

**PENITAS REDEVELOPMENT AUTHORITY and
REINVESTMENT ZONE NUMBER NO. ONE, CITY OF PENITAS, TEXAS
NOTICE OF JOINT MEETING**

TO: THE BOARD OF DIRECTORS OF THE PENITAS REDEVELOPMENT AUTHORITY AND REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS, AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of the Penitas Redevelopment Authority (the "Authority") will hold a joint meeting with the Board of Directors of the Reinvestment Zone Number ONE, City of Penitas, Texas (the "Zone") to be held on **Monday, November 26, 2018, at 12:00 PM**, at the **Penitas City Hall 1111 Main Street, Penitas, Texas** open to the public, to consider, discuss and adopt such orders, resolutions or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Establish a quorum; call to order.
2. Receive Public Comments.
3. Approve Minutes from the last meeting.
4. Receive and approve invoices for payment.
5. Authorize preparation of a development reimbursement agreement for infrastructure costs related to a development project on Business 83 in the TIRZ.
6. Authorize the Executive Director to engage the auditor to prepare the Redevelopment Authority Audit for tax years 2017 and 2018.
7. Authorize the request to the engineer to update costs for Diamond / 83 project.
8. Consider nominations for Redevelopment Authority officers including, Chairman, Vice-Chairman, and Board Secretary.
9. Authorize the preparation of the Tax Year 2019 budget for presentation to the Board at the next meeting.
10. Update the Board of Directors/discuss the status of the extension of the TIRZ for 30 years; and the approval of the interlocal agreement with Hidalgo County.
11. Receive update on receipt of payments from Hidalgo County.
12. Authorize preparation of the 2018 annual report for TIRZ.
13. Announcements.
14. Adjourn.



Penitas City Secretary

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the City Secretary, Penitas City Hall, at 956-581-3345 at least three business days prior to the meeting so that the appropriate arrangements can be made.

PENITAS REDEVELOPMENT AUTHORITY AND
REINVESTMENT ZONE NUMBER NO. ONE, CITY OF PENITAS, TEXAS
Monday, May 14, 2018
12:00pm
1111 S. Main St. Penitas, TX 78576

MINUTES

1. Mayor Rigo Lopez opened the meeting at 12:18pm. Members present were Ric Perez, John Womack, and Raul Gonzalez.

2. Receive Public Comments.

n/a

3. Motion was made by Ric Perez to approve minutes from the last meeting. Motion was seconded by John Womack. Motion carried unanimously by those present.

4. Motion was made by Raul Gonzalez to approve the Second amendment to the Project Plan & Reinvestment Zone Financing Plan for the TIRZ #1, City of Penitas; request City Council approve the same. Motion was seconded by John Womack. Motion carried unanimously amongst those present.

5. Motion was made by John Womack to table the approval of annual report for TIRZ. Motion was seconded by Ric Perez. Motion carried unanimously amongst those present. Item tabled.

6. Announcements- n/a

7. Adjourn

Motion was made by Ric Gonzalez to adjourn the meeting at 12:23pm. Motion was seconded by John Womack. Motion carried unanimously amongst those present. Meeting adjourned.

Approved this the ____ day of _____, 2018.

TIRZ, Chairperson

TIRZ, Secretary

CALDERON ECONOMIC DEVELOPMENT STRATEGIES, LLC.

5523 Spelman Road

Houston, Texas 77096

INVOICE

Attention: Omar Romero
obo of Penitas Redevelopment Authority
Project Title: Supplemental Work on Penitas TIRZ amendments

Penitas RA

1000 Main


Penitas, Texas 78576

Date: 11/19/18

Description	Quantity	Unit Price	Cost
Item 1 Amt Due from invoice dated 9/24/18 — Payment due pursuant to contract	1		\$ 11,663
Expenses incurred — See attached schedule			\$ 1,158
Monthly consulting fee October / November 2018	2	\$ 2,500	\$ 5,000
Subtotal			\$ 17,821
Tax			0.00% \$ 0
Total			\$ 17,821

Thank you again for the opportunity to help with this project!

Sincerely yours,


Bill Calderon

Calderon Economic Development Strategies, LLC

Table 1

Penitas Expenses	Date	Type	Amt	Charge to
Copies for report docs on interlocal to county	9/6/18	copies	\$16.25	
Travel to SA for meeting NAD Bank		Milage	\$252.00	
Travel for meeting with Womack	11/9/18	Milage	\$395.36	
Travel to Penitas for Board meeting	11/26/18	Travel (milage/ flight)	\$463.26	
	10/19 and 10/30	copies for county interlocal	\$31.00	
Total Expenses Due			\$1,157.87	

From: Southwest Airlines southwestairlines@flysouthwest.com
Subject: William R Calderon's 11/26 Houston (Hobby) trip (SKWBIG): Your reservation is confirmed.
Date: November 19, 2018 at 12:10 PM
To: billcalderon1953@gmail.com



Here's your itinerary and other important travel information.
[View our mobile site](#) | [View in browser](#)

Southwest

[Manage Flight](#) | [Flight Status](#) | [My Account](#)



Hi William R,

We're looking forward to flying together! It can't come soon enough. Below you'll find your itinerary, important travel information, and trip receipt. See you onboard soon!

NOVEMBER 26

HRL ✈ **HOU**

Harlingen/Padre to Houston (Hobby)

Confirmation # **SKWBIG**

Confirmation date: 11/19/2018

PASSENGER William R Calderon
RAPID REWARDS # 20493524
TICKET # 5262410372143
EXPIRATION¹ November 19, 2019
EST POINTS EARNED 2,711

Rapid Rewards[®] points are only estimations.

Your itinerary

Flight: Monday, 11/26/2018 Est. Travel Time: 3h 10m [Business Select[®]](#)

FLIGHT
2532

DEPARTS
HRL 04:20PM
Harlingen/Padre



ARRIVES
AUS 05:25PM
Austin

Stop: ✈ Change planes

DEPARTS

ARRIVES

FLIGHT
2868

AUS 06:30PM
Austin



HOU 07:30PM
Houston (Hobby)

Payment information

Total cost

Air - SKWBIG

Base Fare	\$	225.84
U.S. Transportation Tax	\$	16.94
U.S. 9/11 Security Fee	\$	5.60
U.S. Flight Segment Tax	\$	8.20
U.S. Passenger Facility Chg	\$	9.00
Total	\$	265.58

Payment

Visa ending in 0192

Date: November 19, 2018

Payment Amount: \$265.58

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Your ticket number: 5262410372143

Prepare for takeoff



24 hours before your departure

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30 minutes before your departure:

Arrive at the gate prepared to board.



10 minutes before your departure:

This is the last opportunity to board your flight if you are present in the gate area and have met all check-in requirements.

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SALE 6166-20-280-1111-18.9.3
279335 SS Scn USB
4C @ 0.25 10.00
You Pay 10.00E
Subtotal: 10.00
Total: 10.00
Visa 0192: 10.00

AUTH CODE 05895D
TDS Chip Read
AID A0000000031010 CAPITAL ONE VISA
CVS No Signature Required

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10/30/2018 11:38 AM



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SALE 6166-20-381-1111-18.10.2
279335 SS Scr USB 21.00
84 @ 0.25
You Pay 21.00E
Subtotal: 21.00
Total: 21.00
Visa 4317: 21.00

AUTH CODE 015612
TDS Chip Read
AID A0000000980840 US DEBIT
CVS No Signature Required

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MEMORANDUM

To: Michael Leo, et. al.

From: Bill Calderón 

Date: 10/30/18

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 2018-05

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

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

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

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

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

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

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

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

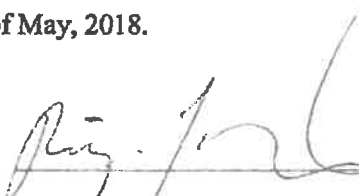
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PENITAS, TEXAS;

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


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

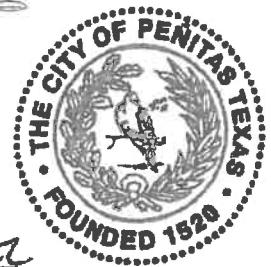
PASSED AND ADOPTED this 14th day of May, 2018.

APPROVED this 14th day of May, 2018.


Mayor, City of Penitas

WITNESSED this 14th day of May, 2018


City Secretary



THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

CITY OF PENITAS

**AMENDED AND RESTATED
INTERLOCAL AGREEMENT**

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

I. PARTIES & INDEX

A. Parties

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

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

If to the City, to:

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

With a copy to:

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

If to the County, to:

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

With a copy to:

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

If to the Zone, to:

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

With a copy to:

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

B. Index

This Agreement consists of the following sections:

<u>Section</u>	<u>Description</u>	<u>Pages</u>
I.	Parties & Index	1-3
II.	Definitions	3-5
III.	Background	5-6
IV.	Rights and Obligations of the County	6-12
V.	Rights and Obligations of City and Zone	13-15
VI.	Term and Termination	15
VII.	Miscellaneous	16-18
	Signature Page	19

Exhibit 1 City of Penitas Ordinance No. 2004-05

Exhibit 2 City of Penitas Ordinance No. 2005-01

Exhibit 3 City of Penitas Ordinance No. 2017-10

Exhibit 4 City of Penitas Ordinance No. 2017-11

- Exhibit 5** City of Penitas Ordinance No. 2018-04
- Exhibit 6** Project Plan and Reinvestment Zone Financing Plan as amended
- Exhibit 7** Tax Accounts

C. Parts Incorporated

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

II. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

29. "Transportation Zone" means Transportation Reinvestment Zone Number Two, Hidalgo County.

30. "Zone" has the meaning given such term in Section I.A.1. above.

31. "Zone Board" has the meaning given such term in Section I.A.1 above.

III. BACKGROUND

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

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

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

IV. RIGHTS AND OBLIGATIONS OF THE COUNTY

A. Tax Increment Participation by the County

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

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

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

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

B. Tax Increment Payment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. School District Provisions

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

D. Management of the Zone

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

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

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

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

E. Expansion of the Zone

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

V. RIGHTS AND OBLIGATIONS OF CITY AND ZONE

A. Tax Increment Participation by the City

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

B. Tax Increment Payment

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

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

C. Financing of Project Costs

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

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

D. Disbursement of Funds in the Tax Increment Fund

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

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

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

F. Project Plan.

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

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

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

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

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

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

G. Tax Accounts; Plats and Subdivisions

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

VI. TERM AND TERMINATION

A. Term of the Zone and Termination

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

B. Early Termination

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

C. Disposition of Tax Increments

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

VII. MISCELLANEOUS

A. Understanding

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

B. Severability

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

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

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

C. Entire Agreement

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

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

D. Written Amendment

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

E. Notices

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

F. Non-Waiver

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

G. Assignment

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

H. Successors

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

I. Access to Financial Information

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

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

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

J. Zone Designation

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

K. No Waiver of Immunity

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

L. Force Majeure

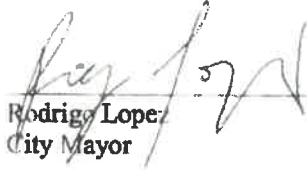
The Parties agree that in the event a Party's performance of any obligation under this Agreement is delayed due to the act or failure or delay in acting of another Party or another government entity (so long as such failure is not caused by an act or omission of the delaying Party), then such Party's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

[Signature page follows]

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

CITY OF PENITAS

HIDALGO COUNTY



Rodrigo Lopez
City Mayor

Hon. Ramon Garcia
County Judge

ATTEST/SEAL:

ATTEST/SEAL:




Ana Valdez
City Secretary

Arturo Guajardo, Jr.
County Clerk

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

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


Armando Marroquin, City Attorney

Atlas, Hall, & Rodriguez, LLP

By: _____
Stephen L. Crain

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



Rodrigo Lopez
Chair, Board of Directors



Exhibit 1

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

[See attached 12 pages]

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

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 1. Findings.

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

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

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

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

Tax Code, further finds and declares:

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

Section 2. Designation of the Zone

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

Texas Tax Code.

Section 3. Board of Directors

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

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

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

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

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

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

Section 4. Duration of the Zone

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

Section 5. Tax Increment Base

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

Section 6. Tax Increment Fund

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

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

Section 7. Severability

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

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

Section 8. Open Meetings


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

Section 9. Notices

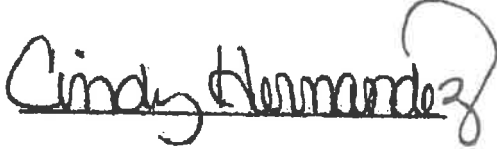
The contents of the notice of the public hearing, which hearing was held before the City Council on November 3, 2004, and the publication of said notice, are hereby ratified, and confirmed.

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

APPROVED this 3rd day of November, 2004.



Mayor, Servando Ramirez



Cindy Hernandez, City Secretary

EXHIBIT "A"

BOUNDARY DESCRIPTION

Map 2

Penitas Tax Increment Reinvestment Zone #1

 Zone Boundary

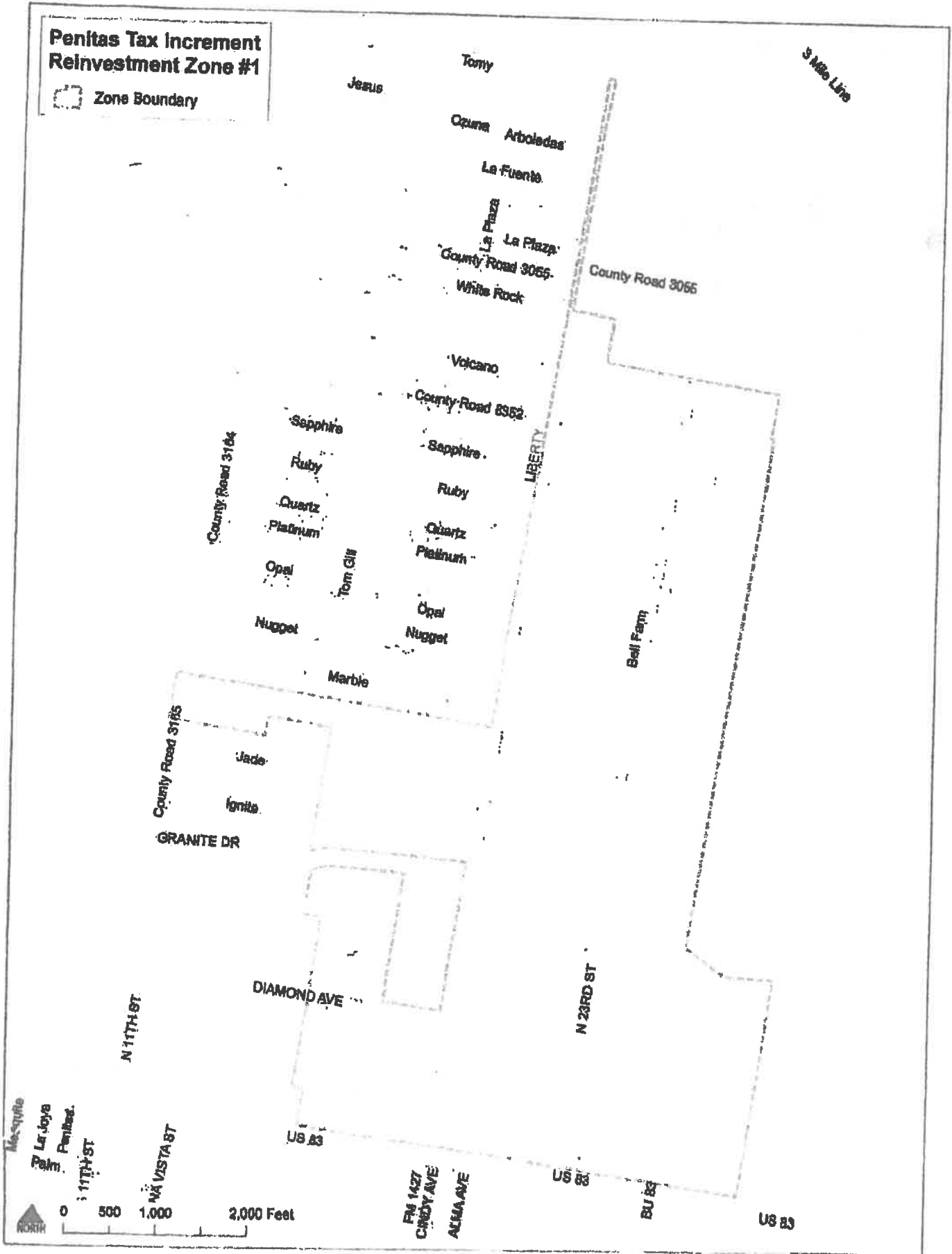


Exhibit 2

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

[See attached 12 pages]

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

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 1. Findings.

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

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

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

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

Tax Code, further finds and declares:

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

Section 2. Designation of the Zone

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

Texas Tax Code.

Section 3. Board of Directors

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

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

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

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

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

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

Section 4. Duration of the Zone

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

Section 5. Tax Increment Base

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

Section 6. Tax Increment Fund

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

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

Section 7. Severability

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

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

Section 8. Open Meetings

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

Section 9. Notices

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

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

APPROVED this 11th day of February, 2005.



Mayor, Servando Ramirez



Cindy Hernandez, City Secretary

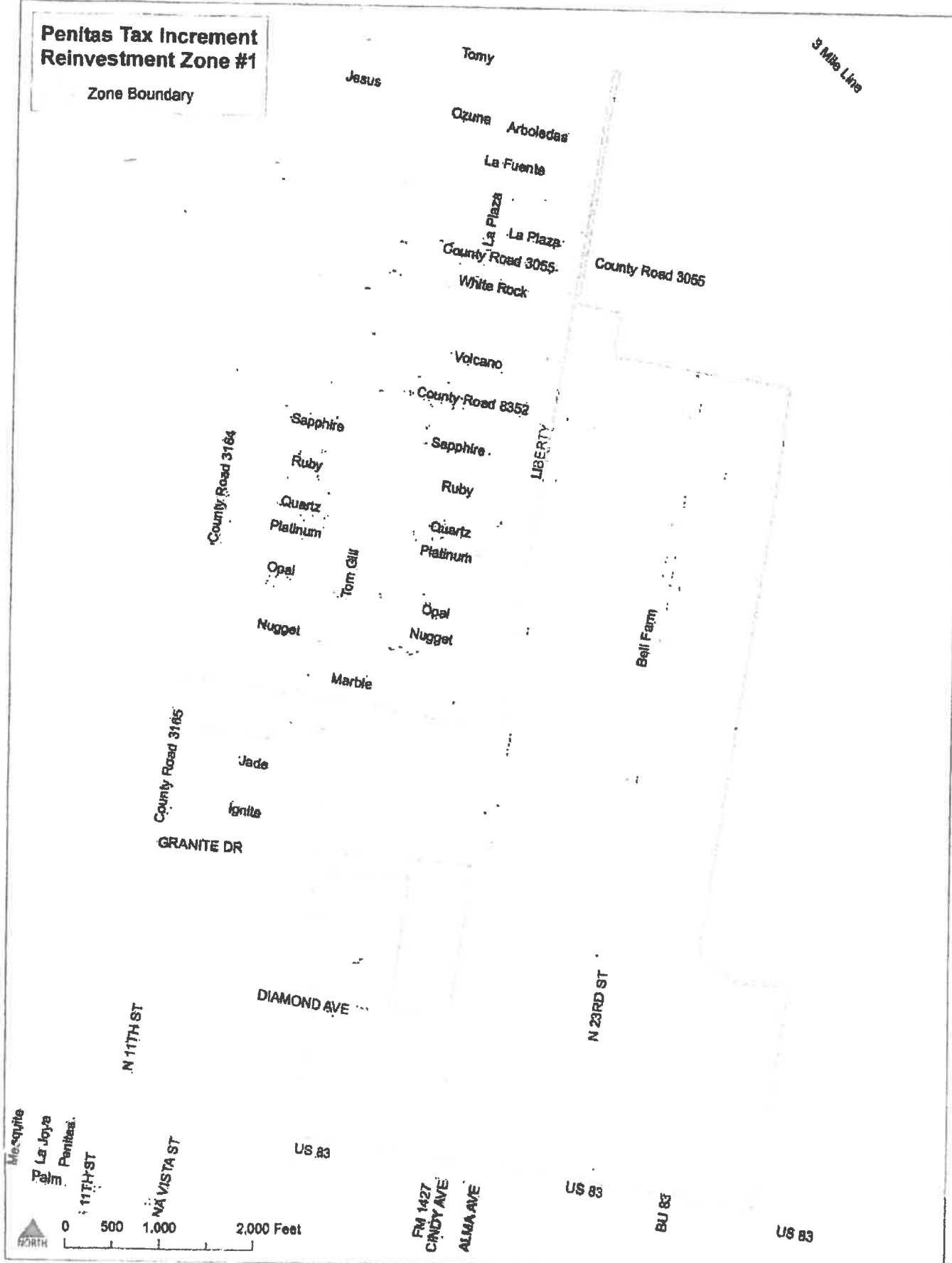
EXHIBIT "A"
BOUNDARY DESCRIPTION

Map 2

**Penitas Tax Increment
Reinvestment Zone #1**

Zone Boundary

3 Mile Line



Mosquito
La Joya
Palm
Penitas

0 500 1,000 2,000 Feet



FM 1427
CINDY AVE
ALMA AVE

US 83

BU 83

US 83

Exhibit 3

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

[See attached 31 pages]

ORDINANCE NO. 2017-10

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

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

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

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

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

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


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

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

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

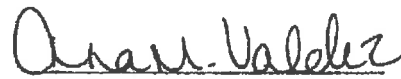
PASSED AND ADOPTED this 24th day of October, 2017.

APPROVED this 24th day of October, 2017.


Mayor, City of Penitas



WITNESSED this 24th Day of October, 2017.



City Secretary

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

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

September 28, 2017

REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS

First Amended Project Plan and Reinvestment Zone Financing Plan`

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B. Reinvestment Zone Financing Plan.....4

Schedule A - Residential Build-Out

Schedule B - Commercial Build-Out

Schedule C -Projected Assessed Valuations

Schedule D - Projected Zone Revenues

Schedule E - Project Costs financed or reimbursed to date.

Map 1 - Boundary Map

Map 2 - Aerial View of Property in and surrounding the Zone

Map 3 - Existing Land Use/Property Classification of Property in the Zone

Map 4 - Proposed Projects

Introduction

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

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

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

History

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

First Amended Project Plan and Reinvestment Zone Financing Plan

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

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

A. Project Plan

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

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

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

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

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

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

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

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

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

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

B. Reinvestment Zone Finance Plan

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

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

Table 1 - Estimated Project Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REVENUE SCHEDULES / FEASIBILITY ANALYSIS

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE C-PROJECTED ASSESSED VALUATIONS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE E- PROJECT COSTS PAID/ REIMBURSED TO DATE

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE A

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENTAS

Residential Buildout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Residential District Values:											
Single Family	0	0	20	22	25	28	31	35	40	45	45
Medium-Low (R2, R27)	0	0	25	25	25	25	31	35	40	45	45
Large-Low (R1, R2, R26, R28)	0	0	45	50	50	50	54	57	60	60	60
Total Home Sales	0	0	90	97	103	106	116	122	140	150	150
Total Constructed Value	0	0	\$3,796	\$4,050	\$4,275	\$4,500	\$4,830	\$5,175	\$5,640	\$6,015	\$6,015
Cumulative Constructed Value	0	0	\$3,796	\$7,846	\$12,121	\$16,621	\$21,451	\$26,626	\$32,266	\$38,281	\$44,696
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Home Constructed Value											
Single Family	45	45	45	45	45	45	45	45	45	45	45
Medium-Low (R2, R27)	50	50	50	50	50	50	50	50	50	50	50
Large-Low (R1, R2, R26, R28)	95	95	95	95	95	95	95	95	95	95	95
Total Home Sales	190	190	190	190	190	190	190	190	190	190	190
Total Constructed Value	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025	\$12,025
Cumulative Constructed Value	\$93,815	\$105,740	\$117,665	\$129,590	\$141,515	\$153,440	\$165,365	\$177,290	\$189,215	\$201,140	\$213,065

1. Capable value in thousands of dollars
 2. Protected home value in 2017 dollars with 1% inflation per year

Revised 02/21/2017

SCHEDULE B- COMMERCIAL BUILD OUT

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENTAS

Commercial (Subject Schedule, in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Commercial Project Values											
Commercial Value	\$2,100	\$3,250	\$1,950	\$4,835	\$5,400	\$1,800	\$2,400	\$2,800	\$1,950	\$1,950	\$2,000
Total Captured Value	\$2,100	\$5,500	\$1,950	\$4,835	\$5,400	\$1,800	\$2,400	\$3,100	\$1,950	\$1,950	\$2,000
Cumulative Captured Value	\$2,100	\$5,600	\$7,550	\$12,375	\$18,975	\$21,775	\$24,175	\$27,275	\$29,225	\$31,175	\$33,175
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Commercial Project Values											
Commercial Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Total Captured Value	\$2,000	\$4,400	\$6,800	\$9,300	\$11,800	\$14,300	\$16,800	\$19,300	\$21,800	\$24,300	\$26,800
Cumulative Captured Value	\$31,175	\$33,575	\$35,975	\$38,475	\$40,975	\$43,475	\$45,975	\$48,475	\$50,975	\$53,475	\$55,975

1. Capture value in thousands of dollars.

Revised 08/22/2017

SCHEDULE D- PROJECTED ZONE REVENUES

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Projected Zone Revenues - County Participates Until 2047

Tax Year	Collection Year	City Tax Rate	City Zone Collection	County Tax Rate (M&O Rate)	County Zone Collection	Gross Annual Zone Revenues Available	City Rebate for Services (5.1%)	County Revenue Retained (1.76%)	Annual Zone Revenue Available	Cumulative Zone Revenue Available
2017	2018	\$0.5060	\$104,468	\$0.4800	\$99,100	\$203,568	\$5,328	\$1,748	\$196,492	\$196,492
2018	2019	\$0.5060	\$122,178	\$0.4800	\$115,900	\$238,078	\$6,231	\$2,044	\$229,802	\$426,295
2019	2020	\$0.5060	\$161,320	\$0.4800	\$152,868	\$314,188	\$8,227	\$2,697	\$303,264	\$729,559
2020	2021	\$0.5060	\$218,296	\$0.4800	\$206,737	\$425,033	\$11,133	\$3,647	\$410,253	\$1,139,811
2021	2022	\$0.5060	\$275,801	\$0.4800	\$261,072	\$536,873	\$14,066	\$4,605	\$518,202	\$1,658,013
2022	2023	\$0.5060	\$326,459	\$0.4800	\$308,896	\$635,355	\$16,649	\$5,449	\$613,256	\$2,271,270
2023	2024	\$0.5060	\$384,569	\$0.4800	\$363,765	\$748,334	\$19,613	\$6,417	\$722,304	\$2,993,574
2024	2025	\$0.5060	\$448,789	\$0.4800	\$424,415	\$873,204	\$22,888	\$7,487	\$842,829	\$3,836,403
2025	2026	\$0.5060	\$513,610	\$0.4800	\$485,599	\$999,210	\$26,194	\$8,566	\$964,450	\$4,800,853
2026	2027	\$0.5060	\$582,284	\$0.4800	\$550,416	\$1,132,700	\$29,696	\$9,709	\$1,093,294	\$5,894,147
2027	2028	\$0.5060	\$653,778	\$0.4800	\$617,895	\$1,271,672	\$33,343	\$10,900	\$1,227,430	\$7,121,577
2028	2029	\$0.5060	\$725,272	\$0.4800	\$685,373	\$1,410,645	\$36,989	\$12,090	\$1,361,566	\$8,483,142
2029	2030	\$0.5060	\$798,790	\$0.4800	\$754,771	\$1,553,361	\$40,738	\$13,314	\$1,499,509	\$9,982,651
2030	2031	\$0.5060	\$872,308	\$0.4800	\$824,170	\$1,696,477	\$44,488	\$14,538	\$1,637,451	\$11,620,102
2031	2032	\$0.5060	\$946,332	\$0.4800	\$894,048	\$1,840,380	\$48,263	\$15,771	\$1,776,346	\$13,396,448
2032	2033	\$0.5060	\$1,020,356	\$0.4800	\$963,927	\$1,984,282	\$52,038	\$17,004	\$1,915,240	\$15,311,688
2033	2034	\$0.5060	\$1,094,380	\$0.4800	\$1,033,805	\$2,128,185	\$55,813	\$18,236	\$2,054,135	\$17,365,823
2034	2035	\$0.5060	\$1,168,404	\$0.4800	\$1,103,683	\$2,272,087	\$59,589	\$19,469	\$2,193,029	\$19,558,853
2035	2036	\$0.5060	\$1,242,428	\$0.4800	\$1,173,562	\$2,415,989	\$63,364	\$20,702	\$2,331,924	\$21,890,777
2036	2037	\$0.5060	\$1,316,452	\$0.4800	\$1,243,440	\$2,559,892	\$67,139	\$21,934	\$2,470,818	\$24,361,595
2037	2038	\$0.5060	\$1,390,476	\$0.4800	\$1,313,319	\$2,703,794	\$70,914	\$23,167	\$2,609,713	\$26,971,308
2038	2039	\$0.5060	\$1,464,500	\$0.4800	\$1,383,197	\$2,847,697	\$74,689	\$24,400	\$2,748,608	\$29,719,916
2039	2040	\$0.5060	\$1,531,043	\$0.4800	\$1,446,321	\$2,977,364	\$78,083	\$25,513	\$2,873,767	\$32,593,683
2040	2041	\$0.5060	\$1,598,584	\$0.4800	\$1,510,392	\$3,108,976	\$81,528	\$26,643	\$3,000,805	\$35,594,488
2041	2042	\$0.5060	\$1,667,138	\$0.4800	\$1,575,424	\$3,242,562	\$85,024	\$27,790	\$3,129,747	\$38,724,235
2042	2043	\$0.5060	\$1,736,721	\$0.4800	\$1,641,431	\$3,378,152	\$88,573	\$28,935	\$3,260,624	\$41,984,859
2043	2044	\$0.5060	\$1,807,347	\$0.4800	\$1,708,428	\$3,515,776	\$92,175	\$30,137	\$3,393,464	\$45,378,324
2044	2045	\$0.5060	\$1,879,033	\$0.4800	\$1,776,431	\$3,655,464	\$95,831	\$31,336	\$3,528,297	\$48,906,621
2045	2046	\$0.5060	\$1,951,794	\$0.4800	\$1,845,453	\$3,797,247	\$99,542	\$32,534	\$3,665,152	\$52,571,773
2046	2047	\$0.5060	\$2,025,647	\$0.4800	\$1,915,511	\$3,941,158	\$103,308	\$33,790	\$3,804,060	\$56,375,833
2047	2048	\$0.5060	\$2,100,607	\$0.4800	\$1,986,619	\$4,087,227	\$107,131	\$35,044	\$3,945,052	\$60,320,885
Totals			\$32,129,160		\$30,365,967	\$62,495,128	\$1,638,587	\$535,656	\$60,320,885	

SCHEDULE E—TIRZ REVENUES EXPENDED IN PAYMENT OF PROJECT COSTS

Table 1

Exhibit E – Project costs financed or reimbursed to date

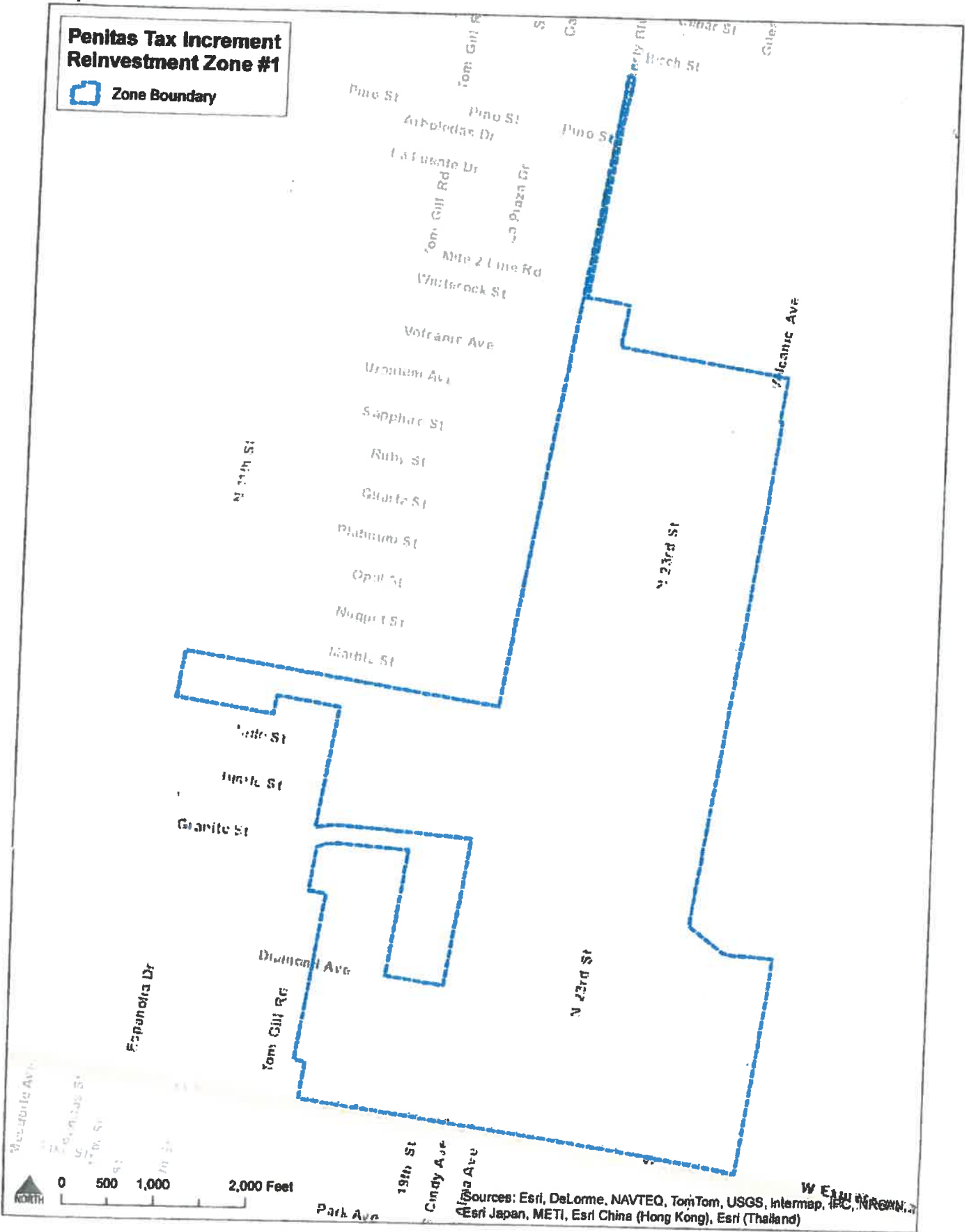
	Approved Project Cost Value	Amount disbursed to date
Water Improvements including wells	\$1,698,373	\$0
Waste Water Improvements	\$1,562,032	\$0
Drainage Improvements	\$6,093,650	\$0
Demolition Costs	\$0	\$0
Utility Relocation	\$0	\$0
Sidewalks	\$671,304	\$0
Streets	\$8,414,058	\$241,213
3 bridges	\$2,250,000	\$0
Lights	\$724,388	\$0
Engineering/Surveying	\$1,800,000	\$0
Contingency	\$1,000,000	\$0
Zone Admin	\$1,200,000	\$174,419
Financing Costs	\$6,800,000	
Totals	\$30,203,605	\$415,632

MAP 1--BOUNDARY

Map 1

Penitas Tax Increment Reinvestment Zone #1

 Zone Boundary



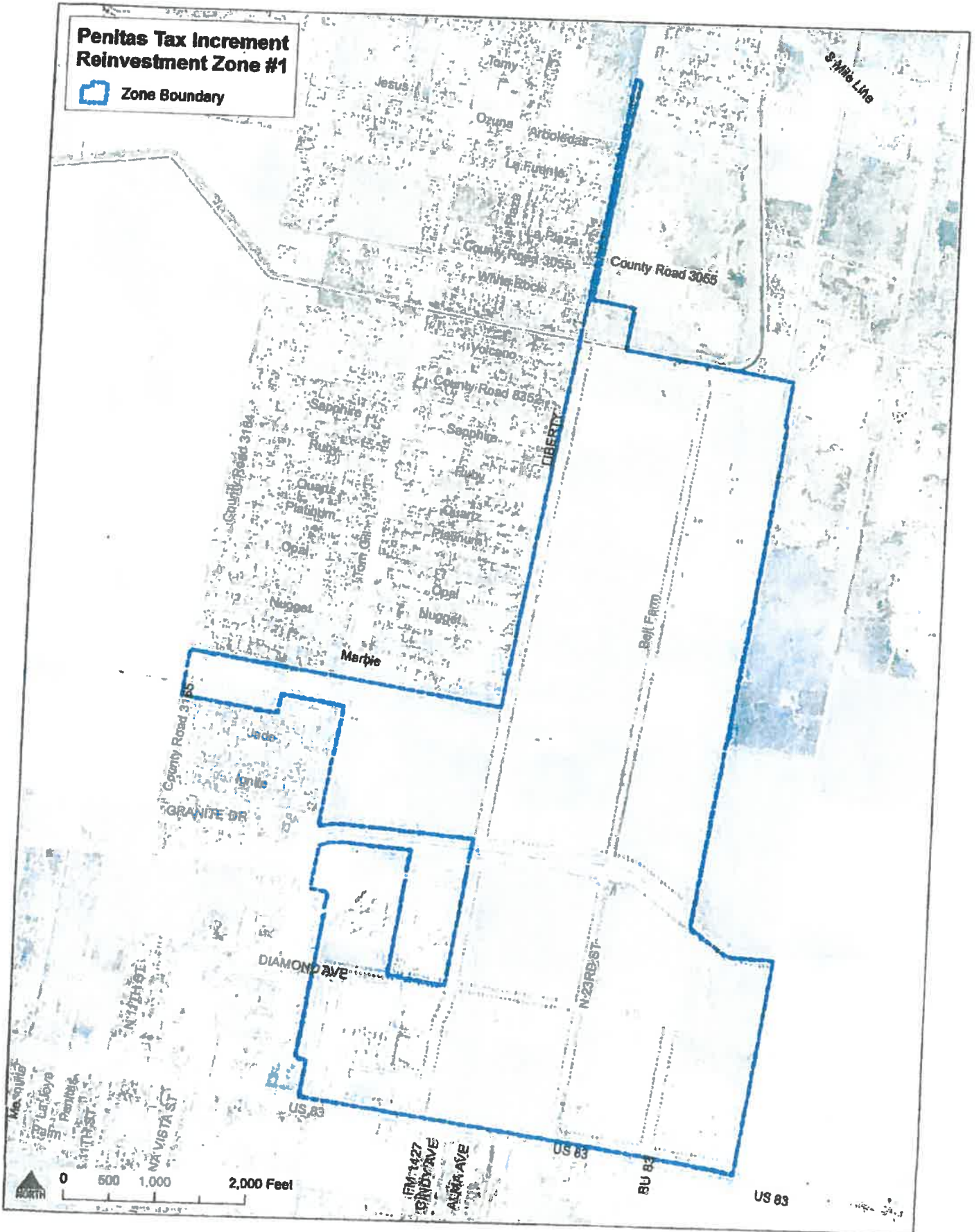
Sources: Esri, DeLorme, NAVTEQ, TomTom, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand)

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

Map 2

**Penitas Tax Increment
Reinvestment Zone #1**

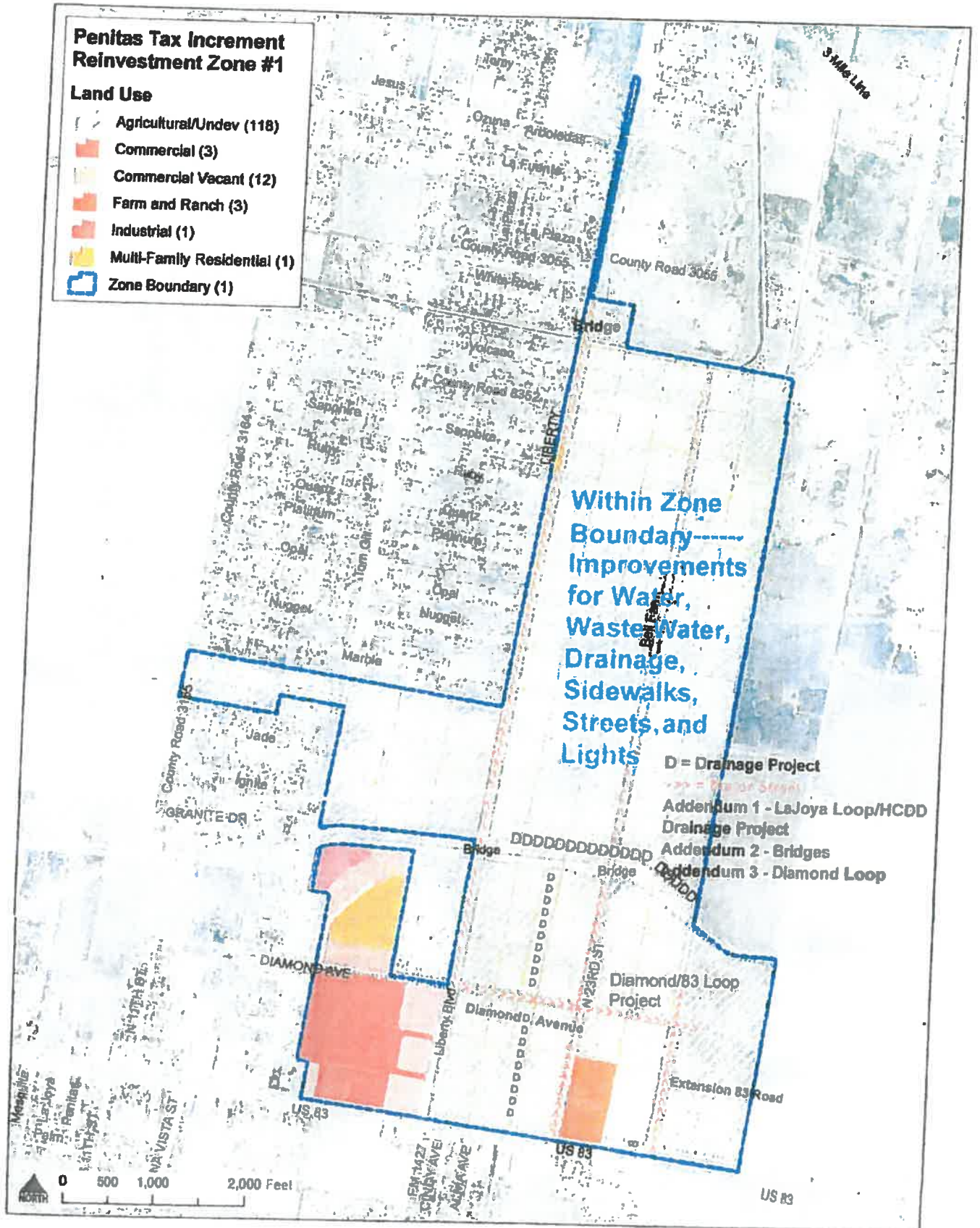
 Zone Boundary



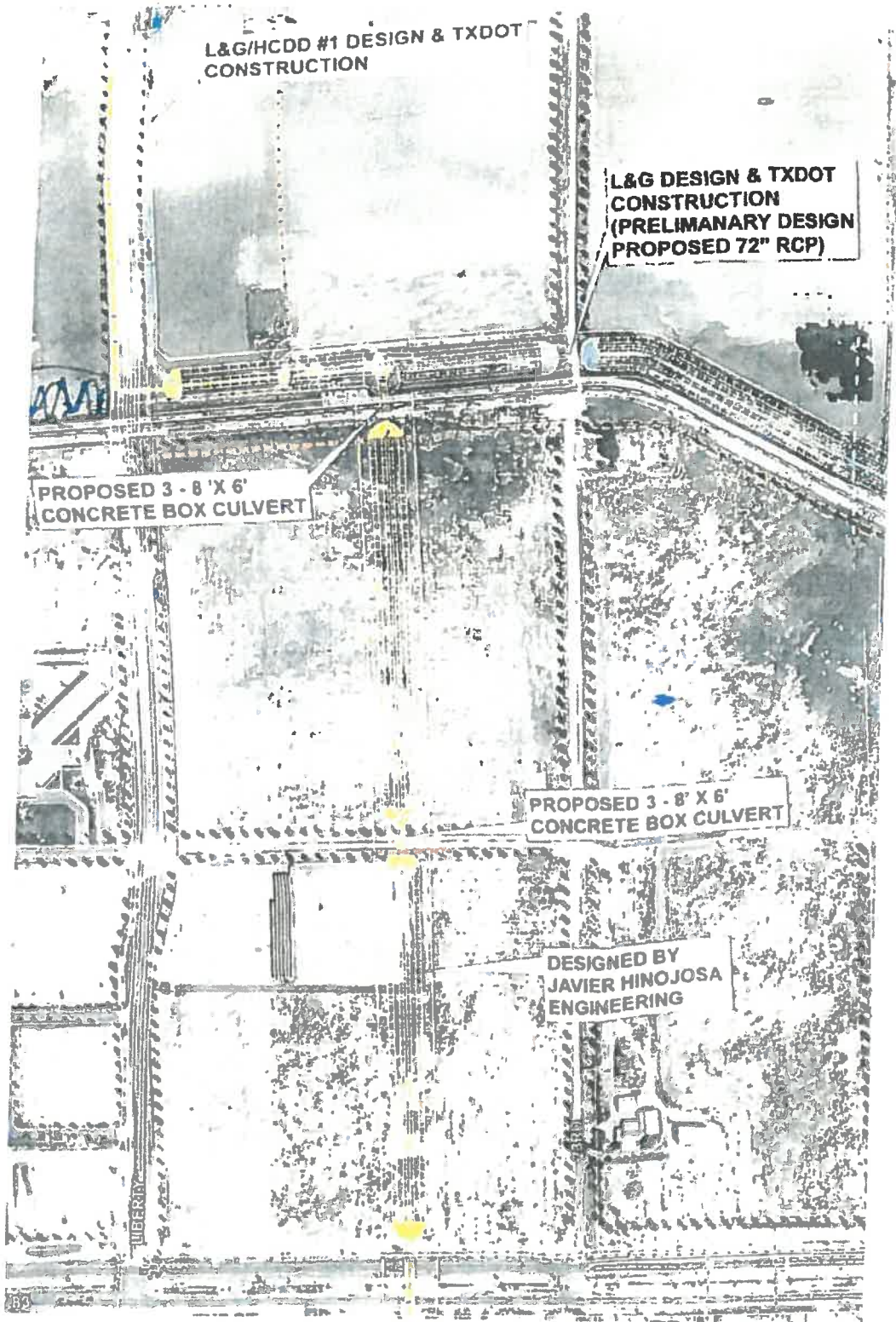
Map 3 Existing Land Use/ Property Classification

Map 4- Location of Proposed Project / Infrastructure Improvements.

Map 8

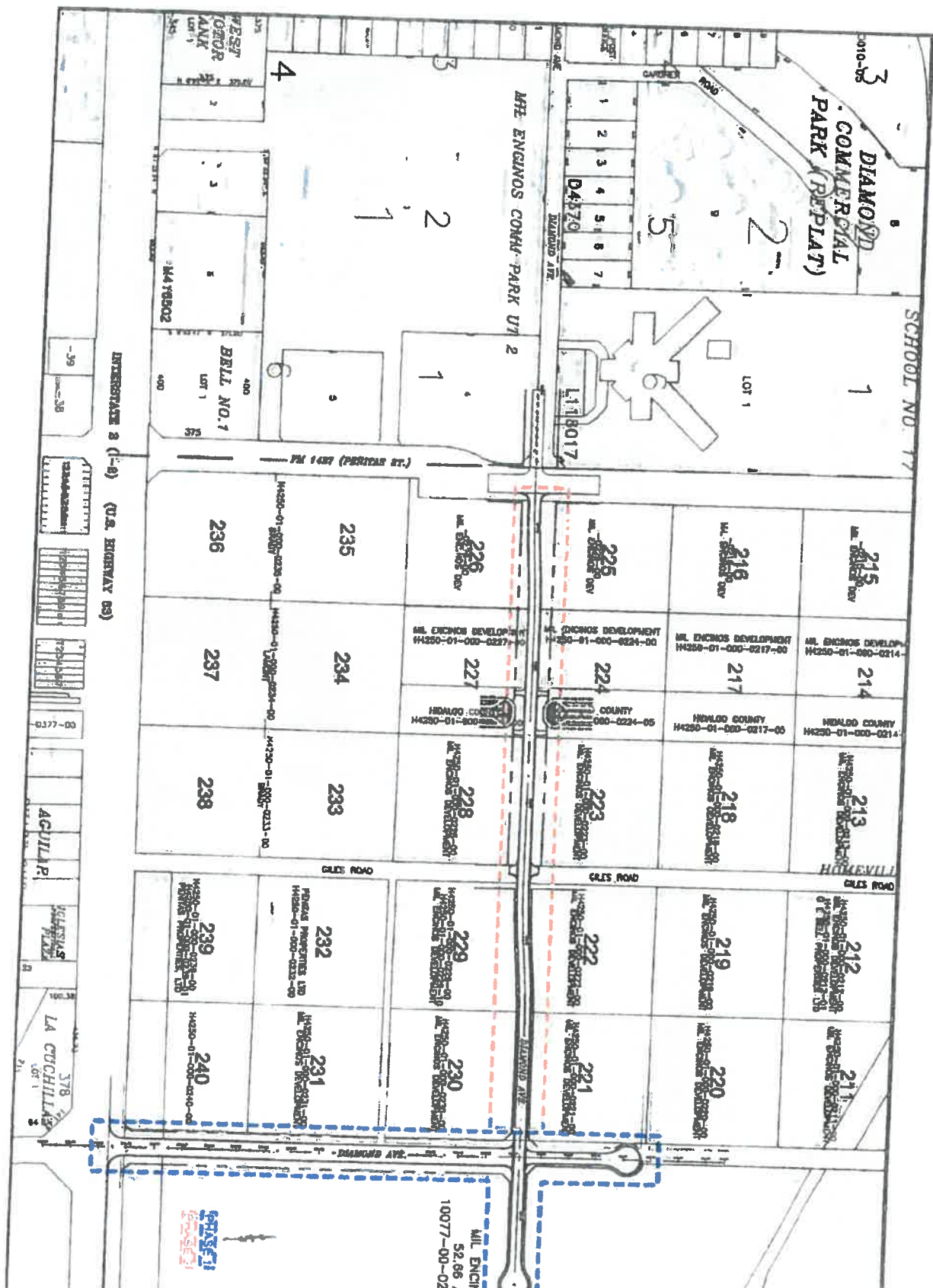


ADDENDUM 1



ADDENDUM 2





PHASE 1 & 2 EXHIBIT
CITY OF PEÑITAS - DIAMOND AVE
PAVING & DRAINAGE IMPROVEMENTS

C S J GROUP
ENGINEERS • CONSULTANTS • MANAGERS
 825 E. ALBERTA RD. | EDINBURG TX 78149
 281.259.2884 | info@csjgroup.com
 FROM REGISTRATION # F-17281 (TEXAS)

DATE: 07/07/17
 DRAWN BY: J.A. O'NEAL
 CHECKED BY: J.A. O'NEAL
 SCALE: AS SHOWN
 1 OF 1

Exhibit 4

**City of Penitas Ordinance No. 2017-11
Amended Interlocal**

[See attached 84 pages]

ORDINANCE NO. 2017-11

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

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

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

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

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

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

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


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

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

Section 2. That the Amended and Restated Interlocal Agreement between the Tax Increment Reinvestment Zone No. One, City of Penitas, the City of Penitas, Texas, and Hidalgo County, attached hereto for Reinvestment Zone Number One, City of Penitas, Texas is hereby approved.

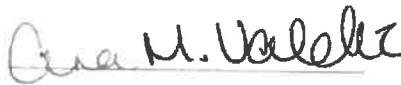
PASSED AND ADOPTED this 24th day of October, 2017.

APPROVED this 24th day of October, 2017.

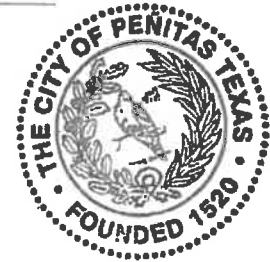


Mayor, City of Penitas

WITNESSED this 24th Day of October, 2017.



City Secretary



THE STATE OF TEXAS
COUNTY OF HIDALGO

§
§
§

CITY OF PENITAS

**AMENDED AND RESTATED
INTERLOCAL AGREEMENT**

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

I. PARTIES & INDEX

A. Parties

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

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

If to the City, to: With a copy to:

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

City Secretary
City of Penitas
PO Box 204
Penitas, Texas 78575
Phone: (956) 581-3345

If to the County, to:

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

With a copy to:

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

If to the Zone, to:

Reinvestment Zone Number One, City of
Penitas
c/o Armin Garza
PO Box 204
Penitas, Texas 78576
Phone: (956) 581-3345

With a copy to:

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

B. Index

This Agreement consists of the following sections:

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

Exhibit 2 City of Penitas Ordinance No. 2005-01

Exhibit 3 City of Penitas Ordinance No. 2017-__

Exhibit 4 Amended Plan

Exhibit 5 Tax Accounts

C. Parts Incorporated

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

II. DEFINITIONS

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

1. "2009 Agreement" means the Original Agreement as amended by the First Amendment.
2. "Administrative Costs" means reasonable costs directly incurred by a Participating Taxing Entity (as hereinafter defined) related to its agreement to participate in the development of the Zone, as described in this Agreement. These costs include, but are not limited to, costs and expenses for legal review and financial analysis related to the Zone incurred prior to entering into this Agreement, as well as any such costs and expenses incurred after this Agreement becomes effective. The aggregate reimbursable Administrative Costs for all the combined Participating Taxing Entities, which incur Administrative Costs over the life of the Zone, shall not exceed an aggregate reimbursement of One Million Two Hundred Thousand Dollars (\$1,200,000), representing One Million One Hundred Fifty-Eight Thousand Dollars (\$1,158,000.00) to the City and Forty-Two Thousand Dollars (\$42,000.00) to the County.
3. "Agreement" means this Amended and Restated Interlocal Agreement.
4. "Amended Plan" means the First Amended Project Plan and Reinvestment Zone Financing Plan, dated September 1, 2017, a true copy of which is attached hereto as Exhibit 4.
5. "Available Tax Increment" shall mean (i) as to City, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the Zone that equals 100% of the City's property tax as levied and collected; and (ii) as to County, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the Zone that equals 95% of the County's Applicable M&O Tax Rate as levied, collected and allocated to the general fund (i.e., excluding only the portion of the County's property tax rate that is apportioned for payment of outstanding general obligation bonded indebtedness commonly referred to as the "interest and sinking fund rate.")
6. "Base Year" means the year in which a Tax Increment Reinvestment Zone is created by ordinance. The Base Year is 2004.
7. "Captured Appraised Value" means the captured appraised value of the Zone, as defined by Section 311.012(b), Texas Tax Code (and as said Code may be amended from time to time); e.g., the total appraised value in a given year of all real property taxable by a participating taxing entity and located in the Zone for that year less the total appraised value of that property in 2004, the Base Year of the Zone.
8. "City" has the meaning given such term in Section I.A.1 above.

9. "City Tax Rate" means 100% of the ad valorem tax rate adopted by the city council of the City ad valorem tax. The City Tax Rate may change from time to time. The City Tax Rate as of December 31, 2016 is \$0.5060 per \$100 dollars of valuation on the Captured Appraised Value and may be changed by the City during the Term of the Zone.
10. "County" has the meaning given such term in Section I.A.1 above.
11. "County Applicable M&O Tax Rate" for any given year means the lesser of (i) the Base Year M&O Tax Rate and (ii) the County M&O Tax Rate for the given year. The Base Year M&O Tax Rate was \$0.5095 per \$100 dollars of valuation.
12. "County M&O Tax Rate" means that portion of the ad valorem tax rate used by the County for maintenance and operation. The County M&O Tax Rate is subject to change by the County in accordance with applicable law.
13. "County's Effective Termination Date" has the meaning given such term in Section V.F below.
14. "County's Maximum Contribution" is the lesser of (i) Fifteen Million Dollars (\$15,000,000.00) or (ii) the City's aggregate contribution to the Tax Increment Fund over the Term of the Zone. Amounts deducted by the County from a Tax Increment Payment for the County's Administrative Costs in accordance with Section IV below count toward the County's Maximum Contribution as if those amounts had been contributed by the County into the Tax Increment Fund as part of such Tax Increment Payment.
15. "Creation Ordinance" has the meaning given such term in Section III.B below.
16. "First Amendment" means that certain Amendment to Interlocal Agreement among the Parties effective March 3, 2009, which amended the Original Agreement.
17. "Material Change" has the meaning given such term in Section V.F below.
18. "Original Agreement" means that certain Interlocal Agreement executed between the City, the County, and the Zone, entered into by the County on March 3, 2009.
19. "Original Plan" shall mean the project and finance plan for the Zone, which was attached as Exhibit 2 to the Original Agreement.
20. "Participating Taxing Entity" means the City and County.
21. "Parties" has the meaning given such term in Section I.A.1 above.
22. "Project" means the improvements for water, waste water, drainage, sidewalks, streets, lights and bridges identified in the Amended Plan.
23. "Project Costs" mean the items set forth in Section 211.002(1) of the Texas Tax Code that are included in the Amended Plan for the Project. The Project Costs in the aggregate for the life of Zone are estimated to be Thirty Million Two Hundred Three

Thousand Eight Hundred Five Dollars (\$30,203,805.00), as more completely set forth in Exhibit 4.

24. "Tax Increment" for a Participating Taxing Entity means the total amount of ad valorem taxes levied and collected each year by that Participating Taxing Entity each year on the Captured Appraised Value of taxable real property in the Zone. Further, with respect to the County, this term shall be further limited to the total amount of ad valorem taxes levied and collected only on behalf of the County each year.

25. "Tax Increment Base" means the total appraised value of all real property taxable by a Participating Taxing Entity and located in the Zone as of January 1, 2004 the year in which the Zone was designated.

26. "Tax Increment Fund" means the tax increment fund created by the City for the deposit of Available Tax Increments for the Zone, entitled "Reinvestment Zone Number One City of Penitas, Texas Tax Increment Fund," which fund must be segregated and kept apart from any other funds of the City and may only be used to pay for expenses and costs approved by the Zone Board for the Zone.

27. "Tax Increment Payment" means the Available Tax Increment that a Participating Taxing Entity is required to deposit annually into the Tax Increment Fund in accordance with this Agreement.

28. "Term of the Zone" has the meaning given such term in Section III. A., below.

29. "Transportation Zone" means Transportation Reinvestment Zone Number Two, Hidalgo County.

30. "Zone" has the meaning given such term in Section I.A.1. above.

31. "Zone Board" has the meaning given such term in Section I.A.1 above.

III. BACKGROUND

- A. On November 3, 2004, the City created the Zone over the property contained in the Zone by adoption of City Ordinance No. 2004-05, a true and correct copy of which is attached hereto as Exhibit 1, for the purposes of development and redevelopment of the property within the Zone (a legal description of which is contained in Exhibit 1). The City amended the creation ordinance on February 11, 2005, by Ordinance No. 2005-01, a true and correct copy of which is attached to this Agreement as Exhibit 2. The termination of the Zone was to occur on December 31, 2034, or as otherwise provided in the ordinance. The Zone and the City adopted the Original Plan for the Zone in 2005. The City agreed to participate in the Zone by contributing tax increments produced in the Zone to the Tax Increment Fund. The County also agreed to participate in the Zone, beginning with the 2005 tax year, and the City, the County and the Zone entered into the 2009 Agreement setting forth the terms and conditions for its participation in the Zone.

- B. Due to a myriad of issues, including an unanticipated downturn in the economy that negatively impacted development in Texas, and significantly delayed development in the Zone, including the anticipated increase in taxable values in the Zone, which also directly and negatively impacted the generation of tax incremental revenues, on October 24, 2017, (i) the City adopted Ordinance 2017-11 a true and correct copy of which is attached hereto as Exhibit 3, to again amend the creation ordinance to extend the term of the Zone (as so amended, the "Creation Ordinance"), and (ii) the Zone Board adopted the Amended Plan, which was approved by the City on the same date by Ordinance 2017-10 to extend the term of the Zone in order to allow the Zone to fully fund the list of projects originally anticipated in the Original Plan at the time of its adoption. As explained in the Amended Plan, exact locations of infrastructure improvements will be determined by the City and the Zone Board, which are expected overtime based on factors such as the location and progress of private development within the Zone.
- C. The City and the Zone represent and warrant that (i) each has found that the City and the Zone have complied with all legal requirements, including notice requirements, in the creation of the Zone, the adoption and amendment of the Creation Ordinance, and the adoption of both the Original Plan and the Amended Plan; (ii) the Amended Plan is feasible and (iii) construction pursuant to the Original Plan commenced within three (3) years of creation of the Zone.
- D. The Parties agree that the changes to the Original Plan adopted by the Amended Plan constituted a Material Change to the Original Plan, that notice was given to the County in accordance with the 2009 Agreement, and that the Parties worked together to address the County's comments and objections prior to the adoption of the Amended Plan.
- E. The Zone is now projected to terminate on December 31, 2047, unless earlier termination occurs under this Agreement (the "Term of the Zone").
- F. The Parties now desire to enter into this Agreement, which amends and restates the 2009 Agreement, pursuant to Section 31.1013(f) of the Texas Tax Code.

IV. RIGHTS AND OBLIGATIONS OF THE COUNTY

A. Tax Increment Participation by the County

1. Subject to the limitations set out in this Agreement, the County agrees to participate in the Zone by contributing to the Tax Increment Fund an amount equal to 95% of the revenue generated from the County Applicable M&O Tax Rate as assessed and collected on the Captured Appraised Value for each respective tax year during the Term of the Zone. For the purpose of this Agreement, the County Applicable M&O Tax Rate shall be calculated as set forth in Section IV.B of this Agreement. In no event shall the County contribution to the Tax Increment Fund (including amounts allocated to the County's Administrative Costs in accordance with Subsection IV.B.1.e. below) be greater than the County Maximum Contribution over the Term of the Zone (which for purposes of this provision will be deemed to end no later than December 31, 2047) beginning with the 2005 tax year.

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

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

B. Tax Increment Payment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) the delinquency date for the unit's property taxes or
- (2) the date the municipality or county that created the zone submits to the taxing unit an invoice specifying the tax increment produced by the

taxing unit and the amount the taxing unit is required to pay into the tax increment fund for the zone.

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

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

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

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

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

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

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

b. *Transportation Zone Overlap.* Notwithstanding anything to the contrary contained herein, in the event any of the property within the Zone is also within the Transportation Zone, during any period with respect to which the County is obligated to pay part of the tax

increment on such real property in the Zone to the Transportation Zone, in lieu of the 95% of County Applicable M&O Tax Rate specified above, the County contribution to the Zone with respect to real property that is within the overlap between the Transportation Zone and the Zone shall not exceed fifty percent (50%) of the Applicable M&O Tax Rate.

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

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

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

C. School District Provisions

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

D. Management of the Zone

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

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

3. Notwithstanding anything to the contrary in the Creation Ordinance, pursuant to the provisions of Section 311.009(a) of the Texas Tax Code, the County shall have the unequivocal right to appoint and thereafter at all times to maintain one (1) director on the Zone Board. Failure of the County to appoint a person to the Zone board shall not be deemed a waiver of the County's right to make an appointment at a later date. If it is necessary for the City to make or confirm the appointment, the City shall appoint or confirm the County's designee. The County may also appoint and maintain as many non-voting ex-officio members to the Zone Board as the County desires.

E. Expansion of the Zone

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

V. RIGHTS AND OBLIGATIONS OF CITY AND ZONE

A. Tax Increment Participation by the City

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

B. Tax Increment Payment

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

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

C. Financing of Project Costs

Each Participating Taxing Entity shall participate in the payment of Project Costs only to the extent described herein. The City and the Zone shall be entitled to enter into any other agreements for the City or the Zone to pay Project Costs and other reasonable related expenses from the Available Tax Increments paid into the Tax Increment Fund without the consent of any other Participating Taxing Entity, but they will provide notice of such agreement(s) to each Participating Taxing Entity.

D. Disbursement of Funds in the Tax Increment Fund

1. Each Participating Taxing Entity agrees the Zone Board shall administer the Tax Increment Fund on behalf of the Zone, pursuant to the Creation Ordinance, and pursuant to this Agreement. Except for amounts to be paid to the City and County for Administrative Costs, no

funds shall be disbursed from the Tax Increment Fund without the prior written approval of the Zone Board (except for amounts to be deducted by the County for Administrative Costs), and notice of the amount of funds used and disbursement of funds by the Zone shall be given at least annually to the County. The Parties agree that the Zone Board shall be responsible for the annual administration of the Zone.

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

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

F. Project Plan.

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

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

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

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

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

G. Tax Accounts; Plats and Subdivisions

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

VI. TERM AND TERMINATION

A. Term of the Zone and Termination

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

B. Early Termination

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

C. Disposition of Tax Increments

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

under the rules of the American Mediation Association with a mediator agreed upon by the County Judge of the County and the City Manager of the City.

VII. MISCELLANEOUS

A. Understanding

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

B. Severability

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

In the event any term, covenant or condition shall be held invalid and affects in any manner the limitations on the County's, or any other Party's, contributions or participation, then neither the County, nor any other Party, shall have any liability for any incremental or other payments as may otherwise be provided for in this Agreement.

C. Entire Agreement

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

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

D. Written Amendment

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

approve a change or amendment to this Agreement on behalf of the City or the County, respectively.

E. Notices

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

F. Non-Waiver

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

G. Assignment

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

H. Successors

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

I. Access to Financial Information

1. The Zone agrees to conduct or to cause to be conducted, at a minimum, an annual financial review, a copy of which will be provided to the County. Furthermore, each Party to this Agreement shall have reasonable access to financial or other information and audit reports regarding the operation of the Zone, contribution of Tax Increment Payments to the Tax Increment Fund, and expenditures from the Tax Increment Fund for Project Costs. In addition, the City agrees, during the term of this Agreement, to prepare and deliver an annual report to the County in accordance with Section 311.016 and 311.0101(c), Texas Tax Code. The County shall have the right to withhold or delay payments to the Tax Increment Fund until thirty (30) such time as it has received the financial report (and other documentation and information pursuant to Section IV.B. above) from the City for the

applicable tax year, and shall not incur any penalties or interest with respect to any such withheld or delayed payments notwithstanding any provision herein to the contrary.

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

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

J. Zone Designation

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

K. No Waiver of Immunity

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

L. Force Majeure

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

[Signature page follows]

IN WITNESS HEREOF, the City, the County and the Zone have made and executed this Agreement in triplicate originals on this ___th day of October, 2017.

CITY OF PENITAS

HIDALGO COUNTY




Rodrigo Lopez
City Mayor

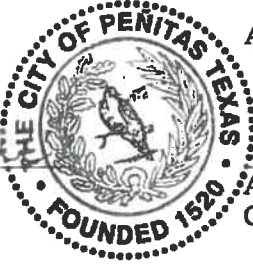
Hon. Ramon Garcia
County Judge

ATTEST/SEAL:

ATTEST/SEAL:



Ana Valdez
City Secretary



Arturo Guajardo, Jr.
County Clerk

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

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

Armando Marroquin, City Attorney

Atlas, Hall, & Rodriguez, LLP



By: _____
Stephen L. Crain

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



Rodrigo Lopez
Chair, Board of Directors

Exhibit 1

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

[See attached 11 pages]

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

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 1. Findings.

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

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

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

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

Tax Code, further finds and declares:

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

Section 2. Designation of the Zone

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

Texas Tax Code.

Section 3. Board of Directors

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

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

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

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

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

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

Section 4. Duration of the Zone

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

Section 5. Tax Increment Base

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

Section 6. Tax Increment Fund

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

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

Section 7. Severability

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

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

Section 8. Open Meetings

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

Section 9. Notices

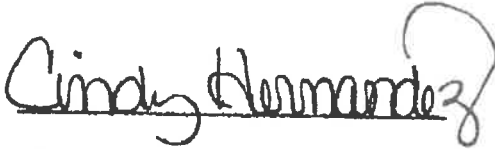
The contents of the notice of the public hearing, which hearing was held before the City Council on November 3, 2004, and the publication of said notice, are hereby ratified, and confirmed.

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

APPROVED this 3rd day of November, 2004.

A handwritten signature in cursive script, appearing to read "Servando", written above a horizontal line.

Mayor, Servando Ramirez

A handwritten signature in cursive script, appearing to read "Cindy Hernandez", written above a horizontal line.

Cindy Hernandez, City Secretary

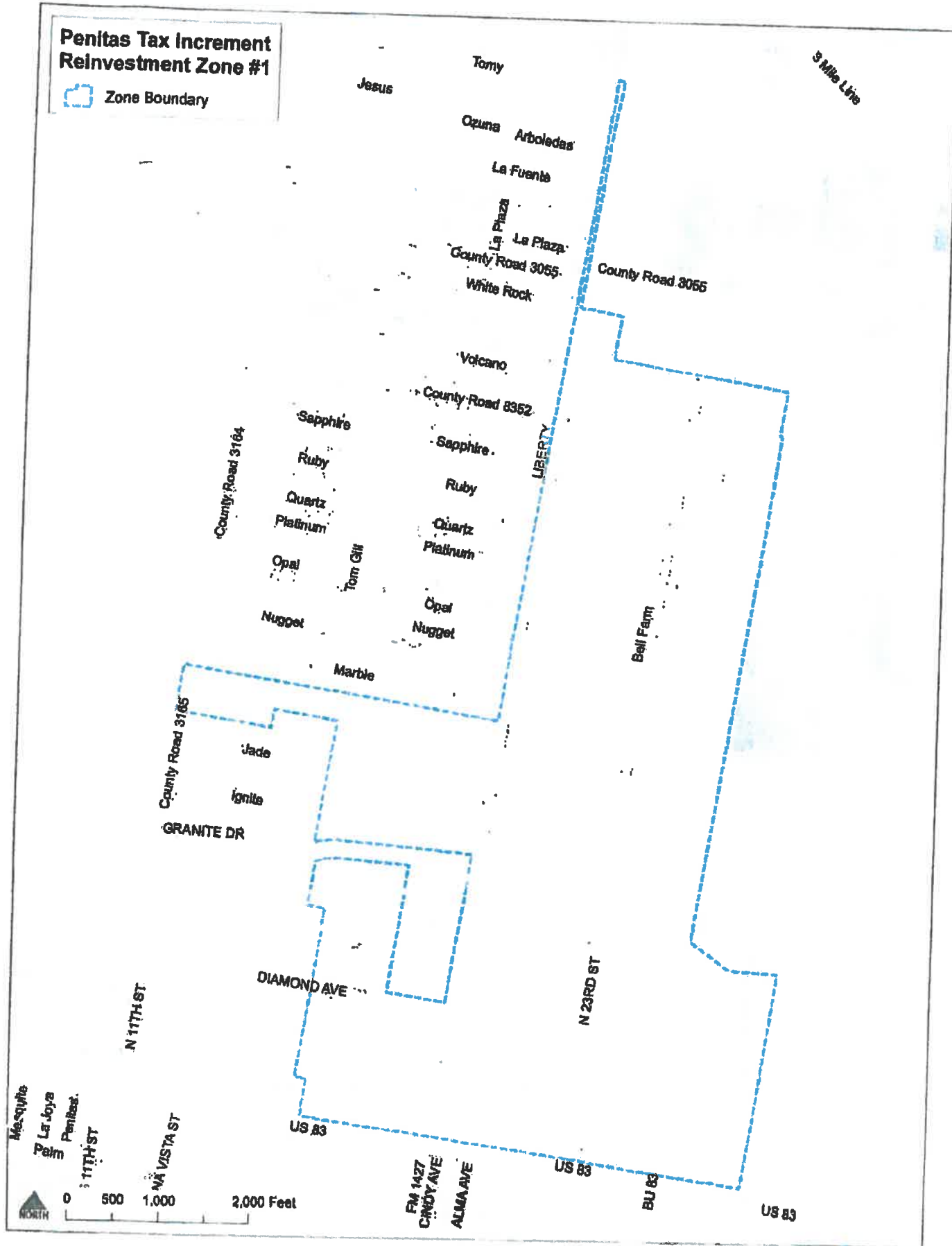
EXHIBIT "A"
BOUNDARY DESCRIPTION

Map 2

Penitas Tax Increment Reinvestment Zone #1

 Zone Boundary

3 Mile Line



Mesquite
La Joya
Penitas
Palm

0 500 1,000 2,000 Feet



FM 1427
CANDY AVE
ALMA AVE

US 83

BU 83

US 83

Exhibit 2

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

[See attached 11 pages]

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

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

* * * * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 1. Findings.

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

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

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

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

Tax Code, further finds and declares:

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

Section 2. Designation of the Zone

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

Texas Tax Code.

Section 3. Board of Directors

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

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

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

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

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

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

Section 4. Duration of the Zone

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

Section 5. Tax Increment Base

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

Section 6. Tax Increment Fund

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

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

Section 7. Severability

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

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

Section 8. Open Meetings

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

Section 9. Notices

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

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

APPROVED this 11th day of February, 2005.



Mayor, Servando Ramirez



Cindy Hernandez, City Secretary

EXHIBIT "A"
BOUNDARY DESCRIPTION

Apr. 09 2003 11:45AM P12

FRX NO. :

FROM :

Map 2

Penitas Tax Increment Reinvestment Zone #1

 Zone Boundary

3 Mile Line

Mesquite
La Joya
Penitas
Palm



0 500 1,000 2,000 Feet

N 11TH ST

NA VISTA ST

DIAMOND AVE

US 83

FM 1427
CINDY AVE
ALMA AVE

US 83

BU 83

US 83

County Road 3165

GRANITE DR

Jade
Ignite

County Road 3164

Sapphire
Ruby
Quartz
Platinum
Opal
Nugget

Tom Gill

Marble

County Road 8352

Sapphire
Ruby
Quartz
Platinum
Opal
Nugget

LIBERTY

County Road 3055

White Rock

Volcano

County Road 3055

Ozuna Arboledas

La Fuente

La Plaza

La Plaza

Tomy

Jesus

Bell Farm

N 23RD ST

Exhibit 3

City of Penitas Ordinance No. 2017-10
(second amendment to creation ordinance)

[See attached 2 pages]

ORDINANCE NO. 2017-10

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

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

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

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

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

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


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

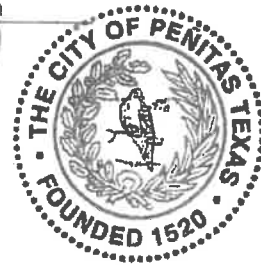
Section 1. That the findings contained in the preamble of this Ordinance are declared to be true and correct and are hereby adopted as part of this Ordinance.

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

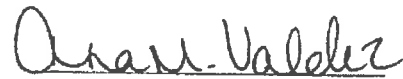
PASSED AND ADOPTED this 24th day of October, 2017.

APPROVED this 24th day of October, 2017.


Mayor, City of Penitas



WITNESSED this 24th Day of October, 2017.



City Secretary

Exhibit 4

Amended Plan

[See attached 25 pages]

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

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

September 28, 2017

REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS

First Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction.....3
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First Amended Project Plan and Reinvestment Zone Financing Plan.....3
 A. Project Plan.....4
 B. Reinvestment Zone Financing Plan.....4

Schedule A - Residential Build-Out
Schedule B - Commercial Build-Out
Schedule C - Projected Assessed Valuations
Schedule D - Projected Zone Revenues
Schedule E - Project Costs financed or reimbursed to date.

Map 1 - Boundary Map
Map 2 - Aerial View of Property in and surrounding the Zone
Map 3 - Existing Land Use/Property Classification of Property in the Zone
Map 4 - Proposed Projects

Introduction

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

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

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

History

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

First Amended Project Plan and Reinvestment Zone Financing Plan

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

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

A. Project Plan

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

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

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

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

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

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

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

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

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

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

B. Reinvestment Zone Finance Plan

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

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

Table 1 - Estimated Project Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REVENUE SCHEDULES / FEASIBILITY ANALYSIS

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE C-PROJECTED ASSESSED VALUATIONS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE E- PROJECT COSTS PAID/ REIMBURSED TO DATE

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE A

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENTAS

Residential Outlot Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Residential Project Values																						
Styke Family	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Medium Lots (102,507)	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Large Lots (113,426-183)	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Total Home Sales	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Real Captured Value	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Cumulative Captured Value	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Home Construction Values																						
Home Construction Value	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Medium Lots (102,507)	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Large Lots (113,426-183)	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Total Home Sales	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Total Construction Value	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50
Cumulative Declared Value	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50	0	50

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

Revised 02/22/2017

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE B

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Commercial Buildout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Commercial Project Values											
Commercial Value	\$2,100	\$2,500	\$1,950	\$4,825	\$2,500	\$1,800	\$2,400	\$1,100	\$1,950	\$1,950	\$2,000
Total Captured Value	\$2,100	\$1,500	\$1,950	\$4,825	\$3,400	\$1,800	\$2,400	\$3,100	\$1,950	\$1,950	\$2,000
Cumulative Captured Value	\$2,100	\$3,600	\$5,550	\$10,375	\$13,775	\$15,575	\$18,075	\$21,175	\$23,125	\$25,075	\$27,075
Commercial Project Values											
Commercial Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Total Captured Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Cumulative Captured Value	\$2,175	\$4,575	\$6,975	\$9,475	\$11,975	\$14,475	\$16,975	\$19,475	\$21,975	\$24,475	\$26,975

1. Capture value in thousands of dollars

Revised 02/22/2017

SCHEDULE C- PROJECTED ASSESSED VALUATIONS

SCHEDULE C

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

Tax Roll January 1	Incremental Residential Assessed Valuation	Residential Cumulative Assessed Valuation	No. of Homes Added	Cum. No. of Homes Added	Senior Citizen Exemption		Cumulative Commercial Valuation	City Projected Taxable Valuation	County Projected Taxable Valuation
					No. of Eligible Homes (5% of total)	County Exemption Amount (\$15,000)			
2016	\$0	\$0	0	0	0.00	50	\$2,100,000	\$18,545,847	\$18,545,847
2017	\$0	\$0	0	0	0.00	50	\$5,600,000	\$20,645,847	\$20,645,847
2018	\$5,785,500	\$5,785,500	45	45	2.25	\$33,750	\$7,550,000	\$24,145,847	\$24,145,847
2019	\$6,435,100	\$12,220,600	50	95	4.75	\$71,250	\$12,375,000	\$31,881,347	\$31,881,347
2020	\$7,764,750	\$19,985,350	60	155	7.75	\$116,250	\$15,975,000	\$43,141,447	\$43,070,197
2021	\$8,211,350	\$28,196,700	64	219	10.95	\$164,250	\$17,775,000	\$54,506,197	\$54,389,947
2022	\$9,084,250	\$37,280,950	71	290	14.50	\$217,500	\$20,175,000	\$64,517,547	\$64,353,297
2023	\$9,591,750	\$46,872,700	75	365	18.25	\$273,750	\$23,275,000	\$76,001,797	\$75,784,297
2024	\$10,860,500	\$57,733,200	85	450	22.50	\$337,500	\$25,225,000	\$88,693,547	\$88,419,797
2025	\$11,621,750	\$69,354,950	91	541	27.05	\$405,750	\$27,175,000	\$101,504,047	\$101,166,547
2026	\$12,129,250	\$81,484,200	95	636	31.80	\$477,000	\$29,175,000	\$129,205,047	\$128,728,047
2027	\$12,129,250	\$93,613,450	95	731	36.55	\$548,250	\$31,175,000	\$143,334,297	\$142,786,047
2028	\$12,129,250	\$105,742,700	95	826	41.30	\$619,500	\$33,575,000	\$157,863,547	\$157,244,047
2029	\$12,129,250	\$117,871,950	95	921	46.05	\$690,750	\$35,975,000	\$172,392,797	\$171,702,047
2030	\$12,129,250	\$130,001,200	95	1,016	50.80	\$762,000	\$38,475,000	\$187,022,047	\$186,200,047
2031	\$12,129,250	\$142,130,450	95	1,111	55.55	\$833,250	\$40,975,000	\$201,651,297	\$200,818,047
2032	\$12,129,250	\$154,259,700	95	1,206	60.30	\$904,500	\$43,475,000	\$216,280,547	\$215,376,047
2033	\$12,129,250	\$166,388,950	95	1,301	65.05	\$975,750	\$45,975,000	\$230,909,797	\$229,934,047
2034	\$12,129,250	\$178,518,200	95	1,396	69.80	\$1,047,000	\$48,475,000	\$245,539,047	\$244,492,047
2035	\$12,129,250	\$190,647,450	95	1,491	74.55	\$1,118,250	\$50,975,000	\$260,168,297	\$259,050,047
2036	\$12,129,250	\$202,776,700	95	1,586	79.30	\$1,189,500	\$53,475,000	\$274,797,547	\$273,608,047
2037	\$12,129,250	\$214,905,950	95	1,681	84.05	\$1,260,750	\$55,975,000	\$289,426,797	\$288,166,047
2038	\$12,129,250	\$227,035,200	95	1,776	88.80	\$1,332,000	\$58,475,000	\$304,056,047	\$303,116,861
2039	\$12,129,250	\$239,164,450	95	1,871	93.55	\$1,403,250	\$60,975,000	\$318,685,297	\$317,664,937
2040	\$12,129,250	\$251,293,700	95	1,966	98.30	\$1,474,500	\$63,475,000	\$333,314,547	\$332,173,797
2041	\$12,129,250	\$263,422,950	95	2,061	103.05	\$1,545,750	\$65,975,000	\$347,943,797	\$347,264,547
2042	\$12,129,250	\$275,552,200	95	2,156	107.80	\$1,617,000	\$68,475,000	\$362,573,047	\$361,815,297
2043	\$12,129,250	\$287,681,450	95	2,251	112.55	\$1,688,250	\$70,975,000	\$377,202,297	\$376,466,047
2044	\$12,129,250	\$299,810,700	95	2,346	117.30	\$1,759,500	\$73,475,000	\$391,831,547	\$391,116,797
2045	\$12,129,250	\$311,939,950	95	2,441	122.05	\$1,830,750	\$75,975,000	\$406,460,797	\$405,767,547
2046	\$12,129,250	\$324,069,200	95	2,536	126.80	\$1,902,000	\$78,475,000	\$421,090,047	\$420,318,297
2047	\$12,129,250	\$336,198,450	95	2,631	131.55	\$1,973,250	\$80,975,000	\$435,719,297	\$435,069,047

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE D

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS
 Projected Zone Revenues - County Participates Until 2047

Tax Year	Collection Year	City Tax Rate	City Zone Collection	County Tax Rate (M&O Rate)	County Zone Collection	Gross Annual Zone Revenues Available	City Rebate for Services (5.1%)	County Revenue Retained (1.76%)	Annual Zone Revenue Available	Cumulative Zone Revenue Available
2017	2018	0.5060	\$104,468	0.4800	\$99,100	\$703,568	\$5,328	\$1,748	\$196,492	\$196,492
2018	2019	0.5060	\$122,178	0.4800	\$115,900	\$238,078	\$6,231	\$2,044	\$229,802	\$426,295
2019	2020	0.5060	\$161,320	0.4800	\$152,868	\$314,188	\$8,227	\$2,697	\$303,264	\$729,559
2020	2021	0.5060	\$218,296	0.4800	\$206,737	\$425,033	\$11,133	\$3,647	\$410,253	\$1,139,811
2021	2022	0.5060	\$275,801	0.4800	\$261,072	\$536,873	\$14,066	\$4,605	\$518,202	\$1,658,013
2022	2023	0.5060	\$326,459	0.4800	\$308,896	\$635,355	\$16,649	\$5,449	\$613,256	\$2,271,270
2023	2024	0.5060	\$384,569	0.4800	\$363,765	\$748,334	\$19,613	\$6,417	\$722,304	\$2,993,574
2024	2025	0.5060	\$448,789	0.4800	\$424,415	\$873,204	\$22,888	\$7,487	\$842,829	\$3,836,403
2025	2026	0.5060	\$513,610	0.4800	\$485,599	\$999,210	\$26,194	\$8,566	\$964,450	\$4,800,853
2026	2027	0.5060	\$582,284	0.4800	\$550,416	\$1,132,700	\$29,696	\$9,709	\$1,093,294	\$5,894,147
2027	2028	0.5060	\$653,778	0.4800	\$617,895	\$1,271,672	\$33,343	\$10,900	\$1,227,430	\$7,121,577
2028	2029	0.5060	\$725,272	0.4800	\$685,373	\$1,410,645	\$36,989	\$12,090	\$1,361,566	\$8,483,142
2029	2030	0.5060	\$798,790	0.4800	\$754,771	\$1,553,561	\$40,738	\$13,314	\$1,499,509	\$9,982,651
2030	2031	0.5060	\$872,308	0.4800	\$824,170	\$1,696,477	\$44,488	\$14,538	\$1,637,451	\$11,620,102
2031	2032	0.5060	\$946,332	0.4800	\$894,048	\$1,840,380	\$48,263	\$15,771	\$1,776,346	\$13,396,448
2032	2033	0.5060	\$1,020,356	0.4800	\$963,927	\$1,984,282	\$52,038	\$17,004	\$1,915,240	\$15,311,688
2033	2034	0.5060	\$1,094,380	0.4800	\$1,033,805	\$2,128,185	\$55,813	\$18,236	\$2,054,135	\$17,365,823
2034	2035	0.5060	\$1,168,404	0.4800	\$1,103,683	\$2,272,087	\$59,589	\$19,469	\$2,193,029	\$19,558,853
2035	2036	0.5060	\$1,242,428	0.4800	\$1,173,562	\$2,415,989	\$63,364	\$20,702	\$2,331,924	\$21,890,777
2036	2037	0.5060	\$1,316,452	0.4800	\$1,243,440	\$2,559,892	\$67,139	\$21,934	\$2,470,818	\$24,361,595
2037	2038	0.5060	\$1,390,476	0.4800	\$1,313,319	\$2,703,794	\$70,914	\$23,167	\$2,609,713	\$26,971,308
2038	2039	0.5060	\$1,464,500	0.4800	\$1,383,197	\$2,847,697	\$74,689	\$24,400	\$2,748,608	\$29,719,916
2039	2040	0.5060	\$1,538,524	0.4800	\$1,453,076	\$2,991,600	\$78,464	\$25,633	\$2,887,503	\$32,607,419
2040	2041	0.5060	\$1,612,548	0.4800	\$1,522,955	\$3,135,503	\$82,239	\$26,867	\$3,026,398	\$35,533,817
2041	2042	0.5060	\$1,686,572	0.4800	\$1,592,834	\$3,279,406	\$86,014	\$28,101	\$3,165,293	\$38,469,110
2042	2043	0.5060	\$1,760,596	0.4800	\$1,662,713	\$3,423,309	\$89,789	\$29,334	\$3,304,188	\$41,414,404
2043	2044	0.5060	\$1,834,620	0.4800	\$1,732,592	\$3,567,212	\$93,564	\$30,567	\$3,443,083	\$44,359,687
2044	2045	0.5060	\$1,908,644	0.4800	\$1,802,471	\$3,711,115	\$97,339	\$31,800	\$3,581,978	\$47,304,970
2045	2046	0.5060	\$1,982,668	0.4800	\$1,876,350	\$3,855,018	\$101,114	\$33,033	\$3,720,873	\$50,250,253
2046	2047	0.5060	\$2,056,692	0.4800	\$1,950,229	\$3,998,921	\$104,889	\$34,266	\$3,859,768	\$53,195,541
2047	2048	0.5060	\$2,130,716	0.4800	\$2,024,108	\$4,142,824	\$108,664	\$35,500	\$3,998,663	\$56,140,830
Totals			\$32,129,160		\$30,365,967	\$62,495,128	\$1,638,587	\$535,656	\$60,320,885	\$60,320,885

Revised 3/03/2017

SCHEDULE E--TIRZ REVENUES EXPENDED IN PAYMENT OF PROJECT COSTS

Table 1

Exhibit E -- Project costs financed or reimbursed to date		
	Approved Project Cost Value	Amount disbursed to date
Water Improvements including wells	\$1,698,373	\$0
Waste Water Improvements	\$1,552,032	\$0
Drainage Improvements	\$6,093,650	\$0
Demolition Costs	\$0	\$0
Utility Relocation	\$0	\$0
Sidewalks	\$671,304	\$0
Streets	\$6,414,058	\$241,213
3 bridges	\$2,250,000	\$0
Lights	\$724,388	\$0
Engineering/Surveying	\$1,800,000	\$0
Contingency	\$1,000,000	\$0
Zone Admin	\$1,200,000	\$174,418
Financing Costs	\$6,800,000	
Totals	\$30,203,805	\$415,632

MAP 1—BOUNDARY

Map 1

**Penitas Tax Increment
Reinvestment Zone #1**

 Zone Boundary

Esplanada Dr

St

N 23rd St

Cl

19th St

Cindy Ave

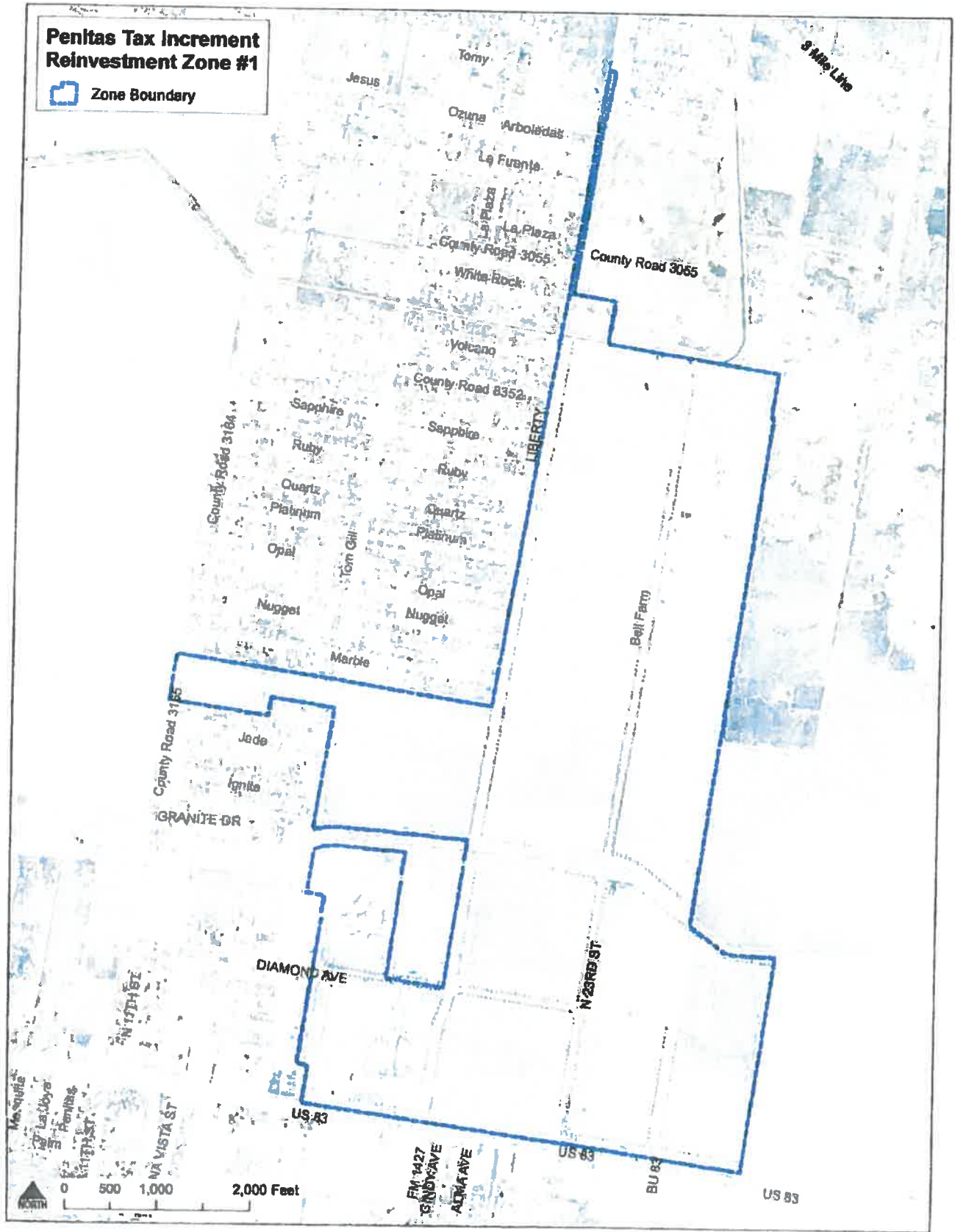
1st Ave



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

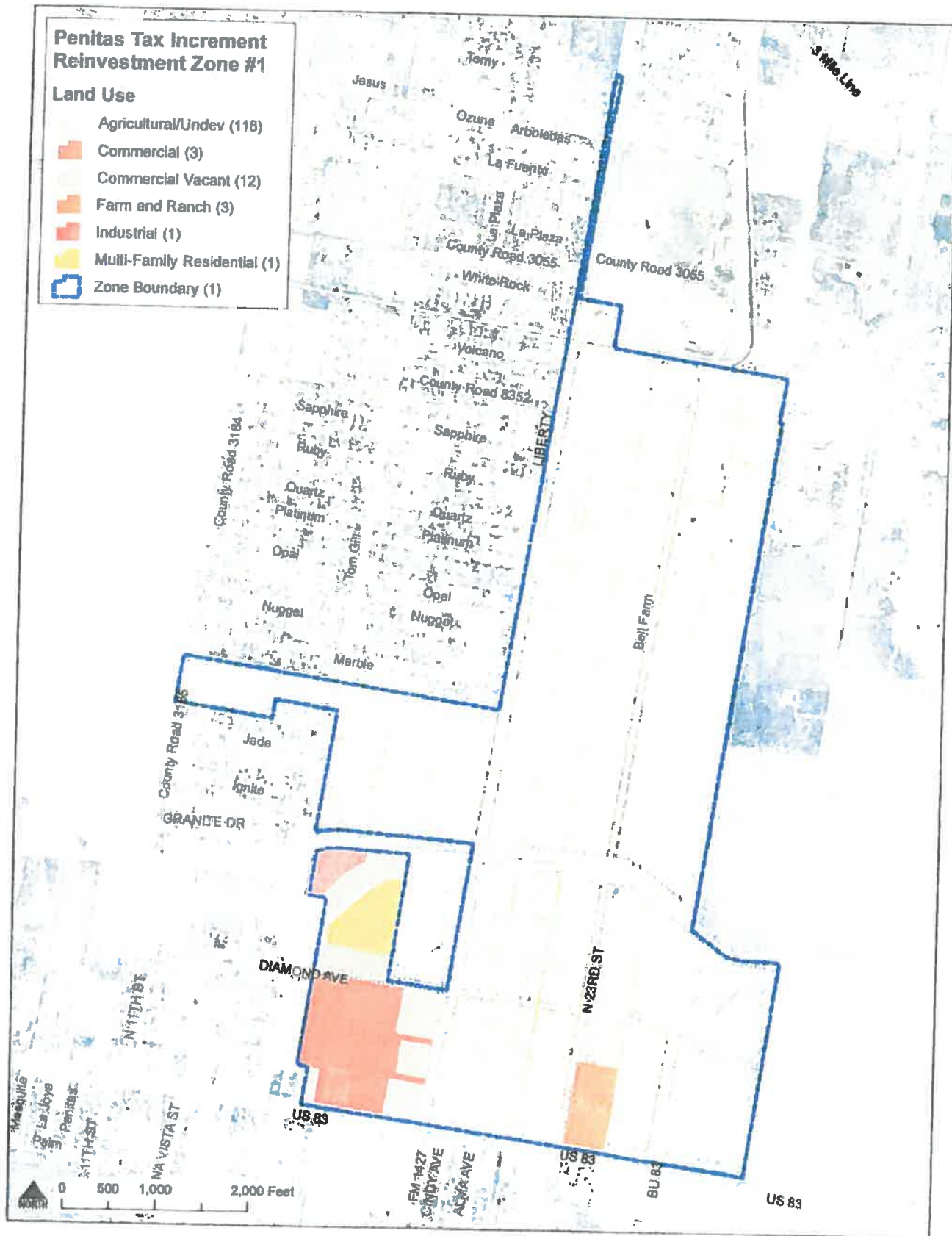
MAP 2 –Aerial View of Property in and surrounding the zone.

Map 2



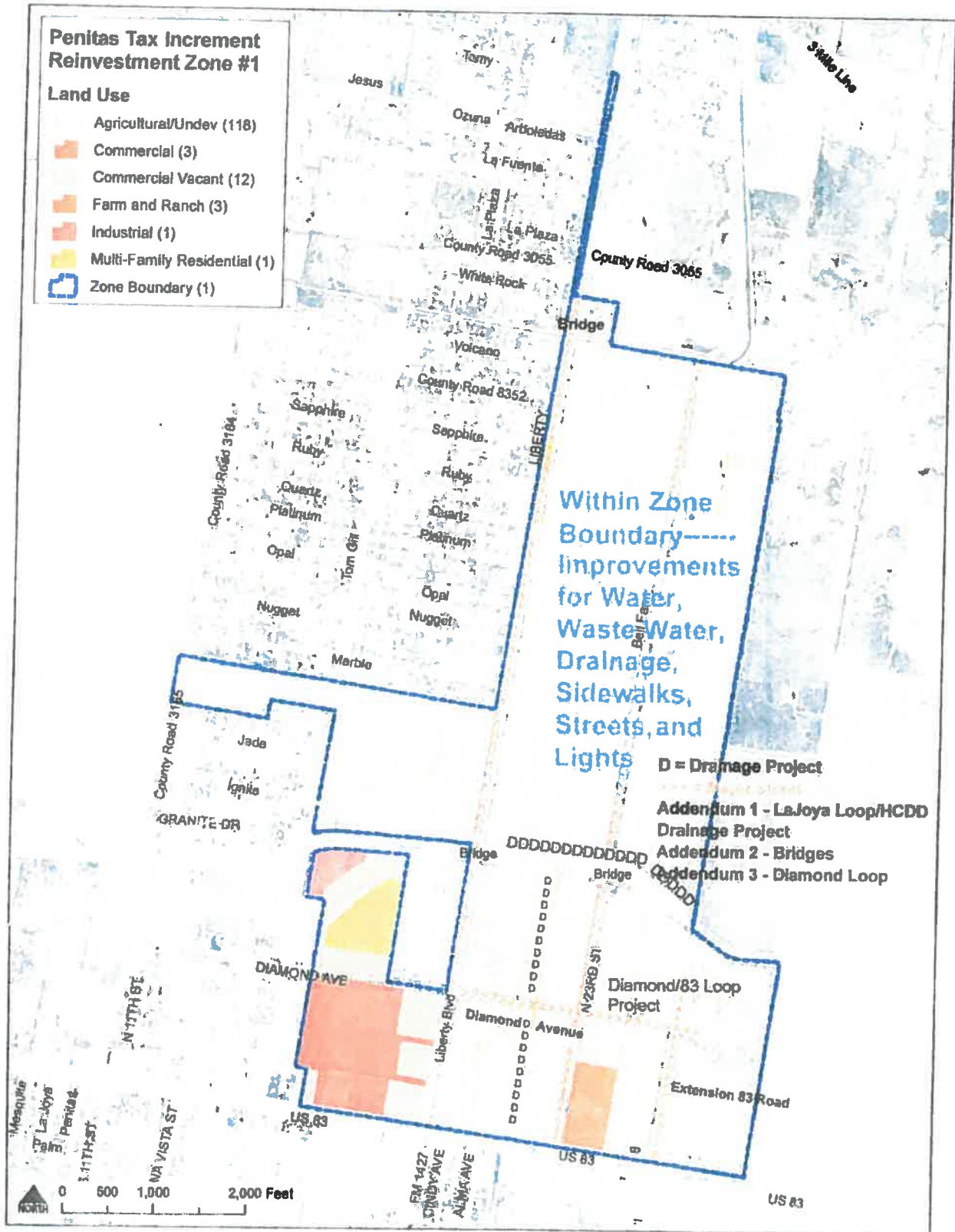
Map 3 Existing Land Use/ Property Classification

Map 3

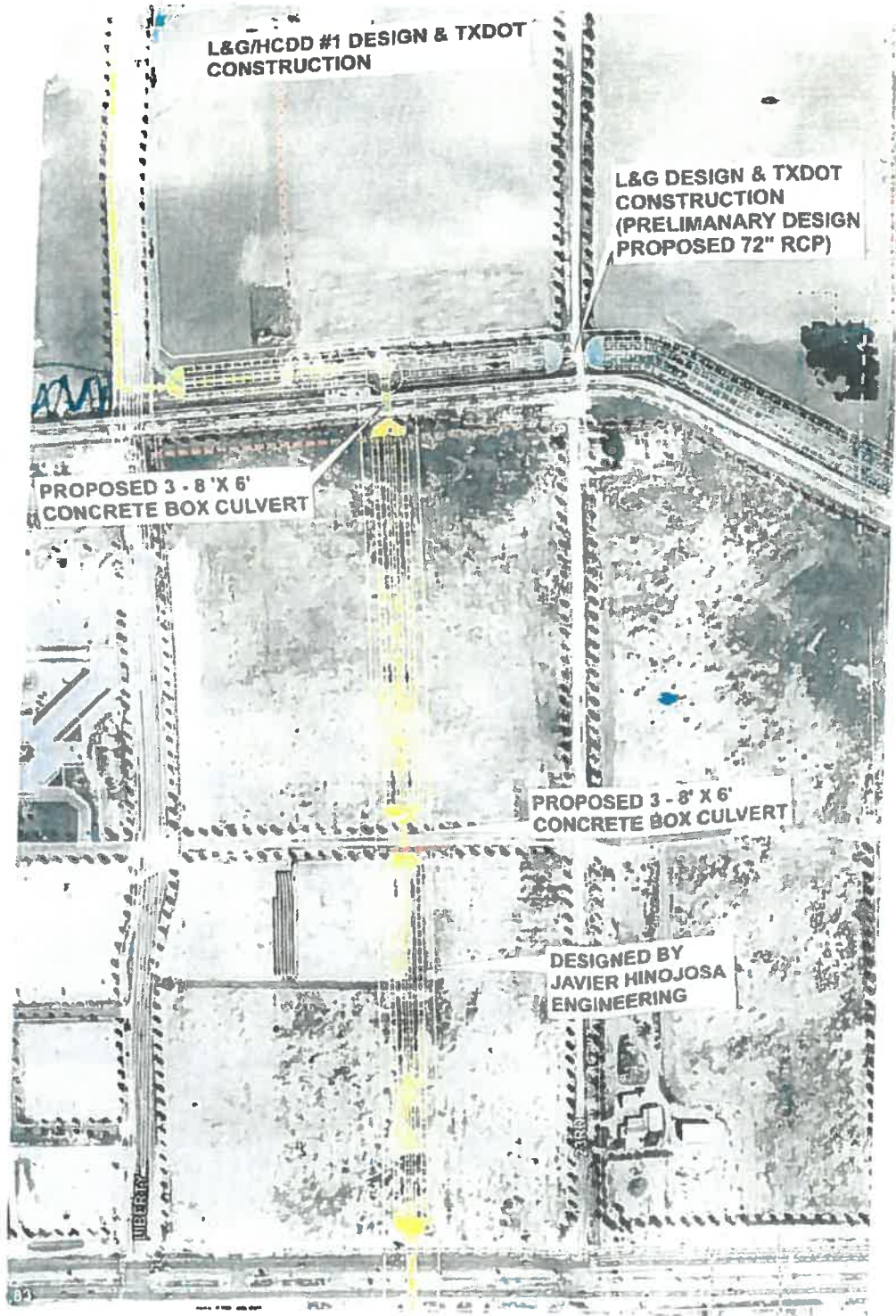


Map 4- Location of Proposed Project / Infrastructure Improvements.

Map 9

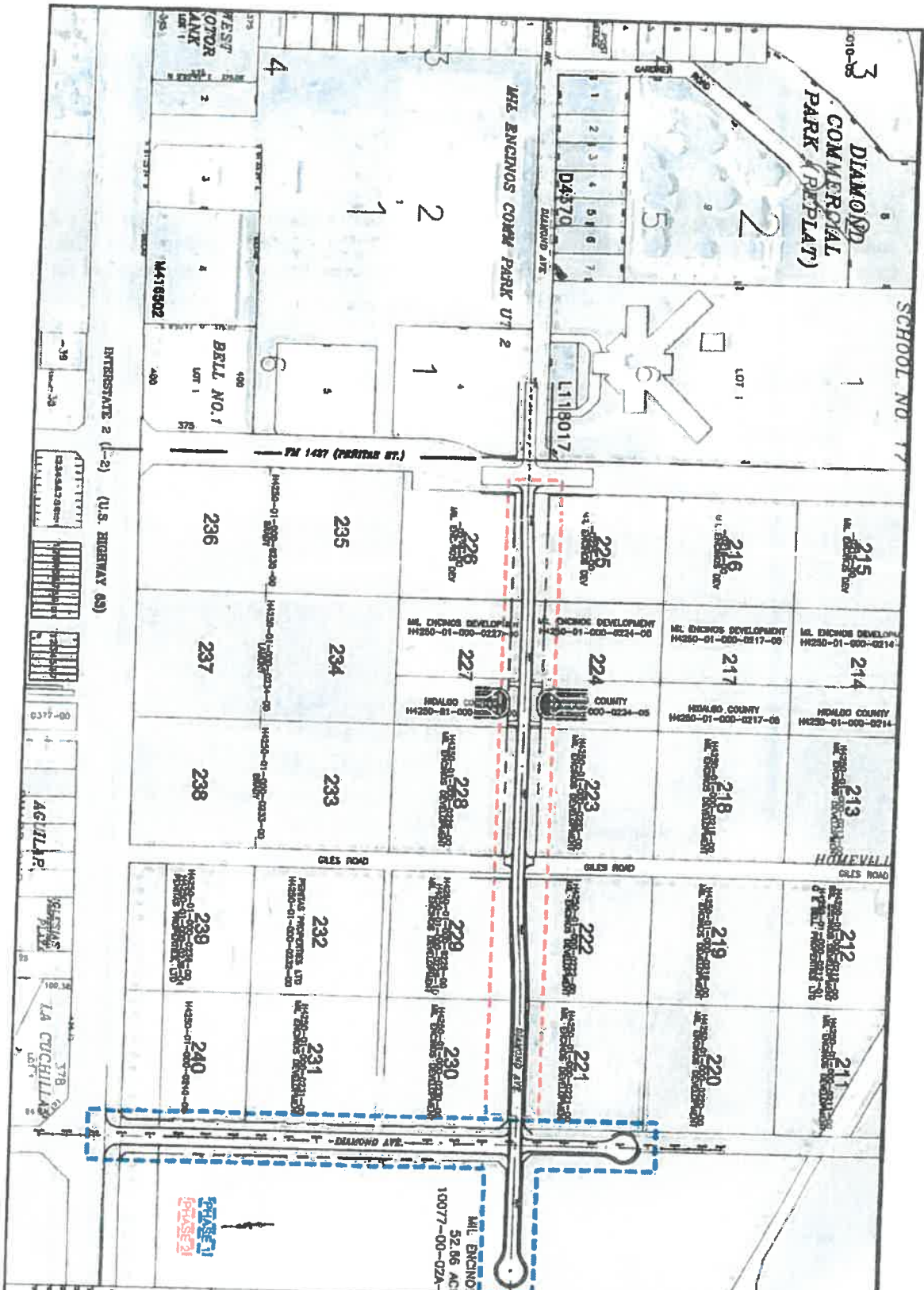


ADDENDUM 1



ADDENDUM 2





**PHASE 1 & 2
EXHIBIT**
CITY OF PEÑITAS - DIAMOND AVE
PAVING & DRAINAGE IMPROVEMENTS

C S J GROUP
ENGINEERS • CONSULTANTS • MANAGERS

825 E. ALBERTA RD. | EDWINGO TX 76829
936.238.2994 | 444.666.6666
FIRM REGISTRATION # F-17562 (TEXAS)

1 OF 1

Exhibit 5

Tax Account List*

***This is a list of the tax accounts within the Zone. The Parties acknowledge that it is subject to correction based on any errors discovered by the Hidalgo County Appraisal District or the Hidalgo County Auditor's Office. Any errors uncovered after a payment is made will be accounted for in the next payment after discovery of the error.**

	Property Description	Owner	Account #	Appraisal District #
1	Homeville A Lot 145	Hidalgo Co Drainage Dist #1	H4250-01-000-0126-00	194376
2	Homeville A Lot 146	Hidalgo Co Drainage Dist #1	H4250-01-000-0146-00	695786
3	Homeville A Lot 151	GE Bell Properties, Ltd.	H4250-01-000-0151-00	710795
4	Homeville A Lot 152	GE Bell Properties, Ltd.	H4250-01-000-0152-00	710793
5	Homeville A Lot 153	Liberty Bell, LLC	H4250-01-000-0153-00	194392
6	Homeville A Lot 154	GE Bell Properties, Ltd.	H4250-01-000-0154-00	710796
7	Homeville A Lot 155	GE Bell Properties, Ltd.	H4250-01-000-0155-00	710797
8	Homeville A Lot 156	GE Bell Properties, Ltd.	H4250-01-000-0156-00	194393
9	Homeville A Lot 156	Hilcorp Energy I LP	H4250-01-000-0156-02	842113
10	Homeville A Lot 157	GE Bell Properties, Ltd.	H4250-01-000-0157-00	194394
11	Homeville A Lot 158	GE Bell Properties, Ltd.	H4250-01-000-0158-00	194395
12	Homeville A Lot 159	GE Bell Properties, Ltd.	H4250-01-000-0159-00	710798
13	Homeville A Lot 160	GE Bell Properties, Ltd.	H4250-01-000-0160-00	710799
14	Homeville A Lot 161	GE Bell Properties, Ltd.	H4250-01-000-0161-00	194396
15	Homeville A Lot 162	GE Bell Properties, Ltd.	H4250-01-000-0162-00	194397
16	Homeville A Lot 163	GE Bell Properties, Ltd.	H4250-01-000-0163-00	194398
17	Homeville A Lot 164	GE Bell Properties, Ltd.	H4250-01-000-0164-00	194399
18	Homeville A Lot 165	GE Bell Properties, Ltd.	H4250-01-000-0165-00	194400
19	Homeville A Lot 166	GE Bell Properties, Ltd.	H4250-01-000-0166-00	194401
20	Homeville A Lot 166	Hilcorp Energy I LP	H4250-01-000-0166-00	833279
21	Homeville A Lot 167	GE Bell Properties, Ltd.	H4250-01-000-0167-00	194402
22	Homeville A Lot 168	GE Bell Properties, Ltd.	H4250-01-000-0168-00	194403
23	Homeville A Lot 169	GE Bell Properties, Ltd.	H4250-01-000-0169-00	194404
24	Homeville A Lot 170	GE Bell Properties, Ltd.	H4250-01-000-0170-00	194405
25	Homeville A Lot 171	GE Bell Properties, Ltd.	H4250-01-000-0171-00	194406
26	Homeville A Lot 172	GE Bell Properties, Ltd.	H4250-01-000-0172-00	194407
27	Homeville A Lot 173	GE Bell Properties, Ltd.	H4250-01-000-0173-00	194408
28	Homeville A Lot 174	GE Bell Properties, Ltd.	H4250-01-000-0174-00	194408
29	Homeville A Lot 175	GE Bell Properties, Ltd.	H4250-01-000-0175-00	194410
30	Homeville A Lot 176	D & S Bell Enterprises, Ltd.	H4250-01-000-0176-00	194411
31	Homeville A Lot 177	D & S Bell Enterprises, Ltd.	H4250-01-000-0177-00	194412
32	Homeville A Lot 178	D & S Bell Enterprises, Ltd.	H4250-01-000-0178-00	194413
33	Homeville A Lot 179	GE Bell Properties, Ltd.	H4250-01-000-0179-00	194414
34	Homeville A Lot 180	GE Bell Properties, Ltd.	H4250-01-000-0180-00	194415
35	Homeville A Lot 181	GE Bell Properties, Ltd.	H4250-01-000-0181-00	194416
36	Homeville A Lot 182	GE Bell Properties, Ltd.	H4250-01-000-0182-00	194417
37	Homeville A Lot 183	D & S Bell Enterprises, Ltd.	H4250-01-000-0183-00	194418
38	Homeville A Lot 184	D & S Bell Enterprises, Ltd.	H4250-01-000-0184-00	194419
39	Homeville A Lot 185	D & S Bell Enterprises, Ltd.	H4250-01-000-0185-00	194420
40	Homeville A Lot 186	D & S Bell Enterprises, Ltd.	H4250-01-000-0186-00	194421
41	Homeville A Lot 187	D & S Bell Enterprises, Ltd.	H4250-01-000-0187-00	194422
42	Homeville A Lot 188	D & S Bell Enterprises, Ltd.	H4250-01-000-0188-00	194423
43	Homeville A Lot 189	GE Bell Properties, Ltd.	H4250-01-000-0189-00	194424
44	Homeville A Lot 190	GE Bell Properties, Ltd.	H4250-01-000-0190-00	194425
45	Homeville A Lot 191	GE Bell Properties, Ltd.	H4250-01-000-0191-00	194426
46	Homeville A Lot 192	GE Bell Properties, Ltd.	H4250-01-000-0192-00	194427
47	Homeville A Lot 193	D & S Bell Enterprises, Ltd.	H4250-01-000-0193-00	194428
48	Homeville A Lot 194	D & S Bell Enterprises, Ltd.	H4250-01-000-0194-00	194429
49	Homeville A Lot 195	D & S Bell Enterprises, Ltd.	H4250-01-000-0195-00	194430

	Property Description	Owner	Account #	Appraisal District #
50	Homeville A Lot 196	D & S Bell Enterprises, Ltd.	H4250-01-000-0196-00	194431
51	Homeville A Lot 196	Hidalgo Co Drainage Dist #1	H4250-01-000-0196-05	1111947
52	Homeville A Lot 197	D & S Bell Enterprises, Ltd.	H4250-01-000-0197-00	194432
53	Homeville A Lot 198	D & S Bell Enterprises, Ltd.	H4250-01-000-0198-00	194433
54	Homeville A Lot 199	GE Bell Properties, Ltd.	H4250-01-000-0199-00	194434
55	Homeville A Lot 200	GE Bell Properties, Ltd.	H4250-01-000-0200-00	194435
56	Homeville A Lot 201	GE Bell Properties, Ltd.	H4250-01-000-0201-00	194436
57	Homeville A Lot 202	GE Bell Properties, Ltd.	H4250-01-000-0202-00	194437
58	Homeville A Lot 203	D & S Bell Enterprises, Ltd.	H4250-01-000-0203-00	194438
59	Homeville A Lot 204	D & S Bell Enterprises, Ltd.	H4250-01-000-0204-00	194439
60	Homeville A Lot 205	D & S Bell Enterprises, Ltd.	H4250-01-000-0205-00	194440
61	Homeville A Lot 206	D & S Bell Enterprises, Ltd.	H4250-01-000-0206-00	194441
62	Homeville A Lot 206	Hidalgo County	H4250-01-000-0206-05	1051977
63	Homeville A Lot 207	D & S Bell Enterprises, Ltd.	H4250-01-000-0207-00	194442
64	Homeville A Lot 207	Hidalgo County	H4250-01-000-0207-05	1051979
65	Homeville A Lot 208	D & S Bell Enterprises, Ltd.	H4250-01-000-0208-00	194443
66	Homeville A Lot 208	Hidalgo County	H4250-01-000-0208-05	1111941
67	Homeville A Lot 209	GE Bell Properties, Ltd.	H4250-01-000-0209-00	194444
68	Homeville A Lot 209	Hidalgo County	H4250-01-000-0209-02	1076423
69	Homeville A Lot 210	GE Bell Properties, Ltd.	H4250-01-000-0210-00	194445
70	Homeville A Lot 211	Mil Encinos Development, Ltd.	H4250-01-000-0211-00	194446
71	Homeville A Lot 211	Hidalgo County	H4250-01-000-0211-05	1111942
72	Homeville A Lot 212 1acr	Mil Encinos Development, Ltd.	H4250-01-000-0212-00	194447
73	Homeville A Lot 212 4ac	GE Bell Properties, Ltd.	H4250-01-000-0212-01	539017
74	Homeville A Lot 213	Mil Encinos Development, Ltd.	H4250-01-000-0213-00	194448
75	Homeville A Lot 214	Mil Encinos Development, Ltd.	H4250-01-000-0214-00	194449
76	Homeville A Lot 214	Hidalgo County	H4250-01-000-0214-05	1051922
77	Homeville A Lot 215	Mil Encinos Development, Ltd.	H4250-01-000-0215-00	194450
78	Homeville A Lot 216	Mil Encinos Development, Ltd.	H4250-01-000-0216-00	194451
79	Homeville A Lot 217	Mil Encinos Development, Ltd.	H4250-01-000-0217-00	194452
80	Homeville A Lot 217	Hidalgo County	H4250-01-000-0217-05	1051940
81	Homeville A Lot 218	Mil Encinos Development, Ltd.	H4250-01-000-0218-00	194453
82	Homeville A Lot 219	Mil Encinos Development, Ltd.	H4250-01-000-0219-00	194454
83	Homeville A Lot 220	Mil Encinos Development, Ltd.	H4250-01-000-0220-00	194455
84	Homeville A Lot 221	Mil Encinos Development, Ltd.	H4250-01-000-0221-00	194456
85	Homeville A Lot 222	Mil Encinos Development, Ltd.	H4250-01-000-0222-00	194457
86	Homeville A Lot 223	Mil Encinos Development, Ltd.	H4250-01-000-0223-00	194458
87	Homeville A Lot 224	Mil Encinos Development, Ltd.	H4250-01-000-0224-00	194459
88	Homeville A Lot 224	Hidalgo County	H4250-01-000-0224-05	1051940
89	Homeville A Lot 225	Mil Encinos Development, Ltd.	H4250-01-000-0225-00	194460
90	Homeville A Lot 226	Mil Encinos Development, Ltd.	H4250-01-000-0226-00	194461
91	Homeville A Lot 227	Mil Encinos Development, Ltd.	H4250-01-000-0227-00	194462
92	Homeville A Lot 227	Hidalgo County	H4250-01-000-0227-05	1051942
93	Homeville A Lot 228	Mil Encinos Development, Ltd.	H4250-01-000-0228-00	194463
94	Homeville A Lot 229 .50 ac	Mil Encinos Development, Ltd.	H4250-01-000-0229-00	194464
95	Homeville A Lot 229 4.5 ac	Mil Encinos Development, Ltd.	H4250-01-000-0229-10	558416
96	Homeville A Lot 230	Mil Encinos Development, Ltd.	H4250-01-000-0230-00	194465
97	Homeville A Lot 231	Mil Encinos Development, Ltd.	H4250-01-000-0231-00	194466
98	Homeville A Lot 232 2ac	Penitas Properties, Ltd.	H4250-01-000-0232-00	194467

	Propety Description	Owner	Account #	Appraisal District #
99	Homeville A Lot 232 3ac	Penitas Properties, Ltd.	H4250-01-000-0232-01	194468
100	Homeville A Lot 233 & Lot 238	John Brady	H4250-01-000-0233-00	194469
101	Homeville A Lot 234 & Lot 237	Thompson R R&S Lamont Fam TR	H4250-01-000-0234-00	194470
102	Homeville A Lot 235 & Lot 236	Donald & Kathryn Brady	H4250-01-000-0235-00	194471
103	Homeville A Lot 239 2 ac	Penitas Properties, Ltd.	H4250-01-000-0239-00	194473
104	Homeville A Lot 239 3 ac	Penitas Properties, Ltd.	H4250-01-000-0239-01	194474
105	Homeville A Lot 240	Mil Encinos Development, Ltd.	H4250-01-000-0240-00	194475
106	Mil Enc Com Park Ph2 Lot 1	Wal-Mart Real Estate Business TR	M4165-02-000-0001-00	722994
107	Mil Enc Com Park Ph2 Lot 2	R&L Lozano Leasing Ltd.	M4165-02-000-0002-00	722995
108	Mil Enc Com Park Ph2 Lot 3	Penitas Partners, LLLC	M4165-02-000-00063-00	722996
109	Mil Enc Com Park Ph2 Lot 4	Mil Encinos Development, Ltd.	M4165-02-000-0004-00	722997
110	Mil Enc Com Park Ph2 Lot 5	Mil Encinos Development, Ltd.	M4165-02-000-0005-00	722998
111	Mil Enc Com Park Ph2 Lot 6	Mil Encinos Development, Ltd.	M4165-02-000-0006-00	722999
112	Bell Subdivision Unit 1	Mil Encinos Development, Ltd.	B2157-01-000-0001-00	539837
113	Diamond Commercial Park Lot 1	Mil Encinos Development, Ltd.	D4370-00-000-0001-00	846108
114	Diamond Commercial Park an Irr Tract	Hilcorp Energy I LP	D4370-00-000-0001-05	846941
115	Diamond Commercial Park Lot 2	Mil Encinos Development, Ltd.	D4370-00-000-0002-00	846109
116	Diamond Commercial Park Lot 3	Mil Encinos Development, Ltd.	D4370-00-000-0003-00	846110
117	Diamond Commercial Park Lot 4	Mil Encinos Development, Ltd.	D4370-00-000-0004-00	846111
118	Diamond Commercial Park Lot 5	Mil Encinos Development, Ltd.	D4370-00-000-0005-00	846112
119	Diamond Commercial Park Lot 6	Mil Encinos Development, Ltd.	D4370-00-000-0006-00	846113
120	Diamond Commercial Park Lot 7	Victoria & Alejandro Cantu	D4370-00-000-0007-00	846114
121	Diamond Commercial Park Lot 8	Mil Encinos Development, Ltd.	D4370-00-000-0008-00	846115
122	Diamond Commercial Park Lot 9	Villages of Penitas, LP	D4370-00-000-0009-00	846116
123	Diamond Commercial Park Lot 10	Hilcorp Energy I LP	D4370-00-000-0010-05	846941
124	Homeville D Block 3 Lot 1 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0001-00	194638
125	Homeville D Block 3 Lot 2 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0002-00	194639
126	Homeville D Block 3 Lot 3 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0003-00	194640
127	Homeville D Block 3 Lot 4 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0004-00	194641
128	Homeville D Block 3 Lot 5 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0005-00	194642
129	Homeville D Block 3 Lot 6 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0006-00	194643
130	Homeville D Block 42 Lot 1 1.11ac	D & S Bell Enterprises, Ltd.	H4250-04-042-0001-00	194832
131	Homeville D Block 42 Lot 2 3.46ac	D & S Bell Enterprises, Ltd.	H4250-04-042-0002-00	194833
132	Homeville D Block 42 Lot 3	D & S Bell Enterprises, Ltd.	H4250-04-042-0003-00	194834
133	Homeville D Block 42 Lots 1,2,3	Hilcorp Energy I LP	H4250-04-042-0001-08	819441
134	Porcion 77 Bk 2A 52.65 ac	Mil Encinos Development, Ltd.	10077-000-2A-0000-00	101856

Exhibit 5

**City of Penitas Ordinance No. 2018-04
Second Amended Project Plan**

[See attached 2 pages]

ORDINANCE NO. 2018-04

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

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

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

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

WHEREAS, by City of Penitas Ordinance No. 2017-10, the City approved the First Amendment to the project plan and reinvestment zone financing plan; and,

WHEREAS, the Board of Directors of the Reinvestment Zone Number One has approved and recommended a Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Proposed Plans") attached hereto for the development of said Zone; and has approved the extension the term of the zone by an additional thirty years, through December 31, 2047; and

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


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

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

Section 2. That the Second Amended Project Plan and Reinvestment Zone Financing Plan attached hereto for Reinvestment Zone Number One, City of Penitas, and the extension of the zone term through December 31, 2047 are hereby approved.

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

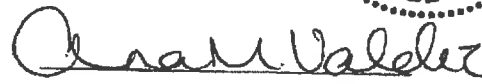
APPROVED this 14th day of May, 2018.



Mayor, City of Penitas

WITNESSED this 14th Day of May, 2018.





City Secretary

Exhibit 6

**Current Amended Project Plan
(Ord. No 2018-04)**

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

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

May 14, 2018

REINVESTMENT ZONE NUMBER ONE, CITY OF PENITAS, TEXAS

Second Amended Project Plan and Reinvestment Zone Financing Plan`

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Schedule A - Residential Build-Out
Schedule B - Commercial Build-Out
Schedule C -Projected Assessed Valuations
Schedule D - Projected Zone Revenues
Schedule E - Project Costs financed or reimbursed to date.

Map 1 - Boundary Map
Map 2 - Aerial View of Property in and surrounding the Zone
Map 3 - Existing Land Use/Property Classification of Property in the Zone
Map 4 - Proposed Projects

Introduction

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

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

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

History

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

Second Amended Project Plan and Reinvestment Zone Financing Plan

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

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

A. Project Plan

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

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

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

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

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

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

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

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

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

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

B. Reinvestment Zone Finance Plan

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

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

Table 1 - Estimated Project Costs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

County contribution, estimated at \$0.4800/\$100 of assessed valuation. **Note:** The amended plan does comply with with Section VI-7 of the Hidalgo County's Tax

Increment Reinvestment Participation Policy, adopted on November 11-22-2016, which states "The aggregate amount of the County's participation in a TIRZ shall not exceed either: (i) the creating municipality's total contribution to a zone; unless (A) Special Circumstances apply and (B) the municipality is contributing a greater percentage of its tax rate than the County is contributing; and (ii) the maximum total contribution agreed to by the County in an Interlocal Agreement with the entity creating a TIRZ and the developer (if applicable)." The City participation rate for the Amended Plan currently provides for \$0.5060/ \$100 value versus the proposed County tax rate of \$0.48/\$100 value. At no time will the County be expected to contribute more than the City. Further, this Second Amended Plan recognizes that the County will cap its overall participation in the Zone at \$15 Million dollars.

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

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

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

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

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

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

REVENUE SCHEDULES /FEASIBILITY ANALYSIS

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE C-PROJECTED ASSESSED VALUATIONS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE E- PROJECT COSTS PAID/ REIMBURSED TO DATE

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Projected Assessed Valuations

Tax Roll January 1	Incremental Residential Assessed Valuation	Residential Cumulative Assessed Valuation	No. of Homes Added	Cum. No. of Homes Added	Senior Citizen Exemption		Cumulative Commercial Valuation	City Projected Taxable Valuation	County Projected Taxable Valuation
					No. of Eligible Homes (% of total)	County Exemption Amount (\$15,000)			
2016	\$0	2016 Actual	0	0	0.00	\$0	\$2,100,000	\$18,545,847	\$18,545,847
2017	\$0	\$0	0	0	0.00	\$0	\$5,600,000	\$20,645,847	\$20,645,847
2018	\$5,785,500	\$5,785,500	45	45	2.25	\$33,750	\$7,550,000	\$24,145,847	\$24,145,847
2019	\$6,435,100	\$12,220,600	50	95	4.75	\$71,250	\$12,375,000	\$31,881,347	\$31,881,347
2020	\$7,764,750	\$19,985,350	60	155	7.75	\$116,250	\$15,975,000	\$43,141,447	\$43,070,197
2021	\$8,211,350	\$28,196,700	64	219	10.95	\$164,250	\$17,775,000	\$54,506,197	\$54,389,947
2022	\$9,084,250	\$37,280,950	71	290	14.50	\$217,500	\$20,175,000	\$64,517,547	\$64,353,297
2023	\$9,991,750	\$46,872,700	75	365	18.25	\$273,750	\$23,275,000	\$76,001,797	\$75,784,297
2024	\$10,860,500	\$57,733,200	85	450	22.50	\$337,500	\$25,225,000	\$88,693,547	\$88,419,797
2025	\$11,621,750	\$69,354,950	91	541	27.05	\$405,750	\$27,175,000	\$101,504,047	\$101,166,547
2026	\$12,129,250	\$81,484,200	95	636	31.80	\$477,000	\$29,175,000	\$115,075,797	\$114,670,047
2027	\$12,129,250	\$93,613,450	95	731	36.55	\$548,250	\$31,175,000	\$129,205,047	\$128,728,047
2028	\$12,129,250	\$105,742,700	95	826	41.30	\$619,500	\$33,575,000	\$143,334,297	\$142,786,047
2029	\$12,129,250	\$117,871,950	95	921	46.05	\$690,750	\$35,975,000	\$157,863,547	\$157,244,047
2030	\$12,129,250	\$130,001,200	95	1,016	50.80	\$762,000	\$38,475,000	\$172,392,797	\$171,702,047
2031	\$12,129,250	\$142,130,450	95	1,111	55.55	\$833,250	\$40,975,000	\$187,022,047	\$186,260,047
2032	\$12,129,250	\$154,259,700	95	1,206	60.30	\$904,500	\$43,475,000	\$201,651,297	\$200,818,047
2033	\$12,129,250	\$166,388,950	95	1,301	65.05	\$975,750	\$45,975,000	\$216,280,547	\$215,376,047
2034	\$12,129,250	\$178,518,200	95	1,396	69.80	\$1,047,000	\$48,475,000	\$230,909,797	\$229,934,047
2035	\$12,129,250	\$190,647,450	95	1,491	74.55	\$1,118,250	\$50,975,000	\$245,539,047	\$244,492,047
2036	\$12,129,250	\$202,776,700	95	1,586	79.30	\$1,189,500	\$53,475,000	\$260,168,297	\$259,050,047
2037	\$12,129,250	\$214,905,950	95	1,681	84.05	\$1,260,750	\$55,975,000	\$274,797,547	\$273,608,047
2038	\$12,311,189	\$227,217,139	95	1,681	84.05	\$1,260,750	\$58,811,625	\$289,426,797	\$288,166,047
2039	\$12,495,857	\$239,712,995	1,681	1,681	84.05	\$1,260,750	\$61,200,972	\$302,577,611	\$301,316,861
2040	\$12,683,294	\$252,396,290	1,681	1,681	84.05	\$1,260,750	\$63,551,847	\$315,925,687	\$314,664,937
2041	\$12,873,544	\$265,269,834	1,681	1,681	84.05	\$1,260,750	\$65,902,825	\$329,473,984	\$328,213,234
2042	\$13,066,647	\$278,336,481	1,681	1,681	84.05	\$1,260,750	\$68,253,803	\$343,225,505	\$341,964,755
2043	\$13,262,647	\$291,599,127	1,681	1,681	84.05	\$1,260,750	\$70,604,887	\$357,183,300	\$355,922,550
2044	\$13,461,586	\$305,060,714	1,681	1,681	84.05	\$1,260,750	\$72,955,971	\$371,350,461	\$370,089,711
2045	\$13,663,510	\$318,724,224	1,681	1,681	84.05	\$1,260,750	\$75,307,055	\$385,730,130	\$384,469,380
2046	\$13,868,463	\$332,592,687	1,681	1,681	84.05	\$1,260,750	\$77,658,139	\$400,325,493	\$399,064,743
2047							\$80,009,223	\$415,139,788	\$413,879,038

SCHEDULE D

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Projected Zone Revenues - County Participates Until 2047

Tax Year	Collection Year	City Tax Rate	City Zone Collection	County Tax Rate (M&O Rate)	County Zone Collection	Gross Annual Zone Revenues Available	City Rebate for Services (5.1%)	County Revenue Retained (1.764%)	Annual Zone Revenue Available	Cumulative Zone Revenue Available
2017	2018	\$0.5060	\$104,468	\$0.4800	\$99,100	\$203,568	\$5,328	\$1,748	\$196,492	\$196,492
2018	2019	\$0.5060	\$122,178	\$0.4800	\$115,900	\$238,078	\$6,231	\$2,044	\$229,802	\$426,295
2019	2020	\$0.5060	\$161,320	\$0.4800	\$152,868	\$314,188	\$8,227	\$2,697	\$303,264	\$729,559
2020	2021	\$0.5060	\$218,296	\$0.4800	\$206,737	\$425,033	\$11,133	\$3,647	\$410,253	\$1,139,811
2021	2022	\$0.5060	\$275,801	\$0.4800	\$261,072	\$536,873	\$14,066	\$4,605	\$518,202	\$1,658,013
2022	2023	\$0.5060	\$326,459	\$0.4800	\$308,896	\$635,355	\$16,649	\$5,449	\$613,256	\$2,271,270
2023	2024	\$0.5060	\$384,569	\$0.4800	\$363,765	\$748,334	\$19,613	\$6,417	\$722,304	\$2,993,574
2024	2025	\$0.5060	\$448,789	\$0.4800	\$424,415	\$873,204	\$22,888	\$7,487	\$842,829	\$3,836,403
2025	2026	\$0.5060	\$513,610	\$0.4800	\$485,599	\$999,210	\$26,194	\$8,566	\$964,450	\$4,800,853
2026	2027	\$0.5060	\$582,284	\$0.4800	\$550,416	\$1,132,700	\$29,696	\$9,709	\$1,093,294	\$5,894,147
2027	2028	\$0.5060	\$653,778	\$0.4800	\$617,895	\$1,271,672	\$33,343	\$10,900	\$1,227,430	\$7,121,577
2028	2029	\$0.5060	\$725,272	\$0.4800	\$685,373	\$1,410,645	\$36,989	\$12,090	\$1,361,566	\$8,483,142
2029	2030	\$0.5060	\$798,790	\$0.4800	\$754,771	\$1,553,561	\$40,738	\$13,314	\$1,499,509	\$9,982,651
2030	2031	\$0.5060	\$872,308	\$0.4800	\$824,170	\$1,696,477	\$44,488	\$14,538	\$1,637,451	\$11,620,102
2031	2032	\$0.5060	\$946,332	\$0.4800	\$894,048	\$1,840,380	\$48,263	\$15,771	\$1,776,346	\$13,396,448
2032	2033	\$0.5060	\$1,020,356	\$0.4800	\$963,927	\$1,984,282	\$52,038	\$17,004	\$1,915,240	\$15,311,688
2033	2034	\$0.5060	\$1,094,380	\$0.4800	\$1,033,805	\$2,128,185	\$55,813	\$18,236	\$2,054,135	\$17,365,823
2034	2035	\$0.5060	\$1,168,404	\$0.4800	\$1,103,683	\$2,272,087	\$59,589	\$19,469	\$2,193,029	\$19,558,853
2035	2036	\$0.5060	\$1,242,428	\$0.4800	\$1,173,562	\$2,415,989	\$63,364	\$20,702	\$2,331,924	\$21,890,777
2036	2037	\$0.5060	\$1,316,452	\$0.4800	\$1,243,440	\$2,559,892	\$67,139	\$21,934	\$2,470,818	\$24,361,595
2037	2038	\$0.5060	\$1,390,476	\$0.4800	\$1,313,319	\$2,703,794	\$70,914	\$23,167	\$2,609,713	\$26,971,308
2038	2039	\$0.5060	\$1,464,500	\$0.4800	\$1,383,197	\$2,847,697	\$74,689	\$24,400	\$2,748,608	\$29,719,916
2039	2040	\$0.5060	\$1,531,043	\$0.4800	\$1,446,321	\$2,977,364	\$78,083	\$25,513	\$2,873,767	\$32,593,683
2040	2041	\$0.5060	\$1,598,584	\$0.4800	\$1,510,392	\$3,108,976	\$81,528	\$26,643	\$3,000,805	\$35,594,488
2041	2042	\$0.5060	\$1,667,138	\$0.4800	\$1,575,474	\$3,242,562	\$85,024	\$27,790	\$3,129,747	\$38,724,235
2042	2043	\$0.5060	\$1,736,721	\$0.4800	\$1,641,431	\$3,378,152	\$88,573	\$28,955	\$3,260,624	\$41,984,859
2043	2044	\$0.5060	\$1,807,347	\$0.4800	\$1,708,428	\$3,515,776	\$92,175	\$30,137	\$3,393,464	\$45,378,324
2044	2045	\$0.5060	\$1,879,033	\$0.4800	\$1,776,431	\$3,655,464	\$95,831	\$31,336	\$3,528,297	\$48,906,621
2045	2046	\$0.5060	\$1,951,794	\$0.4800	\$1,845,453	\$3,797,247	\$99,542	\$32,554	\$3,665,152	\$52,571,773
2046	2047	\$0.5060	\$2,025,647	\$0.4800	\$1,915,511	\$3,941,158	\$103,308	\$33,790	\$3,804,060	\$56,375,833
2047	2048	\$0.5060	\$2,100,607	\$0.4800	\$1,986,619	\$4,087,227	\$107,131	\$35,044	\$3,945,052	\$60,320,885
Totals			\$32,129,160		\$30,365,967	\$62,495,128	\$1,638,587	\$535,656	\$60,320,885	

SCHEDULE E--TIRZ REVENUES EXPENDED IN PAYMENT OF PROJECT COSTS

Table 1

Exhibit E -- Project costs financed or reimbursed to date

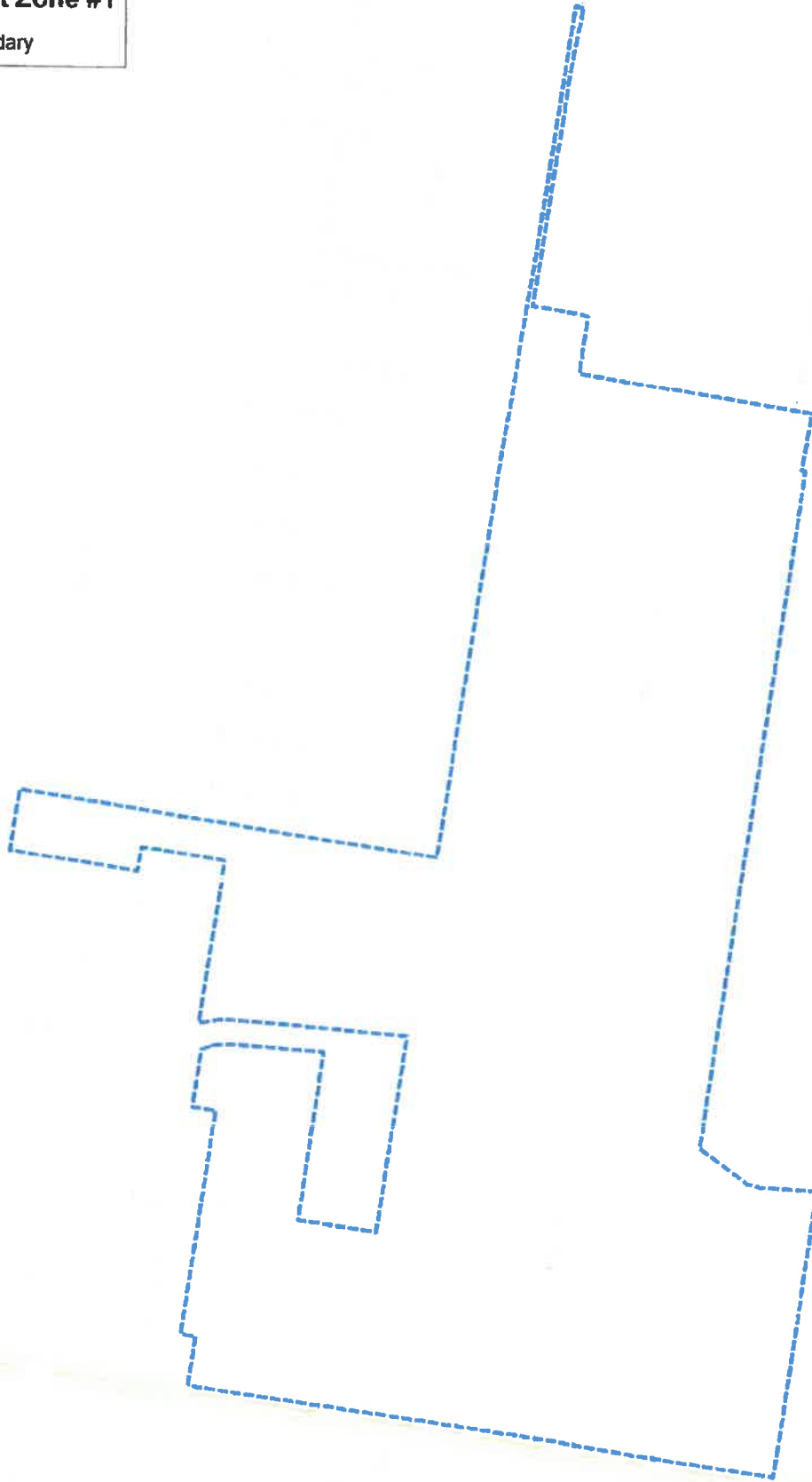
	Approved Project Cost Value	Amount disbursed to date
Water Improvements including wells	\$1,666,373	\$0
Waste Water Improvements	\$1,552,032	\$0
Drainage Improvements	\$6,093,650	\$0
Demolition Costs	\$0	\$0
Utility Relocation	\$0	\$0
Sidewalks	\$671,304	\$0
Streets	\$8,414,058	\$241,213
3 bridges	\$2,250,000	\$0
Lights	\$724,388	\$0
Engineering/Surveying	\$1,800,000	\$0
Contingency	\$1,000,000	\$0
Zone Admin	\$1,200,000	\$174,419
Financing Costs	\$6,800,000	
Totals	\$30,203,805	\$415,632

MAP 1—BOUNDARY

Map 1

**Penitas Tax Increment
Reinvestment Zone #1**

 Zone Boundary



0 500 1,000 2,000 Feet

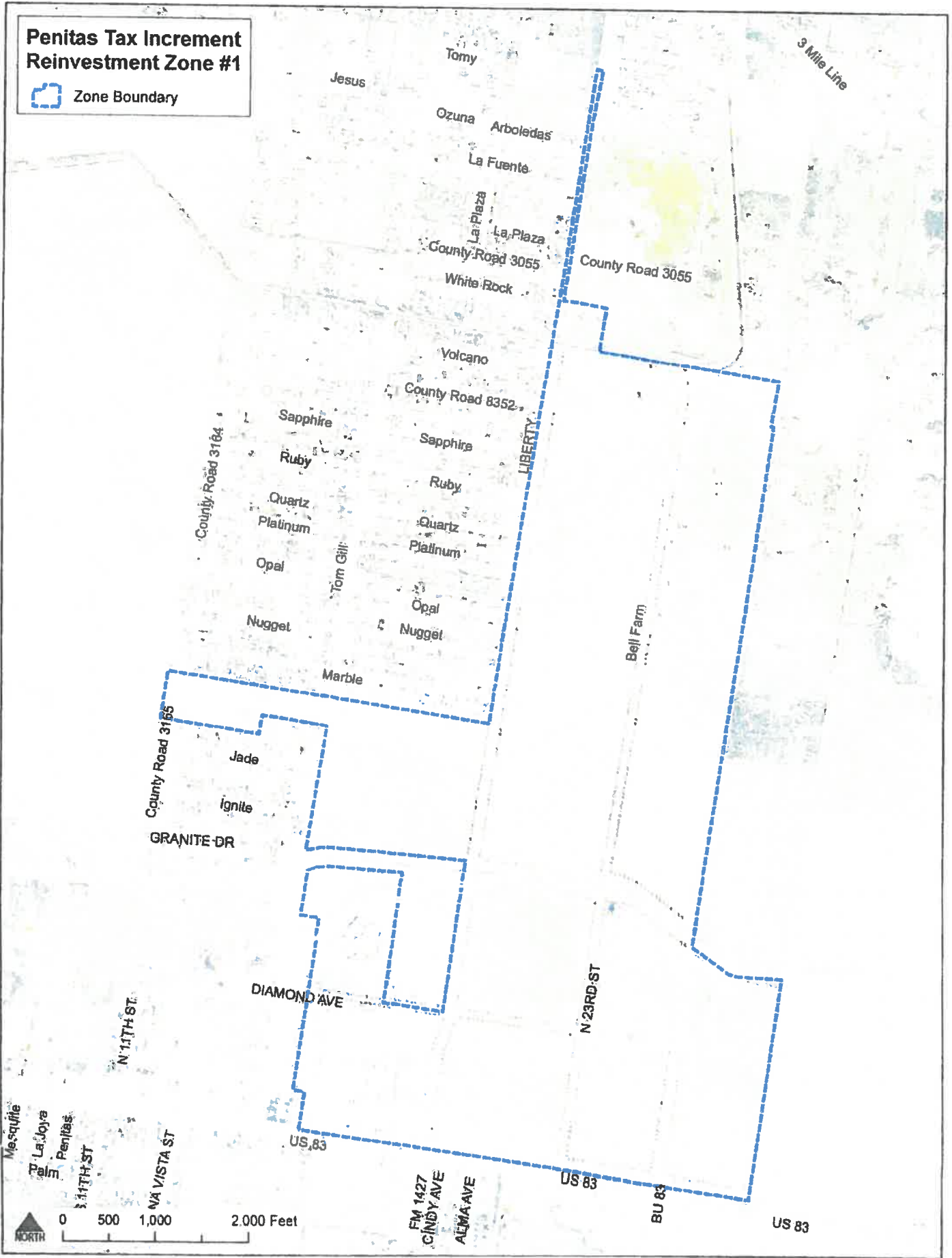
Sources Esri DeLorme NAVTEQ, TomTom, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand)

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

Map 2

Penitas Tax Increment Reinvestment Zone #1

 Zone Boundary



Map 3 Existing Land Use/ Property Classification

Map 4- Location of Proposed Project / Infrastructure Improvements.

ADDENDUM 1



ADDENDUM 2



Exhibit 7

Tax Account List*

*This is a list of the tax accounts within the Zone. The Parties acknowledge that it is subject to correction based on any errors discovered by the Hidalgo County Appraisal District or the Hidalgo County Auditor's Office. Any errors uncovered after a payment is made will be accounted for in the next payment after discovery of the error.

	Propety Description	Owner	Account #	Appraisal District #
1	Homeville A Lot 145	Hidalgo Co Drainage Dist #1	H4250-01-000-0126-00	194376
2	Homeville A Lot 146	Hidalgo Co Drainage Dist #1	H4250-01-000-0146-00	695786
3	Homeville A Lot 151	GE Bell Properties, Ltd.	H4250-01-000-0151-00	710795
4	Homeville A Lot 152	GE Bell Properties, Ltd.	H4250-01-000-0152-00	710793
5	Homeville A Lot 153	Liberty Bell, LLC	H4250-01-000-0153-00	194392
6	Homeville A Lot 154	GE Bell Properties, Ltd.	H4250-01-000-0154-00	710796
7	Homeville A Lot 155	GE Bell Properties, Ltd.	H4250-01-000-0155-00	710797
8	Homeville A Lot 156	GE Bell Properties, Ltd.	H4250-01-000-0156-00	194393
9	Homeville A Lot 156	Hilcorp Energy I LP	H4250-01-000-0156-02	842113
10	Homeville A Lot 157	GE Bell Properties, Ltd.	H4250-01-000-0157-00	194394
11	Homeville A Lot 158	GE Bell Properties, Ltd.	H4250-01-000-0158-00	194395
12	Homeville A Lot 159	GE Bell Properties, Ltd.	H4250-01-000-0159-00	710798
13	Homeville A Lot 160	GE Bell Properties, Ltd.	H4250-01-000-0160-00	710799
14	Homeville A Lot 161	GE Bell Properties, Ltd.	H4250-01-000-0161-00	194396
15	Homeville A Lot 162	GE Bell Properties, Ltd.	H4250-01-000-0162-00	194397
16	Homeville A Lot 163	GE Bell Properties, Ltd.	H4250-01-000-0163-00	194398
17	Homeville A Lot 164	GE Bell Properties, Ltd.	H4250-01-000-0164-00	194399
18	Homeville A Lot 165	GE Bell Properties, Ltd.	H4250-01-000-0165-00	194400
19	Homeville A Lot 166	GE Bell Properties, Ltd.	H4250-01-000-0166-00	194401
20	Homeville A Lot 166	Hilcorp Energy I LP	H4250-01-000-0166-00	833279
21	Homeville A Lot 167	GE Bell Properties, Ltd.	H4250-01-000-0167-00	194402
22	Homeville A Lot 168	GE Bell Properties, Ltd.	H4250-01-000-0168-00	194403
23	Homeville A Lot 169	GE Bell Properties, Ltd.	H4250-01-000-0169-00	194404
24	Homeville A Lot 170	GE Bell Properties, Ltd.	H4250-01-000-0170-00	194405
25	Homeville A Lot 171	GE Bell Properties, Ltd.	H4250-01-000-0171-00	194406
26	Homeville A Lot 172	GE Bell Properties, Ltd.	H4250-01-000-0172-00	194407
27	Homeville A Lot 173	GE Bell Properties, Ltd.	H4250-01-000-0173-00	194408
28	Homeville A Lot 174	GE Bell Properties, Ltd.	H4250-01-000-0174-00	194408
29	Homeville A Lot 175	GE Bell Properties, Ltd.	H4250-01-000-0175-00	194410
30	Homeville A Lot 176	D & S Bell Enterprises, Ltd.	H4250-01-000-0176-00	194411
31	Homeville A Lot 177	D & S Bell Enterprises, Ltd.	H4250-01-000-0177-00	194412
32	Homeville A Lot 178	D & S Bell Enterprises, Ltd.	H4250-01-000-0178-00	194413
33	Homeville A Lot 179	GE Bell Properties, Ltd.	H4250-01-000-0179-00	194414
34	Homeville A Lot 180	GE Bell Properties, Ltd.	H4250-01-000-0180-00	194415
35	Homeville A Lot 181	GE Bell Properties, Ltd.	H4250-01-000-0181-00	194416
36	Homeville A Lot 182	GE Bell Properties, Ltd.	H4250-01-000-0182-00	194417
37	Homeville A Lot 183	D & S Bell Enterprises, Ltd.	H4250-01-000-0183-00	194418
38	Homeville A Lot 184	D & S Bell Enterprises, Ltd.	H4250-01-000-0184-00	194419
39	Homeville A Lot 185	D & S Bell Enterprises, Ltd.	H4250-01-000-0185-00	194420
40	Homeville A Lot 186	D & S Bell Enterprises, Ltd.	H4250-01-000-0186-00	194421
41	Homeville A Lot 187	D & S Bell Enterprises, Ltd.	H4250-01-000-0187-00	194422
42	Homeville A Lot 188	D & S Bell Enterprises, Ltd.	H4250-01-000-0188-00	194423
43	Homeville A Lot 189	GE Bell Properties, Ltd.	H4250-01-000-0189-00	194424
44	Homeville A Lot 190	GE Bell Properties, Ltd.	H4250-01-000-0190-00	194425
45	Homeville A Lot 191	GE Bell Properties, Ltd.	H4250-01-000-0191-00	194426
46	Homeville A Lot 192	GE Bell Properties, Ltd.	H4250-01-000-0192-00	194427
47	Homeville A Lot 193	D & S Bell Enterprises, Ltd.	H4250-01-000-0193-00	194428
48	Homeville A Lot 194	D & S Bell Enterprises, Ltd.	H4250-01-000-0194-00	194429
49	Homeville A Lot 195	D & S Bell Enterprises, Ltd.	H4250-01-000-0195-00	194430

	Propety Description	Owner	Account #	Appraisal District #
50	Homeville A Lot 196	D & S Bell Enterprises, Ltd.	H4250-01-000-0196-00	194431
51	Homeville A Lot 196	Hidalgo Co Drainage Dist #1	H4250-01-000-0196-05	1111947
52	Homeville A Lot 197	D & S Bell Enterprises, Ltd.	H4250-01-000-0197-00	194432
53	Homeville A Lot 198	D & S Bell Enterprises, Ltd.	H4250-01-000-0198-00	194433
54	Homeville A Lot 199	GE Bell Properties, Ltd.	H4250-01-000-0199-00	194434
55	Homeville A Lot 200	GE Bell Properties, Ltd.	H4250-01-000-0200-00	194435
56	Homeville A Lot 201	GE Bell Properties, Ltd.	H4250-01-000-0201-00	194436
57	Homeville A Lot 202	GE Bell Properties, Ltd.	H4250-01-000-0202-00	194437
58	Homeville A Lot 203	D & S Bell Enterprises, Ltd.	H4250-01-000-0203-00	194438
59	Homeville A Lot 204	D & S Bell Enterprises, Ltd.	H4250-01-000-0204-00	194439
60	Homeville A Lot 205	D & S Bell Enterprises, Ltd.	H4250-01-000-0205-00	194440
61	Homeville A Lot 206	D & S Bell Enterprises, Ltd.	H4250-01-000-0206-00	194441
62	Homeville A Lot 206	Hidalgo County	H4250-01-000-0206-05	1051977
63	Homeville A Lot 207	D & S Bell Enterprises, Ltd.	H4250-01-000-0207-00	194442
64	Homeville A Lot 207	Hidalgo County	H4250-01-000-0207-05	1051979
65	Homeville A Lot 208	D & S Bell Enterprises, Ltd.	H4250-01-000-0208-00	194443
66	Homeville A Lot 208	Hidalgo County	H4250-01-000-0208-05	1111941
67	Homeville A Lot 209	GE Bell Properties, Ltd.	H4250-01-000-0209-00	194444
68	Homeville A Lot 209	Hidalgo County	H4250-01-000-0209-02	1076423
69	Homeville A Lot 210	GE Bell Properties, Ltd.	H4250-01-000-0210-00	194445
70	Homeville A Lot 211	Mil Encinos Development, Ltd.	H4250-01-000-0211-00	194446
71	Homeville A Lot 211	Hidalgo County	H4250-01-000-0211-05	1111942
72	Homeville A Lot 212 1acr	Mil Encinos Development, Ltd.	H4250-01-000-0212-00	194447
73	Homeville A Lot 212 4ac	GE Bell Properties, Ltd.	H4250-01-000-0212-01	539017
74	Homeville A Lot 213	Mil Encinos Development, Ltd.	H4250-01-000-0213-00	194448
75	Homeville A Lot 214	Mil Encinos Development, Ltd.	H4250-01-000-0214-00	194449
76	Homeville A Lot 214	Hidalgo County	H4250-01-000-0214-05	1051922
77	Homeville A Lot 215	Mil Encinos Development, Ltd.	H4250-01-000-0215-00	194450
78	Homeville A Lot 216	Mil Encinos Development, Ltd.	H4250-01-000-0216-00	194451
79	Homeville A Lot 217	Mil Encinos Development, Ltd.	H4250-01-000-0217-00	194452
80	Homeville A Lot 217	Hidalgo County	H4250-01-000-0217-05	1051940
81	Homeville A Lot 218	Mil Encinos Development, Ltd.	H4250-01-000-0218-00	194453
82	Homeville A Lot 219	Mil Encinos Development, Ltd.	H4250-01-000-0219-00	194454
83	Homeville A Lot 220	Mil Encinos Development, Ltd.	H4250-01-000-0220-00	194455
84	Homeville A Lot 221	Mil Encinos Development, Ltd.	H4250-01-000-0221-00	194456
85	Homeville A Lot 222	Mil Encinos Development, Ltd.	H4250-01-000-0222-00	194457
86	Homeville A Lot 223	Mil Encinos Development, Ltd.	H4250-01-000-0223-00	194458
87	Homeville A Lot 224	Mil Encinos Development, Ltd.	H4250-01-000-0224-00	194459
88	Homeville A Lot 224	Hidalgo County	H4250-01-000-0224-05	1051940
89	Homeville A Lot 225	Mil Encinos Development, Ltd.	H4250-01-000-0225-00	194460
90	Homeville A Lot 226	Mil Encinos Development, Ltd.	H4250-01-000-0226-00	194461
91	Homeville A Lot 227	Mil Encinos Development, Ltd.	H4250-01-000-0227-00	194462
92	Homeville A Lot 227	Hidalgo County	H4250-01-000-0227-05	1051942
93	Homeville A Lot 228	Mil Encinos Development, Ltd.	H4250-01-000-0228-00	194463
94	Homeville A Lot 229 .50 ac	Mil Encinos Development, Ltd.	H4250-01-000-0229-00	194464
95	Homeville A Lot 229 4.5 ac	Mil Encinos Development, Ltd.	H4250-01-000-0229-10	558416
96	Homeville A Lot 230	Mil Encinos Development, Ltd.	H4250-01-000-0230-00	194465
97	Homeville A Lot 231	Mil Encinos Development, Ltd.	H4250-01-000-0231-00	194466
98	Homeville A Lot 232 2ac	Penitas Properties, Ltd.	H4250-01-000-0232-00	194467

	Property Description	Owner	Account #	Appraisal District #
99	Homeville A Lot 232 3ac	Penitas Properties, Ltd.	H4250-01-000-0232-01	194468
100	Homeville A Lot 233 & Lot 238	John Brady	H4250-01-000-0233-00	194469
101	Homeville A Lot 234 & Lot 237	Thompson R R&S Lamont Fam TR	H4250-01-000-0234-00	194470
102	Homeville A Lot 235 & Lot 236	Donald & Kathryn Brady	H4250-01-000-0235-00	194471
103	Homeville A Lot 239 2 ac	Penitas Properties, Ltd.	H4250-01-000-0239-00	194473
104	Homeville A Lot 239 3 ac	Penitas Properties, Ltd.	H4250-01-000-0239-01	194474
105	Homeville A Lot 240	Mil Encinos Development, Ltd.	H4250-01-000-0240-00	194475
106	Mil Enc Com Park Ph2 Lot 1	Wal-Mart Real Estate Business TR	M4165-02-000-0001-00	722994
107	Mil Enc Com Park Ph2 Lot 2	R&L Lozano Leasing Ltd.	M4165-02-000-0002-00	722995
108	Mil Enc Com Park Ph2 Lot 3	Penitas Partners, LLLC	M4165-02-000-00063-00	722996
109	Mil Enc Com Park Ph2 Lot 4	Mil Encinos Development, Ltd.	M4165-02-000-0004-00	722997
110	Mil Enc Com Park Ph2 Lot 5	Mil Encinos Development, Ltd.	M4165-02-000-0005-00	722998
111	Mil Enc Com Park Ph2 Lot 6	Mil Encinos Development, Ltd.	M4165-02-000-0006-00	722999
112	Bell Subdivision Unit 1	Mil Encinos Development, Ltd.	B2157-01-000-0001-00	539837
113	Diamond Commercial Park Lot 1	Mil Encinos Development, Ltd.	D4370-00-000-0001-00	846108
114	Diamond Commercial Park an Irr Tract	Hilcorp Energy I LP	D4370-00-000-0001-05	846941
115	Diamond Commercial Park Lot 2	Mil Encinos Development, Ltd.	D4370-00-000-0002-00	846109
116	Diamond Commercial Park Lot 3	Mil Encinos Development, Ltd.	D4370-00-000-0003-00	846110
117	Diamond Commercial Park Lot 4	Mil Encinos Development, Ltd.	D4370-00-000-0004-00	846111
118	Diamond Commercial Park Lot 5	Mil Encinos Development, Ltd.	D4370-00-000-0005-00	846112
119	Diamond Commercial Park Lot 6	Mil Encinos Development, Ltd.	D4370-00-000-0006-00	846113
120	Diamond Commercial Park Lot 7	Victoria & Alejandro Cantu	D4370-00-000-0007-00	846114
121	Diamond Commercial Park Lot 8	Mil Encinos Development, Ltd.	D4370-00-000-0008-00	846115
122	Diamond Commercial Park Lot 9	Villages of Penitas, LP	D4370-00-000-0009-00	846116
123	Diamond Commercial Park Lot 10	Hilcorp Energy I LP	D4370-00-000-0010-05	846941
124	Homeville D Block 3 Lot 1 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0001-00	194638
125	Homeville D Block 3 Lot 2 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0002-00	194639
126	Homeville D Block 3 Lot 3 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0003-00	194640
127	Homeville D Block 3 Lot 4 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0004-00	194641
128	Homeville D Block 3 Lot 5 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0005-00	194642
129	Homeville D Block 3 Lot 6 10 ac	D & S Bell Enterprises, Ltd.	H4250-04-003-0006-00	194643
130	Homeville D Block 42 Lot 1 1.11ac	D & S Bell Enterprises, Ltd.	H4250-04-042-0001-00	194832
131	Homeville D Block 42 Lot 2 3.46ac	D & S Bell Enterprises, Ltd.	H4250-04-042-0002-00	194833
132	Homeville D Block 42 Lot 3	D & S Bell Enterprises, Ltd.	H4250-04-042-0003-00	194834
133	Homeville D Block 42 Lots 1,2,3	Hilcorp Energy I LP	H4250-04-042-0001-08	819441
134	Porcion 77 Blk 2A 52.66 ac	Mil Encinos Development, Ltd.	10077-000-2A-0000-00	101856



September 18, 2018

Hon. Glenn Hegar
Comptroller of Public Accounts
State of Texas
Post Office Box 13528, Capitol Station
Austin, Texas 78711-3528

Dear Comptroller Hegar:

As required by Chapter 311 of the Texas Tax Code, please accept the enclosed revised and updated report for the Tax Increment Reinvestment Zone No. 1, City of Penitas, for tax increments to be received attributable for tax year 2016.

We trust you will find all the information contained herein does comply with the statutory requirements. Please feel free to call me if you have any questions regarding the information provided in the report.

Thank you in advance for your assistance.

Respectfully Submitted,

A handwritten signature in black ink that reads "Bill Calderon". The signature is written in a cursive style with a large, sweeping flourish at the end.

Bill Calderon
Contract Administrator
Tax Increment Reinvestment Zone No. 1, City of Penitas

CC: Ramon Garcia, Cameron County Judge
Ms. Arcy Duran, Hidalgo County Auditor
Omar Romero, Penitas City Manager

Annual Report for Tax Year 2016

September 18, 2018

Submitted on behalf of the City of Penitas, The Penitas Redevelopment Authority, and Tax Increment Reinvestment Zone No. 1, City of Penitas

1) *Section 311.016 (1) requires that the report set forth "the amount and source of revenue in the tax increment fund established for the zone;*

Revenues to be received by the City attributable to tax year 2016 total \$165,349. Of that amount, an estimated \$82,430 will be contributed by the City of Penitas; and an estimated \$82,926 will be contributed by Hidalgo County.

2) *Section 311.016(2) requires that the report set forth "the amount and purpose of expenditures from the fund;*

All revenues received will be used to pay for development costs attributable to a development reimbursement agreement approved between the zone, the City of Penitas and Mil Encinos, LP, the developer, and also pay for creation/administration of the zone.

3) *Section 311.016 (3) requires that the report set forth "the amount of principal and interest due on outstanding bonded indebtedness;*

As of the date of this report, there have been no bonds sold to defease developer debt or to pay project costs directly. A development agreement between the Penitas Redevelopment Authority, the Tax Increment Reinvestment Zone #1, City of Penitas, and Mil Encinos, LP was approved, with the total developer obligation estimated to be \$30.2 million.

4) *Section 311.016 (4) requires that the report set forth "the tax increment base and current captured appraised value retained by the zone;*

The base value in the reinvestment zone when created totaled \$3,610,638 for the city of Penitas and Hidalgo County. The current net taxable value as reflected in the certified totals for 2016 equals \$19,902,548. Consequently, the current captured appraised taxable value for the zone equals \$16,291,910.

5) *Section 311.016 (5) requires that the report contain "the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax*

increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

City of Penitas

Per the creation ordinance, the City of Penitas participates with 100% of its tax rate, and contributes 100% of revenues collected based on that tax rate annually pursuant to the certified tax value report for value in the zone as received from the Hidalgo County Appraisal District. The city of Penitas Tax Rate is currently \$0.5060.

Hidalgo County

Per the Inter-local agreement approved between the City of Penitas, the Tax Increment Reinvestment Zone No. 1, and Hidalgo County, the County contributes tax increment calculated at a tax rate of \$0.509, per the currently approved inter-local agreement. The rate was intended to limit the county's participation to its maintenance and operations portion of the tax rate. The City has approved a revised inter-local agreement with Hidalgo County. Once that amended interlocal agreement is approved by the County, the rate will be set at \$0.48.

See Response #1 for the detail on total tax increments estimated to be received from both jurisdictions.

Attachments: Tax Increment Registry From 50-806 for tax year 2016, and Ordinance 2017-10, amending and restating the Zone Project Plan and Reinvestment Zone Financing Plan.

Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

FOR COMPTROLLER USE ONLY

Log year

TIF ID#

Date rec'd

Complete Back-up Incomplete

No Back-up No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

STEP 1: Contact Information

City of Penitas, Texas

Designating City or County

Bill Calderon

Contract Administrator

Contact Person

Title

901 W. Alabama

Current Mailing Address (number and street)

Houston

Harris

77006

City

County

ZIP Code

713-724-4460

none

bill.calderon1953@gmail.com

Phone (area code and number)

Fax Number

Email Address

STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Tax Increment Reinvestment Zone #1, City of Penitas

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 1/1/2016 and ending 12/31/2016

3. Size of the TIF reinvestment zone in acres: 717

4. Has the size of the zone increased or decreased since creation? Yes No

5. If you answered "Yes" in question #4, please indicate which? Increased Decreased

6. Property types: Residential Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

- Public Buildings and Facilities Roadwork
- Water/Sewer and Drainage Parks Other Infrastructure: sidewalks, bridges, lighting

Other Projects

- Facade Renovation Parking Historical Preservation
- Transit Affordable Housing Economic Development Other:

8. TIF fund balance: \$ 0

9. List of fund revenues:

Total tax increments received	\$	Est. \$165,356
Sales tax increments	\$	
Loans	\$	
Sale of bonds	\$	
Sale of property	\$	
Other	\$	

TOTAL ANNUAL REVENUES \$ \$165,356

10. List of fund expenditures:

Administrative	\$	17,591
Property purchased	\$	
Public improvements	\$	
Facade renovations	\$	
Parking	\$	
Historic preservation	\$	
Transit	\$	
Affordable housing	\$	
Economic development programs	\$	
Other	\$	7,673
TOTAL ANNUAL EXPENDITURES		\$ 25,264

11. Bonded indebtedness:

Principal due	\$	0
Interest due	\$	0

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base	\$	3,610,638
Current captured appraised value	\$	16,291,910
Tax increment reinvestment zone total (add above 2 lines together)	\$	19,902,548
Name of the subdivision 1 (if applicable)		Mil Encinos

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	
Name of the subdivision 2 (if applicable)		
Tax increment base	\$	
Current captured appraised value	\$	
Tax increment reinvestment zone total (add above 2 lines together)	\$	
Name of the subdivision 3 (if applicable)		

Tax increment base \$ _____

Current captured appraised value \$ _____

Tax increment reinvestment zone total (add above 2 lines together) \$ _____

Name of the subdivision 4 (if applicable)

TOTAL TIRZ values of all subdivisions combined \$ _____

Total tax increment base of all subdivisions combined \$ _____

Total current captured appraised value of all subdivisions combined \$ _____

STEP 3: Signature of Person Completing Form

sign here

Bill Wilson
Authorized Signature

Contract Administrator
Title

9-18-18
Date

Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts
Economic Development & Analysis Division
Post Office Box 13528
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at comptroller.texas.gov/economy/local/ch311/reporting.php. From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

Step 1: Contact information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.

Tax Increment Calculation for revenues to City of Penitas from Hidalgo County

Tax Year	Certified Total Value in Zone	Base Value	Increment Value	Applicable County Rate of participation	Amount Due
2016	\$19,902,548	\$3,610,638	\$16,291,910	0.509	\$82,926
2017	\$20,529,638	\$3,610,638	\$16,919,000	0.509	\$86,118
Total Due *					\$169,044
Notes	<p>Total Due assumes a 100 collection rate. Agreement allows for payment of revenues based on actual collections.</p> <p>Total Due does not include any prior year reconciliations based on revenues collected by county after payments were made for tax years 2013 and 2014.</p>				

2016 CERTIFIED TOTALS
 TCPN1 - PENITAS TAX INCREMENT ZONE 1
 ARB Approved Totals

Property Count: 127

7/23/2016 1:44:30AM

Land		Value		
Homesite:		0		
Non Homesite:		6,846,499		
Ag Market:		2,582,232		
Timber Market:		0	Total Land	(+) 9,428,731
Improvement		Value		
Homesite:		0		
Non Homesite:		12,842,494	Total Improvements	(+) 12,842,494
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 22,271,225
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,582,232		0	
Ag Use:	216,655		0	Productivity Loss (-) 2,365,577
Timber Use:	0		0	Appraised Value = 19,905,648
Productivity Loss:	2,365,577		0	Homestead Cap (-) 0
				Assessed Value = 19,905,648
				Total Exemptions Amount (Breakdown on Next Page) (-) 3,100
			Net Taxable	= 19,902,548

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 19,902,548 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

HIDALGO County

2016 CERTIFIED TOTALS
TCPN1 - PENITAS TAX INCREMENT ZONE 1
ARB Approved Totals

As of Certification

Property Count: 127

7/23/2016

1:45:01AM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	3,100	3,100
	Totals	0	3,100	3,100

2016 CERTIFIED TOTALS
 TCPN1 - PENITAS TAX INCREMENT ZONE 1
 Grand Totals

Property Count: 127

7/23/2016 1:44:30AM

Land		Value		
Homesite:		0		
Non Homesite:		6,846,499		
Ag Market:		2,582,232		
Timber Market:		0	Total Land	(+) 9,428,731
Improvement		Value		
Homesite:		0		
Non Homesite:		12,842,494	Total Improvements	(+) 12,842,494
Non Real		Count	Value	
Personal Property:	0		0	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real Market Value	(+) 0
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,582,232		0	
Ag Use:	216,655		0	Productivity Loss (-) 2,365,577
Timber Use:	0		0	Appraised Value = 19,905,648
Productivity Loss:	2,365,577		0	
			Homestead Cap	(-) 0
			Assessed Value	= 19,905,648
			Total Exemptions Amount (Breakdown on Next Page)	(-) 3,100
			Net Taxable	= 19,902,548

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 19,902,548 * (0.000000 / 100)

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

HIDALGO County

2016 CERTIFIED TOTALS

As of Certification

Property Count: 127

TCPN1 - PENITAS TAX INCREMENT ZONE 1
Grand Totals

7/23/2016

1:45:01AM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	3,100	3,100
Totals		0	3,100	3,100

HIDALGO County

2016 CERTIFIED TOTALS

As of Certification

TCPN1 - PENITAS TAX INCREMENT ZONE 1

Property Count: 127

ARB Approved Totals

7/23/2016

1:45:01AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	2		\$0	\$56,025
B	MULTIFAMILY RESIDENCE	1		\$837,517	\$3,294,610
C1	VACANT LOTS AND LAND TRACTS	26		\$0	\$3,234,952
D1	QUALIFIED OPEN-SPACE LAND	94	491.9250	\$0	\$2,582,232
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	2		\$0	\$2,250
E	RURAL LAND, NON QUALIFIED OPEN SP	2		\$1,746	\$3,496
F1	COMMERCIAL REAL PROPERTY	5		\$242,048	\$13,094,560
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$3,100
	Totals		491.9250	\$1,081,311	\$22,271,225

HIDALGO County

2016 CERTIFIED TOTALS
TCPN1 - PENITAS TAX INCREMENT ZONE 1

As of Certification

Property Count: 127

Grand Totals

7/23/2016

1:45:01AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	2		\$0	\$56,025
B	MULTIFAMILY RESIDENCE	1		\$837,517	\$3,294,610
C1	VACANT LOTS AND LAND TRACTS	26		\$0	\$3,234,952
D1	QUALIFIED OPEN-SPACE LAND	94	491.9250	\$0	\$2,582,232
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	2		\$0	\$2,250
E	RURAL LAND, NON QUALIFIED OPEN SP	2		\$1,746	\$3,496
F1	COMMERCIAL REAL PROPERTY	5		\$242,048	\$13,094,560
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$3,100
		Totals	491.9250	\$1,081,311	\$22,271,225

HIDALGO County

2016 CERTIFIED TOTALS
TCPN1 - PENITAS TAX INCREMENT ZONE 1
ARB Approved Totals

As of Certification

Property Count: 127

7/23/2016

1:45:01AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A2	REAL, RESIDENTIAL, MOBILE HOME	2		\$0	\$56,025
B2	REAL, RESIDENTIAL, APARTMENTS	1		\$837,517	\$3,294,610
C1	REAL PROPERTY: VACANT LOTS AND LA	25		\$0	\$2,840,433
C3	REAL, VACANT PLATTED RURAL OR REC	1		\$0	\$394,519
D1	REAL PROPERTY: QUALIFIED OPEN-SPA	94	491.9250	\$0	\$2,582,232
D2	RE PROPERTY FARMLAND RANCH IMPS C	2	0.7500	\$0	\$2,250
E1	REAL, FARM/RANCH, HOUSE	2		\$1,746	\$3,496
F1	REAL, Commercial	5		\$242,048	\$13,094,560
X	FULL EXEMPTIONS	1		\$0	\$3,100
	Totals		492.6750	\$1,081,311	\$22,271,225

HIDALGO County

2016 CERTIFIED TOTALS

As of Certification

TCPN1 - PENITAS TAX INCREMENT ZONE 1

Property Count: 127

Grand Totals

7/23/2016

1:45:01AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A2	REAL, RESIDENTIAL, MOBILE HOME	2		\$0	\$56,025
B2	REAL, RESIDENTIAL, APARTMENTS	1		\$837,517	\$3,294,610
C1	REAL PROPERTY: VACANT LOTS AND LA	25		\$0	\$2,840,433
C3	REAL, VACANT PLATTED RURAL OR REC	1		\$0	\$394,519
D1	REAL PROPERTY: QUALIFIED OPEN-SPA	94	491.9250	\$0	\$2,582,232
D2	RE PROPERTY FARMLAND RANCH IMPS C	2	0.7500	\$0	\$2,250
E1	REAL, FARM/RANCH, HOUSE	2		\$1,746	\$3,496
F1	REAL, Commercial	5		\$242,048	\$13,094,560
X	FULL EXEMPTIONS	1		\$0	\$3,100
	Totals		492.6750	\$1,081,311	\$22,271,225

2016 CERTIFIED TOTALS

TCPN1 - PENITAS TAX INCREMENT ZONE 1

Property Count: 127

Effective Rate Assumption

7/23/2016

1:45:01AM

New Value

TOTAL NEW VALUE MARKET:	\$1,081,311
TOTAL NEW VALUE TAXABLE:	\$1,081,311

New Exemptions

Exemption	Description	Count	2015 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	1		\$3,100
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,100

Exemption	Description	Count	Exemption Amount
PARTIAL EXEMPTIONS VALUE LOSS			
NEW EXEMPTIONS VALUE LOSS			\$3,100

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$3,100

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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