

Meeting of Board of Directors of the
City of Kingsville Tax Increment Financing District #3

Monday, January 27, 2025
4:00 PM

City Hall
Helen Kleberg Groves. Community Room
400 W. King Ave.
Kingsville, TX 78363

AGENDA

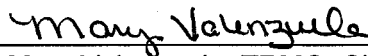
- 1) Call to Order
- 2) Discussion and Action
 - a. Review and Recommend Approval of the Project and Financing Plan for TIRZ #3, Pettit & Ayala Consulting
- 3) Other Business
- 4) Adjournment

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available.

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

January 17, 2025, at 2:30 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Mary Valenzuela, TRMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____
City Secretary's Office
City of Kingsville, Texas

In compliance with the Americans with Disabilities Act, the City of Kingsville will provide for reasonable accommodations for persons attending Open Meetings.

To better serve you, requests should be received 24 hours prior to the meeting.

Please contact the City Secretary at (361)595-8002

Tax Increment Reinvestment Zone #3 City of Kingsville, Texas

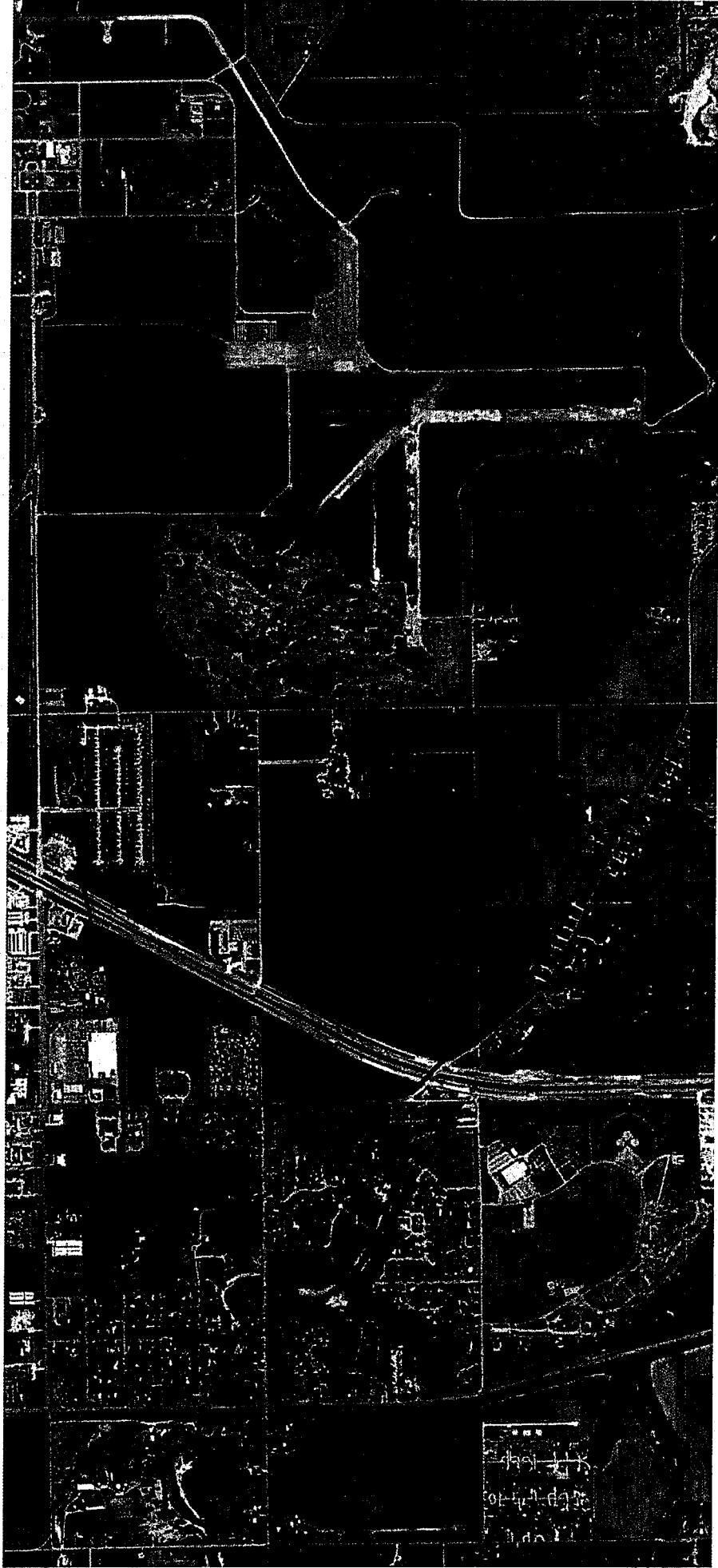
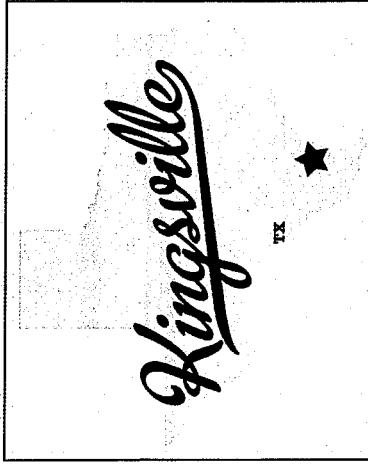
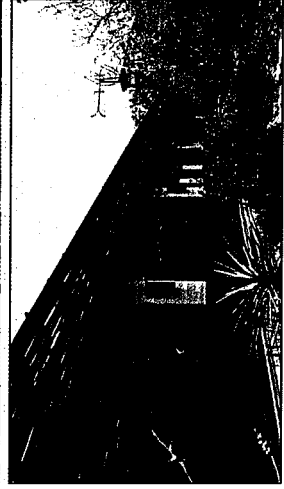
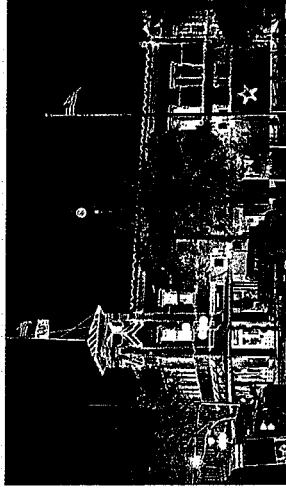
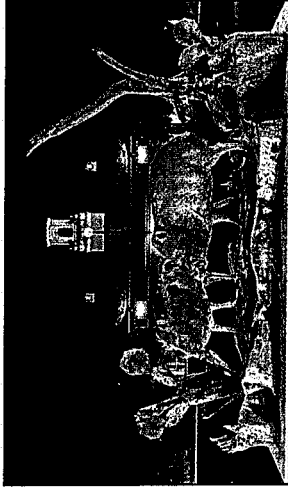


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Kingsville, TX, located in Kleberg County, is positioned between the Texas Gulf Coast on the east and the Brush Country on the west. Kingsville is home to nearly 25,000 people and is also home to a leading public research university, Texas A&M Kingsville, a Naval Air Station and several Fortune 500 industrial companies.

Kingsville's proximity to major highways is a plus for this community that promotes itself as "A Main Street Community." The city sits just off U.S. Highway 77, which is a major corridor from Texas to Mexico. Highway 77, soon to become a part of the I-69 corridor, is a busy road. Both local and national truck carriers provide inbound and outbound service through connecting lines from San Antonio, Houston and Dallas. Shipments to and from the Ports of Corpus Christi and Houston are convenient to Kingsville by truck. The city is also served with incoming and outgoing rail service by the Union Pacific Railroad. Kingsville is located 38 miles southwest of Corpus Christi International Airport, and is served by American, Southwest and United Airlines. Kingsville is also immediately accessible when you fly into Kleberg County Airport.

Kingsville proudly offers a diverse selection of outdoor activities, restaurants, and retail establishments for visitors and locals alike. Tour one of our many historic museums, exciting planned events, or local attractions and enjoy an unforgettable excursion off the beaten path.

DISCLAIMER

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

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

TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 200 acres. The TIRZ is non-contiguous and consists of two areas, further described below. Area #1 is located within the City limits, and Area #2 is located within the City's ETJ.

Legal Description TIRZ #3

Area #1

Beginning at the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, thence

East along the northern boundary of Property ID 33335, continuing south and then west along the boundary of Property ID 33335 to the point where the southeast corner of Property ID 10621 meets the northeast corner of Property ID 22312, thence

South along the eastern boundary of Property ID 22312 to the point it meets the northeast corner of Property ID 12190, thence

South along the eastern boundary of Property ID 12190 to the point it meets the northern right of way boundary of Trant Road, thence

South across Trant Road to the southern right of way boundary of Trant Road, thence

West along the southern right of way boundary of Trant Road to the point it meets the northeast corner of Property ID 42561, thence

South along the eastern boundary of Property ID 42561, continuing west along the southern boundary of Property ID 42561 to the point it meets the southeast corner of Property ID 17015, thence

West along the southern boundary of Property ID 17015 to the point it meets the eastern right of way boundary of FM 1717, thence

North along the eastern right of way of FM 1717/Brahma Boulevard to the point it meets the northwest corner of Property ID 13841, thence

West along the northern boundary of Property ID 13841 to the point it meets the southwest corner of 30949, thence

North along the western boundary of Property ID 30949 to the point it meets the southern boundary of Property ID 19114, thence

West along the southern boundary of Property ID 19114, continuing along the boundary of Property ID 19114 to the point it meets the southern boundary of Property ID 10621, thence

West along the southern boundary of Property ID 10621, continuing along the boundary of Property ID 10621 to the point it meets the northwest corner of Property ID 46276, thence

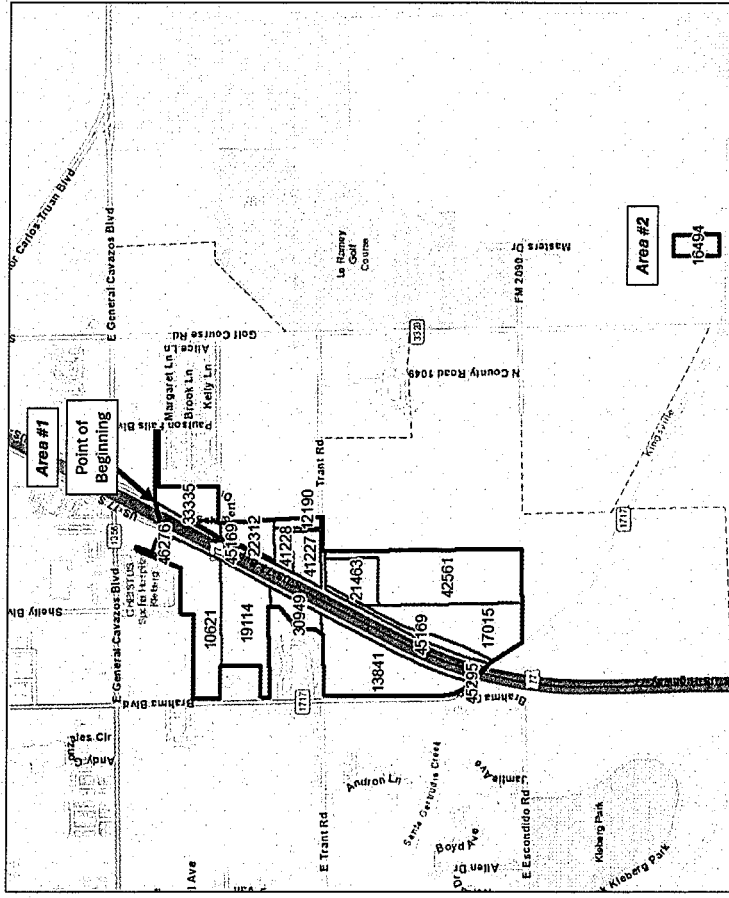
East along the northern boundary of Property ID 46276 to the point the northeast corner of Property ID 46276 meets the western right of way boundary of Highway 77, thence

East across Highway 77 to the point where the eastern right of way boundary of Highway 77 meets the northwest corner of Property ID 33335, which is the point of beginning.

Area #2

Consisting of Property ID 16494, within the City's ETJ, and legally described as K T & I CO, BLOCK 30, LOT PT

5.



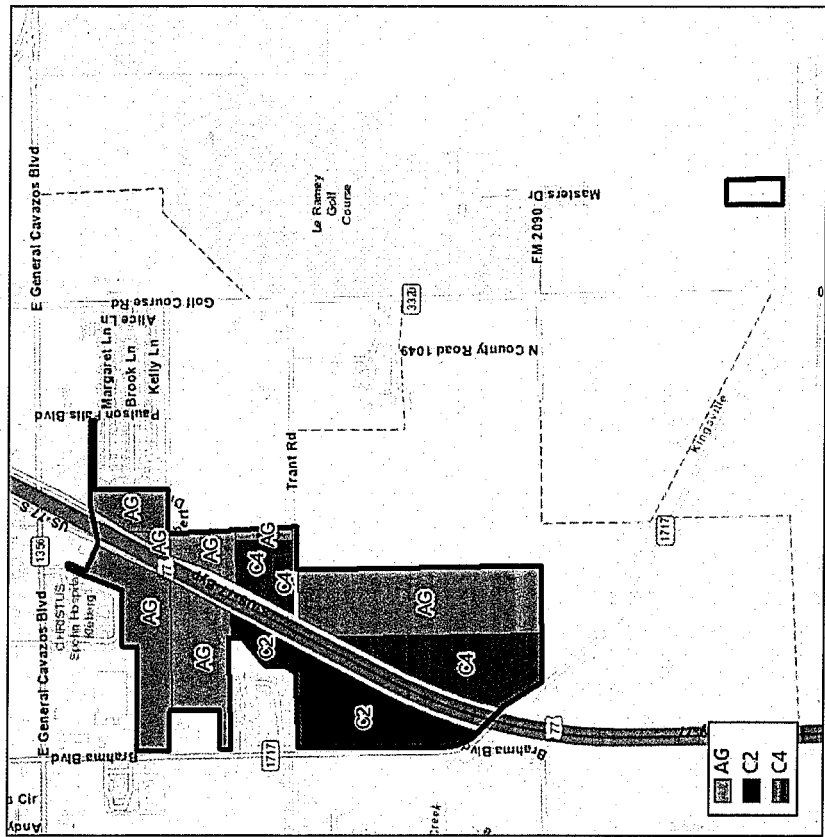
Current Conditions

Land Use

The land within Area #1 of the zone is primarily vacant land that is well positioned for future development. There is also a hotel property within the zone. Area #2 is improved with a waste water plant. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ that is within the City limits is zoned AG: Agricultural District (shaded in yellow), C2: Retail District (shaded in red), and C4: Commercial District (shaded in green). The land within the TIRZ that is in the ETJ is not zoned. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Kingsville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Proposed Development

Anticipated Development

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

TIRZ #3	Projected Completion Date	Units/SF	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
Retail	2028	22,000	\$ 200	\$ 4,400,000	\$ 200	\$ 4,400,000
Retail	2028	5,000	\$ 200	\$ 1,000,000	\$ 200	\$ 1,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	25,000	\$ 200	\$ 5,000,000	\$ 200	\$ 5,000,000
Retail	2028	62,365	\$ 200	\$ 12,473,000	\$ 200	\$ 12,473,000
Retail	2028	5,700	\$ 200	\$ 1,140,000	\$ 200	\$ 1,140,000
Retail	2028	16,385	\$ 200	\$ 3,277,000	\$ 200	\$ 3,277,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	12,860	\$ 200	\$ 2,572,000	\$ 200	\$ 2,572,000
Retail	2028	10,000	\$ 200	\$ 2,000,000	\$ 200	\$ 2,000,000
Retail	2028	16,445	\$ 200	\$ 3,289,000	\$ 200	\$ 3,289,000
Retail	2028	11,970	\$ 200	\$ 2,394,000	\$ 200	\$ 2,394,000
Retail	2030	4,550	\$ 200	\$ 910,000	\$ 200	\$ 910,000
Retail	2032	15,200	\$ 200	\$ 3,040,000	\$ 200	\$ 3,040,000
Retail	2034	14,500	\$ 200	\$ 2,900,000	\$ 200	\$ 2,900,000
Restaurant	2028	6,500	\$ 200	\$ 1,300,000	\$ 200	\$ 1,300,000
Restaurant	2030	6,400	\$ 200	\$ 1,280,000	\$ 200	\$ 1,280,000
Restaurant	2032	6,635	\$ 200	\$ 1,327,000	\$ 200	\$ 1,327,000
Restaurant	2034	5,525	\$ 200	\$ 1,105,000	\$ 200	\$ 1,105,000
Hotel	2030	80	\$ 70,000	\$ 5,600,000	\$ -	\$ -
Retail	2030	30,000	\$ 200	\$ 6,000,000	\$ 200	\$ 6,000,000
Total		312,115		\$ 68,007,000		\$ 62,407,000

*\$68,007,000 represents the estimated 2024 taxable value of the Anticipated Development. The Anticipated Development is projected to generate \$11,682,345 in TIRZ Revenue to fund the Project Costs outlined on Page 6.



Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Public Utilities	\$ 1,752,352	15%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 1,752,352	15%
Street and Intersection Improvements	\$ 1,752,352	15%
Pedestrian Enhancements	\$ 1,401,881	12%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements	\$ 1,168,234	10%
Economic Development Grants	\$ 3,504,703	30%
Administrative Costs	\$ 350,470	3.0%
Total	\$ 11,682,345	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$11,682,345 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

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

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Project Costs

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding; parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.040 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City of Kingsville will contribute 50% of the real property increment within the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

TIRZ #3	Real Property Tax - 2024 Rates	Participation
	City of Kingsville	50%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	3.01796500	0.38500000

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

	Personal Property Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	Kingsville ISD	0%
	South Texas Water Authority	0%
	3.01796500	0.00000000

	Sales Tax	Participation
	City of Kingsville	0%
	Kleberg County	0%
	0.02000000	0.00000000



Financial Feasibility Analysis - Development Input

▶ **INPUT**

RELATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION
City of Kingsville	0.77000000
Kibberg County	0.88000000
Kingsville ISD	0.90000000
South Texas Water Authority	0.00000000
	0.39500000

PERSONAL PROPERTY TAX	PARTICIPATION
City of Kingsville	0.00000000
Kibberg County	0.00000000
Kingsville ISD	0.00000000
South Texas Water Authority	0.00000000

City of Kingsville	0.01500000
Kibberg County	0.00500000
	0.00000000

Year	Area	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
		\$	%	\$	%	\$	%
2028	Retail	22,000	100.00%	1,000,000	100.00%	200,000	100.00%
2029	Retail	6,000	27.27%	1,000,000	100.00%	200,000	100.00%
2030	Retail	25,000	113.64%	6,000,000	600.00%	200,000	100.00%
2031	Retail	67,361	306.19%	12,473,000	1,247.30%	200,000	100.00%
2032	Retail	5,700	25.91%	1,140,000	114.00%	200,000	100.00%
2033	Retail	10,000	45.45%	2,277,000	227.70%	200,000	100.00%
2034	Retail	12,863	58.47%	2,572,000	257.20%	200,000	100.00%
2035	Retail	10,000	45.45%	2,000,000	200.00%	200,000	100.00%
2036	Retail	15,448	70.22%	3,293,000	329.30%	200,000	100.00%
2037	Retail	11,871	53.96%	2,334,000	233.40%	200,000	100.00%
2038	Retail	4,850	22.05%	910,000	91.00%	200,000	100.00%
2039	Retail	15,200	69.09%	3,040,000	304.00%	200,000	100.00%
2040	Retail	8,500	38.64%	1,700,000	170.00%	200,000	100.00%
2041	Retail	6,400	29.09%	1,280,000	128.00%	200,000	100.00%
2042	Retail	6,351	28.87%	1,270,000	127.00%	200,000	100.00%
2043	Retail	5,628	25.58%	1,125,000	112.50%	200,000	100.00%
2044	Retail	81	0.37%	16,000	1.60%	200,000	100.00%
2045	Retail	30,000	136.36%	6,000,000	600.00%	200,000	100.00%
TOTAL				65,007,000			62,407,000

▶ **OUTPUT**

TOTAL TAX REVENUE	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	SALES TAX
City of Kingsville	\$ 63,640,294	\$ -	\$ -
Kibberg County	\$ 36,408,827	\$ -	\$ -
Kingsville ISD	\$ 41,888,736	\$ -	\$ -
South Texas Water Authority	\$ 1,941,819	\$ -	\$ -
TOTAL	\$ 143,880,676	\$ -	\$ 54,374,084

TOTAL PARTICIPATION	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	SALES TAX
City of Kingsville	100.00%	0.00%	0.00%
Kibberg County	25.45%	0.00%	0.00%
Kingsville ISD	29.55%	0.00%	0.00%
South Texas Water Authority	1.35%	0.00%	0.00%
TOTAL	100.00%	0.00%	0.00%

NET BENEFIT	REAL PROPERTY TAX	PERSONAL PROPERTY TAX	SALES TAX
City of Kingsville	\$ 62,160,429	\$ -	\$ -
Kibberg County	\$ 36,408,827	\$ -	\$ -
Kingsville ISD	\$ 41,888,736	\$ -	\$ -
South Texas Water Authority	\$ 1,941,819	\$ -	\$ -
TOTAL	\$ 142,400,801	\$ -	\$ 54,374,084

Financial Feasibility Analysis - Hotel Occupancy Tax

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Average Daily Rate		125	129	133	137	141	145	149	154	158	163	168	173	178	184	189																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
Annual Taxable Revenue		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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State Tax Rate	6%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Financial Feasibility Analysis - All Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

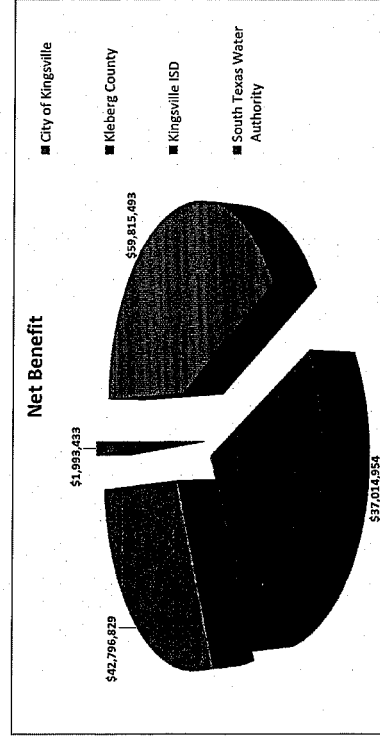
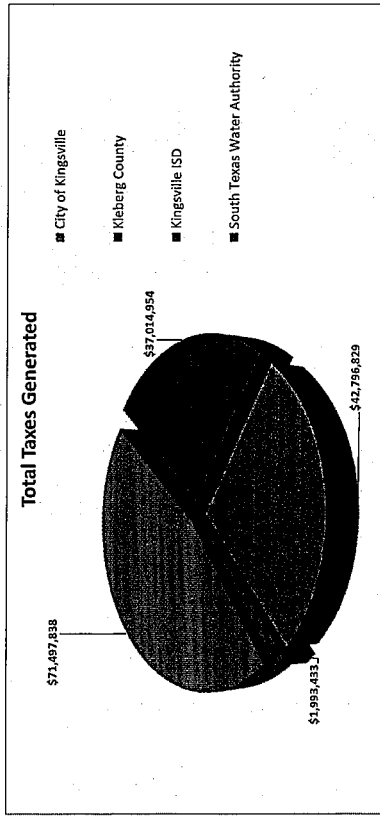
REVENUE YEAR	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	BASE YEAR	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
TABLE VALUE	428,408	438,225	451,840	465,455	479,070	492,685	506,300	519,915	533,530	547,145	560,760	574,375	587,990	601,605	615,220	628,835	642,450	656,065	669,680	683,295	696,910	710,525	724,140	737,755	751,370	764,985	778,600	792,215	805,830	819,445	833,060	846,675	860,290	873,905	887,520	901,135	914,750	928,365	941,980	955,595	969,210	982,825	996,440	1,010,055	1,023,670	1,037,285	1,050,900	1,064,515	1,078,130	1,091,745	1,105,360	1,118,975	1,132,590	1,146,205	1,159,820	1,173,435	1,187,050	1,200,665	1,214,280	1,227,895	1,241,510	1,255,125	1,268,740	1,282,355	1,295,970	1,309,585	1,323,200	1,336,815	1,350,430	1,364,045	1,377,660	1,391,275	1,404,890	1,418,505	1,432,120	1,445,735	1,459,350	1,472,965	1,486,580	1,500,195	1,513,810	1,527,425	1,541,040	1,554,655	1,568,270	1,581,885	1,595,500	1,609,115	1,622,730	1,636,345	1,649,960	1,663,575	1,677,190	1,690,805	1,704,420	1,718,035	1,731,650	1,745,265	1,758,880	1,772,495	1,786,110	1,799,725	1,813,340	1,826,955	1,840,570	1,854,185	1,867,800	1,881,415	1,895,030	1,908,645	1,922,260	1,935,875	1,949,490	1,963,105	1,976,720	1,990,335	2,003,950	2,017,565	2,031,180	2,044,795	2,058,410	2,072,025	2,085,640	2,099,255	2,112,870	2,126,485	2,140,100	2,153,715	2,167,330	2,180,945	2,194,560	2,208,175	2,221,790	2,235,405	2,249,020	2,262,635	2,276,250	2,289,865	2,303,480	2,317,095	2,330,710	2,344,325	2,357,940	2,371,555	2,385,170	2,398,785	2,412,400	2,426,015	2,439,630	2,453,245	2,466,860	2,480,475	2,494,090	2,507,705	2,521,320	2,534,935	2,548,550	2,562,165	2,575,780	2,589,395	2,603,010	2,616,625	2,630,240	2,643,855	2,657,470	2,671,085	2,684,700	2,698,315	2,711,930	2,725,545	2,739,160	2,752,775	2,766,390	2,780,005	2,793,620	2,807,235	2,820,850	2,834,465	2,848,080	2,861,695	2,875,310	2,888,925	2,902,540	2,916,155	2,929,770	2,943,385	2,957,000	2,970,615	2,984,230	2,997,845	3,011,460	3,025,075	3,038,690	3,052,305	3,065,920	3,079,535	3,093,150	3,106,765	3,120,380	3,134,000	3,147,615	3,161,230	3,174,845	3,188,460	3,202,075	3,215,690	3,229,305	3,242,920	3,256,535	3,270,150	3,283,765	3,297,380	3,311,000	3,324,615	3,338,230	3,351,845	3,365,460	3,379,075	3,392,690	3,406,305	3,419,920	3,433,535	3,447,150	3,460,765	3,474,380	3,488,000	3,501,615	3,515,230	3,528,845	3,542,460	3,556,075	3,569,690	3,583,305	3,596,920	3,610,535	3,624,150	3,637,765	3,651,380	3,665,000	3,678,615	3,692,230	3,705,845	3,719,460	3,733,075	3,746,690	3,760,305	3,773,920	3,787,535	3,801,150	3,814,765	3,828,380	3,842,000	3,855,615	3,869,230	3,882,845	3,896,460	3,910,075	3,923,690	3,937,305	3,950,920	3,964,535	3,978,150	3,991,765	4,005,380	4,019,000	4,032,615	4,046,230	4,059,845	4,073,460	4,087,075	4,100,690	4,114,305	4,127,920	4,141,535	4,155,150	4,168,765	4,182,380	4,196,000	4,209,615	4,223,230	4,236,845	4,250,460	4,264,075	4,277,690	4,291,305	4,304,920	4,318,535	4,332,150	4,345,765	4,359,380	4,373,000	4,386,615	4,400,230	4,413,845	4,427,460	4,441,075	4,454,690	4,468,305	4,481,920	4,495,535	4,509,150	4,522,765	4,536,380	4,550,000	4,563,615	4,577,230	4,590,845	4,604,460	4,618,075	4,631,690	4,645,305	4,658,920	4,672,535	4,686,150	4,699,765	4,713,380	4,727,000	4,740,615	4,754,230	4,767,845	4,781,460	4,795,075	4,808,690	4,822,305	4,835,920	4,849,535	4,863,150	4,876,765	4,890,380	4,904,000	4,917,615	4,931,230	4,944,845	4,958,460	4,972,075	4,985,690	4,999,305	5,012,920	5,026,535	5,040,150	5,053,765	5,067,380	5,081,000	5,094,615	5,108,230	5,121,845	5,135,460	5,149,075	5,162,690	5,176,305	5,189,920	5,203,535	5,217,150	5,230,765	5,244,380	5,258,000	5,271,615	5,285,230	5,298,845	5,312,460	5,326,075	5,339,690	5,353,305	5,366,920	5,380,535	5,394,150	5,407,765	5,421,380	5,435,000	5,448,615	5,462,230	5,475,845	5,489,460	5,503,075	5,516,690	5,530,305	5,543,920	5,557,535	5,571,150	5,584,765	5,598,380	5,612,000	5,625,615	5,639,230	5,652,845	5,666,460	5,680,075	5,693,690	5,707,305	5,720,920	5,734,535	5,748,150	5,761,765	5,775,380	5,789,000	5,802,615	5,816,230	5,829,845	5,843,460	5,857,075	5,870,690	5,884,305	5,897,920	5,911,535	5,925,150	5,938,765	5,952,380	5,966,000	5,979,615	5,993,230	6,006,845	6,020,460	6,034,075	6,047,690	6,061,305	6,074,920	6,088,535	6,102,150	6,115,765	6,129,380	6,143,000	6,156,615	6,170,230	6,183,845	6,197,460	6,211,075	6,224,690	6,238,305	6,251,920	6,265,535	6,279,150	6,292,765	6,306,380	6,320,000	6,333,615	6,347,230	6,360,845	6,374,460	6,388,075	6,401,690	6,415,305	6,428,920	6,442,535	6,456,150	6,469,765	6,483,380	6,497,000	6,510,615	6,524,230	6,537,845	6,551,460	6,565,075	6,578,690	6,592,305	6,605,920	6,619,535	6,633,150	6,646,765	6,660,380	6,674,000	6,687,615	6,701,230	6,714,845	6,728,460	6,742,075	6,755,690	6,769,305	6,782,920	6,796,535	6,810,150	6,823,765	6,837,380	6,851,000	6,864,615	6,878,230	6,891,845	6,905,460	6,919,075	6,932,690	6,946,305	6,959,920	6,973,535	6,987,150	7,000,765	7,014,380	7,028,000	7,041,615	7,055,230	7,068,845	7,082,460	7,096,075	7,109,690	7,123,305	7,136,920	7,150,535	7,164,150	7,177,765	7,191,380	7,205,000	7,218,615	7,232,230	7,245,845	7,259,460	7,273,075	7,286,690	7,300,305	7,313,920	7,327,535	7,341,150	7,354,765	7,368,380	7,382,000	7,395,615	7,409,230	7,422,845	7,436,460	7,450,075	7,463,690	7,477,305	7,490,920	7,504,535	7,518,150	7,531,765	7,545,380	7,559,000	7,572,615	7,586,230	7,599,845	7,613,460	7,627,075	7,640,690	7,654,305	7,667,920	7,681,535	7,695,150	7,708,765	7,722,380	7,736,000	7,749,615	7,763,230	7,776,845	7,790,460	7,804,075	7,817,690	7,831,305	7,844,920	7,858,535	7,872,150	7,885,765	7,899,380	7,913,000	7,926,615	7,940,230	7,953,845	7,967,460	7,981,075	7,994,690	8,008,305	8,021,920	8,035,535	8,049,150	8,062,765	8,076,380	8,090,000	8,103,615	8,117,230	8,130,845	8,144,460	8,158,075	8,171,690	8,185,305	8,198,920	8,212,535	8,226,150	8,239,765	8,253,380	8,267,000	8,280,615	8,294,230	8,307,845	8,321,460	8,335,075	8,348,690	8,362,305	8,375,920	8,389,535	8,403,150	8,416,765	8,430,380	8,444,000	8,457,615	8,471,230	8,484,845	8,498,460	8,512,075	8,525,690	8,539,305	8,552,920	8,566,535	8,580,150	8,593,765	8,607,380	8,621,000	8,634,615	8,648,230	8,661,845	8,675,460	8,689,075	8,702,690	8,716,305	8,730,920	8,744,535	8,758,150	8,771,765	8,785,380	8,799,000	8,812,615	8,826,230	8,839,845	8,853,460	8,867,075	8,880,690	8,894,305	8,907,920	8,921,535	8,935,150	8,948,765	8,962,380	8,976,000	8,989,615	9,003,230	9,016,845	9,030,460	9,044,075	9,057,690	9,071,305	9,084,920	9,098,535	9,112,150	9,125,765	9,139,380	9,153,000	9,166,615	9,180,230	9,193,845	9,207,460	9,221,075	9,234,690	9,248,305	9,261,920	9,275,535	9,289,150	9,302,765	9,316,380	9,330,000	9,343,615	9,357,230	9,370,845	9,384,460	9,398,075	9,411,690	9,425,305	9,438,920	9,452,535	9,466,150	9,479,765	9,493,380	9,507,000	9,520,615	9,534,230	9,547,845	9,561,460	9,575,075	9,588,690	9,602,305	9,615,920	9,629,535	9,643,150	9,656,765	9,670,380	9,684,000	9,697,615	9,711,230	9,724,845	9,738,460	9,752,075	9,765,690	9,779,305	9,792,920	9,806,535	9,820,150	9,833,765	9,847,380	9,861,000	9,874,615	9,888,230	9,901,845	9,915,460	9,929,075

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Kingsville	\$71,497,838	\$11,682,345	\$59,815,493
Kleberg County	\$37,014,954	\$0	\$37,014,954
Kingsville ISD	\$42,796,829	\$0	\$42,796,829
South Texas Water Authority	\$1,993,433	\$0	\$1,993,433
Total	\$153,303,053	\$11,682,345	\$141,620,708

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Kingsville	\$71,497,838	\$11,682,345
Real Property	\$33,464,600	\$11,682,345
Hotel Occupancy Tax	\$7,952,585	\$0
Sales	\$107,401,555	\$0



Terms and Conditions



Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2054 (with the final year's tax increment to be collected by September 1, 2055).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner Name	Acres	Legal Description	Estimated Taxable Value
10621	WEST PAUL M	29.361	KT & I CO, BLOCK 22, LOT PT 3, 4, ACRES 29.361	\$ 11,100
12190	SMITH & SULLIVAN INC	1.99	KT & I CO, BLOCK 22, LOT PT 6, (S/E COR 140 X 620), ACRES 1.99	\$ 6,370
13841	TEXAN STORE PROPERTIES LLC	28.53	KT & I CO, BLOCK 22, LOT PT 12-13, ACRES 28.530	\$ 1,626,210
16494	CITY OF KINGSVILLE	5	KT & I CO, BLOCK 30, LOT PT 5, (EX E M P T), (WASTE WATER SOUTH PLANT)	\$ -
17015	TEXAN STORE PROPERTIES LLC	24.36	KT & I CO, BLOCK 22, LOT PT 12-13, ACRES 24.36	\$ 2,940
19114	T & R TRUST	22.01	KT & I CO, BLOCK 22, LOT PT 5, 6, ACRES 22.01	\$ 8,320
21463	TEXAS STORE PROPERTIES LLC	9.299	KT & I CO, BLOCK 22, LOT PT 11, ACRES 9.299	\$ 3,520
22312	J L BARTH COMPANY	6.643	KT & I CO, BLOCK 22, LOT 6.643 ACS OF PT 6, ACRES 6.643	\$ 2,510
30949	WESTERN KINGSVILLE LTD	5.659	HUNTERS COVE, LOT 2, ACRES 5.659	\$ 331,720
33335	HENNESSEY KINGSVILLE INVESTMENT LLC	12.816	KT & I CO, BLOCK 22, LOT PT 1, PT 2, ACRES 12.816	\$ 4,950
41227	LAKSHMI LTD	5.7041	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 2, (HWY 77 ONE STOP & 77 RV PARK), ACRES 5.7041	\$ 1,386,580
41228	DATTA MANGLAM HOSPITALITY LLC	3.5279	ABINCO IND PARK 1 (AMENDED REPLAT), LOT 1, (KNIGHTS INN), ACRES 3.5279	\$ 699,264
42561	PRAKRUTHI LLC	40.33	KT & I CO, BLOCK 22, LOT PT 11, 14, ACRES 40.33	\$ 14,240
45169	TEXAS DEPT OF TRANSPORTATION	3.896	KT & I CO, BLOCK 22, LOT PT 3, PT 6, PT 11-13, (ROW), (FOR INFO ONLY), ACRES 3.896	\$ -
45295	TEXAS DEPT OF TRANSPORTATION	0.026	KT & I CO, BLOCK 22, LOT PT 12-13, (ROW), (FOR INFO ONLY), ACRES 0.026	\$ -
46276	BRAZOS DE SANTOS PARTNERS LTD	1.148	BILL MILLER BAR-B-Q, BLOCK 1, LOT 3, ACRES 1.148	\$ 36,740