

Tax Increment Reinvestment Zone Number One East, City of Lorena and McLennan County 381 Area

Semi-Annual Report

July - December, 2016

ORGANIZATIONAL BACKGROUND

1. City of Lorena Ordinance, adopted November 17, 2014 established TIRZ #1 East, and adopted a project and financing plan, and established a 7-member Board of Directors; 3 from City Council, 2 from Lorena Economic Development Corporation, 1 from McLennan County Commissioners Court, and 1 from the property owners in the Zone.
2. Master Economic Development Agreement adopted between the City of Lorena, McLennan County, and the Lorena Economic Development Corporation (EDC), established in June, 2015 tax incremental participation by the County and the EDC with the City for incremental sales and use taxes and property taxes for the TIRZ #1 East.
3. McLennan County Economic Development program project agreement established in June, 2015 granted to the City of Lorena incremental sales and use taxes and property taxes from development within the County 381 East Area and the TIRZ #1 East Zone.
4. Organizational Meeting was held on June 29, 2015 electing officers and approving the TIRZ #1 East and 381 East areas project plan and financing plan.

The TIRZ #1 East Board of Directors Officers and Directors for this Report period continues from the past reports with no changes and includes:

- Chairman.....Mayor Pro-Tem Bill Coleman (Lorena City Council)
- Vice Chairman.....McLennan County Commissioner Kelly Snell
- Secretary.....Mayor Chuck Roper (Lorena City Council)
-Alderman J Fagner (Lorena City Council)
-David Anderton (Lorena EDC)
-John Johnston (Lorena EDC)
-William Callan (Property Owner in the Zone)

The following firms provide professional services to the TIRZ Board of Directors:

- Law Office of Cary L. Bovey, PLLC as legal advisors
- Mundo and Associates, Inc. as TIRZ administrators and program managers.

A. PROGRESS OF THE SANITARY SEWER TRUNK LINE IMPROVEMENTS

Principal purpose of the Tax Increment Reinvestment Zone is the financing of public improvements which will attract private investment and development to an area challenged for such activity. The Lorena TIRZ #1 East Board has chosen the development of the sanitary sewer trunk line as its initial public improvement.

- The TIRZ Board issued a request for Professional Engineering Qualifications and the firm of Kasberg, Patrick & Associates, LP (KPA) was selected, effective December 7, 2015.
- The Preliminary Engineering Scope of Services Order was issued to KPA, effective February 1, 2016, for this first TIRZ Public Development Project – the Sanitary Sewer Trunk Line extending from I-35 to the WMARSS Wastewater Treatment Plant.

- The Preliminary Engineering for this initial project had a 4 month timeline and was completed by KPA at the end of May, 2016, on time and within budget. Mundo and Associates, Inc. performed the Program Management of these activities on behalf of the TIRZ Board. The Board selected Option B from a total of 3 options as the preferred sanitary sewer alignment.
- Final Engineering Scope of Services for the Sanitary Sewer Trunk Line Design, Construction Plans, Specifications, and Bidding Documents, with a 9 month timeline, was Prepared and then authorized by the Board on September 15, 2016. Design began by KPA in October 2016. Completion of the Final Engineering is expected in June of 2017. Three months of the project final design have now been completed. Geotechnical investigations are complete. Nationwide permitting is in progress as are the environmental investigations and design survey.
- On September 15, 2016 the Board also authorized the Program Management Scope of Services for Mundo and Associates, Inc. to perform the final engineering Program Management and Bidding Process. The award of the Construction Contract is expected to occur from June 2017 to August 2017.

B. FINANCING OF THE SANITARY SEWER TRUNK LINE PROJECT

- The City of Lorena has established a Tax Increment Fund for the Lorena TIRZ #1 East as per the requirements of the May 2015 Master Economic Development Agreement between the City of Lorena, McLennan County, Lorena Economic Development Corporation and Reinvestment Zone Number One East, City of Lorena.
- The City of Lorena provided the Tax Increment Fund a reimbursable sum of \$40,000 for the payment of the preliminary sanitary sewer trunk line engineering and program management expenditures.
- It should be noted that the Tax Increment Fund is not expected to receive significant property tax funds in the 2015-2016 fiscal year nor the 2016-2017 fiscal year as there was no substantial incremental increase in development nor appraised value from which to receive incremental pledged funds at rate of 70% of the incremental increase.
- It should be noted that the Tax Increment Fund is not expected to receive sales tax until the Texas Comptroller's Office is able to release a report of sales tax in the TIRZ. Texas law does not allow such a report to be generated for less than 4 sales tax payers in the TIRZ. There have been no new sales tax generating businesses operating in the TIRZ in 2015-2016 nor is it anticipated that a new sales tax generating business will locate in the TIRZ until after completion of the sanitary sewer trunk line. Completion of the trunk line is expect in July of 2018.
- A December 2016 report of the expenditures of the TIRZ #1 East is attached. Note that some expenditure payments have been made due to reimbursable funds received from development financing agreements of private property owners who have property within the TIRZ #1 East.
- On September 15, 2016 the TIRZ #1 East Board of Directors signed 5 separate but inter-related development financing agreements establishing a public private partnership to implement the sanitary sewer trunk line project. Technical assistance of the agreements was provided by Mundo and Associates, Inc. and legal assistance provided by Law Offices of Cary L Bovey, PLLC.
 - The Development Financing Agreement between the City of Lorena and the TIRZ #1 East established that the City issue debt (Certificates of Obligation) for \$2,300,000 covering

Semi-Annual Report

July - December, 2016

the cost of the sanitary sewer trunk line project costs. Payments are a total of \$265,400 with interim payments paid between February 1 of 2017 and August of 2024. The payments will be reimbursable back to the City from the Tax Increment Fund. Note the Certificates of Obligation were issued in December 2016.

- The Development Financing Agreement between the City of Lorena, the TIRZ #1 East and the Lorena Economic Development Corporation (LEDC) established that the LEDC will provide \$265,400 for the TIRZ. Interim payments will occur between February 1, 2017 and August 31, 2024. The payments are reimbursable from the Tax Increment Fund.
- The Development Financing Agreement between the City of Lorena, the TIRZ #1 East and the Mitchell/Tully Group established that the Mitchell/Tully Group provide \$400,000 for the TIRZ. This agreement established the Mitchell/Tully Group obligation to begin development of a minimum of 6 acres of their property within 12 months of completion of the sanitary sewer trunk line. Completion of the trunk line is expected in July 2018. Further this agreement establishes that the Mitchell/Tully properties shall be voluntarily annexed into the City by January 1, 2020. A donation of the trunk line easements will also be provided by Mitchell/Tully. The cash payments are reimbursable as is the easement grant from the Tax Increment Fund.
- The Development Financing Agreement between the City of Lorena, the TIRZ #1 East and the Braswell Family Enterprises, Ltd established that the Braswell Family Enterprises, Ltd provide \$117,650 for the TIRZ. Further this agreement established the Braswell Family Enterprises, Ltd obligation to begin development of the property by December 31, 2021 of 15 residential lots or five (5) acres of commercial development. This agreement establishes that the Braswell Family Enterprises, Ltd property shall be voluntarily annexed into the City by January 1, 2020. The agreement establishes that the Braswell Family Enterprises, Ltd will grant the trunk line easement. The cash payments are reimbursable as is the easement grant from the Tax Increment Fund.
- The Development Financing Agreement between the City of Lorena, the TIRZ #1 East and the McElla Group LLC established that the McElla Group LLC provide \$117,650 to the TIRZ. Further this agreement established the McElla Group LLC obligation to begin development of the property by December 31, 2021 of 15 residential lots or five (5) acres of commercial development. This agreement establishes that the McElla Group LLC property shall be voluntarily annexed into the City by January 1, 2020. The agreement establishes that the McElla Group LLC will grant the trunk line easement. The cash payments are reimbursable as is the easement grant from the Tax Increment Fund.

• It is anticipated, as per the Financing Plan that once the sanitary sewer trunk line is available, commercial and residential development within the TIRZ will begin to generate property and sales tax revenues sufficient to pay expenditures of the TIRZ including principal and interest on the certificates of obligation for the \$2,300,000. The breakeven point in the Financing Plan is at the end of 2024.

C. TIRZ AREA DEVELOPMENT, BUSINESS LOCATION AND EMPLOYMENT CREATION

- Efforts during this reporting period were spent negotiating with owners of Property within the TIRZ to determine their level of commitment to developing the property that will generate property tax and sales tax revenues to enable the construction of the sanitary sewer trunk line and additional public improvements planned including road construction.
- The Mitchell-Tully group have presented a plan for the development of their properties principally fronting on IH-35. See attached the proposed development plan. Conceptual residential development plans were prepared for the Braswell Family Enterprises and the McElla Group properties by Mundo and Associates, Inc. to provide a preview of the potential development options.
- Mundo and Associates, Inc. attended two separate trade shows (North Texas Commercial Association of Realtors – August 2016 and the International Council of Shopping Centers Texas Deal Making -October 2016) to show the Lorena TIRZ #1 East area's potential to the development and investment community. The commercial prospects of convenience store/travel center, hotel, and restaurants are significant as indicated by interested commercial developers and retailers as well as TIRZ land owners Mitchell-Tully. It is anticipated that development will begin as soon as the sanitary sewer line is under construction.

BOARD OF DIRECTORS MEETINGS SUMMARIZED

The TIRZ #1 East Board of Directors holds monthly meetings – generally on the first Monday of each month at the City of Lorena City Hall - open to the public and with Agendas publicly posted in accordance with the Texas Open Meetings Act. During this Report Period the following Board meetings were held:

- August 1, 2016 at 6:30 pm: Meeting included discussion of the "Path Forward" being steps and decision making necessary to begin construction of the sanitary sewer trunk line. Mundo and Associates, Inc. prepares and updates this report monthly for the Board. The staging and methods of financing the sanitary sewer trunk line were discussed. The need for and the terms of the Development Financing Agreements were discussed. The scope of the final engineering and program management agreements were also discussed.
- September 6, 2016 at 6:30 pm: Meeting included updates to the "Path Forward" reports and deadline adjustments. Funding and financing alternatives with the City, the LEDC and the developers/property owners were reviewed. Various terms and steps to obtain financing were outlined by the City Bond Consultant. Five developer agreements prepared by Law Offices of Cary L Bovey being between the TIRZ and the City, the LEDC, the Mitchell Tully Group, the Braswell Family Enterprise and the McElla Group were reviewed and changes made.
- September 15, 2016 at 6:30 pm: Meeting included finalization of the Development Financing Agreements between the TIRZ and the City, the LEDC, the Mitchell Tully Group, the Braswell Family Enterprise, Ltd and the McElla Group LLC. The five Development Financing Agreements were approved by the TIRZ Board. The TIRZ Board also approved the professional engineering and program management agreements for the Final Engineering of the initial TIRZ Public Development Project – the Sanitary Sewer Trunk Line with KPA and Mundo and Associates, Inc. respectively.

Tax Increment Reinvestment Zone Number One East, City of Lorena and McLennan County 381 Area

Semi-Annual Report

July - December, 2016

- October 3, 2016 at 6:30 pm: Meeting included the official signing of the five Development Financing Agreements. The "Path Forward" report of Mundo and Associates, Inc. was reviewed. The draft annual budget prepared by Mundo and Associates, Inc. was reviewed. The TIRZ Board approved the 2016-2017 Annual Budget of the Lorena TIRZ #1 East.
- November 7, 2016: Meeting included an update on the progress for the final design of the sanitary sewer trunk line. The initial month of design was devoted to acquiring right of way entrance agreements, start of the design field survey, work on the geotechnical investigations, and existing utility locations. Environmental investigations including a Phase I were reported as underway. Funds from the Braswell Family Enterprises, Ltd and McElla Group LLC were received by the Tax Increment Fund. Payments were made for engineering and program management, and deferred legal fees.
- December 5, 2016 at 6:30 pm: Meeting included the second in-progress update on the Final Engineering of the initial TIRZ Public Development Project – the Sanitary Sewer Trunk Line; a discussion of the engineering study prepared by Mundo and Associates, Inc. concerning a potential project for a reclaimed water line was presented at the request of the Board; updates on receipt of funds from the Braswell Family Enterprises Ltd. and McElla Group LLC were received by the Board, payments were made for engineering, program management, deferred administrative fees and previous costs assumed by the City.

TIRZ Administrators - Mundo and Associates, Inc. managed, coordinated, prepared, and/or performed the activities included in preparation for the TIRZ Board meetings, and prepared the Agendas and the resultant Board Meeting Minutes on behalf of the TIRZ Board. Mundo and Associates, Inc. prepares reviews and updates the monthly Financial Report and the Virtual Checkbook Cash Flow report. Mundo and Associates Inc. maintains record of work performed. Additionally, they prepare the Path Forward Monthly Report of project planning and scheduling. Necessary pre-meeting coordination with the Board members, City Staff, and landowners is conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. reviews and reconciles the professional services and construction invoices and prepares information on payment of TIRZ invoices and bill payments. Information for the TIRZ section of the City website is prepared by Mundo and Associates, Inc. Requested engineering review and reports are prepared by Mundo and Associates, Inc. Coordination with the TIRZ Legal Council and the City Financial Officer is done by Mundo and Associates Inc. Project planning is also conducted by Mundo and Associates, Inc. including determining scope, cost, feasibility and schedule of projects requested by the Board and projects on the TIRZ Project Plan. Mundo and Associates, Inc. prepared exhibits and materials related to the projects. Coordination of the projects with the City, County, Landowners or interested parties is also conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. when necessary coordinates with the bond advisors, City staff, and Board officers to prepare actions needed for planning, development and execution of projects. Mundo and Associate, Inc. also updates, revises, and prepares amendments that may arise from the project planning and development.

Attachments:

Tabulation of property and owners within the TIRZ #1 East Project Area

Map of TIRZ with Sanitary Sewer Trunk Line Options

Financial report (3 pages)

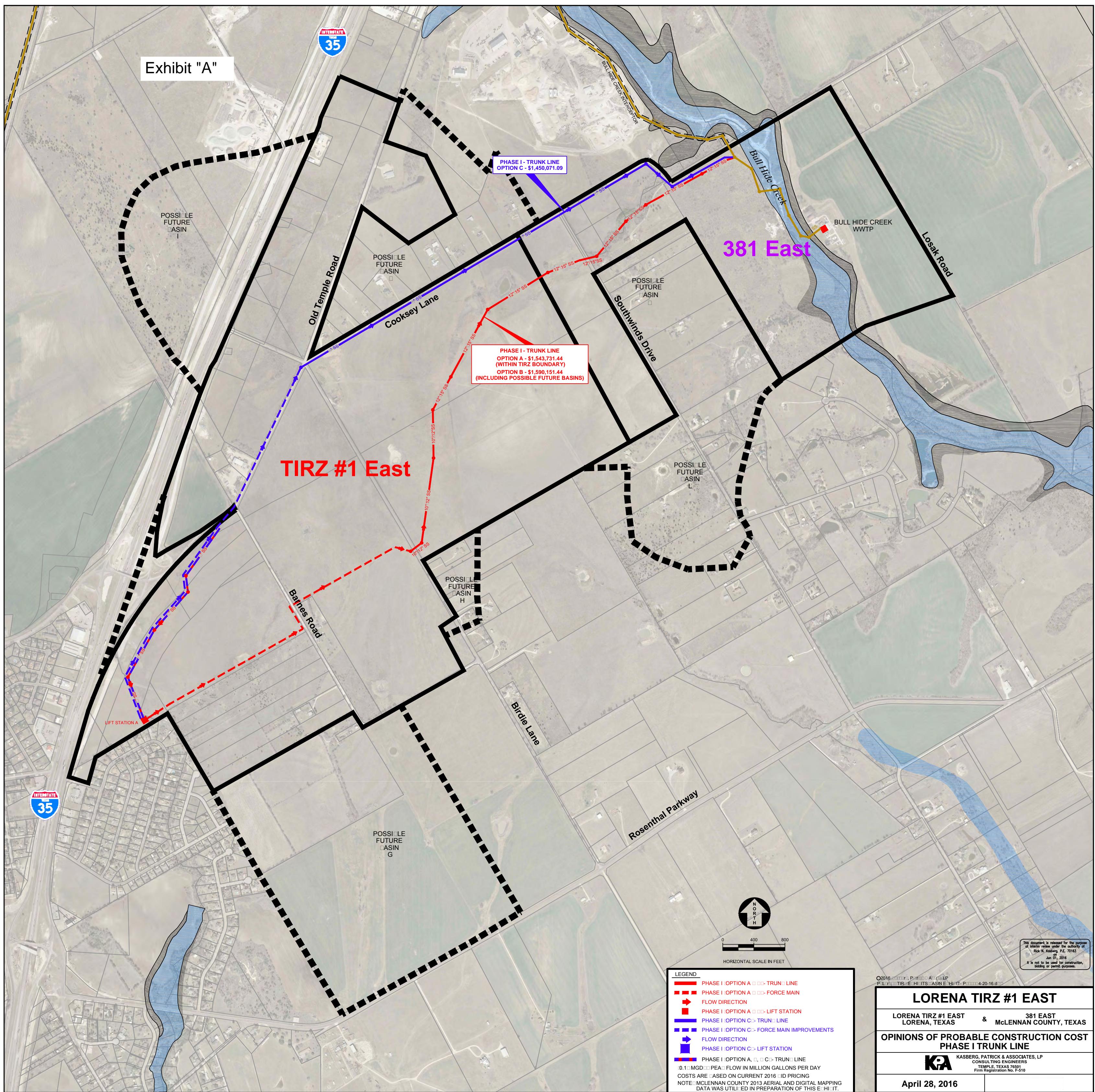
Site Plan of Mitchell-Tully Proposed Development

TIRZ #1 East Budget

Property ID	Owner Name	Mailing Address	City	Zip	Acres	2014	2015	2016	2014	2014	2014	2014	Future Land Use	Zoning	Jurisdictions	
						Appraised Value	Appraised Value	Appraised Value	2014	Ag	Market Value	Actual				
	TIRZ #1 In City of Lorena						(yellow notes private assessed values)			Improvement	Market Value	Property Use				
									Non-Home							
363218	State of Texas	TXDOT,%ROW,100 S. Loop Dr	Waco	76704	0.18	\$29,400	\$29,400	\$29,400	Value	\$0	\$29,400	Vacant	ROW	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC	
327995	Hillcrest Baptist Medical Center	CFO, PO Box 21146,	Waco	76702	1.27	\$207,460	\$207,460	\$207,460		\$0	\$207,460	Vacant	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC	
364869	State of Texas	TXDOT %ROW 100 S. Loop Dr	Waco	76704	1.04	\$120	\$130	\$140		\$0	\$49,830	\$49,830	Pasture	ROW	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
361908	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	2.41	\$280	\$300	\$330		0	\$37,790	\$37,790	Pasture	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
131099	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	0.55	\$60	\$70	\$70		\$0	\$9,220	\$9,220	Residential	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
364868	State of Texas	TXDOT %ROW 100 S. Loop Dr	Waco	76704	3.34	\$220	\$230	\$250		\$0	\$160,040	\$160,040	Pasture	ROW	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
361906	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.99	\$230	\$250	\$270		\$0	\$25,180	\$25,180	Pasture	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
361911	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	6.46	\$740	\$810	\$870		\$0	\$84,420	\$84,420	Pasture	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
361904	Jeff Mitchell	8300 Old McGregor Rd, Ste 1A	Waco	76712	7.43	\$710	\$740	\$820		\$0	\$137,870	\$137,870	Pasture	Commercial	Mostly Business Pk	Lorena, LISD, Co., CoFM, MCCC
361907	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	9.59	\$1,110	\$1,200	\$1,300		\$0	\$187,990	\$187,990	Pasture	Commercial	Mostly Business Pk	Lorena, LISD, Co., CoFM, MCCC
131540	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.92	\$220	\$240	\$260		\$0	\$25,920	\$25,920	Pasture	Commercial	I-35 Planned Corridor	Lorena, LISD, Co., CoFM, MCCC
130894	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.25	\$320	\$310	\$310		\$0	\$13,620	\$13,620	Dry Cropland	Commercial	Business Park	Lorena, LISD, Co., CoFM, MCCC
131539	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	6.64	\$760	\$840	\$900		\$0	\$72,380	\$72,380	Pasture	Commercial	Business Park	Lorena, LISD, Co., CoFM, MCCC
361905	Jeff Mitchell	8300 Old McGregor Rd, Ste 1A	Waco	76712	9.3	\$880	\$940	\$1,020		\$0	\$89,560	\$89,560	Pasture	Commercial	Business Park	Lorena, LISD, Co., CoFM, MCCC
131538	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.125	\$100	\$120	\$120		\$0	\$6,700	\$6,700	Pasture	Commercial	Business Park	Lorena, LISD, Co., CoFM, MCCC
130907	Diana Callan Braswell	3913 Old Mill Road	Waco	76710	26	\$1,430	\$1,430	\$1,560		\$0	\$82,310	\$82,310	Pasture	Commercial	Business Park	Lorena, LISD, Co., CoFM, MCCC
						\$214,640	\$215,070	\$215,290		\$0	\$1,189,660	\$1,189,660				
	Total PvtProperty - acres	In Lorena within the TIRZ #1				224.459					\$138,970					

Property ID	Owner Name	Mailing Address	City	Zip	Acres	2014		2015		2014		2014		Future Land Use	Zoning	Jurisdictions	
						Appraised Value	Appraised Value	2014	Ag	Market Value	Actual	Improvement	Market Value	Property Use			
TIRZ #1	Total Acres in City	In Lorena			233.703							Non-Home					
TIRZ #1	Total Assessed Value in City within TIRZ #1	Public and Pvt Property				\$1,079,830	\$1,158,760	\$1,266,260				Value					
TIRZ #1	Total Assessed value in City within TIRZ#1	Private Property only				\$839,080	\$837,820	\$840,970									
TIRZ #1	Total Mkt Value of TIRZ#1 EAST2014	in Lorena -Pvt Property											2,329,440	2,762,030			
TIRZ #1 IN LORENA ETJ																	
<i>Along Barnes Rd</i>																	
131537	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Woodway	76712	42.255	\$2,530	\$2,640	\$2,860		\$151,200	\$151,200	Pasture			None-in County	LISD, Co, CoFM, MCCC	
131530	Michael & Lynn Trammell	411 Cates Rd.	Van Alstyne	75494	9.587	\$22,000	\$22,000	\$49,920	\$0	\$0	\$22,000	Vacant			None-in County	LISD, Co, CoFM, MCCC	
131532	Jim & Teri Jennings	26027 Turquoise Sky	San Antoni	78261	9.587	\$39,150	\$39,150	\$39,150	\$0	\$0	\$39,150	Vacant			None-in County	LISD, Co, CoFM, MCCC	
131531	Jim & Teri Jennings	26027 Turquoise Sky	San Antoni	78261	9.587	\$39,150	\$39,150	\$39,150	\$0	\$0	\$39,150	Vacant			None-in County	LISD, Co, CoFM, MCCC	
131535	Danny Lee Bagley	3100 Fox Ridge Rd	Lorena	76655	9.587	\$620	\$670	\$720	\$0	\$49,920	\$49,920	Vacant			None-in County	LISD, Co, CoFM, MCCC	
131536	William Eller	562 Barnes Rd	Lorena	76655	9.587	\$131,170	\$139,890	\$151,910	\$0	\$0	\$131,170	Res & outbldgs		Residential	None-in County	LISD, Co, CoFM, MCCC	
131533	William Eller	562 Barnes Rd	Lorena	76655	9.587	\$39,860	\$39,860	\$39,860	\$92,020	\$0	\$39,860	Res & outbldgs		Residential	None-in County	LISD, Co, CoFM, MCCC	
131522	Diana Callan Braswell	3913 Old Mill Rd	Waco	76710	108.25	\$7,030	\$7,170	\$7,850	\$710	\$342,700	\$342,700	Pasture			None-in County	LISD, Co, CoFM, MCCC	
131524	Teri & Ricardo Bermea Penrod	493 Barnes Rd	Lorena	76655	10.29	\$98,720	\$98,720	\$103,750	\$0	\$0	\$98,720	Res & outbldgs		Residential	None-in County	LISD, Co, CoFM, MCCC	
<i>Along Cooksey Ln & Southwinds Dr</i>																	
131083	McElla Group	7328 Westover Rd	Waco	76710	108.49	\$11,940	\$12,480	\$13,840		\$329,900	\$11,940	Res & outbldgs		Residential	None-in County	LISD, Co, CoFM, MCCC	
131562	McElla Group	7328 Westover Rd	Waco	76710	150.7	\$17,330	\$18,840	\$20,340	\$1,630	\$438,250	\$458,250	Pasture		Residential	None-in County	LISD, Co, CoFM, MCCC	
ETJ	Total Acres of ETJ-TIRZ#1EAST				477.507												
ETJ	Appraised Value ETJ-TIRZ#1EAST	total pvt property				\$409,500	\$420,570	\$469,350						\$1,384,060			
TIRZ #1	Total Acres City + ETJ				711.210												
TIRZ #1	Total Appraised Value City +ETJ	Private & Public Property				\$1,489,330	\$1,579,330	\$1,735,610									
TIRZ #1	Total Mkt Value 2014 City+ETJ	Private & Public Property											\$4,146,090				
TIRZ #1	Total Appraised Value City+ETJ	City + ETJ without public property				\$1,248,580	\$1,258,390	\$1,310,320									
		Base yr and increase per year							\$9,810	\$61,740							
Co. 381 Agreement Area																	
354651	Adelalla R. Jasso	1320 S. 26th St	Waco	76706	2.51	\$20,100	\$20,100	\$20,100		\$0	\$20,100	Vacant	out of ETJ	None-in County	LISD, Co, CoFM, MCCC		
131081	Johnny Bustamante	1320 S. 26th St	Waco	76706	3.403	\$23,820	\$23,820	\$23,820	\$20,100	\$0	\$23,820	Vacant	out of ETJ	None-in County	LISD, Co, CoFM, MCCC		
128337	Adelalla R. Jasso	1320 S. 26th St	Waco	76706	2.11	\$16,890	\$16,890	\$16,890	\$23,820	\$0	\$16,890	Vacant	out of ETJ	None-in County	LISD, Co, CoFM, MCCC		
354652	Johnny Bustamante	1320 S. 26th St	Waco	76706	2.597	\$18,180	\$18,180	\$18,180	\$16,890	\$0	\$18,890	Vacant	out of ETJ	None-in County	LISD, Co, CoFM, MCCC		
131080	Kevin Reed/Jodi Madonna	427 Southwinds Dr	Lorena	76655	6	\$25,000	\$42,000	\$42,000	\$18,180	\$0	\$25,000	Vacant	out of ETJ	None-in County	LISD, Co, CoFM, MCCC		
128335	Malia Fry	1348 Cooksey Ln	Lorena	76655	11.335	\$359,090	\$359,090	\$366,706	\$25,000	\$0	\$359,090	Vacant	out of ETJ	None-in county	LISD, Co, CoFM, MCCC		
128185	City of Waco	% legal P.O. Box 2570	Waco	76702	233.131	\$4,276,200	\$4,449,270	\$4,519,050	\$359,090	\$0	\$4,276,200	Sewer Treatment	out of ETJ	None-in County			
381 Area	Total acres				261.086				\$4,276,200								
381 Area	Total Appraised Value	Private & Public Property				\$4,739,280	\$4,929,350	\$5,006,746									
381 Area	Total Mkt Value 2014	Private& Public Property											\$4,739,990				
381 Area	Total Appraised Value Pvt property	Only Private Property Values				\$463,080	\$480,080	\$487,696									
		Base yr and increase per year							\$17,000	\$24,616							

Exhibit "A"



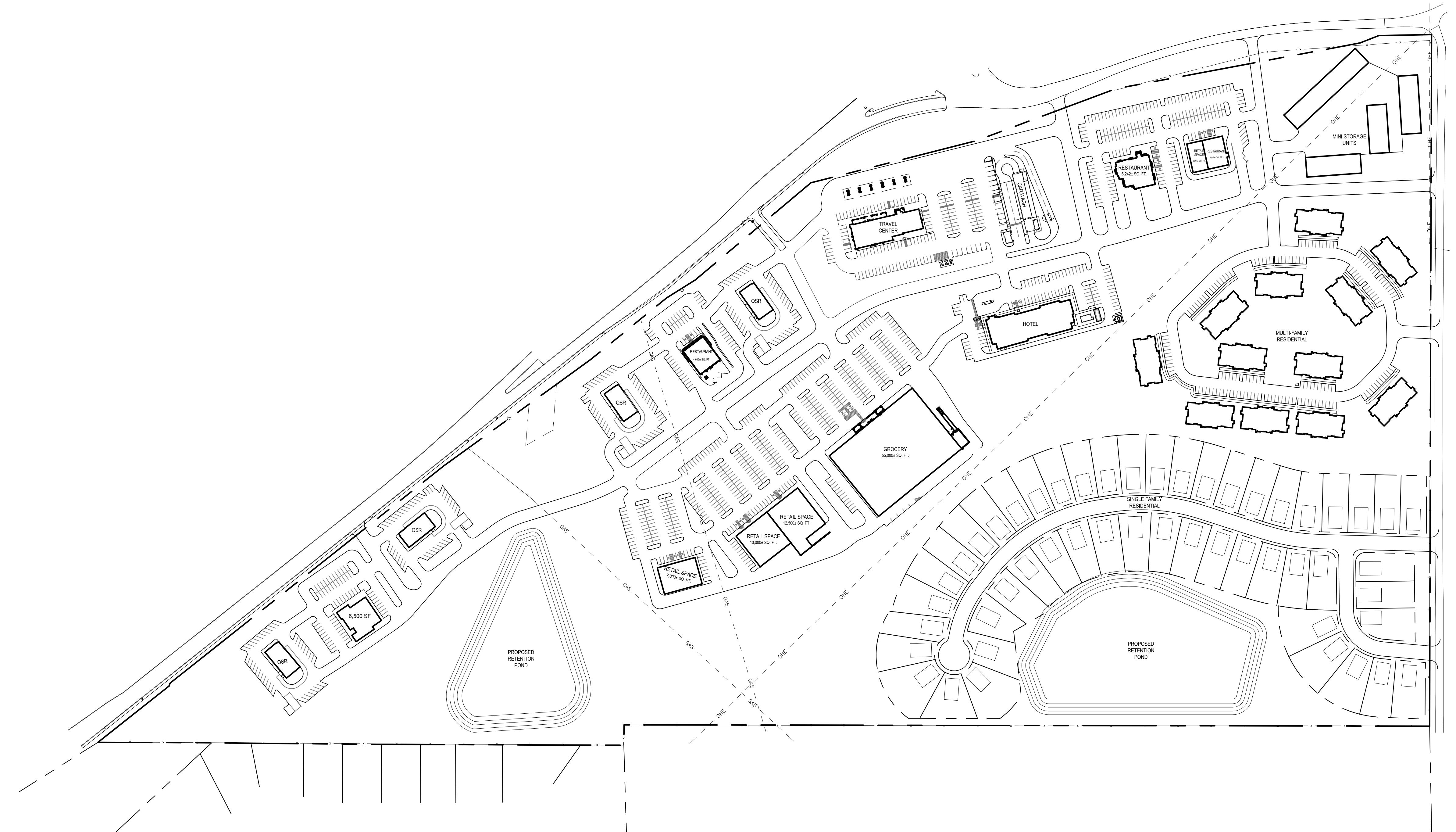
	A	B	C	D	E	F	G
1	LORENA TIRZ #1 EAST Financial Report						
2	Summary Sheet End of Year 2016						
3							
4		Expenditures					
5		2014-2015 (see page 2)	\$ 66,280.00				
6		Jan 2016 - June 2016 (see page 3)	\$ 62,713.38				
7		July 2016 - December 2016 (see page 4)	\$ 89,292.78				
8	Total TIRZ Expenditures		\$ 218,286.16				
9							
10	Note:						
11	\$33,600 is now due to Mundo and Associates for 50% of Admin Services (Aug 2015 - Nov 2016) as per contract with Mundo.						
12							
13	\$38,181 is owed to the EDC for TIRZ expenditures/services 2014-2015						
14	\$2,131.38 is owed the EDC for TIRZ services June 2016-September 2016 related to development agreement						
15							
16	\$34,360 is owed to the City for Sanitary Sewer Line Preliminary Engineering expenditures/services Feb 2016 - May 2016						
17	\$5640 is owed to the City for the difference in the \$40,000 authorized for prelim. Engineering & \$34,360 in actual Prelim. Eng. Expenditures (note that this \$5640 is listed as a revenue not an expenditure)						
18							
19							
20		Expenditures paid to date	\$ 110,013.78				
21							
22		Revenues					
23		2014-2015 (see page 2)	\$ -				
24		Jan 2016 - June 2016 (see page 3)	\$ 5,640.00				
25		July 2016 - December 2016 (see page 4)	\$ 200,014.08				
26	Total Revenues		\$ 205,654.08				
27							
28							
29	December 31, 2016 Balance		\$ 95,640.30				
30	Balance is Total Revenues minus Expenditures paid to date						

	A	B	C	D	E	F	G	H
1	LORENA TIRZ #1 EAST Financial Report	April 2014-July 2015	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Total 2014-2015
2	2014-2015							
3	Revenue:							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax							
6	Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Misc Revenue							
8	Total Revenue							\$0
9								
10	Expenditures:							
11								
12	LEDC Expenditures							
13	LEDC Expenditures for Project & Financing Plan	\$30,000						\$30,000
14	LEDC Legal Fees for TIRZ adoption	\$8,181						\$8,181
15								
16	TIRZ #1 East Expenditures							
17	Legal Fees	\$957.50	\$1,965.50		\$391.50		\$3,784.50	\$7,099.00
18	Administrative Services (payment deferred to 2016)	\$0	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$21,000
19	Program Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22								
23	Total Expenditures	\$39,138.50	\$6,165.50	\$4,200	\$4,591.50	\$4,200	\$7,984.50	\$66,280.00

	A	B	C	D	E	F	G	H
1	LORENA TIRZ #1 EAST Financial Report	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jan - Jun 2016
2	January 2016 - June 2016							
3	Revenue:							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Sales Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Property Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Property Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Misc Revenue (remaining City contribution from Pre. Eng.)	\$0	\$0	\$0	\$0	\$5,640	\$0	\$5,640
10	Total Revenue	\$0	\$0	\$0	\$0	\$5,640	\$0	\$5,640
11								
12	Expenditures:							
13								
14	LEDC Expenditures							
15	LEDC Expenditures for Project Plan & Financing Plan							
16	LEDC Legal Fees for TIRZ adoption							
17								
18	TIRZ #1 East Expenditures							
19	Legal		\$29			-\$7,128		-\$7,099
20	Administrative Services (payment deferred to 2016)	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$25,200
21	Program Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0
22	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24								
25	City of Lorena Expenditures							
26	Prelim. Engineering ES 16 02 01: Engineering	\$0	\$5,760	\$6,400	\$9,900	\$1,800	\$0	\$23,860
27	Prelim. Engineering PM 16 02 01: Program Management	\$0	\$2,250	\$2,250	\$3,000	\$3,000	\$0	\$10,500
28	Legal					\$7,128	\$3,124.38	\$10,252.38
29	Total Expenditures	\$4,200	\$12,239	\$12,850	\$17,100	\$9,000	\$7,324.38	\$62,713.38
30								
31	On June 9, 2016 City paid Bovey \$7128 for legal invoices July 2015 - May 2016							
32	On June 30, 2016 City paid Bovey \$3124 for legal invoice dated 06 28 16							

	A	B	C	D	E	F	G	H
1	LORENA TIRZ #1 EAST Financial Report	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	July - Dec 2016
2	July 2016 - December 2016							
3	Revenue:							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Sales Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Property Tax - City	\$0	\$14.08	\$0	\$0	\$0	\$0	\$14.08
8	Property Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Misc Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Braswell Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
11	McElla Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
12	Mitchell/Tully Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Certificates of Obligation (Bond Revenue)							\$0
14	Total Revenue	\$0	\$14.08	\$0	\$60,000	\$90,000	\$50,000	\$200,014.08
15								
16	Expenditures:							
17								
18	LEDC Expenditures							
19	LEDC Expenditures for Project Plan & Financing Plan							
20	LEDC Legal Fees for TIRZ			\$ 2,131.38				\$2,131.38
21								
22	TIRZ #1 East Expenditures							
23	Legal	\$5,423	\$2,610	\$7,214.40	\$0	\$0		\$15,247.40
24	Administrative Services (payment deferred to 2016)	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200		\$21,000
25	Sanitary Sewer Line Final Design Professional Services				\$20,814.19	\$24,599.81		\$45,414.00
26	Program Management San Sewer Line Final Design	\$0	\$0	\$0	\$2,500	\$3,000		\$5,500
27	General Office	\$0	\$0	\$0	\$0	\$0		\$0
28	Legal Advertising	\$0	\$0	\$0	\$0	\$0		\$0
29								
30	City of Lorena Expenditures							
31								
32	Total Expenditures	\$9,623	\$6,810	\$13,545.78	\$27,514.19	\$31,799.81	\$0	\$89,292.78

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PRELIMINARY SITE PLAN

LORENA MASTER PLAN MITCHELL CONSTRUCTION LORENA, TEXAS

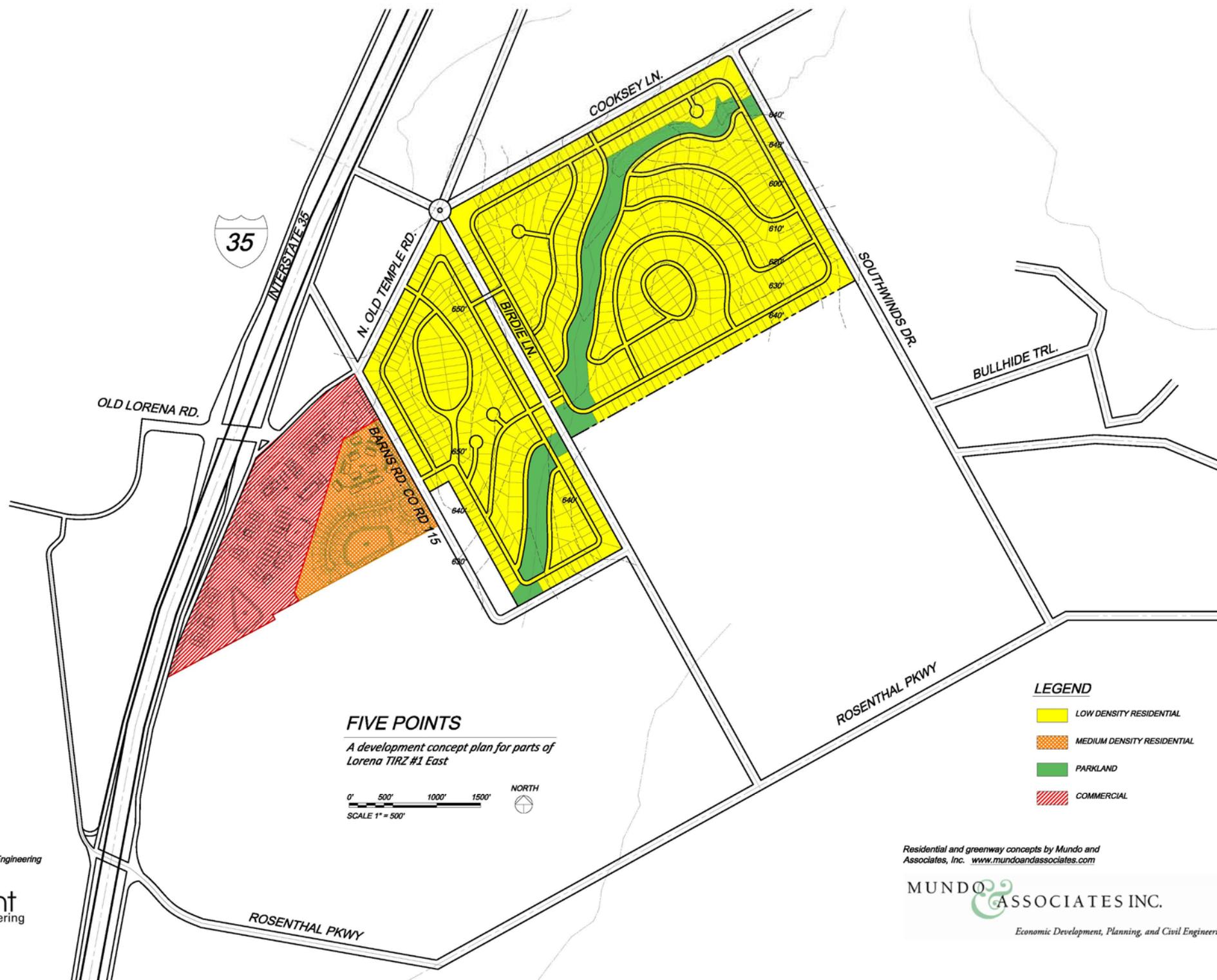
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PSP1.1

PROJECT: 15-1557-01 ISSUED: XX/XX/XX
DRAWN BY: SB CHECKED BY: DK SCALE: 1"=150'
SHEET:

REVISIONS
NO. DESCRIPTION BY DATE
cp-engineering.com

cp Crosspoint engineering
5620 Old Bullard Road, Suite 130, Tyler, Texas 75703
903.705.4416 | TBP/E Firm Reg. No. 5-525



Lorena TIRZ #1 East Budget	FY2016-2017
Revenue	Budget
Approved	
Beginning Fund Balance	\$ -
Certificates of Obligation (Nov 2016)	\$ 2,300,000.00
Braswell Contribution (\$30K on 10/1, \$45K on 11/1, \$25K on 12/1, \$17,650 on 1/2)	\$ 117,650.00
McElla Contribution (\$30K on 10/1, \$45K on 11/1, \$25K on 12/1, \$17,650 on 1/2)	\$ 117,650.00
Tully/Mitchell Contribution (2/1/17)	\$ 50,000.00
EDC Contribution (\$13,000 on 2/1/17, \$15,000 on 8/1/17)	\$ 28,000.00
City Contribution (\$13,000 on 2/1/17, \$15,000 on 8/1/17)	\$ 28,000.00
Total Revenues & Available Funds	\$ 2,641,300.00
 Expenditures	
Interest Payment on Certificates of Obligation (2/15/17)	\$ 27,964.44
Interest Payment on Certificates of Obligation (8/15/17)	\$ 48,400.00
TIRZ Administration (FY 2014-2015)	\$ 8,400.00
TIRZ Administration (FY 2015-2016)	\$ 50,400.00
TIRZ Administration (FY 2016-2017)	\$ 50,400.00
Legal Fees (June 2015 - June 2016) paid by City, to be reimbursed to City	\$ 10,252.00
Legal Fees (July 2016 - September 2016)	\$ 15,247.40
Legal Fees (FY 2016-2017) (estimated)	\$ 10,000.00
Engineering Final Design Sanitary Sewer Line	\$ 305,805.00
Program Management Engineering Final Design	\$ 30,500.00
Construction and Program Management (estimated total Aug '17 and Sept '17)	\$ 150,000.00
Total Projected Expenditures	\$ 707,368.84
 Ending Fund Balance Sept 30, 2017	\$ 1,933,931.16