fort Worth	1,639,338	26.8	28.4	21.28	-	200,000	(26,651)	(63,900)
Class A	1,245,246	32.7	31.2	20.13	-	200,000	(24,951)	(82,306)
Class B	344,068	8.8	19.2	21.55	-	-	(1,700)	17,809
NE Fort Worth	2,797,461	20.1	21.1	17.74	-	-	483,801	749,789
Class A	415,921	56.9	58.8	21.47	-	-	51,564	60,980
Class B	2,229,006	13.4	14.3	17.12	-	-	431,874	689,150
South Fort Worth	6,157,591	11.1	15.8	22.37	-	-	26,789	(42,060)
Class A	2,259,956	6.8	15.0	27.34	-	-	27,993	28,601
Class B	3,519,310	13.8	16.9	22.51	-	-	(9,898)	(53,720)
Dallas Total	190,233,070	21.0	26.0	26.08	4,363,294	511,220	242,024	768,054
Class A	117,703,560	20.9	26.3	32.04	3,905,294	511,220	1,146,557	1,455,839
Class B	69,832,670	21.6	20.0	21.24	458,000	-	(834,825)	(615,400)
Fort Worth Total	32,390,443	18.1	21.6	20.97	-	200,000	502,085	727,628
Class A	14,851,164	21.4	24.6	26.07	-	200,000	101,624	157,740
Class B	16,116,755	15.6	19.8	19.04	-	-	375,308	572,006
DFW Total	222,623,513	20.6	25.4	25.26	4,363,294	711,220	744,109	1,495,682
Class A	132,554,724	21.0	26.1	31.37	3,905,294	711,220	1,248,181	1,613,579
Class B	85,949,425	20.5	24.8	20.75	458,000	-	(459,517)	(43,394)

Source: CBRE Research, Q2 2019.

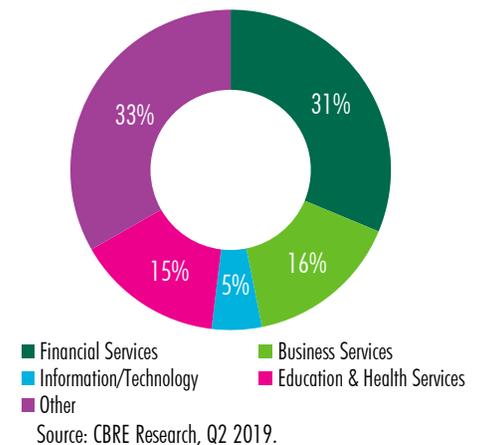
*Although Class C is not shown, totals are inclusive of all classes of data.

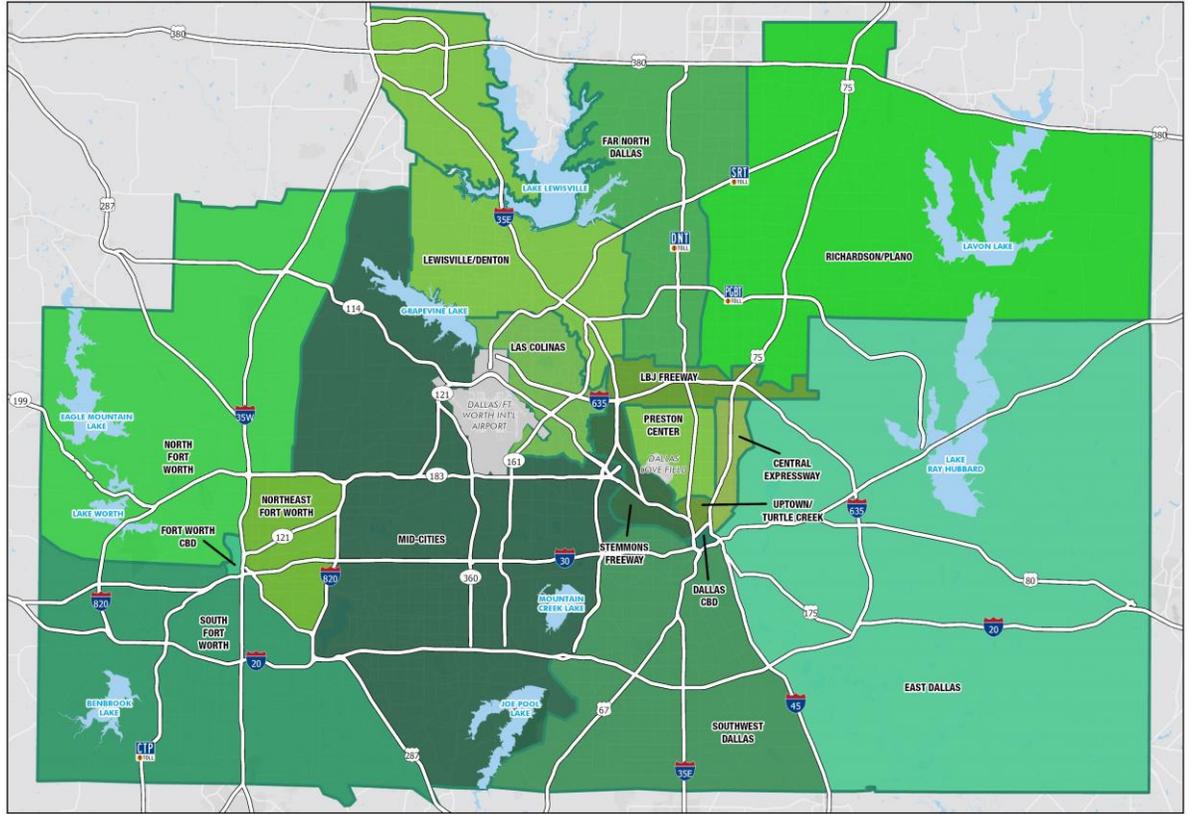
Figure 3: Significant Leases / Sales of the Quarter

Lease (Tenant)	Building Name	Address	Total SF
Lockheed Martin	5401 N Beach St	5401 N Beach St	431,579
Tenet Health Care	International Plaza - Building I	14201 Dallas Pkwy	376,558
Large Financial Institution	Pinnacle The Plaza at Solana - Building 1	1301 Solana Blvd	88,520
Sale (Buyer)	Building Name	Address	Total SF
Cousins Properties	Multi-Property Portfolio Sale	-	1,540,182*
State Teachers Retirement System of Ohio	1900 Pearl	1900 N Pearl St	261,400

Source: CBRE Research, Q2 2019. *DFW buildings only

Figure 4: 2019 Signed Leases by Industry





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DEFINITIONS

Average Asking Rate Direct Annual Lease Rates, NNN, Modified Gross and/or Full Service Gross, dependent upon Submarket. *Availability* All existing space being marketed for lease. *Total Vacancy Rate* Direct Vacancy + Sublease Vacancy. *CBD* Central Business District; consists of Dallas' Central Business District only.

SURVEY CRITERIA

CBRE's market report analyzes existing single- and multi-tenant office buildings that total 30,000+ sq. ft. in Dallas / Fort Worth, excluding owner-occupied buildings. CBRE assembles all information through telephone canvassing, third-party vendors, and listings received from owners, tenants and members of the commercial real estate brokerage community.

Disclaimer: Information contained herein, including projections, has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. This information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission of CBRE.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019

Title: Nomination to the DCAD Board of Directors

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Consider and act on a Resolution nominating candidate(s) to the Denton Central Appraisal District Board of Directors.

AGENDA ITEM SUMMARY/BACKGROUND

The governing body of each jurisdiction may nominate by written Resolution up to five candidates to the Denton Central Appraisal District Board of Directors. The number of votes that each jurisdiction has is not relevant in the initial nomination phase. A comprehensive list of the nominees will be compiled and sent to the taxing jurisdiction in form of a ballot prior to October 30th.

By December 15th the taxing jurisdiction will choose by written Resolution the candidate or candidates, of their choice. The jurisdiction will then submit the names of their candidates and votes they cast for each before the December 15th deadline. The five candidates that have received the most votes become the Board of Directors as of January 1, 2020.

The selection process is set forth in Section 6.03 of the Property Tax Code. This process is not an election governed by the Texas Election Code. It is an independent procedure unique to the property tax system.

An appraisal district must reside in the appraisal district for at least two years immediately preceding the date he or she takes office. Most residents are eligible to serve as a director. An individual that is serving on the governing body of a City, County, or School District is eligible to serve as an appraisal district's director.

An employee of a taxing unit served by the appraisal district is not eligible to serve as a director. However, if the employee is an elected official, he or she is eligible to serve.

A person may not serve as director if closely related to anyone in the appraisal district or if related to anyone who represents owner in the district, or if the person has an interest in a business that contracts with the district or taxing unit. Chief appraiser may not employ someone closely related to a member of the board of directors'.

Those elected to the Board of Directors will serve a two year term beginning January 1, 2020. The applicable statutes require the board of directors to meet not less often than once each calendar quarter.

Current board member David Terre has requested consideration for nomination to the board. Council may also wish to consider the nomination of former council member Don Glockel for the board.

RECOMMENDATION

Recommendation is at Council's discretion.

Resolution No. 19-09-05-18

A RESOLUTION NOMINATING MEMBERS TO THE DENTON CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CORINTH, TEXAS:

Section 1

The City of Corinth hereby nominate(s) _____ as a Candidate for appointment to the Denton Central Appraisal District Board of Directors..

Section 2

That this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 5th day of September, 2019.

Bill Heidemann, Mayor

ATTEST:

Kimberly Pence, City Secretary

BUSINESS ITEM 10.

City Council Regular and Workshop Session

Meeting Date: 09/05/2019

Title: Resolution appointing a member to the Denco Area 9-1-1 Board of Managers

Submitted For: Bob Hart, City Manager

Submitted By: Kim Pence, City Secretary

City Manager Review: Approval: Bob Hart, City Manager

Strategic Goals: Citizen Engagement & Proactive
Government
Regional Cooperation

AGENDA ITEM

Consider and act on a Resolution for the appointment of one member to the Board of Managers of the Denco Area 9-1-1 District.

AGENDA ITEM SUMMARY/BACKGROUND

Denco Area 9-1-1 District requests that each participating municipality vote for one of the nominees and advise the district of its selection by September 15, 2019. Three individuals have been nominated to be considered for the board: Sue Tejml, Bill Caslterman, and David Terre.

RECOMMENDATION

The motion for adoption of the resolution will need to include the name of the person for whom the council is voting.

Attachments

Resolution

Candidate Resumes'

Resolution No. 19-09-05-19

A RESOLUTION FOR THE APPOINTMENT OF ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CORINTH, TEXAS:

Section 1

The City of Corinth hereby votes for _____ as a member of the Board of Managers of the Denco Area 9-1-1 District.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the _____ day of _____, 2019.

Bill Heidemann, Mayor
City of Corinth, Texas

ATTEST:

Kimberly Pence, City Secretary

BOARD OF MANAGERS
FY 2019

Chairman

Jack Miller

Denton County Commissioners Court Appointee
Term Expires: 9/30/2020

Vice-Chairman

Sue Tejml
Town of Copper Canyon

Denton County Cities Appointee
Term Expires: 9/30/2019

Secretary

Chief Terry McGrath

Denton Fire Chief's Assoc. Appointee
Term Expires: 9/30/2019

Jim Carter
Halff and Associates

Denton County Cities Appointee
Term Expires: 9/30/2020

Rob McGee
Verizon

Largest Telephone Service Provider Rep.
Non-Voting Member

Bill Lawrence

Denton County Commissioners Court Appointee
Term Expires: 9/30/2019

Bill Castleman

851 Lonesome Dove Lane
Copper Canyon, Texas 75077

(Phone) 214-616-5812
Email: bill@castleman.net

Senior Management Profile

Successful leadership career, highly motivated senior management professional providing strategic, creative and tactical execution of corporate initiatives to enhance productivity, customer service, business development and bottom line financial revenue. Noted for leading and motivating cross-functional teams from conception to implementation. Demonstrated success with start-up and turnaround operations and project management. Excellent communication skills highlighted by presentations to all levels of media. Key skills include:

Strategic Planning	Marketing Communication	Sales Forecasting
New Business & Market Development	Budgeting & Cost Control	Relationship Management
Dual Branding & Market Segmentation	Financial Planning / Performance	Project Management

Professional Experience

Currently Semi-Retired:

- *Professional Photographer*
- *Tactical Handgun Instructor; NRA Certified Instructor; Texas LTC Certified Instructor*
- *Town Council Member-Town of Copper Canyon*

2009-present

CastleHill Communications LLC, Copper Canyon, Texas **President**

2002-2009

Communications marketing firm with a particular emphasis in presentation training, DvD and CD development, Graphics, audio/visual techniques and speech writing.

- Consulted with broadcast television stations & groups on performance initiatives, on-air design concepts, news formatting, reporting, & organization, promotion & advertising campaigns. Trained reporters & videographers in storytelling techniques and reporting procedures.
- Helped develop marketing campaigns for small businesses, specializing in video/audio DvDs, photography, and graphic design.

AlphaGraphics, Denton, Texas **Owner**

1998 - 2002

Owned and operated an AlphaGraphics Printing Company in Denton, Texas. AlphaGraphics is a commercial printer for some of the largest companies in North Texas. ISO 9002 certified, the company designed and printed everything from brochures to folders and presentations.

- Created a three year strategic plan that recognized the competitive environment, incorporated a market plan, included a detail performance and tracked the progress of the business.
- managed and trained employees with the goal to perform with excellence and at a high productive level all with a focus on a strong bottom line performance.

CMP Publishing, Manhasset, New York
Managing Director – Television

1996 - 1998

CMP Publishing was one of the largest private publishing companies in the US. Company published computer-related magazines. Based out of Long Island, New York, I helped the company formulate plans to enter commercial television arena. Plans were discontinued when company decided to go public.

Triad Communication, Dallas/ San Francisco
Partner – President

1990 - 1996

Triad Communication, a broadcast television and cable consulting firm, worked for financial institutions on poor performing television stations, broadcast groups, television networks, and cable companies. Worked with global communications companies such as SBC, establishing their cable franchise in Northern England. Assignments included travel domestically and internationally.

- Performed workouts for financial institutions on stations and groups. Advised as to findings and made specific recommendations, In some cases we went in and managed the facilities and either turned them around or prepared them for sale.
- Helped build and develop sales and operational plans for a major cable company in Northern England. Developed sales manual and trained sales managers and account executives. Built and engineered award-winning broadcast facility. Developed operating budget and promotion & marketing campaign.

Act III Broadcasting, Atlanta, Georgia
Executive Vice President/Chief Operating Officer

1988 - 1990

- Act III Broadcasting, based in Atlanta, Georgia, a television broadcast company founded by Norman Lear (of All in the Family fame). Instrumental in purchasing and developing 8 television stations in the Eastern part of the US. Responsibilities included re-formatting, hiring personnel, re-building all 8 stations and negotiating programming and equipment contracts. Developed marketing campaign, negotiated and purchased programming for the stations. Standardized stations in terms of quality on-air look and feel. Participated in raising \$150 million for purchase of stations. Negotiated network contract with major television network. **Results:** Funding was oversubscribed. Targeted station were purchased and turned-around.
- On-site management of Hong Kong Cable Company. Act III had a major programming consulting contract with Hong Kong Cable. I was assigned to oversee that contract and spent about a year in the region, building the cable company operations. Duties including budget planning and implementation; department head hiring; program purchasing & negotiation with major networks; building & studio design consultation.

Other Related Experience

KTXA-TV - Dallas, Texas, Vice President/General Manager
 KRLD-TV - Dallas, Texas, Program Director
 WKBD-TV, - Detroit, Michigan, Station Manager/Program Director
 WFLD-TV - Chicago, Illinois, Executive Producer/Production Manager
 Denniberg Advertising - Washington DC, General Manager

Career Highlights

- **Helped launch and manage design of a new \$14 million television facility in a major market. Developed a major newscast. Negotiated and purchased programming. Results: Newscast was recognized by professional organization as "The best newscast in Texas." Station opened on time and under budget.**
- **Directed turnaround of a major market television station in preparation of setting it up for sale. Stepped into a decaying employee morale situation. Set up activities that positively impacted employee morale. Renegotiated program contracts to improve cash flow. Negotiated salary increases for staff and bonuses for management team. Results: Improved bottom line about 25% each year. Revenues improved by 40% each year. Sale and change in management went through successfully, with a good profit for each seller.**
- **Designed and built British Cable Company. Established a major presence in Northern England of start-up cable operation. Negotiated favorable contracts with major cable networks. Designed major broadcast operations center making it operational in record time. Hired/trained new personnel.**
- **Award-winning producer/director with Emmy awards in television program specials and commercial production.**

David Terre
3941 Teal Cove
The Colony, Texas 75056
972 740-4526

EDUCATION

Moberly Community College (2 Years)

Drake University

Earned a BS Degree in Business Administration and a Minor in Economics

EMPLOYMENT HISTORY

Enjoyed a wonderful 46 year career working for Wilson Sporting Goods; rose through the ranks to become VP of Sales responsible for all domestic sales. Along the way, also managed European Sales Operations while living in Germany; worked in marketing, coordinating successful new product introductions; and, also managed West Coast Distribution Operations.

THE COLONY PLANNING and ZONING COMMISSION

- 2008 - 2011 served as a member and Vice Chair of the board.

THE COLONY CITY COUNCIL

- 2011 – Elected and received the honor of being elected Mayor Pro Tem during my first term.
- 2012 - Appointed to the Local Development Corporation Board of Directors to oversee Grandscape (Nebraska Furniture Mart) Development.
- 2014 – Re-elected to a second term on Council, receiving 71% of the total vote in a three candidate race.
- 2017 - Ran opposed and re-elected to a third term

DENTON COUNTY TAX APPRAISAL DISTRICT

- 2013 - Became the first City Council Member from The Colony to be elected to their Board of Directors.
- 2015 & 2017 – Re-elected to a second and third term on DCAD Board of Directors

HONORS RECEIVED

1982 - Drake University Basketball Hall of Fame

1994 - Moberly Community College Basketball Hall of Fame

1995-2003 - Three-time Senior Olympics Gold Medal Winner playing for the USA Basketball Team

1999 - Received Wilson Wall of Fame Honor

2007 - Selected as Moberly Community College Outstanding Alumni of The Year

2013 - Received Washington High School Hall of Honor Award

2018 - Inducted into the Roaring Lambs Hall of Fame joining the likes of Roger Staubach, Tom Landry, John Wooden and many other great ones.

Why I believe I am uniquely qualified and very much desire to serve on the Denco Area 9-1-1 Emergency Communication District Board of Managers:

- Throughout my life I have served in leadership positions, particularly during my Wilson career and my City Council work. My formula for success has always been to work hard, stay organized, use common sense and live by the Golden Rule. If reelected to this position, I will bring a wealth of experience, proven leadership skills, and a results driven record of accomplishments to the Board of Managers.
- Thank you for your consideration

Sue Rosson Tejml

March 2019

835 Orchid Hill Lane
Argyle-Copper Canyon, TX 76226-4526

Cell: 940-368-1085
stejml@aol.com

PERSONAL: Native Texan; raised in Corpus Christi (Copper Canyon resident 28 years)
Married to Emil Tejml 50 years plus (engineer & attorney)
(In case you wondered, his Czech name is pronounced **TAY** mull.)
Three adult children, seven grandchildren
With corporate moves, we have lived in 4 states, 6 Texas cities, worked abroad
Stay-at-home mother, until I became an attorney at age 40.

EDUCATION: University of Texas at Austin (B.A. History)
Texas A&M University at Kingsville (M.A. History)
Rice University (full scholarship for PhD History, lack dissertation for degree)
New York University Law School: 2 years, Top 10 American Law Schools)
University of Houston Law School (LL.B.)

MAYOR: Town of Copper Canyon for 14 years; re-elected unopposed 7th term 2017-2019

2004 Master Plan: Maintained Rural Feeling of Town north of FM 407 Town Center!
MINIMUM ONE ACRE home lots 15 years! 42% Town is Ag Exempt with fields, trees!

“What’s Happening in Copper Canyon” For 14 years I have personally written this
Monthly mayor’s column in the *Cross Timbers Gazette*, a local newspaper with 47,000
circulation. (Second in circulation in Denton County only to the *Dallas Morning News*.)
My attempt to keep residents informed of events in our Town and subjects of general interest
in our area – roads, water, gas well drilling, etc. **Transparency** is always my primary goal!

Argyle Volunteer Fire District Board (Served 14 years, 2005 to present)

Denton County Emergency Services District #1 Our small town’s dilemma was inability to
adequately fund emergency services. The Founding Committee’s task was to educate residents
on the benefits of an ESD. The ESD would collectively provide fire and emergency medical
services to the towns of Argyle, Bartonville, Copper Canyon, Corral City, Northlake, and
FWSD #6 and #7 in Lantana. But a specific property tax would be needed to fund it. ESD#1
was created in 2006 by a **62% positive vote in a district-wide election over 65 square miles.**

Neighborhood Watch and Crime Prevention

Copper Canyon does not have a police department. Resident Block Captains were recruited for
each street in town. Our Town Council contracted with Denton County Sheriff for Deputies
dedicated to Copper Canyon. Every shift the Deputies drive each street in Copper Canyon and
provide Rush Hour Traffic Patrol. **Result is virtually crime free community for past decade!**

Dallas Morning News: Copper Canyon one of 10 Best Communities in DFW Metroplex!
Spring 2016. Town rated #6 for safety – a prime concern for all individuals and families!

Maintained Same Low Tax Rate for Last 6 Years: .297505 includes road bond. Under spend budget each fiscal year. Roll surplus into Road Fund or Crime Prevention Fund.

2009 Road Taskforce: One person from almost every road in Town. **Town wide election** approves \$2.5 million bond to rebuild 90% of 25-35 year old asphalt interior residential roads. **Standard & Poors rating AA- (now AA+.) County funds \$14 million to rebuild perimeter commuter roads in concrete: Copper Canyon Rd, Orchid Hill Ln, Chinn Chapel Rd**

Drafting Committee: “Best Practices for Municipalities and Gas Pipelines” 2010
A collaborative effort of Mayors, Denton County Commissioners, and Texas Pipeline Association. Goal was to **expedite safe pipeline construction**, but with a **minimal impact** on landowners, local businesses, and future development plans of each city.

Initiated Annual Denton County Mayors Crime Luncheon: 7 years (2012-2019)
Goal was to coordinate information on area crime between the Mayors, their Police Chiefs, Denton County Sheriff’s Office, Commissioners Court, Legislative representatives, Congressman **Michael Burgess**. **CoServ** Co-Sponsors this annual event with food & financial funds!

DENCO 911: Vice Chair Board of Managers, 6 years (2013-2019.) Elected 3 terms by major majority of 32 Denton County city members. Personally update 8 city councils each year on 911. NENA - National Emergency Number Association: Attend 5 Texas & 5 National Conferences.

LEGAL: Solo Attorney 15 years: General Civil Practice - municipal, family law, oil & gas
Matagorda County Bar Association - President,
State Bar - CLE Committee, District 5 Admissions, Bar Foundation Life Member

FAMILY LAW: State Bar Board Certified in Family Law (10 years)
Texas Supreme Court: Committees on Child Support Guidelines and
on Child Visitation Guidelines

MUNICIPAL: Bay City, Texas: City Attorney (6 years) Population approx. 18- 20,000
Municipal Prosecutor & Legal Advisor to Police Department
Home Rule Charter: City wide elected Public Office, Co-Chairman

VOLUNTEER: CASA - Court Appointed Special Advocate for Abused Children
Denton County **Children’s Advocacy Center** - Gave \$10,000 for new Office

INTERESTS: Home Design: Designed 5 of our family homes, including in Copper Canyon
Misc.: Computer, cooking, dollhouse miniatures, hunting, organic gardening
Read: Biography, history, current global events, 1800’s British romance novels

Selected for Eisenhower “People to People Ambassador” – Texas Representative to China’s
Department of Justice one-month tour for 50 USA American women attorneys & judges.
Visited for a week to month each: Alaska, Australia, Bermuda, Beirut, Canada, China, Czech
Rep., England, France, Germany, Greece, Hawaii, Ireland, Italy, Japan, Mexico, Romania, Russia,
Saudi Arabia, Scotland, Singapore, South Korea, Switzerland, Tahiti, Turkey, Venezuela, Wales.