

FINAL

FINANCE PLAN

February 2012

Tax Increment Financing Reinvestment Zone No. 1

City of Farmersville, Texas

SCHRADER & CLINE, LLC

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The Financing Plan provides information on the projected monetary impact that the formation of the Tax Increment Financing Reinvestment Zone (TIF) could have on the property described in *Finance Plan Exhibit: A* and shown in *Finance Plan Exhibit: B*. It will also describe how that impact can be utilized to enhance the area and region through leveraging the resources of the City in the project.

Below is a summary of the Financing Plan items required by law.

1. **The proposed public improvements in the TIF may include:**
 - Capital costs, including the actual costs of the construction of public works, public improvements, new buildings, structures, and fixtures; and the actual costs of the acquisition of land and the clearing and grading of land;
 - 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;
 - Any real property assembly costs;
 - Professional service costs, including those incurred for architectural, planning, engineering, and legal advise and services;
 - Any relocation costs;
 - Organizational costs, including costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the TIF, and the cost of implementing the project plan for the TIF;
 - Interest before and during construction and for one (1) year after completion of construction, whether or not capitalized;
 - The amount of any contributions made by the municipality from general revenue for the implementation of the project plan;
 - Imputed administrative costs, including reasonable charges for the time spent by employees of the municipality in connection with the implementation of a project plan;
 - The cost of operating the TIF and project facilities; and
 - Payments made at the discretion of the governing body of the municipality that the municipality finds necessary or convenient to the creation of the TIF or to the implementation of the project plans for the TIF.

FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL

The specific capital improvement projects anticipated to be undertaken in the Farmersville TIF No. 1, are included in *Finance Plan Exhibit: C*.

2. **Estimated Project Cost of TIF, including administrative expenses.**
 - Project costs are estimated at approximately \$31.5 million dollars. Specific cost estimates are included in *Finance Plan Exhibit: C*.
3. **Economic Feasibility Study.**
 - An economic feasibility analysis has been completed and is included as *Finance Plan Exhibit: D*.
4. **The estimated amount of bonded indebtedness to be incurred.**
 - If initial project costs are not advanced by a Developer, the City of Farmersville may consider issuing bonds.
5. **The time when related costs or monetary obligations are to be incurred.**
 - Please refer to *Finance Plan Exhibit: C* for details regarding the type of improvement costs anticipated. The timing will be monitored by the TIF Board to insure adequate TIF funds or funds from other sources are available.
6. **A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the TIF.**
 - Project costs will be financed through loans advanced by developers or by the use of tax increment funds received on a pay-as-you-go basis. No new debt is envisioned at this time, but bonds may be issued at a later date with debt service supported by tax increment funds or funds from other sources. The revenue sources will be the real property taxes captured by the TIF, or other sources which will be used to fund project costs or bond debt service. For the Financial Plan, the City will participate at 100% of the City tax rate for thirty (30) years, and the County will participate at 50% of the County tax rate for thirty (30) years, all on the incremental taxable value and all as shown in *Finance Plan Table 2 and Table 4*.
7. **The current total appraised value of taxable real property in the TIF.**
 - The current appraised base value of the taxable real property in the TIF using the 2011 certified taxable values provided by the Appraisal District is \$54,203,918.
8. **The estimated appraised value of the improvements in the TIF during each year of its existence.**
 - The estimated appraised value of the improvements in the TIF per year is listed in the following FINANCE PLAN TABLE 1 and TABLE 3.

TABLE 1

**ASSESSED REAL PROPERTY VALUE INCLUDING
ANTICIPATED NEW DEVELOPMENT
YEARS 2011-2040 (CITY OF FARMERSVILLE)**

YEAR	TOTAL ASSESSED VALUE, \$K
2011	54,204
2012	56,074
2013	66,587
2014	75,045
2015	83,153
2016	106,662
2017	116,931
2018	130,060
2019	152,829
2020	172,248
2021	187,650
2022	207,952
2023	213,484
2024	219,016
2025	235,198
2026	245,991
2027	256,544
2028	267,097
2029	277,650
2030	292,523
2031	303,316
2032	313,869
2033	324,422
2034	334,975
2035	349,849
2036	360,329
2037	370,569
2038	380,809
2039	391,049
2040	401,419

- The estimated annual incremental funds available from future development in the TIF are listed in the following table.
- 9. The duration of the TIF:**
- The TIF was created in 2011; It is proposed that the TIF exist for thirty (30) years with termination of the TIF set as 2040 or the date when all project costs are paid and debt is retired, whichever comes first.

FINANCE PLAN - FARMERS VILLE TIF NO. 1 FINAL

TABLE 2

**ANNUAL INCREMENTAL FUNDS PROVIDED FOR TIF No. 1
YEARS 2011-2041**

Year	ASSESSED VALUE \$K	BASE ASSESSED VALUE \$K	ANNUAL CUM. CAPTURED VALUE \$K	TIF FUND, \$K
2011	54,204	54,204	--	--
2012	56,074	54,204	1,870	--
2013	66,587	54,204	12,383	14
2014	75,045	54,204	20,841	93
2015	83,153	54,204	28,949	156
2016	106,662	54,204	52,458	217
2017	116,931	54,204	62,727	393
2018	130,060	54,204	75,856	470
2019	152,829	54,204	98,625	569
2020	172,248	54,204	118,044	740
2021	187,650	54,204	133,446	885
2022	207,952	54,204	153,748	1,001
2023	213,484	54,204	159,280	1,153
2024	219,016	54,204	164,812	1,195
2025	235,198	54,204	180,994	1,236
2026	245,991	54,204	191,787	1,357
2027	256,544	54,204	202,340	1,438
2028	267,097	54,204	212,893	1,518
2029	277,650	54,204	223,446	1,597
2030	292,523	54,204	238,319	1,676
2031	303,316	54,204	249,112	1,787
2032	313,869	54,204	259,665	1,868
2033	324,422	54,204	270,218	1,947
2034	334,975	54,204	280,771	2,027
2035	349,849	54,204	295,645	2,106
2036	360,329	54,204	306,125	2,217
2037	370,569	54,204	316,365	2,296
2038	380,809	54,204	326,605	2,373
2039	391,049	54,204	336,845	2,450
2040	401,419	54,204	347,215	2,526
2041	--	--	--	2,604
TOTAL	401,419	54,204	347,215	39,909

TIF CONTRIBUTION TAX RATE / \$100 VALUATION

City of Farmersville --	\$0.63 (100%)
Collin County -	0.12 (50%)
TOTAL	\$0.75

FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL EXHIBIT A

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
BOUNDARY DESCRIPTION**

OBJECTID	Direction	Distance	COGO_Start
6	N 1-29-59 E	366.63	Point of Beginning
7	S 89-31-48 W	846.67	
8	N 1-8-17 E	240.3	
9	S 83-9-28 W	18.374	
10	S 4-23-15 E	31.38	
11	S 25-34-4 W	84.3	
12	N 57-59-45 W	63.4	
13	S 68-38-20 W	43.41	
14	S 82-20-26W	152.07	
15	N 2-15-31 E	64.66	
16	N 73-25-47 W	113.14	
17	S 17-19-50W	136.62	
18	N 89-17-53 W	112.991	
19	N 25-19-30 W	49.007	
20	N 82-33-1 W	144.831	
21	N 35-9-3 W	153.284	
22	S 88-44-51W	91.522	
23	S 83-42-38W	31.942	
24	S 47-33-47 W	23.712	
25	S 35-32-13 W	21.506	
26	S 70-20-49 W	14.867	
27	S 45-0-3 W	17.677	
28	S 75-57-46W	14.431	
29	S 83-34-16 W	17.862	
30	S 72-38-47 W	16.763	
31	S 47-5-56 W	33.787	
32	S 41-54-20 W	26.201	
33	S 33-41-21 W	12.62	
34	S 0-0-0 W	30	
35	S 22-37-8 W	9.75	
36	S 68-11-54 W	18.849	
37	S 72-19-46 W	29.649	
38	S 86-45-32 W	26.543	
39	N 75-51-48 W	34.804	
40	N 48-22-2 W	21.073	
41	N 55-42-39 W	13.314	
42	N 63-26-14 W	14.535	
43	N 74-58-49 W	21.224	
44	N 86-25-30 W	16.031	
45	S 81-52-15 W	21.213	
46	S 71-57-49 W	11.305	
47	S 63-52-13 W	14.758	
48	N 3-41-8 E	38.079	

FINANCE PLAN - FARMERS VILLE TIF NO. 1

FINAL

EXHIBIT A (CON'T)

49	N 19-9-35 W	57.93
50	N 42-47-22 E	155.14
51	N 34-53-36 W	135.62
52	N 47-1-25 E	72.494
53	N 66-41-29 W	58.51
54	N 24-58-37 E	26.52
55	N 54-22-40 E	57.036
56	N 81-11-14 W	223.205
57	N 8-4-3 E	79.96
58	N 82-41-42 W	108.354
59	S 8-2-23 W	313.345
60	S 73-39-45 W	110
61	N 8-1-24 E	429.925
62	N 16-0-12 W	20.49
63	S 73-52-58 W	52.1
64	S 52-21-41 W	792.686
65	S 43-25-12 W	20.184
66	S 35-32-15 E	110.005
67	S 53-14-27 W	177.278
68	N 33-33-50 W	113.182
69	S 51-55-52 W	545.657
70	S 52-28-19W	2028.594
71	S 40-9-21 W	109.034
72	S 60-43-44W	156.233
73	S 53-16-35 W	92.069
74	S 51-57-57W	906.967
75	S 51-24-48 W	184.017
76	N 89-29-11 W	302.191
77	N 72-15-0 W	44.88
78	S 88-54-22W	100.825
79	N 89-29-18 W	228.423
80	N 13-25-OW	703.978
81	N 71-58-2 E	310.459
82	N 0-30-13 W	438.006
83	N 22-23-43 W	371.244
84	N 26-53-46 W	153.57
85	N 42-13-10 W	187.44
86	N 30-28-10 W	244.2
87	N 61-20-40 W	114.058
88	N 45-15-18 W	204.752
89	N 29-0-13 W	495.599
90	S 84-54-40W	757.312
91	N 89-57-9 W	443.04
92	S 32-34-31 W	245.672
93	S 32-6-54 E	516.115
94	S 61-16-11 W	555.082
95	S 63-3-46W	272.135
96	N 46-23-12 W	98.091
97	N 78-12-4 W	259.741

EXHIBIT A (CON'T)

99	N 89-54-19 W	334.268
100	S 32-30-23 W	38.627
101	S 89-40-8W	365.023
102	N 85-0-23 W	13.181
103	N 83-0-31 W	13.181
104	N 80-30-30 W	19.77
105	N 77-30-22 W	19.77
106	N 74-30-27 W	19.77
107	N 71-30-31 W	19.77
108	N 68-10-23 W	100.917
109	N 59-38-58 W	23.109
110	N 65-38-56 W	16.51
111	N 70-39-1 W	16.511
112	N 76-8-49 W	19.81
113	N 81-27-50 W	15.28
114	N 89-34-5 W	489.649
115	N 74-35-33 W	10.957
116	N 67-5-40 W	12.519
117	N 57-35-36 W	17.202
118	N 45-30-46 W	20.559
119	S 88-37-11 W	315.684
120	S 75-8-46 W	366.013
121	S 86-51-49W	126.996
122	N 22-24-41 W	340.597
123	N 22-24-41 W	962.477
124	N 37-45-40 W	1025.66
125	N 11-25-40 E	219.706
126	S 79-29-49 E	300.14
127	S 83-5-56 E	656.74
128	N 1-29-4 E	806.514
129	N 2-38-24 E	1160.816
130	S 88-51-2 E	554.22
131	N 89-55-10 E	1585.103
132	N 0-29-3 E	32.539
133	N 89-18-3 E	1600.723
134	N 0-19-9 W	411.304
135	N 89-51-17 E	27.418
136	N 0-6-7 W	66.151
137	S 90-0-0 E	604.179
138	S 85-52-12 E	131.162
139	N 87-35-19 E	224.523
140	N 90-0-0 E	1055.271
141	N 1-1-46 E	99.972
142	S 89-50-59 E	1308.464
143	N 77-26-11 E	72.506
144	S 89-48-30 E	903.513
145	N 0-49-28 W	456.523
146	N 90-0-0 E	1365.836
147	N 0-48-56 W	334.187

EXHIBIT A (CON'T)

149	S 89-35-8 E	1106.182
150	N 89-35-15 E	303.095
151	S 0-58-16 E	264.078
152	S 24-34-53 E	154.2
153	S 0-20-41 E	922.171
154	N 89-33-35 E	366.805
155	S 0-20-15 W	375.868
156	S 82-24-9W	591.184
157	S 0-46-5 E	1467.406
158	S 88-0-11 E	585.11
159	S 0-12-53 W	428.815
160	S 86-34-35 E	203.481
161	S 86-21-47 E	30.521
162	N 0-3-0 E	22.983
163	S 75-49-59 E	405.839
164	N 69-46-17 E	60.017
165	N 23-53-48 E	407.175
166	N 30-49-19 E	238.234
167	S 89-54-37 E	1150.685
168	S 8-52-21 E	29.859
169	N 90-0-0 E	747.008
170	N 0-0-0 E	249.003
171	N 90-0-0 E	460.022
172	N 0-0-0 E	122.391
173	S 89-47-25 E	333.882
174	S 88-48-13 E	297.462
175	S 89-53-14 E	208.58
176	S 0-0-0 W	110.326
177	S 89-7-39 E	831.512
178	S 0-35-34 E	529.889
179	N 88-45-1 E	27.275
180	S 3-0-33 E	289.898
181	S 71-42-55 W	193.349
182	S 0-17-45 E	926.912
183	S 89-29-18 W	868.222
184	S 1-4-44 E	458.028
185	N 87-38-47 E	156.476
186	S 3-14-30W	203.776
187	N 88-14-39 E	39.606
188	S 0-22-40 W	154.189
189	S 88-51-43 W	75.515
190	S 1-28-12 E	75.027
191	S 90-0-0 W	22.985
192	S 0-25-4 W	92.106
193	N 89-14-55 E	8.881
194	S 0-43-35 E	58.58
195	N 86-56-54 E	49.865
196	S 0-30-51 E	76.652
197	N 88-22-35 E	268.823

EXHIBIT A (CON'T)

199	S 1-36-44 E	81.466
200	S 89-32-40 E	139.024
201	S 77-44-9 E	37.589
202	N 89-39-38 E	194.853
203	N 0-0-0 E	140.464
204	N 90-0-0 E	224.742
205	S 0-0-0 W	35.755
206	N 89-23-16 E	209.578
207	N 0-12-58 E	254.486
208	S 87-43-17 E	16.182
209	N 0-2-52 W	418.955
210	N 89-41-34 E	656.26
211	S 0-0-34 W	760.442
212	S 89-39-58 E	187.41
213	S 0-18-37 E	74.274
214	S 89-22-24 E	354.078
215	N 82-44-12 E	93.384
216	N 0-0-0 E	269.932
217	N 90-0-0 E	322
218	N 0-20-32 E	572.91
219	N 89-26-16 E	1181.9
220	N 0-41-25 E	891.065
221	S 89-21-45 E	691.89
222	S 89-39-29 E	971.921
223	S 89-36-28 E	949.272
224	N 1-28-31 E	1731.342
225	N 87-44-59 E	101.862
226	S 89-38-14 E	675.272
227	S 87-25-15 E	94.892
228	S 85-39-15 E	94.89
229	S 83-53-14 E	94.891
230	S 82-24-22 E	74.449
231	S 80-42-43 E	74.448
232	S 79-1-11 E	74.45
233	S 77-19-43 E	74.448
234	S 75-38-4 E	74.448
235	S 74-7-42 E	87.93
236	S 72-12-17 E	87.933
237	S 70-16-54 E	87.93
238	S 68-21-33 E	87.931
239	S 66-45-54 E	116.25
240	S 65-39-19 E	116.249
241	S 64-32-44 E	116.249
242	S 64-12-45 E	647.158
243	S 64-18-11 E	2071.707
244	S 64-16-17 E	1118.377
245	S 64-31-40 E	58.426
246	N 89-52-51 E	76.993
247	S 89-52-29 E	3056.239

FINANCE PLAN - FARMERS VILLE TIF NO. 1**FINAL****EXHIBIT A (CON'T)**

249	S 89-30-2 E	1925.931
250	S 89-18-49 E	2048.406
251	S 0-26-31 W	871.828
252	S 14-4-21 W	109.754
253	S 0-2-56 W	1545.715
254	S 81-18-5W	2405.409
255	S 29-17-10 E	340.45
256	S 14-3-43 E	116.249
257	S 25-9-25 E	119.142
258	S 2-3-58 W	71.659
259	S 25-9-12 E	963.927
260	S 28-3-49 E	24.339
261	S 23-3-44 E	36.498
262	S 18-33-52 E	18.256
263	S 14-33-45 E	30.419
264	S 9-33-48 E	30.42
265	S 5-2-39 E	37.852
266	N 89-43-54 W	1252.016
267	S 0-53-35 W	95.338
268	N 89-29-0 W	3082.276
269	N 0-38-13 E	1225.311
270	S 89-30-50 W	218.038
271	S 89-30-50 W	1548.478
272	N 89-41-17 W	400.156
273	N 1-0-0 E	1428.42
274	N 89-57-4 W	1290.553
275	N 89-58-11W	792.793
276	N 0-35-44 W	280.594
277	S 90-0-0 W	53.48
278	N 0-0-0 E	513.794
279	S 90-0-0 W	463.267
280	N 0-12-38 E	610.058
281	S 87-52-41W	144.165
282	N 89-47-59 W	546.87
283	N 87-3-51 W	200.45
284	S 89-23-18 W	248.93
285	N 89-45-4 W	541.68
286	S 0-30-15 W	410.967
287	S 89-38-6 E	272.575
288	S 0-31-28 W	1281.56
289	S 89-57-40 W	2798.98
290	N 1-16-36 E	238.987
291	S 71-46-30 W	229.825
292	N 87-45-19 W	696.686
293	N 27-4-20 W	201.805
294	N 10-38-15 E	1320.909
295	N 89-43-29 W	396.983
296	N 27-38-59 E	45.753
297	N 89-43-45 W	132.059

299	N 85-56-43 W	74.222	
300	S 0-2-10 W	217.699	
301	N 89-2-14 W	242.26	
302	N 0-1-2 W	235.537	
303	N 83-4-5 W	84.179	
304	N 89-19-38 W	386.617	
305	S 1-34-25 W	77.402	
306	S 86-47-53 W	637.533	
307	S 89-36-20W	196.554	
308	S 86-46-11 W	346.05	
309	S 88-41-54 W	71.618	
310	S 70-20-43 W	37.847	
311	S 89-24-40 W	315.454	
312	S 61-47-28 W	36.635	
313	S 89-30-54W	209.413	
314	N 0-34-19 W	90.803	
315	N 88-29-34 W	305.089	
316	S 42-38-52 W	65.069	
317	S 89-41-16 W	276.351	
318	S 5-8-11 W	268.376	
319	S 89-57-18W	364.448	
320	N 1-25-54 E	137.306	
321	S 37-25-35 W	627.425	
322	S 67-15-30W	147.302	
323	S 87-38-44W	1382.771	
324	N 89-16-16 W	50	to point of beginning contains 3,108.57 Acres

FINANCE PLAN — FARMERS VILLE TIF NO. 1 FINAL

**EXHIBIT A (CON'T)
SAVE AND EXCEPT**

	BEARING Direction	Distance	COGO_Start
325	N 9-47-9 E	117.38	Point of beginning
326	N 17-30-3 E	387.77	
327	N 11-56-29 E	235.927	
328	N 16-44-39 E	131.237	
329	N 8-7-48 E	94.235	
330	N 1-40-13 E	143.273	
331	N 89-51-13 E	513.029	
332	S 0-24-9 W	7.47	
333	N 89-20-35 E	136.092	
334	S 89-10-28 E	435.451	
335	S 0-0-0 W	13.59	
336	S 89-48-21 E	801.802	
337	S 27-54-3 W	19.934	
338	S 21-43-2 W	226.387	
339	S 20-24-59 W	154.802	
340	S 21-43-1 W	306.322	
341	S 20-21-43 W	120.545	
342	S 15-27-43 W	84.529	
343	S 29-39-21 W	185.727	
344	S 25-22-6 W	48.486	
345	S 90-0-0 W	1049.131	
346	N 89-27-55 W	640.256	to the Point of beginning Contains 43.83 Acres

**CITY OF FARMERSVILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

City of Farmersville, Texas

**Proposed Tax Increment
Reinvestment Zone**

November 2011

T822 = 3,108.57 Acres
Window 43.83 Acres
Total 3,064.74 Acres

11111174%

FINANCE PLAN - FARMERS VILLE TIF NO. 1 FINAL EXHIBIT C

**CITY OF FARMERS VILLE
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1
PUBLIC IMPROVEMENTS**

<u>ITEM</u>	<u>COST, \$K</u>
Roadways & Storm Sewer	21,000
Sanitary Sewer (incl. Lift Stations)	2,500
Water	2,250
Community Center	5,000
Park Upgrades	500
Administration	<u>250</u>
TOTAL	<u>31,500</u>