



# PLANNING COMMISSION

## CITY OF BAY CITY

Thursday, December 05, 2024 at 5:00 PM  
COUNCIL CHAMBERS | 1901 5th Street

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### Vision Statement

*We envision Bay City as a thriving, family-centered community where our citizens can live, work, worship, and play, while welcoming visitors to experience our beautiful environment and diverse culture.*

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## AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

APPROVAL OF MINUTES

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 1.** Discuss, consider, and review a proposed Creation Ordinance of the City Council of the City of Bay City, Texas, Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax Increment Financing Reinvestment Zone Number Five, City of Bay City, Texas.

ITEMS / COMMENTS FROM BOARD MEMBERS

PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

ADJOURNMENT

### CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Monday, December 2, 2024 before 5:00 p.m.** Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Bay City Planning Commission:

The Bay City Planning Commission serves as an advisory body to City Council and the Mayor. Therefore, although the Board does not fall under the purview of the Texas Open Meetings Act, its meetings shall be open to members of the public.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, [jthompson@cityofbaycity.org](mailto:jthompson@cityofbaycity.org) for further information.

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Jeanna Thompson

*City Secretary*

**An Ordinance of the City Council of the City of Bay City, Texas,  
Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax  
Increment Financing Reinvestment Zone Number Five, City of Bay  
City, Texas**



## **EXECUTIVE SUMMARY**

### **BACKGROUND:**

#### **Strategic Goal: Planning & Development- Develop TIRZ 5 to encourage development**

On November 15, 2022, the City Council approved a professional services agreement with David Pettit Development, LLC to create Tax Increment Reinvestment Zone Number Five (TIRZ #5). The proposed TIRZ is a non-contiguous zone focused on redevelopment.

On July 16, 2024, Jessica Russell, Bay City CDC Executive Director and Gabriel Lopez, City Engineer Tech reviewed the proposed boundaries. On November 12, 2024, the Council reviewed some modified boundaries to include some strategic areas that will support this redevelopment focused TIRZ.

The creation ordinance attached establishes the boundary, term, TIRZ board, City participation, and the preliminary project and financing plan.

**RECOMMENDATION:** Staff recommends approving the ordinance as presented

**ATTACHMENTS:** Ordinance creating TIRZ 5

## CITY OF BAY CITY, TEXAS

## ORDINANCE NO. [REDACTED]

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BAY CITY, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FIVE, CITY OF BAY CITY, TEXAS**

**WHEREAS**, the City of Bay City, 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 contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) 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 noncontiguous geographic area in the City and the City’s ETJ, which is more specifically described in *Exhibits "A" and "B"* 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 Five, City of Bay City*, 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 December 1, 2024, which date is before the seventh (7th) day before the public hearing held on December 10, 2024; and

**WHEREAS**, at the public hearing on December 10, 2024, 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 December 10, 2024, 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 December 10, 2024; 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 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 BAY CITY, 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 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 within the City limits of the City and the City's ETJ; and

2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone 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 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 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 reasonable 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 is Reinvestment Zone Number Five, City of Bay City, Texas (hereinafter referred to as the "Zone").

### **SECTION 4. BOARD OF DIRECTORS.**

That a board of directors for the Zone is hereby created. The board of directors ("Board") shall consist of nine (9) members. Of these nine (9) members, each taxing unit other than the City that levies taxes on real property in the Zone and contributes tax increment to the Zone may, but is not required to, appoint a member to the Board per the Act. Four of the directors shall be appointed for two-year terms, beginning on the effective date of this Ordinance, while five of the directors shall appointed to a one-year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. If a taxing unit receives two director's positions, the terms of the positions shall not expire in the same 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.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

**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, 2059 (with the final year’s tax increment to be collected by September 1, 2060); (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, 2024, which is the year in which the Zone was designated as a reinvestment zone.

The TIF Fund 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) a percentage of the City’s tax increment generated by the City’s tax rate, as described in the Project and Finance Plan approved by the City Council, and 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” 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 10. EFFECTIVE DATE.**

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

PASSED AND APPROVED ON this \_\_\_\_\_ day of December 2024.

**CITY OF BAY CITY**

\_\_\_\_\_  
Robert K. Nelson, Mayor

**ATTEST:**

\_\_\_\_\_  
Jeanna Thompson  
City Secretary

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Anne Marie Odefey  
City Attorney

\_\_\_\_\_  
Scotty Jones  
City Manager

**EXHIBIT A**  
**BOUNDARY DESCRIPTION**

Bay City TIRZ #5 consists of nine noncontiguous areas within the City limits and the City's extraterritorial jurisdiction.

**Area #1**

Beginning at the northwest corner of Property ID 10399, thence  
East across the northern boundary of Property ID 10399 to the point the northeast corner of Property ID 10399 meets the western right of way boundary of State Highway 60, thence  
East across State Highway 60 to the point the northwest corner of Property ID 10381 meets the eastern right of way boundary of State Highway 60, thence  
South along the eastern right of way boundary of State Highway 60 to the point it meets the southern point of Property ID 10381, thence  
North along the southern boundary of Property ID 10381 to the point it meets the northeast corner of Property ID 131904, thence  
South along the eastern boundary of Property ID 131904 to the point it meets the northern boundary of the easement directly north of Property ID 10393, thence  
South across the easement to the northern boundary of Property ID 10392, thence  
West along the southern boundary of the easement, continuing along the boundary of Property ID 10393 to the point the southwest corner of Property ID 10393 meets the eastern right of way boundary of State Highway 60, thence  
West across State Highway 60 to the point where the northeast corner of Property ID 128242 meets the southern boundary of the easement directly south of Property ID 10399, thence  
West along the southern boundary of the easement directly south of Property ID 10399 to the point it meets Property ID 10688, thence  
North to the southwest corner of Property ID 10399, thence  
North along the western boundary of Property ID 10399 to the northwest corner of Property ID 10399, which is the point of beginning.

**Area #2**

Consisting of Property ID 27207, legally described as BAY WAY ESTATE, RESERVE A, ACRES 1.67.

**Area #3**

Beginning at the point where the northeast corner of Property ID 10682 meets the northern right of way boundary of 12<sup>th</sup> Street, thence

East along the northern right of way boundary of 12<sup>th</sup> Street, continuing east along the northern right of way boundary of County Road 12 to the point it meets the southwest corner of Property ID 43390, thence

North along the western boundary of Property ID 43390, continuing north to the western boundary of Property ID 43392, thence

Continuing east along the northern boundary of Property ID 43392, continuing east along the northern boundary of Property ID 43390, thence

South along the eastern boundary of Property ID 43390, then south along the eastern boundary of Property ID 43472, then continuing south again along the eastern boundary of Property ID 43390 to the point it meets the northern right of way boundary of 12<sup>th</sup> Street, thence

East along the northern right of way boundary of 12<sup>th</sup> Street to the point it meets the eastern right of way Avenue K, thence

South along the eastern right of way Avenue K to the point it meets the southwest corner of Property ID 25612, thence

East along the southern boundary of Property ID 25612, continuing west crossing Avenue L, Avenue M, Cottonwood Avenue, Sycamore Street, Nichols Avenue, and Mary Avenue, to the southwest corner of Property ID 38296, thence

South to the northeast corner of Property ID 27604, thence

West along the northern boundary of Property ID 27604, continuing west crossing Mary Avenue, Nichols Avenue, Sycamore Street, Cottonwood Avenue, Avenue M, and Avenue L, to the point the western right of way boundary of Avenue K meets the northeast corner of Property ID 25571, thence

North along the western right of way boundary of Avenue K to the point it meets the southern right of way boundary of 12<sup>th</sup> Street, thence

West along the southern right of way boundary of County Road 12 to the point it meets the eastern right of way boundary of Avenue H, thence

South along the eastern right of way boundary of Avenue H to the point it meets the southern right of way boundary of 11<sup>th</sup> Street, thence

West across Avenue H to the western right of way boundary of Avenue H, thence

North along the western right of way boundary of Avenue H to the point it meets the southern right of way boundary of 12<sup>th</sup> Street, thence

West along the southern right of way boundary of 12<sup>th</sup> Street, continuing west along the southern right of way boundary of County Road 12 to the point it meets the northeast corner of Property ID 15120, thence

South along the eastern boundary of Property ID 15120 to the point it meets the northern right of way boundary of 9<sup>th</sup> Street, thence

East along the northern right of way boundary of 9<sup>th</sup> Street to the point it meets the western right of boundary Avenue E, thence

South to the southern right of way boundary of 9<sup>th</sup> Street, thence

West along the southern right of way boundary of 9<sup>th</sup> Street to the point it meets Property ID 118754, thence

North across the right of way of 9<sup>th</sup> Street to the southwest corner of Property ID 15100, thence

North along the western boundary of Property ID 15100 to the point it meets the southern right of way boundary of County Road 12, thence

West along the southern right of way boundary of County Road 12 to the point it meets the northwest boundary of Property ID 15132, thence

East along the northern boundary of Property ID 15132, continuing south along the boundary of Property ID 15132 to the point it meets Property ID 15103, thence

South along the eastern boundary of Property ID 15103 to the point it meets the northern right of way boundary of 7<sup>th</sup> Street, thence

South across 7<sup>th</sup> Street to the point the southern right of way boundary of 7<sup>th</sup> Street meets the northern boundary of Property ID 15110, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northeast corner of Property ID 15104, thence

South along the eastern boundary of Property ID 15104 to the point it meets Property ID 88601, thence

South along the eastern boundary of Property ID 88601 to the point it meets the northern right of way boundary of Dr. Martin Luther King Jr. Drive, thence

South across Dr. Martin Luther King Jr. Drive to the northeast corner of Property ID 12257, thence

South along the eastern boundary of Property ID 12257, continuing west and then north along the boundary of Property ID 12257 to the point the northwest corner of Property ID 12257 meets the southern right of way boundary of Martin Luther King Jr. Drive, thence

West along the southern right of way boundary of Martin Luther King Jr. Drive to the point it meets the eastern right of way boundary of Nile Valley Drive, thence

North along the eastern right of way boundary of Nile Valley Road to the point it meets the northwest corner of Property ID 115403, thence

East along the northern boundary of Property ID 115403 to the point it meets Property ID 15104, thence

East and then north along the boundary of Property ID 15104 to the point it meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northwest corner of Property ID 88576, thence

North across 7<sup>th</sup> Street to the southwest corner of Property ID 10684, thence

North along the western boundary of Property ID 10684 to the point it meets the western corner of Property ID 10683, thence

Continuing north to the western boundary of Property ID 10682, continuing north and then east along the boundary of Property ID 10682 to the northeast corner of Property ID 10682 where it meets the northern right of way boundary of County Road 12, which is the point of beginning.

**Area #4:**

Consisting of Property ID 12265, legally described as AB 0045, E HALL, ACRES 174.184, (NEW SURVEY) (DEED SAVES & EXCEPTS 1.1689 AC & 5.627 AC FOR ROW) (NILE VALLEY).

**Area #5:**

Beginning at the point where the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7<sup>th</sup> Street, thence

North along the western right of way boundary of Moore Avenue to the northeast corner of Property ID 43502, thence

East across Moore Avenue to the northwest corner of Property ID 24478, thence

East along the northern boundaries of Property IDs 24478 and 24479 to the point the northeast corner of Property ID 24479 meets the western right of way boundary of Avenue A, thence

East across Avenue A to the northwest corner of Property ID 24577, thence

East and then north along the northern boundary of Property ID 24577, continuing south to the point it meets the northern boundary of Property ID 24582, thence

East along the northern boundary of Property ID 24582 to the point it meets the western right of way boundary of Avenue B, thence

North along the western right of way boundary of Avenue B to the point it meets the northeast corner of Property ID 24581, thence

East across Avenue B to the northwest corner of Property ID 24739, thence

East across the northern boundaries of Property IDs 24739, 24740, 24741, and 24744, to the point the northeast corner of Property ID 24744 meets the western right of way boundary of Avenue C, thence

South along the western right of way boundary of Avenue C, thence

East across Avenue C to the point the southwest corner of Property ID 24855 meets the northern boundary of the easement separating Property ID 24855 and Property ID 24846, thence

East across the northern boundary of the easement, continuing east across Avenue D, to the point the easement meets the western right of way boundary of Avenue E, thence

South along the western right of way boundary of Avenue E to the point where the northeast corner of Property ID 24963 meets the southern boundary of the easement separating Property ID 24963 and Property ID 24964, thence

West along the southern boundary of the easement to the point it meets the eastern right of way boundary of Avenue C, thence

West across Avenue C to the southeast corner of Property ID 24736, thence

West along the southern boundaries of Property IDs 24736 and 24738, to the point where the southwest corner of Property ID 24738 meets the eastern right of way boundary of Avenue B, thence

West across Avenue B to the southeast corner of Property ID 24586, thence

West along the southern boundaries of Property IDs 24586, 24587, 24588, and 24589, to the point where the southwest corner of Property ID 24589 meets the eastern right of way boundary of Avenue A, thence

South along the eastern right of way boundary of Avenue A to the point it meets the southern right of way boundary of 6<sup>th</sup> Street, thence

West along the southern right of way boundary of 6<sup>th</sup> Street to the point it meets the western right of way Moore Avenue, thence

North along the western right of way Moore Avenue to the point the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7<sup>th</sup> Street, which is the point of beginning.

#### **Area #6**

Beginning at the point where the western right of way boundary of Live Oak Avenue meets the southern right of way boundary of 7<sup>th</sup> Street, thence

North along the western right of way boundary of Live Oak Avenue to the point it meets the northeast corner of Property ID 46901, thence

East across Live Oak Avenue to the northwest corner of Property ID 46908, thence

East across the northern boundaries of Property IDs 46908, 46909, and 46911 to the point the northeast corner of Property ID 46911 meets the western right of way boundary of Elm Avenue, thence

East across Elm Avenue to the northwest corner of Property ID 46916, thence

South along the eastern right of way boundary of Elm Avenue to the point it meets the northern right of way boundary of 7<sup>th</sup> Street, thence

East along the northern right of way boundary of 7<sup>th</sup> Street to the point it meets the western right of way boundary of Sycamore Street, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southwest corner of 46916, thence

East across Sycamore Street to the northwest corner of Property ID 37820, thence

East across the northern boundary of Property IDs 37820 and 37821 to the point the northeast corner of Property ID 37821 meets the western right of way boundary of Cypress Avenue, thence

East across Cypress Avenue to the northwest corner of Property ID 37822, thence

East across the northern boundary of Property ID 37822 to the northwest corner of Property ID 37823, thence

North to the southwest corner of Property ID 37837, thence

North along the western boundary of Property ID 37837 to the point it meets the southern right of way boundary of 8<sup>th</sup> Street, thence

East along the southern right of way boundary of 8<sup>th</sup> Street to the point it meets the eastern right of way boundary of Peach Avenue, thence

South along the eastern right of way boundary of Peach Avenue to the point it meets the northwest corner of Property ID 37826, thence

East along the northern boundaries of Property IDs 37826, 37828, and 37830, to the point the northeast corner of Property ID 37830 meets the western right of way boundary of Nichols Road, thence

South along the western right of way boundary of Nichols Road to the point it meets the northern right of way boundary of 7<sup>th</sup> Street, thence

East along the northern right of way boundary of 7<sup>th</sup> Street to the point it meets the southwest corner of Property ID 40030, thence

North and then east along the boundary of Property ID 40030 to the point it meets the northwest corner of Property ID 123268, thence

East then south along the boundary of Property ID 123268 to the point the southeast corner of Property ID 123268 meets the northern right of way boundary of 7<sup>th</sup> Street, thence

South across 7<sup>th</sup> street to the point the southern right of way boundary of 7<sup>th</sup> Street meets the western right of way boundary of Katy Avenue, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northeast corner of Property ID 40981, thence

South along the eastern right of way boundary of Property ID 40981, continuing west along the boundary to the point it meets the eastern right of way boundary of Mary Avenue, thence

West across Mary Avenue to the southeast corner of Property ID 40980, thence

South along the western right of way boundary of Mary Avenue to the point it meets the northern right of way boundary of 6<sup>th</sup> Street, thence

West along the northern right of way boundary of 6<sup>th</sup> Street to the point it meets the eastern right of way boundary of Nichols Road, thence

North along the eastern right of way boundary of Nichols Road to the point it meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northeast corner of Property ID 43690, thence

South along the eastern boundary of Property ID 43690, continuing west along the southern boundary to the point it meets the eastern right of way boundary of Peach Avenue, thence

West across Peach Avenue to the southeast corner of Property ID 43681, thence

West along the southern boundaries of Property IDs 43681, 118337, 118339, and 118335, to the point the southwest corner of Property ID 118335 meets the eastern right of way boundary of Cypress Avenue, thence

West across Cypress Avenue to the southeast corner of Property ID 43673, thence

West along the southern boundaries of Property IDs 43673, 43672, 43671, and 43670, to the point the southwest corner of Property ID 43670 meets the eastern right of way boundary of Sycamore Street, thence

West across Sycamore Street to the southeast corner of Property ID 40887, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the western right of way boundary of Live Oak Avenue, which is the point of beginning.

**Area #7**

Beginning at the northwest corner of Property ID 19984 where it meets the southern right of way boundary of Rose Street, thence

East along the southern right of way boundary of Rose Street to the point it meets the northeast corner of Property ID 46563, thence

South along the eastern boundary of Property ID 46563 to the point it meets the northwest corner of Property ID 19987, thence

East then south along the boundary of Property ID 19987 to the point it meets the northern right of way boundary of 7<sup>th</sup> Street, thence

East along the northern right of way boundary of 7<sup>th</sup> Street to the point it meets the southwest corner of Property ID 19989, thence



North along the western boundary of Property ID 19989 to the point it meets the western boundary of Property ID 19991, thence

Continuing north along the western boundary of Property ID 19991, continuing east then south along the boundary of Property ID 19991 to the point it meets the northern right of way boundary of 7<sup>th</sup> Street, thence

East along the northern right of way boundary of 7<sup>th</sup> Street to the point it meets the southwest corner of Property ID 20169, thence

North along the western boundary of Property ID 20169, continuing to follow the boundary of Property ID 20169 to the point the southeast corner of Property ID 20169 meets the northern right of way boundary of 7<sup>th</sup> Street, thence

East along the northern right of way boundary of 7<sup>th</sup> Street to the point it meets the southeast corner of Property ID 28419, thence

South across 7<sup>th</sup> Street to the point the southern right of way boundary of 7<sup>th</sup> Street meets the northeast corner of Property ID 20984, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northeast corner of Property ID 20982, thence

South along the eastern boundary of Property ID 20982 to the point it meets the northeast corner of Property ID 20981, thence

South along the eastern boundary of Property ID 20981, continuing to follow the boundary of Property ID 20981 to the point the western corner of Property ID 20981 meets the southern corner of Property ID 20982, thence

North along the western boundary of Property ID 20982 to the point the western corner of Property ID 20982 meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the eastern boundary of Property ID 20202, thence

South along the eastern boundary of Property ID 20202, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the northeast corner of Property ID 122096, thence

South along the eastern boundary of Property ID 122096, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7<sup>th</sup> Street, thence

West along the southern right of way boundary of 7<sup>th</sup> Street to the point it meets the western right of way boundary of FM 457, thence

South along the western right of way boundary of FM 457 to the point it meets the southern right of way boundary of Sargent Ct, thence

West along the southern right of way boundary of Sargent Ct to the point it meets the northeast corner of Property ID 20010, thence

South along the eastern boundary of Property ID 20010 to the point the southeast corner of Property ID 20010 meets the northern right of way boundary of the Union Pacific railroad, thence

West along the northern right of way boundary of the Union Pacific railroad to the point it meets the western right of way boundary of Norvell Avenue, thence

North along the western right of way boundary of Norvell Avenue to the point it meets the northeast corner of Property ID 41001, thence

West along the northern boundary of Property ID 41001, continuing west along the northern boundary of Property ID 41003 to the northwest corner of Property ID 41003, thence

Continuing south along the western boundary of Property ID 41003 to the point the eastern right of way boundary of Waldron Avenue meets the southern right of way boundary of 5<sup>th</sup> Street, thence

West along the southern right of way boundary of 5<sup>th</sup> Street to the point it meets the western right of way boundary of Clover Avenue, thence

North along the western right of way boundary of Clover Avenue to the point it meets the southeast corner of Property ID 41029, thence

West along the southern boundary of Property ID 41029 to the point it meets the southeast corner of Property ID 41028, thence

West along the southern boundary of Property ID 41028 to the point it meets the eastern right of way boundary of Helen Avenue, thence

North along the eastern right of way boundary of Helen Avenue to the point it meets the southern right of way boundary of 6<sup>th</sup> Street, thence

West along the southern right of way boundary of 6<sup>th</sup> Street to the point it meets the western right of way boundary of Gloria Avenue, thence

North along the western right of way boundary of Gloria Avenue to the point it meets the northeast corner of Property ID 40988, thence

North across 7<sup>th</sup> Street to the southern boundary of Property ID 19983, thence

East along the southern boundary of Property ID 19983 to the point it meets the southwest corner of Property ID 19984, thence

North along the western boundary of Property ID 19984 to the point the northwest corner of Property ID 19984 meets the southern right of way boundary of Rose Street, which is the point of beginning.

**Area #8**

Consisting of Property ID 131895, legally described as AB 0151, JOHN DUNCAN, ACRES 2.0, AB 151 & AB 150 (VAN VLECK ISD -AG SITE).

**Area #9**

Beginning at the point where the southern right of way boundary of Whitson Street meets the eastern right of way boundary of Roberts Road, thence

South along the eastern right of way boundary of Roberts Road to the point it meets the northwest corner of Property ID 48989, thence

East across the northern boundary of Property ID 48989, continuing east along the northern boundary of Property ID 48984, to the point it meets the western boundary of Property ID 48986, thence

East and then north along western boundary of Property ID 48986, to the point it meets the southern right of way boundary of Whitson Street, thence

North across Whitson Street to the southwestern corner of Property ID 48981, thence

East along the northern right of way boundary of Whitson Street to the point it meets the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the point it meets the southeast corner of Property ID 48977, thence

West along the southern boundary of Property ID 48977, continuing north along the western boundary to the point it meets the southern boundary of Property ID 48976, thence

West along the southern boundary of Property ID 48976, continuing north along the western boundary of Property ID 48976 to the point it meets the southern right of way boundary of Helen Street, thence

North across Helen Street to the southern boundary of Property ID 12344, thence

West along the southern boundary of Property ID 12344, continuing north along the western boundary to the point it meets the southwest corner of Property ID 12346, thence

North and then east along the boundary of Property ID 12346 to the point it meets the southwest corner of Property ID 43736, thence

North along the western boundaries of Property IDs 43736, 43735, and 12350 to the point the northwest corner of Property ID 12350 meets the southern right of way boundary of Austin Street, thence

North across Austin Street, continuing east along the northern right of way boundary of Austin Street to the point it meets the southwest corner of Property ID 40734, thence

North along the western boundaries of Property IDs 40734, 40731, and 126118 to the point the northwest corner of Property ID 126118 meets the southern right of way boundary of Matthews Street, thence

North across Matthews Street to the southwest corner of Property ID 40746, thence

North along the western boundaries of Property IDs 40746, 40745, 40744, and 40743 to the point the northwest corner of Property ID 40743 meets the southern right of way boundary of Rugeley Street, thence

North across Rugeley Street to the southwest corner of Property ID 25130, thence

North along the western boundaries of Property IDs 25130, 25129, and 25127 continuing east along the northern boundary of Property ID 25127 to the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the southeast corner of Property ID 25115, thence

West along the southern boundary of Property ID 25115, continuing north and then east along the boundary to the point it meets the southwest corner of Property ID 25122, thence

North along the western boundaries of Property IDs 25122, 25121, and 25120 to the point the northwest corner of Property ID 25120 meets the southern right of way boundary of 2<sup>nd</sup> Street, thence

East along the southern right of way boundary of 2<sup>nd</sup> Street to the point it meets the northeast corner of Property ID 25140, thence

South along the eastern boundary of Property ID 25140 to the point it meets the northern right of way boundary of the Union Pacific Railroad, thence

South across the Union Pacific Railroad to the northern boundary of Property ID 25135, thence

East along the northern boundary of Property ID 25135 to the northeast corner of Property ID 25135, thence

South along the eastern boundaries of Property IDs 25135, 25134, 25133, and 25131, to the point the southeast corner of Property ID 25131 meets the northern right of way boundary of Rugeley Street, thence

South across Rugeley Street to the northern boundary of Property ID 40717, thence

West along the southern right of way boundary of Rugeley Street to the northeast corner of Property ID 40718, thence

South along the eastern boundaries of Property IDs 40718, 40716, and 40715 to the point the southeast corner of Property ID 40715 meets the northern right of way boundary of Matthews Street, thence

South across Matthews Street to the northeast corner of Property ID 40729, thence

South along the eastern boundaries of Property IDs 40729, 40728, 40727, 40725, and 40723 to the point the southeast corner of Property ID 40723 meets the northern right of way boundary of Austin Street, thence

South across Austin Street to the northeast corner of Property ID 37451, thence

South along the eastern boundaries of Property IDs 37451, 37452, 37454, and 37455 to the point the southeast corner of Property ID 37455 meets the northern right of way boundary of Pearl Street, thence

South across Pearl Street to the northeast corner of Property ID 37459, thence

South along the eastern boundaries of Property IDs 37459, 37460, 37461, 37462, 12371, 12374, and 12375 to the point the southeast corner of Property ID 12375 meets the northern right of way boundary of Marguerite Street, thence

South across Marguerite Street to the northern boundary of Property ID 12391, thence

East along the southern right of way boundary of Marguerite Street to the northeast corner of Property ID 12391, thence

South along the eastern boundary of Property ID 12391, to the point it meets Property ID 12392, continuing south along the eastern boundary of Property IDs 12392, 12394, and 12393, to the point the southeast corner of Property ID 12393 meets the northern boundary of Property ID 12495, thence

East along the northern boundary of Property ID 12495, continuing south and then west along the boundary to the point it meets Property ID 12494, thence

South along the eastern boundary of Property ID 12494 to the point it meets the western right of way boundary of Nichols Road, thence

South along the western boundary of Nichols Road to the point it meets the southeast corner of Property ID 12510, thence

West along the southern right of way boundary of Property ID 12510 to the point it meets the northeast corner of Property ID 12517, thence

South along the eastern boundary of Property ID 12517 to the point it meets the northeast corner of Property ID 12526, thence

South along the eastern boundary of Property ID 12526, continuing west and then north along the boundary to the point the northwest corner of Property ID 12526 meets the southern boundary of Property ID 12517, thence

West along the southern boundary of Property ID 12517 to the point it meets the eastern right of way boundary of Mulberry Street, thence

North along the eastern right of way boundary of Mulberry Street to the point it meets the northwest corner of Property ID 12518, thence

East along the northern boundary of Property ID 12518 to the point it meets the western boundary of Property ID 12509, thence

South and then east along the boundary of Property ID 12509 to the point it meets the southwest corner of Property ID 12510, thence

North along the western boundary of Property ID 12510 to the point it meets the southern boundary of Property ID 12494, thence

West along the southern boundary of Property ID 12494 to the point it meets the southeast corner of Property ID 12496, thence

West along the southern boundary of Property ID 12496 to the point it meets the southeast corner of Property ID 27466, thence

North along the western boundary of Property ID 12496 to the point it meets the eastern right of way boundary of Kettering Drive, thence

North along the eastern right of way boundary of Kettering Drive to the point it meets the southern right of way boundary of Sandlewood Drive, thence

East along the southern right of way boundary of Sandlewood Drive, continuing along the right of way boundary of Sandlewood Drive to the southeast corner of Property ID 27329, thence

North along the eastern boundaries of Property IDs 27329, 27328, 27327, and 27326, to the point the northern corner of Property ID 27326 meets the eastern corner of the easement directly south of Property ID 12495, thence

West along the southern boundary of the easement directly south of Property ID 12495, to the point the northwest corner of Property ID 27313 meets the northeast corner of Property ID 12498, thence

South along the eastern boundaries of Property IDs 12498 and 12501, to the point the southeast corner of Property ID 12501 meets the northern right of way boundary of Baywood Drive, thence

West along the northern right of way boundary of Baywood Drive to the point it meets the eastern right of way boundary of Avenue F, thence

South across Baywood Drive to the northwest corner of Property ID 12502, thence

West across Avenue F to the northeast corner of Property ID 12274, thence

West along the southern right of way boundary of Baywood Drive to the point it meets the northeast corner of Property ID 87321, thence

South along the eastern boundary of Property ID 87321, continuing west and then north along the boundary to the point the northwest corner of Property ID 87321 meets the southern right of way boundary of Baywood Drive, thence

North across Baywood Drive to the southern boundary of Property ID 12275, thence

East along the northern right of way boundary of Baywood Drive to the point it meets the western right of way boundary of Avenue F, thence

North along the western right of boundary of Avenue F to the point it meets the southeast corner of Property ID 12336, thence

West along the southern boundary of Property ID 12336 to the point it meets the eastern right of way boundary of Roberts Road, thence

West across Roberts Road to the southeast corner of Property ID 49029, thence

West along the southern boundary of Property ID 49029, continuing to follow the boundary of Property ID 49029 to the point it meets the southwest corner of Property ID 49019, thence

North along the western boundary of Property ID 49019 to the point where the northwest corner of Property ID 49019 meets the southern right of way boundary of Whitson Street, thence

East along the southern right of way boundary of Whitson Street to the point it meets the eastern right of way boundary of Roberts Road, which is the point of beginning.





***EXHIBIT C***  
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

# Tax Increment Reinvestment Zone #5 Bay City, Texas

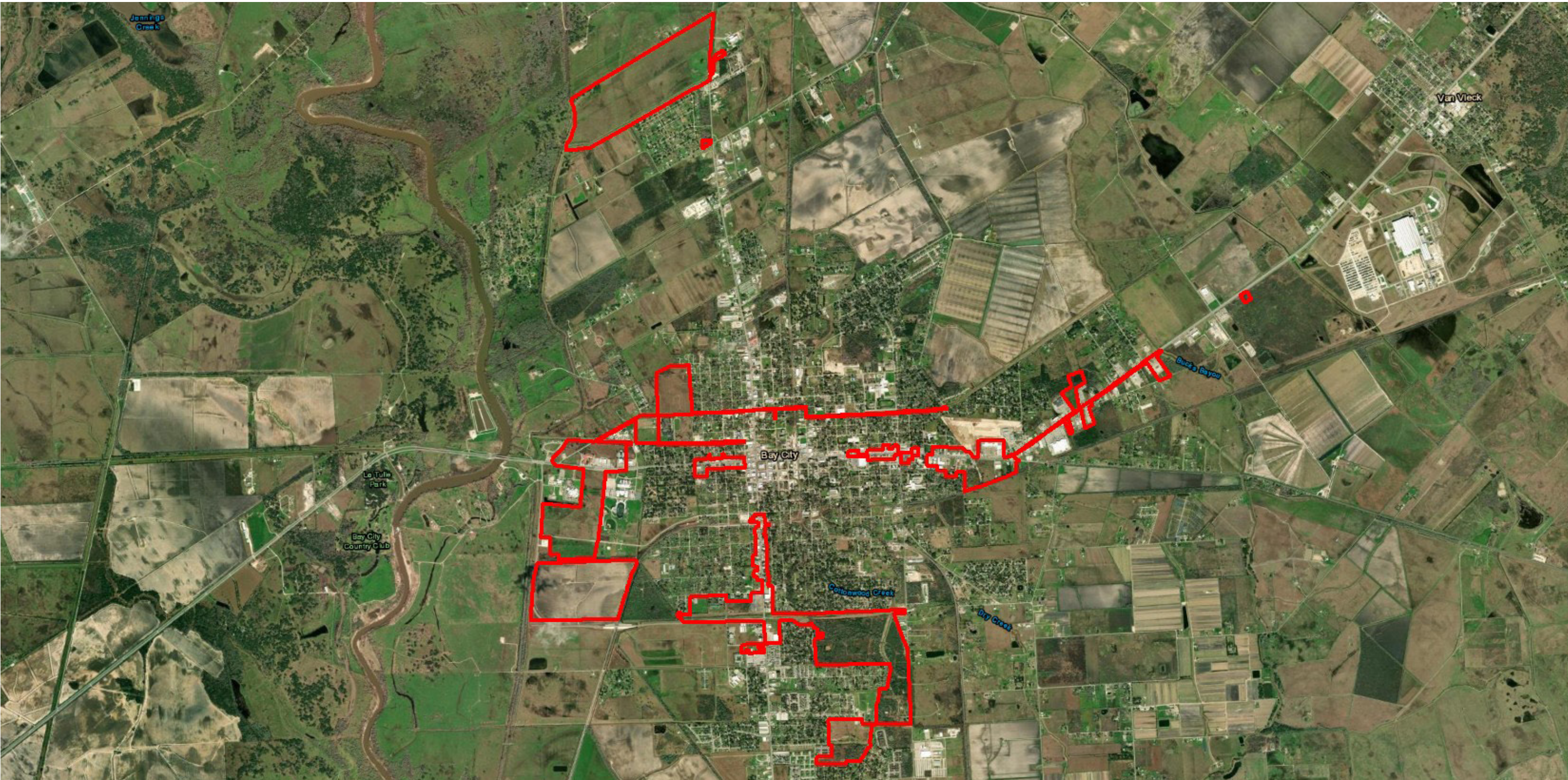
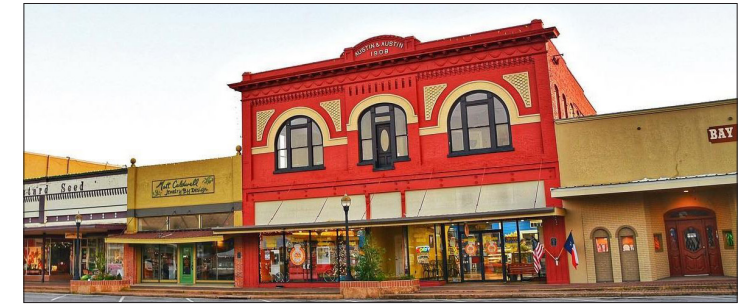


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Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.



The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.

**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.

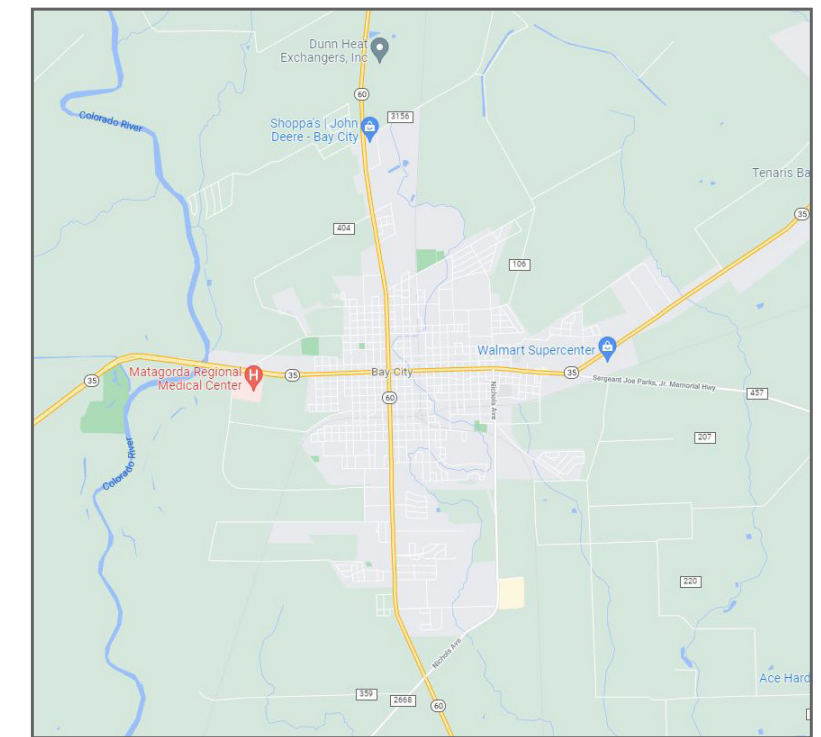
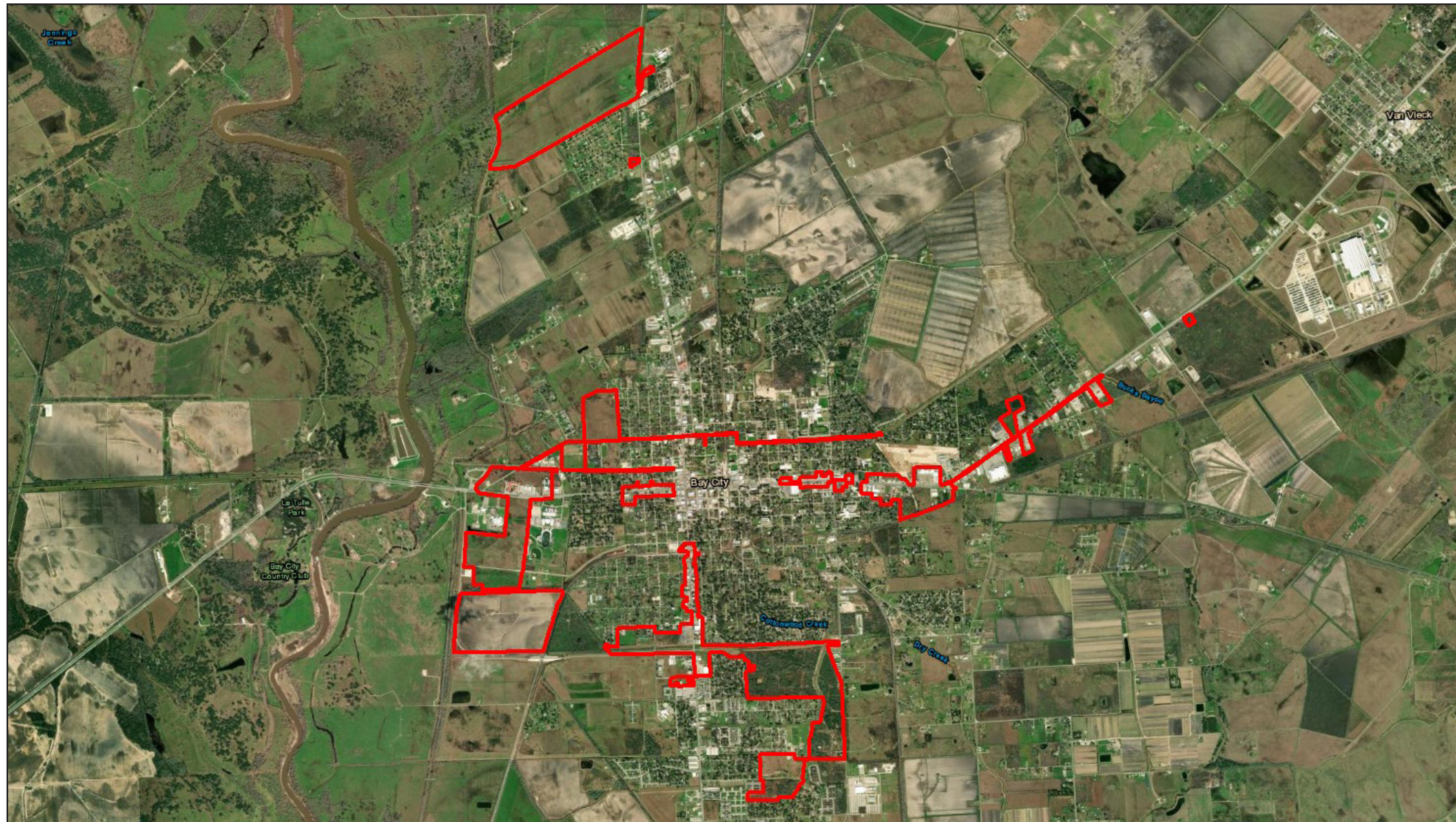
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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



**Tax Increment Reinvestment Zone #5, Bay City**

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ). On December 10, 2024 the City Council of the City of Bay City, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a noncontiguous geographic area within the City limits as Reinvestment Zone Number Five, City of Bay City, Texas. The goal of Tax Increment Reinvestment Zone #5 (TIRZ #5) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

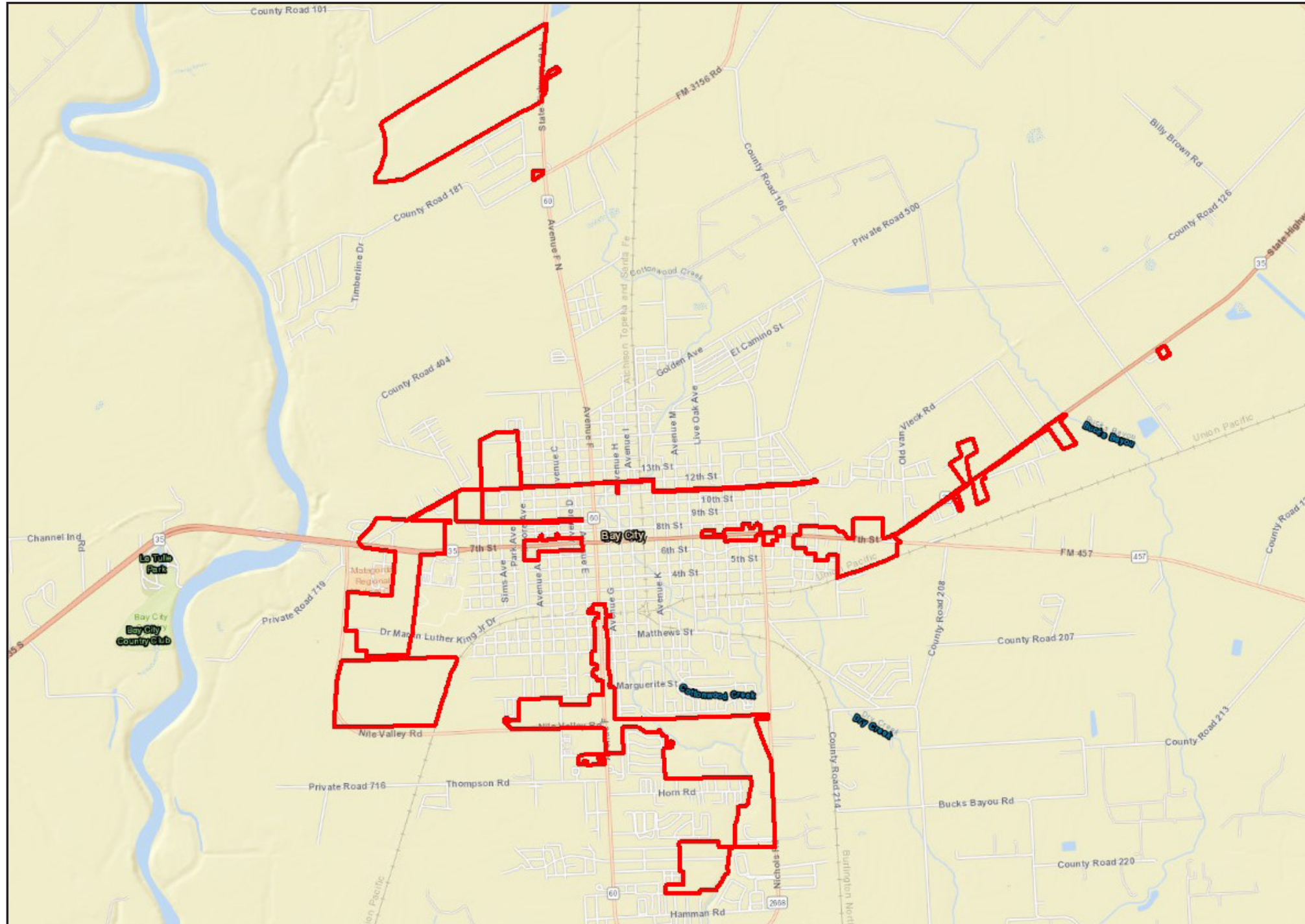
This preliminary project and financing plan outlines the funding of \$105,810,430 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Bay City. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ #5 Boundary

**Boundary Description**

Bay City TIRZ #5 consists of approximately 1,193 acres within nine noncontiguous areas within the City limits and the City's extraterritorial jurisdiction. Please see Appendix A for detailed legal descriptions of each area.



 - TIRZ #5 Boundary

**Land Use**

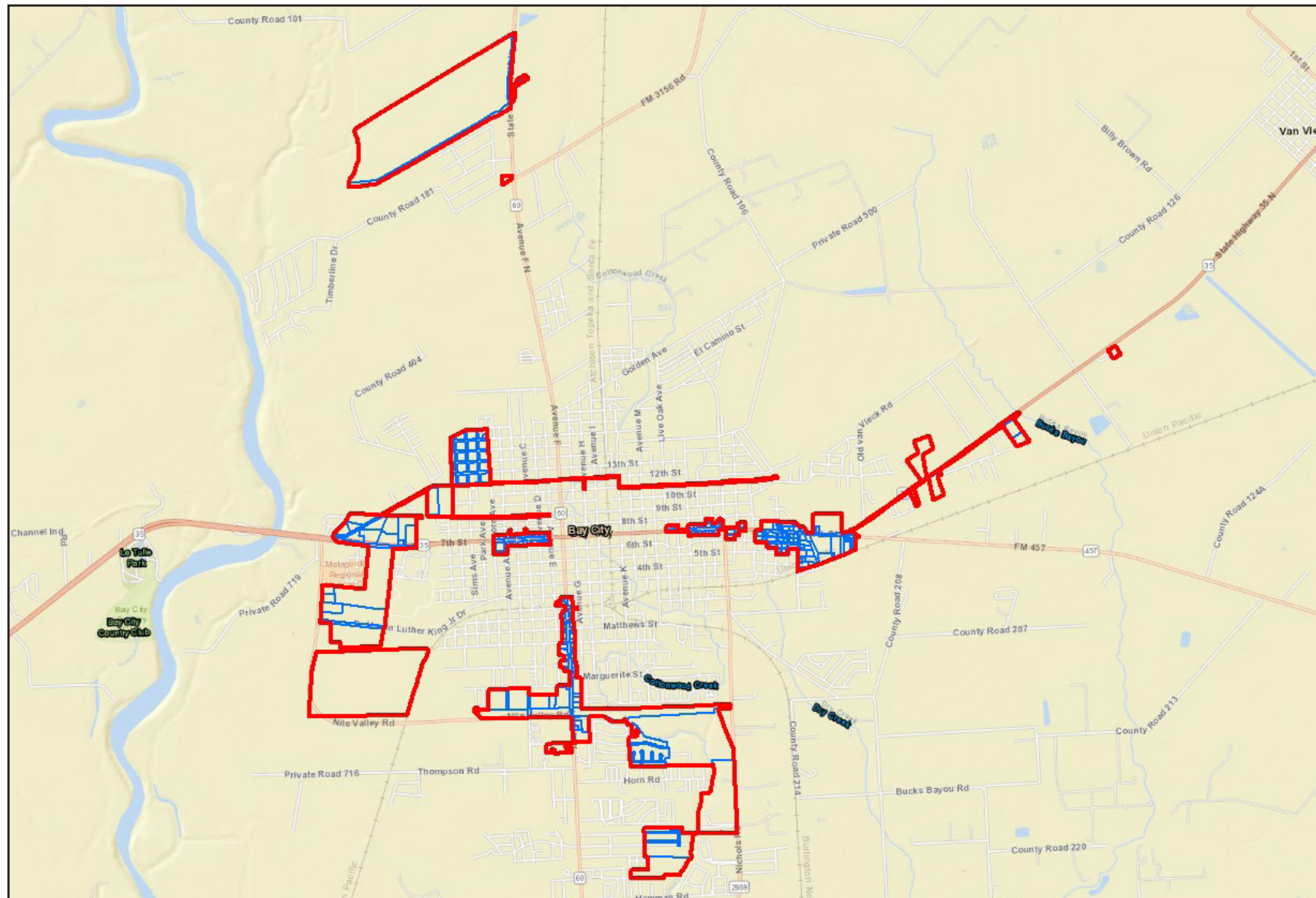
The land within the boundaries of the zone is developed primarily with commercial property well positioned for redevelopment, or vacant.

**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 the implementation of the TIRZ.

**Current Ownership Information**

There are currently 230 parcels within the TIRZ #5 boundaries, listed in Appendix B. The 2024 estimated base taxable value is estimated at \$55,498,540 and will need to be verified with the Matagorda County Appraisal District.



**Anticipated Development**

The land within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	SF/Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
<b>TIRZ #5</b>				
Multifamily	124	2026	\$125,000	\$15,500,000
Retail Redevelopment	127,916	2026	\$70	\$8,954,120
QSR	3,500	2026	\$200	\$700,000
QSR	3,500	2026	\$200	\$700,000
QSR	3,500	2026	\$200	\$700,000
Restaurant	5,000	2027	\$200	\$1,000,000
Retail	10,000	2027	\$200	\$2,000,000
Single Family	94	2027	\$250,000	\$23,500,000
QSR	3,500	2028	\$200	\$700,000
Single Family	97	2029	\$250,000	\$24,250,000
QSR	3,500	2029	\$200	\$700,000
QSR	3,500	2029	\$200	\$700,000
Hotel	80	2030	\$100,000	\$8,000,000
Townhomes for Rent	125	2030	\$125,000	\$15,625,000
Single Family	225	2032	\$250,000	\$56,250,000
<b>Total</b>				<b>\$159,279,120</b>

**Project Costs of the Zone**

There are a number of improvements within Tax Increment Reinvestment Zone #5 that will be financed in part by incremental real property tax generated within the TIRZ.

<b>Proposed Project Costs - TIRZ #5</b>		
Water Facilities and Improvements	\$ 15,871,564	15.0%
Sanitary Sewer Facilities and Improvements	\$ 15,871,564	15.0%
Storm Water Facilities and Improvements	\$ 21,162,086	20.0%
Street and Intersection Improvements	\$ 21,162,086	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 10,051,991	9.5%
Economic Development Grants	\$ 21,162,086	20.0%
Administrative Costs	\$ 529,052	0.5%
<b>Total</b>	<b>\$ 105,810,430</b>	<b>100.0%</b>

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The scope of the projects and costs are estimates and may be revised, and are not meant to limit future TIRZ projects. Savings from one line item may be applied to a cost increase in another line item. The \$105,810,430 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

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.



**Method of Financing**

To fund the public improvements outlined on the previous page, Bay City will contribute 75% of its real property increment within the zone generated within the TIRZ. Per separate yet to be negotiated interlocal agreements, Matagorda County, Matagorda County Hospital District, and the Port of Bay City may each contribute 75% of their real property increment within the zone generated within the TIRZ.

**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 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 and SF counts and the anticipated taxable values can be found on Page 4.

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, DPED has 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 - 2024 Rates		Participation	
Bay City	0.56916000	75%	0.4268700
Matagorda County	0.34033000	75%	0.2552475
Matagorda County Hospital District	0.23995000	75%	0.1799625
Port of Bay City	0.04743000	75%	0.0355725
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.8976525</b>

Personal Property Tax - 2024 Rates		Participation	
Bay City	0.56916000	0%	0.0000000
Matagorda County	0.34033000	0%	0.0000000
Matagorda County Hospital District	0.23995000	0%	0.0000000
Port of Bay City	0.04743000	0%	0.0000000
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.0000000</b>

Sales Tax		Participation	
City	0.0150000	0.00%	0.0000000
CDC	0.0050000	0.00%	0.0000000
	<b>0.0200000</b>		<b>0.0000000</b>

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
Bay City	0.56916000	75%	0.4268700
Matagorda County	0.34033000	75%	0.2552475
Matagorda County Hospital District	0.23995000	75%	0.1799625
Port of Bay City	0.04743000	75%	0.0355725
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.8976525</b>

PERSONAL PROPERTY TAX		PARTICIPATION	
Bay City	0.56916000	0%	0.0000000
Matagorda County	0.34033000	0%	0.0000000
Matagorda County Hospital District	0.23995000	0%	0.0000000
Port of Bay City	0.04743000	0%	0.0000000
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.0000000</b>

SALES TAX		PARTICIPATION	
City	0.01500000	0.00%	0.0000000
CDC	0.00500000	0.00%	0.0000000
	<b>0.02000000</b>		<b>0.00000000</b>

TIRZ #5	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Multifamily	2026	124	\$ 125,000.00	\$ 15,500,000	\$ -	\$ -	\$ -	\$ -
Retail Redevelopment	2026	127,916	\$ 70.00	\$ 8,954,120	\$ -	\$ -	\$ -	\$ -
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Restaurant	2027	5,900	\$ 200.00	\$ 1,000,000	\$ 50.00	\$ 250,000	\$ 500.00	\$ 2,500,000
Retail	2027	10,000	\$ 200.00	\$ 2,000,000	\$ 50.00	\$ 500,000	\$ 250.00	\$ 2,500,000
Single Family	2027	94	\$ 250,000.00	\$ 23,500,000	\$ -	\$ -	\$ -	\$ -
QSR	2028	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Single Family	2029	97	\$ 250,000.00	\$ 24,250,000	\$ -	\$ -	\$ -	\$ -
QSR	2029	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2029	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Hotel	2030	80	\$ 100,000.00	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -
Townhomes for Rent	2030	125	\$ 125,000.00	\$ 15,625,000	\$ -	\$ -	\$ -	\$ -
Single Family	2032	225	\$ 250,000.00	\$ 56,250,000	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>			<b>159,279,120</b>		<b>1,800,000</b>		<b>15,500,000</b>

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	29.4% \$ 72,063,047	= \$ 56,347,339	+ \$ 484,323	+ \$ 15,231,384
Matagorda County	13.8% \$ 33,982,570	= \$ 33,692,968	+ \$ 289,602	+ \$ -
Matagorda County Hospital District	9.8% \$ 23,959,444	= \$ 23,755,260	+ \$ 204,184	+ \$ -
Port of Bay City	1.9% \$ 4,735,972	= \$ 4,695,612	+ \$ 40,360	+ \$ -
Cons & Recl District	0.3% \$ 731,914	= \$ 725,676	+ \$ 6,237	+ \$ -
Coastal Plains GW District	0.1% \$ 308,542	= \$ 305,913	+ \$ 2,629	+ \$ -
Drainage District #1	1.4% \$ 3,441,892	= \$ 3,412,560	+ \$ 29,332	+ \$ -
Bay City ISD	41.2% \$ 101,187,838	= \$ 100,325,509	+ \$ 862,330	+ \$ -
CDC	2.1% \$ 5,077,128	= \$ -	+ \$ -	+ \$ 5,077,128
	<b>100.0% \$ 245,488,348</b>	<b>\$ 223,260,838</b>	<b>\$ 1,918,998</b>	<b>\$ 20,308,512</b>
	100.0%	90.9%	0.8%	8.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	47.6% \$ 42,260,504	= \$ 42,260,504	+ \$ -	+ \$ -
Matagorda County	28.4% \$ 25,269,726	= \$ 25,269,726	+ \$ -	+ \$ -
Matagorda County Hospital District	20.0% \$ 17,816,445	= \$ 17,816,445	+ \$ -	+ \$ -
Port of Bay City	4.0% \$ 3,521,709	= \$ 3,521,709	+ \$ -	+ \$ -
Cons & Recl District	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Coastal Plains GW District	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Drainage District #1	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Bay City ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
CDC	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	<b>100.0% \$ 88,868,385</b>	<b>\$ 88,868,385</b>	<b>\$ -</b>	<b>\$ -</b>
	100.0%	100.0%	0.0%	0.0%

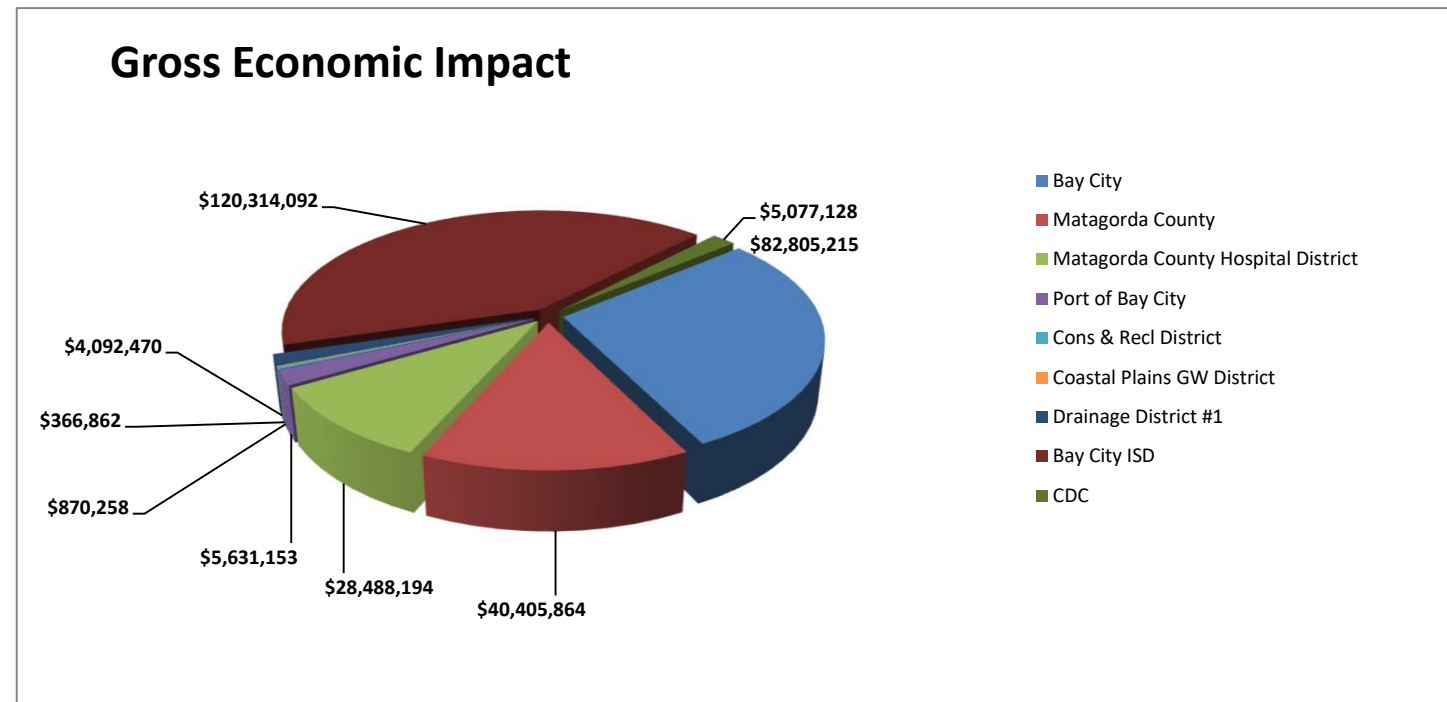
NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	19.0% \$ 29,802,542	= \$ 14,086,835	+ \$ 484,323	+ \$ 15,231,384
Matagorda County	5.6% \$ 8,712,844	= \$ 8,423,242	+ \$ 289,602	+ \$ -
Matagorda County Hospital District	3.9% \$ 6,142,999	= \$ 5,938,815	+ \$ 204,184	+ \$ -
Port of Bay City	0.8% \$ 1,214,263	= \$ 1,173,903	+ \$ 40,360	+ \$ -
Cons & Recl District	0.5% \$ 731,914	= \$ 725,676	+ \$ 6,237	+ \$ -
Coastal Plains GW District	0.2% \$ 308,542	= \$ 305,913	+ \$ 2,629	+ \$ -
Drainage District #1	2.2% \$ 3,441,892	= \$ 3,412,560	+ \$ 29,332	+ \$ -
Bay City ISD	64.6% \$ 101,187,838	= \$ 100,325,509	+ \$ 862,330	+ \$ -
CDC	3.2% \$ 5,077,128	= \$ -	+ \$ -	+ \$ 5,077,128
	<b>100.0% \$ 156,619,963</b>	<b>\$ 134,392,453</b>	<b>\$ 1,918,998</b>	<b>\$ 20,308,512</b>
	100.0%	85.8%	1.2%	13.0%

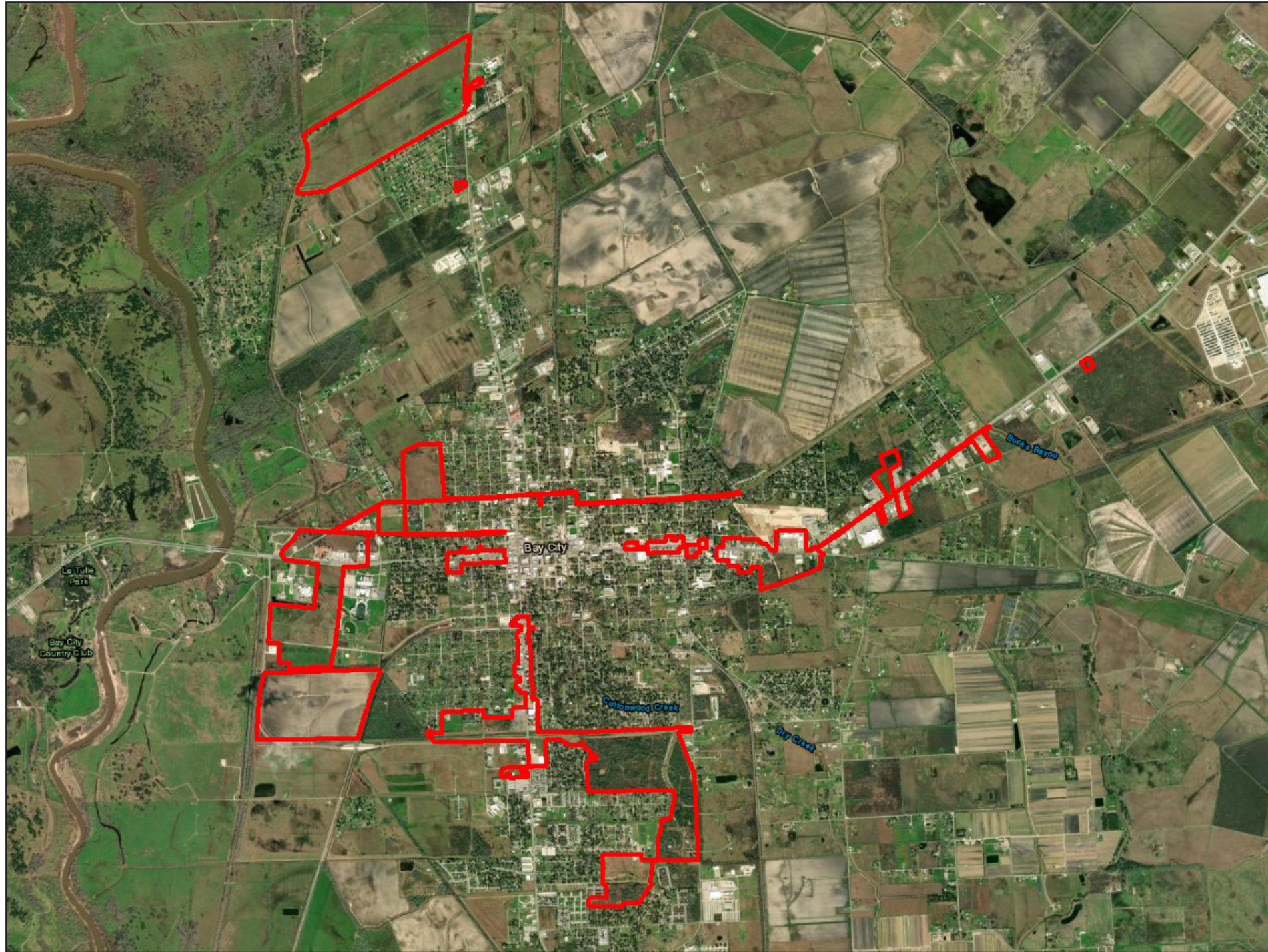






Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$82,805,215	\$50,317,131	\$32,488,084
Matagorda County	\$40,405,864	\$30,087,197	\$10,318,667
Matagorda County Hospital District	\$28,488,194	\$21,213,008	\$7,275,187
Port of Bay City	\$5,631,153	\$4,193,094	\$1,438,058
Cons & Recl District	\$870,258	\$0	\$870,258
Coastal Plains GW District	\$366,862	\$0	\$366,862
Drainage District #1	\$4,092,470	\$0	\$4,092,470
Bay City ISD	\$120,314,092	\$0	\$120,314,092
CDC	\$5,077,128	\$0	\$5,077,128
<b>Total</b>	<b>\$288,051,236</b>	<b>\$105,810,430</b>	<b>\$182,240,806</b>





**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates.

**Length of TIRZ #5 in Years:**

The TIRZ has a 35 year term and is scheduled to end on December 31, 2059 (with the final year's tax increment to be collected by September 1, 2060).

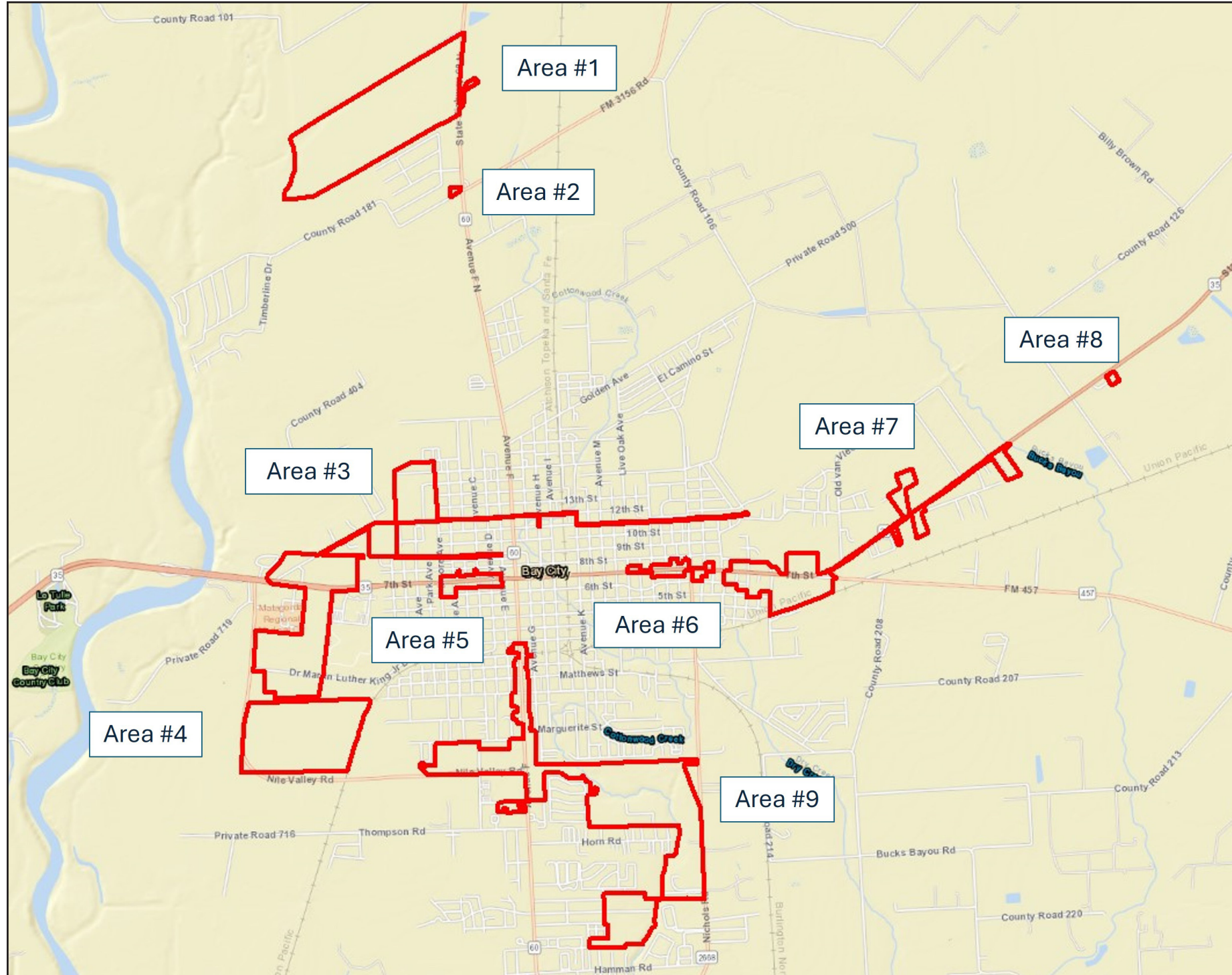
**Powers and Duties of Board of Directors:**

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.

**Legal Description**

Bay City TIRZ #5 consists of nine noncontiguous areas within the City limits and the City's extraterritorial jurisdiction. The following pages described each of the areas labeled below.



**Area #1**

Beginning at the northwest corner of Property ID 10399, thence East across the northern boundary of Property ID 10399 to the point the northeast corner of Property ID 10399 meets the western right of way boundary of State Highway 60, thence East across State Highway 60 to the point the northwest corner of Property ID 10381 meets the eastern right of way boundary of State Highway 60, thence South along the eastern right of way boundary of State Highway 60 to the point it meets the southern point of Property ID 10381, thence North along the southern boundary of Property ID 10381 to the point it meets the northeast corner of Property ID 131904, thence South along the eastern boundary of Property ID 131904 to the point it meets the northern boundary of the easement directly north of Property ID 10393, thence South across the easement to the northern boundary of Property ID 10392, thence West along the southern boundary of the easement, continuing along the boundary of Property ID 10393 to the point the southwest corner of Property ID 10393 meets the eastern right of way boundary of State Highway 60, thence West across State Highway 60 to the point where the northeast corner of Property ID 128242 meets the southern boundary of the easement directly south of Property ID 10399, thence West along the southern boundary of the easement directly south of Property ID 10399 to the point it meets Property ID 10688, thence North to the southwest corner of Property ID 10399, thence North along the western boundary of Property ID 10399 to the northwest corner of Property ID 10399, which is the point of beginning.

**Area #2**

Consisting of Property ID 27207, legally described as BAY WAY ESTATE, RESERVE A, ACRES 1.67.



**Area #3**

Beginning at the point where the northeast corner of Property ID 10682 meets the northern right of way boundary of 12th Street, thence

East along the northern right of way boundary of 12th Street, continuing east along the northern right of way boundary of County Road 12 to the point it meets the southwest corner of Property ID 43390, thence

North along the western boundary of Property ID 43390, continuing north to the western boundary of Property ID 43392, thence

Continuing east along the northern boundary of Property ID 43392, continuing east along the northern boundary of Property ID 43390, thence

South along the eastern boundary of Property ID 43390, then south along the eastern boundary of Property ID 43472, then continuing south again along the eastern boundary of Property ID 43390 to the point it meets the northern right of way boundary of 12th Street, thence

East along the northern right of way boundary of 12th Street to the point it meets the eastern right of way Avenue K, thence

South along the eastern right of way Avenue K to the point it meets the southwest corner of Property ID 25612, thence

East along the southern boundary of Property ID 25612, continuing west crossing Avenue L, Avenue M, Cottonwood Avenue, Sycamore Street, Nichols Avenue, and Mary Avenue, to the southwest corner of Property ID 38296, thence

South to the northeast corner of Property ID 27604, thence

West along the northern boundary of Property ID 27604, continuing west crossing Mary Avenue, Nichols Avenue, Sycamore Street, Cottonwood Avenue, Avenue M, and Avenue L, to the point the western right of way boundary of Avenue K meets the northeast corner of Property ID 25571, thence

North along the western right of way boundary of Avenue K to the point it meets the southern right of way boundary of 12th Street, thence

West along the southern right of way boundary of County Road 12 to the point it meets the eastern right of way boundary of Avenue H, thence

South along the eastern right of way boundary of Avenue H to the point it meets the southern right of way boundary of 11th Street, thence

West across Avenue H to the western right of way boundary of Avenue H, thence

North along the western right of way boundary of Avenue H to the point it meets the southern right of way boundary of 12th Street, thence

West along the southern right of way boundary of 12th Street, continuing west along the southern right of way boundary of County Road 12 to the point it meets the northeast corner of Property ID 15120, thence

South along the eastern boundary of Property ID 15120 to the point it meets the northern right of way boundary of 9th Street, thence

East along the northern right of way boundary of 9th Street to the point it meets the western right of way boundary Avenue E, thence

South to the southern right of way boundary of 9th Street, thence

West along the southern right of way boundary of 9th Street to the point it meets Property ID 118754, thence

North across the right of way of 9th Street to the southwest corner of Property ID 15100, thence

North along the western boundary of Property ID 15100 to the point it meets the southern right of way boundary of County Road 12, thence

West along the southern right of way boundary of County Road 12 to the point it meets the northwest boundary of Property ID 15132, thence

East along the northern boundary of Property ID 15132, continuing south along the boundary of Property ID 15132 to the point it meets Property ID 15103, thence

South along the eastern boundary of Property ID 15103 to the point it meets the northern right of way boundary of 7th Street, thence

South across 7th Street to the point the southern right of way boundary of 7th Street meets the northern boundary of Property ID 15110, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 15104, thence

South along the eastern boundary of Property ID 15104 to the point it meets Property ID 88601, thence

South along the eastern boundary of Property ID 88601 to the point it meets the northern right of way boundary of Dr. Martin Luther King Jr. Drive, thence

South across Dr. Martin Luther King Jr. Drive to the northeast corner of Property ID 12257, thence

South along the eastern boundary of Property ID 12257, continuing west and then north along the boundary of Property ID 12257 to the point the northwest corner of Property ID 12257 meets the southern right of way boundary of Martin Luther King Jr. Drive, thence

West along the southern right of way boundary of Martin Luther King Jr. Drive to the point it meets the eastern right of way boundary of Nile Valley Drive, thence

North along the eastern right of way boundary of Nile Valley Road to the point it meets the northwest corner of Property ID 115403, thence

East along the northern boundary of Property ID 115403 to the point it meets Property ID 15104, thence

East and then north along the boundary of Property ID 15104 to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northwest corner of Property ID 88576, thence

North across 7th Street to the southwest corner of Property ID 10684, thence

North along the western boundary of Property ID 10684 to the point it meets the western corner of Property ID 10683, thence

**Area #3 (Continued)**

Continuing north to the western boundary of Property ID 10682, continuing north and then east along the boundary of Property ID 10682 to the northeast corner of Property ID 10682 where it meets the northern right of way boundary of County Road 12, which is the point of beginning.

**Area #4:**

Consisting of Property ID 12265, legally described as AB 0045, E HALL, ACRES 174.184, (NEW SURVEY) (DEED SAVES & EXCEPTS 1.1689 AC & 5.627 AC FOR ROW) (NILE VALLEY).

**Area #5:**

Beginning at the point where the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7th Street, thence

North along the western right of way boundary of Moore Avenue to the northeast corner of Property ID 43502, thence

East across Moore Avenue to the northwest corner of Property ID 24478, thence

East along the northern boundaries of Property IDs 24478 and 24479 to the point the northeast corner of Property ID 24479 meets the western right of way boundary of Avenue A, thence

East across Avenue A to the northwest corner of Property ID 24577, thence

East and then north along the northern boundary of Property ID 24577, continuing south to the point it meets the northern boundary of Property ID 24582, thence

East along the northern boundary of Property ID 24582 to the point it meets the western right of way boundary of Avenue B, thence

North along the western right of way boundary of Avenue B to the point it meets the northeast corner of Property ID 24581, thence

East across Avenue B to the northwest corner of Property ID 24739, thence

East across the northern boundaries of Property IDs 24739, 24740, 24741, and 24744, to the point the northeast corner of Property ID 24744 meets the western right of way boundary of Avenue C, thence

South along the western right of way boundary of Avenue C, thence

East across Avenue C to the point the southwest corner of Property ID 24855 meets the northern boundary of the easement separating Property ID 24855 and Property ID 24846, thence

East across the northern boundary of the easement, continuing east across Avenue D, to the point the easement meets the western right of way boundary of Avenue E, thence

South along the western right of way boundary of Avenue E to the point where the northeast corner of Property ID 24963 meets the southern boundary of the easement separating Property ID 24963 and Property ID 24964, thence

West along the southern boundary of the easement to the point it meets the eastern right of way boundary of Avenue C, thence

West across Avenue C to the southeast corner of Property ID 24736, thence

West along the southern boundaries of Property IDs 24736 and 24738, to the point where the southwest corner of Property ID 24738 meets the eastern right of way boundary of Avenue B, thence

West across Avenue B to the southeast corner of Property ID 24586, thence

West along the southern boundaries of Property IDs 24586, 24587, 24588, and 24589, to the point where the southwest corner of Property ID 24589 meets the eastern right of way boundary of Avenue A, thence

South along the eastern right of way boundary of Avenue A to the point it meets the southern right of way boundary of 6th Street, thence

West along the southern right of way boundary of 6th Street to the point it meets the western right of way Moore Avenue, thence

North along the western right of way Moore Avenue to the point the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7th Street, which is the point of beginning.

**Area #6**

Beginning at the point where the western right of way boundary of Live Oak Avenue meets the southern right of way boundary of 7th Street, thence

North along the western right of way boundary of Live Oak Avenue to the point it meets the northeast corner of Property ID 46901, thence

East across Live Oak Avenue to the northwest corner of Property ID 46908, thence

East across the northern boundaries of Property IDs 46908, 46909, and 46911 to the point the northeast corner of Property ID 46911 meets the western right of way boundary of Elm Avenue, thence

East across Elm Avenue to the northwest corner of Property ID 46916, thence

South along the eastern right of way boundary of Elm Avenue to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the western right of way boundary of Sycamore Street, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southwest corner of 46916, thence

East across Sycamore Street to the northwest corner of Property ID 37820, thence

East across the northern boundary of Property IDs 37820 and 37821 to the point the northeast corner of Property ID 37821 meets the western right of way boundary of Cypress Avenue, thence

East across Cypress Avenue to the northwest corner of Property ID 37822, thence

**Area #6 (Continued)**

East across the northern boundary of Property ID 37822 to the northwest corner of Property ID 37823, thence

North to the southwest corner of Property ID 37837, thence

North along the western boundary of Property ID 37837 to the point it meets the southern right of way boundary of 8th Street, thence

East along the southern right of way boundary of 8th Street to the point it meets the eastern right of way boundary of Peach Avenue, thence

South along the eastern right of way boundary of Peach Avenue to the point it meets the northwest corner of Property ID 37826, thence

East along the northern boundaries of Property IDs 37826, 37828, and 37830, to the point the northeast corner of Property ID 37830 meets the western right of way boundary of Nichols Road, thence

South along the western right of way boundary of Nichols Road to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 40030, thence

North and then east along the boundary of Property ID 40030 to the point it meets the northwest corner of Property ID 123268, thence

East then south along the boundary of Property ID 123268 to the point the southeast corner of Property ID 123268 meets the northern right of way boundary of 7th Street, thence

South across 7th street to the point the southern right of way boundary of 7th Street meets the western right of way boundary of Katy Avenue, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 40981, thence

South along the eastern right of way boundary of Property ID 40981, continuing west along the boundary to the point it meets the eastern right of way boundary of Mary Avenue, thence

West across Mary Avenue to the southeast corner of Property ID 40980, thence

South along the western right of way boundary of Mary Avenue to the point it meets the northern right of way boundary of 6th Street, thence

West along the northern right of way boundary of 6th Street to the point it meets the eastern right of way boundary of Nichols Road, thence

North along the eastern right of way boundary of Nichols Road to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 43690, thence

South along the eastern boundary of Property ID 43690, continuing west along the southern boundary to the point it meets the eastern right of way boundary of Peach Avenue, thence

West across Peach Avenue to the southeast corner of Property ID 43681, thence

West along the southern boundaries of Property IDs 43681, 118337, 118339, and 118335, to the point the southwest corner of Property ID 118335 meets the eastern right of way boundary of Cypress Avenue, thence

West across Cypress Avenue to the southeast corner of Property ID 43673, thence

West along the southern boundaries of Property IDs 43673, 43672, 43671, and 43670, to the point the southwest corner of Property ID 43670 meets the eastern right of way boundary of Sycamore Street, thence

West across Sycamore Street to the southeast corner of Property ID 40887, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the western right of way boundary of Live Oak Avenue, which is the point of beginning.

**Area #7**

Beginning at the northwest corner of Property ID 19984 where it meets the southern right of way boundary of Rose Street, thence

East along the southern right of way boundary of Rose Street to the point it meets the northeast corner of Property ID 46563, thence

South along the eastern boundary of Property ID 46563 to the point it meets the northwest corner of Property ID 19987, thence

East then south along the boundary of Property ID 19987 to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 19989, thence

North along the western boundary of Property ID 19989 to the point it meets the western boundary of Property ID 19991, thence

Continuing north along the western boundary of Property ID 19991, continuing east then south along the boundary of Property ID 19991 to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 20169, thence

North along the western boundary of Property ID 20169, continuing to follow the boundary of Property ID 20169 to the point the southeast corner of Property ID 20169 meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southeast corner of Property ID 28419, thence

South across 7th Street to the point the southern right of way boundary of 7th Street meets the northeast corner of Property ID 20984, thence

**Area #7 (Continued)**

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 20982, thence

South along the eastern boundary of Property ID 20982 to the point it meets the northeast corner of Property ID 20981, thence

South along the eastern boundary of Property ID 20981, continuing to follow the boundary of Property ID 20981 to the point the western corner of Property ID 20981 meets the southern corner of Property ID 20982, thence

North along the western boundary of Property ID 20982 to the point the western corner of Property ID 20982 meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the eastern boundary of Property ID 20202, thence

South along the eastern boundary of Property ID 20202, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 122096, thence

South along the eastern boundary of Property ID 122096, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the western right of way boundary of FM 457, thence

South along the western right of way boundary of FM 457 to the point it meets the southern right of way boundary of Sargent Ct, thence

West along the southern right of way boundary of Sargent Ct to the point it meets the northeast corner of Property ID 20010, thence

South along the eastern boundary of Property ID 20010 to the point the southeast corner of Property ID 20010 meets the northern right of way boundary of the Union Pacific railroad, thence

West along the northern right of way boundary of the Union Pacific railroad to the point it meets the western right of way boundary of Norvell Avenue, thence

North along the western right of way boundary of Norvell Avenue to the point it meets the northeast corner of Property ID 41001, thence

West along the northern boundary of Property ID 41001, continuing west along the northern boundary of Property ID 41003 to the northwest corner of Property ID 41003, thence

Continuing south along the western boundary of Property ID 41003 to the point the eastern right of way boundary of Waldron Avenue meets the southern right of way boundary of 5th Street, thence

West along the southern right of way boundary of 5th Street to the point it meets the western right of way boundary of Clover Avenue, thence

North along the western right of way boundary of Clover Avenue to the point it meets the southeast corner of Property ID 41029, thence

West along the southern boundary of Property ID 41029 to the point it meets the southeast corner of Property ID 41028, thence

West along the southern boundary of Property ID 41028 to the point it meets the eastern right of way boundary of Helen Avenue, thence

North along the eastern right of way boundary of Helen Avenue to the point it meets the southern right of way boundary of 6th Street, thence

West along the southern right of way boundary of 6th Street to the point it meets the western right of way boundary of Gloria Avenue, thence

North along the western right of way boundary of Gloria Avenue to the point it meets the northeast corner of Property ID 40988, thence

North across 7th Street to the southern boundary of Property ID 19983, thence

East along the southern boundary of Property ID 19983 to the point it meets the southwest corner of Property ID 19984, thence

North along the western boundary of Property ID 19984 to the point the northwest corner of Property ID 19984 meets the southern right of way boundary of Rose Street, which is the point of beginning.

**Area #8**

Consisting of Property ID 131895, legally described as AB 0151, JOHN DUNCAN, ACRES 2.0, AB 151 & AB 150 (VAN VLECK ISD -AG SITE).

**Area #9**

Beginning at the point where the southern right of way boundary of Whitson Street meets the eastern right of way boundary of Roberts Road, thence

South along the eastern right of way boundary of Roberts Road to the point it meets the northwest corner of Property ID 48989, thence

East across the northern boundary of Property ID 48989, continuing east along the northern boundary of Property ID 48984, to the point it meets the western boundary of Property ID 48986, thence

East and then north along western boundary of Property ID 48986, to the point it meets the southern right of way boundary of Whitson Street, thence

North across Whitson Street to the southwestern corner of Property ID 48981, thence

East along the northern right of way boundary of Whitson Street to the point it meets the western right of way boundary of Avenue F, thence

**Area #9 (Continued)**

North along the western right of way boundary of Avenue F to the point it meets the southeast corner of Property ID 48977, thence

West along the southern boundary of Property ID 48977, continuing north along the western boundary to the point it meets the southern boundary of Property ID 48976, thence

West along the southern boundary of Property ID 48976, continuing north along the western boundary of Property ID 48976 to the point it meets the southern right of way boundary of Helen Street, thence

North across Helen Street to the southern boundary of Property ID 12344, thence

West along the southern boundary of Property ID 12344, continuing north along the western boundary to the point it meets the southwest corner of Property ID 12346, thence

North and then east along the boundary of Property ID 12346 to the point it meets the southwest corner of Property ID 43736, thence

North along the western boundaries of Property IDs 43736, 43735, and 12350 to the point the northwest corner of Property ID 12350 meets the southern right of way boundary of Austin Street, thence

North across Austin Street, continuing east along the northern right of way boundary of Austin Street to the point it meets the southwest corner of Property ID 40734, thence

North along the western boundaries of Property IDs 40734, 40731, and 126118 to the point the northwest corner of Property ID 126118 meets the southern right of way boundary of Matthews Street, thence

North across Matthews Street to the southwest corner of Property ID 40746, thence

North along the western boundaries of Property IDs 40746, 40745, 40744, and 40743 to the point the northwest corner of Property ID 40743 meets the southern right of way boundary of Rugeley Street, thence

North across Rugeley Street to the southwest corner of Property ID 25130, thence

North along the western boundaries of Property IDs 25130, 25129, and 25127 continuing east along the northern boundary of Property ID 25127 to the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the southeast corner of Property ID 25115, thence

West along the southern boundary of Property ID 25115, continuing north and then east along the boundary to the point it meets the southwest corner of Property ID 25122, thence

North along the western boundaries of Property IDs 25122, 25121, and 25120 to the point the northwest corner of Property ID 25120 meets the southern right of way boundary of 2nd Street, thence

East along the southern right of way boundary of 2nd Street to the point it meets the northeast corner of Property ID 25140, thence

South along the eastern boundary of Property ID 25140 to the point it meets the northern right of way boundary of the Union Pacific Railroad, thence

South across the Union Pacific Railroad to the northern boundary of Property ID 25135, thence

East along the northern boundary of Property ID 25135 to the northeast corner of Property ID 25135, thence

South along the eastern boundaries of Property IDs 25135, 25134, 25133, and 25131, to the point the southeast corner of Property ID 25131 meets the northern right of way boundary of Rugely Street, thence

South across Rugely Street to the northern boundary of Property ID 40717, thence

West along the southern right of way boundary of Rugely Street to the northeast corner of Property ID 40718, thence

South along the eastern boundaries of Property IDs 40718, 40716, and 40715 to the point the southeast corner of Property ID 40715 meets the northern right of way boundary of Matthews Street, thence

South across Matthews Street to the northeast corner of Property ID 40729, thence

South along the eastern boundaries of Property IDs 40729, 40728, 40727, 40725, and 40723 to the point the southeast corner of Property ID 40723 meets the northern right of way boundary of Austin Street, thence

South across Austin Street to the northeast corner of Property ID 37451, thence

South along the eastern boundaries of Property IDs 37451, 37452, 37454, and 37455 to the point the southeast corner of Property ID 37455 meets the northern right of way boundary of Pearl Street, thence

South across Pearl Street to the northeast corner of Property ID 37459, thence

South along the eastern boundaries of Property IDs 37459, 37460, 37461, 37462, 12371, 12374, and 12375 to the point the southeast corner of Property ID 12375 meets the northern right of way boundary of Marguerite Street, thence

South across Marguerite Street to the northern boundary of Property ID 12391, thence

East along the southern right of way boundary of Marguerite Street to the northeast corner of Property ID 12391, thence

South along the eastern boundary of Property ID 12391, to the point it meets Property ID 12392, continuing south along the eastern boundary of Property IDs 12392, 12394, and 12393, to the point the southeast corner of Property ID 12393 meets the northern boundary of Property ID 12495, thence

East along the northern boundary of Property ID 12495, continuing south and then west along the boundary to the point it meets Property ID 12494, thence

South along the eastern boundary of Property ID 12494 to the point it meets the western right of way boundary of Nichols Road, thence

South along the western boundary of Nichols Road to the point it meets the southeast corner of Property ID 12510, thence

West along the southern right of way boundary of Property ID 12510 to the point it meets the northeast corner of Property ID 12517, thence

South along the eastern boundary of Property ID 12517 to the point it meets the northeast corner of Property ID 12526, thence

**Area #9 (Continued)**

South along the eastern boundary of Property ID 12526, continuing west and then north along the boundary to the point the northwest corner of Property ID 12526 meets the southern boundary of Property ID 12517, thence

West along the southern boundary of Property ID 12517 to the point it meets the eastern right of way boundary of Mulberry Street, thence

North along the eastern right of way boundary of Mulberry Street to the point it meets the northwest corner of Property ID 12518, thence

East along the northern boundary of Property ID 12518 to the point it meets the western boundary of Property ID 12509, thence

South and then east along the boundary of Property ID 12509 to the point it meets the southwest corner of Property ID 12510, thence

North along the western boundary of Property ID 12510 to the point it meets the southern boundary of Property ID 12494, thence

West along the southern boundary of Property ID 12494 to the point it meets the southeast corner of Property ID 12496, thence

West along the southern boundary of Property ID 12496 to the point it meets the southeast corner of Property ID 27466, thence

North along the western boundary of Property ID 12496 to the point it meets the eastern right of way boundary of Kettering Drive, thence

North along the eastern right of way boundary of Kettering Drive to the point it meets the southern right of way boundary of Sandlewood Drive, thence

East along the southern right of way boundary of Sandlewood Drive, continuing along the right of way boundary of Sandlewood Drive to the southeast corner of Property ID 27329, thence

North along the eastern boundaries of Property IDs 27329, 27328, 27327, and 27326, to the point the northern corner of Property ID 27326 meets the eastern corner of the easement directly south of Property ID 12495, thence

West along the southern boundary of the easement directly south of Property ID 12495, to the point the northwest corner of Property ID 27313 meets the northeast corner of Property ID 12498, thence

South along the eastern boundaries of Property IDs 12498 and 12501, to the point the southeast corner of Property ID 12501 meets the northern right of way boundary of Baywood Drive, thence

West along the northern right of way boundary of Baywood Drive to the point it meets the eastern right of way boundary of Avenue F, thence

South across Baywood Drive to the northwest corner of Property ID 12502, thence

West across Avenue F to the northeast corner of Property ID 12274, thence

West along the southern right of way boundary of Baywood Drive to the point it meets the northeast corner of Property ID 87321, thence

South along the eastern boundary of Property ID 87321, continuing west and then north along the boundary to the point the northwest corner of Property ID 87321 meets the southern right of way boundary of Baywood Drive, thence

North across Baywood Drive to the southern boundary of Property ID 12275, thence

East along the northern right of way boundary of Baywood Drive to the point it meets the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the point it meets the southeast corner of Property ID 12336, thence

West along the southern boundary of Property ID 12336 to the point it meets the eastern right of way boundary of Roberts Road, thence

West across Roberts Road to the southeast corner of Property ID 49029, thence

West along the southern boundary of Property ID 49029, continuing to follow the boundary of Property ID 49029 to the point it meets the southwest corner of Property ID 49019, thence

North along the western boundary of Property ID 49019 to the point where the northwest corner of Property ID 49019 meets the southern right of way boundary of Whitson Street, thence

East along the southern right of way boundary of Whitson Street to the point it meets the eastern right of way boundary of Roberts Road, which is the point of beginning.









Property ID	Owner	Acres	Legal Description	Address	Estimated 2024 Taxable Value
43734	MOBERLEY OSCAR R TESTAMENTARY TRUST	0.18	PARRISH ADDITION LOT 1 BLK 1	3012 AVE F	\$ 79,090
43735	LOPORTO ROY A & JENNIFER N TRUST	1.32	JAMES & HUITT S/D, BLOCK 1, RESERVE A (REPLAT OF PT OF AB 45 & PARRISH S/D LTS 2-7)	3104 AVE F	\$ 761,490
43736	HUITT HANK E	0.54	JAMES & HUITT S/D, BLOCK 1, RESERVE C (REPLAT OF PT OF AB 45 & PARRISH S/D LTS 2-7)	3120 AVE F	\$ 216,970
43737	VAUGHAN WATTS R SR	0.16	PARRISH ADDITION LOT 8 BLK 1	3122 AVE F	\$ 39,860
46554	SVETLIK JAMES	0.52	JAMES SVETLIK S/D, BLOCK 1, LOT 3-4 & W 38.30' LOT 2	3717-21 7TH ST	\$ 173,070
46555	INAC PROPERTIES 2 LLC	0.52	JAMES SVETLIK S/D, BLOCK 1, LOT 5-7	3709 7TH ST	\$ 150,200
46556	SVETLIK JAMES J JR	0.69	JAMES SVETLIK S/D, BLOCK 1, LOT 8-11	3625 7TH ST	\$ 159,510
46558	FORREST MONIKA	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 12	3605 7TH ST	\$ 50,630
46559	FORREST MONIKA	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 13	3605 7TH ST	\$ 91,230
46560	TYLER RICHARD E & MARGARET	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 14	3601 7TH STREET	\$ 139,520
46561	SVETLIK JAMES J JR ETAL	0.26	JAMES SVETLIK S/D, BLOCK 1, LOT 15 & LOT 16 (W/2)	2001 SVETLIK	\$ 54,650
46562	SVETLIK JAMES J JR	1.36	JAMES SVETLIK S/D, BLOCK 1, LOT 17-24 & LOT 16 (E/2), ACRES .0	3608 ROSE	\$ 83,650
46563	SVETLIK JAMES J JR ETAL	0.39	JAMES SVETLIK S/D, BLOCK 1, LOT 25	3716 ROSE	\$ 11,730
46908	DELGADILLO PATRICIA	0.34	TOWELLS S/D, BLOCK 2, LOT 1-2	2601 7TH ST	\$ 89,380
46909	DELGADILLO PATRICIA	0.33	TOWELLS S/D, BLOCK 2, LOT 3-4	2615 & 2627 7TH ST	\$ 101,690
46911	DELGADILLO PATRICIA	0.34	TOWELLS S/D, BLOCK 2, LOT 5-6	2024 ELM AVE	\$ 76,220
48976	JOHS DAVID	0.26	WHITSON S/D, BLOCK 1, NE 66'X158'	3200 AVE F	\$ 70,510
48977	YANEZ RAUL I	0.25	WHITSON S/D, BLOCK 1, LOT 10 (SE 75' X 140')	3208 AVE F	\$ 82,690
48984	BAY CITY INDEPENDENT SCHOOL DISTRICT	1.95	WHITSON S/D, BLOCK 2 (PT), (EAST GATE), ACRES 1.945	WHITSON ST	\$ -
48986	SAL HOLDINGS LLC	7.28	WHITSON ADDITION, BLOCK 2, LOT A & B, ACRES 7.282	3500 AVE F	\$ 600,000
48987	SKY07 ENTERPRISES LLC	0.20	WHITSON S/D, BLOCK 2, 76' X 114' PLUS 210 SQ FT, (8860 SQ FT), ACRES 0.203	3400 AVE F	\$ 142,540
48989	BAY CITY INDEPENDENT SCHOOL DISTRICT	7.23	WHITSON S/D, BLOCK 4 (PT), ACRES 7.23	3511 ROBERTS ROAD	\$ -
49018	BAY CITY I S D	11.10	WHITSON S/D, LOT 6, (582' X 100') (11.1 AC), ACRES 11.1	1200 WHITSON	\$ -
49019	CITY OF BAY CITY	10.06	WHITSON S/D, BLOCK 8, ACRES 10.06	1000 WHITSON	\$ -
49020	BAY CITY I S D	0.96	WHITSON S/D, BLOCK 8 (E-61.99'), ACRES 0.96	WHITSON ST ST	\$ -
49029	GIVENS WANDA FAYE WILLIAMS	11.16	WHITSON HEIGHTS S/D, BLOCK 1, LOT 10	800 WILLOWBY	\$ 15,410
82919	BRUNE KEITH E	1.14	AB 0271, I & G N RR CO, ACRES 1.14	4200 SARGENT CT	\$ 119,060
83493	HUITT JAMES FRED & CONNIE L	0.26	JAMES SVETLIK S/D, BLOCK 1, LOT 1 & E 11.70' LT 2	3725 7TH ST	\$ 270,140
84063	SAN MIGUEL SERGIO & JANIE R	0.11	NICHOLS & NORVELL S' 50' OF LOTS 5 & 6 BLK 11	2200 HELEN	\$ 102,450
87321	BAY CITY COMMUNITY DEVELOPMENT CORP	4.72	AB 0045, E HALL, ACRES 4.72	ROBERTS SCHOOL RD	\$ 108,490
88594	FIRST STATE BANK OF LOUISE	0.32	NICHOLS & NORVELL, BLOCK 6, LOT 1-2 & 11-12 + 60' X 500' CLOVER ST, + 10' X 100' 6TH ST	3600 7TH ST	\$ 1,110,160
88601	GCA VENTURES LLC	23.24	AB 0092, RPT STONE, ACRES 23.238, (TR N OF 2ND ST SPUR)	DR MARTIN LUTHER KING JR DR	\$ 1,560
89424	BULLDOG DEVELOPERS INC	4.95	AB 0092, RPT STONE, ACRES 4.95	ST HWY 35 W	\$ 111,130
113434	ROSE IRA S JR & FRANCES ROSE	23.96	I & G N AB 273 23.91612 AC	OLD VAN VLECK RD	\$ 1,610
115403	DADA M ATIQ & UZMA RAHAT	2.50	AB 0092, RPT STONE, ACRES 2.50	NILE VALLEY RD	\$ 125,240
115865	MOHAMMED ATIQ DADA	3.10	AB 0092, RPT STONE, ACRES 3.0975	NILE VALLEY DR	\$ 141,670
118335	UDI	0.16	PARKER S/D, BLOCK 2, LOT 1	2900 7TH ST	\$ 47,810
118337	UDI	0.31	PARKER S/D, BLOCK 2, LOT 3-4	2910-12 7TH ST	\$ 177,250
118339	UDI	0.16	PARKER S/D, BLOCK 2, LOT 2	2908 7TH ST	\$ 80,440
118717	BELL TIMOTHY E & M KATHLEEN & WILLIAM M JR	0.33	AB 0271, I & G N RR CO, ACRES 0.33, (TOWER SITE)	7th	\$ 10,000
122092	UDI	3.48	AB 0271, I & G N RR CO, ACRES 3.48	7TH ST	\$ 90,060
122096	UDI	2.00	I & G N AB 274 2.0 ACRES	7TH ST	\$ 238,260
123268	WELLS CARLA	0.77	MEADOWLAWN S/D, BLOCK 11, LOT 12-17	3211 7TH STREET	\$ 204,120
126118	CC LAVA LLC	0.26	MOORE 2ND, BLOCK 15, LOT 1A REPLAT (LT 1 & PT N-2)	AVE F	\$ 59,080
127548	ROBBINS TRAVIS W	0.11	JAMES SVETLIK S/D, BLOCK 1, LOT LOT 24 (S/2)	3712 ROSE ST	\$ 196,160
127746	MITTAL INVESTMENTS LLC	1.36	AB 0045, E HALL, ACRES 1.363	3609 AVE F	\$ 714,840
130858	URSERY JACK TRAVIS &	6.80	AB 0273, I & G N RR CO, LOT 3 (REPLAT FOLSE S/D), ACRES 6.8	OLD VAN VLECK RD	\$ 65,550
131895	CITY OF BAY CITY	2.00	AB 0151, JOHN DUNCAN, ACRES 2., AB 151 & AB 150 (VAN VLECK ISD -AG SITE)	HWY 35	\$ -
131904	CITY OF BAY CITY	1.12	AB 0009, BOMAN & WILLIAMS, ACRES 1.121	HWY 60	\$ -
132308	BC DEVELOPMENT GROUP LLC	5.00	AB 0092, RPT STONE, ACRES 5.001, (TR N OF 2ND ST SPUR)	2400 NILE VALLEY RD	\$ 50,010