

LORENA TIRZ #1 EAST

Annual Report

January 2023 – June 2023

PUBLIC INFRASTRUCTURE PROJECTS

TIRZ #1 EAST PHASE I

SANITARY SEWER TRUNK LINE

- Initial Project of the TIRZ
 1. Construction started on October 30, 2017
 2. Sewer Line Project was completed in October, 2018 .
- This Sanitary Sewer Trunk line is 3 miles in length including:
 1. Gravity lines
 2. Lift Station
 3. Force main

TIRZ #1 EAST PHASE II

BASIN G/BASIN C LIFT STATION & FORCE MAIN

- Amended TIRZ # 1 East Project Plan & Financial Plan completed in 2017
- Design complete in May, 2018.
- Groundbreaking conducted in July 2018
- Construction completed in March, 2019.
- Project includes a 1.4 mile force main and lift station.

Tax Increment Reinvestment Zone Number One East, as amended,

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ORGANIZATIONAL BACKGROUND

1. Lorena TIRZ #1 East established through City of Lorena Ordinance, adopted November 17, 2014. The ordinance also adopted project and financing plans and established a 7-member Board of Directors; 3 from Lorena 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 in June 2015, between the City of Lorena, McLennan County, and the Lorena Economic Development Corporation (EDC), established the 70% tax incremental participation by the County and the EDC with the City for incremental sales and use taxes plus property taxes for the TIRZ #1 East. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G area.
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. This agreement was expanded with a second and similar agreement in December of 2017 to include the Expanded Basin G/Basin C area.
4. Organizational Meeting of TIRZ 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 January 2023 to June 2023 period include:

- Mayor Tommy Ross (Lorena City Council)
- Katrina George (Lorena City Council)
- Emily McKenzie (Lorena City Council)
- Kelly Yarbrough (Lorena EDC)
- Bill Taverner (Lorena EDC)
- William Callan (Property Owner in the Zone)
- Commissioner Jim Smith (McLennan County Commissioner, Precinct 1)

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

- Law Office of Bovey & Cochran, PLLC as legal advisors
- Mundo and Associates, Inc. as TIRZ administrators and engineering program managers
- Kasberg, Patrick & Associates, LP (KPA) as design engineers for the sanitary sewer infrastructure.

A. COMPLETION OF THE PHASE I SANTARY SEWER TRUNK LINE CONSTRUCTION

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 chose the development of the sanitary sewer trunk line as its initial public improvement.

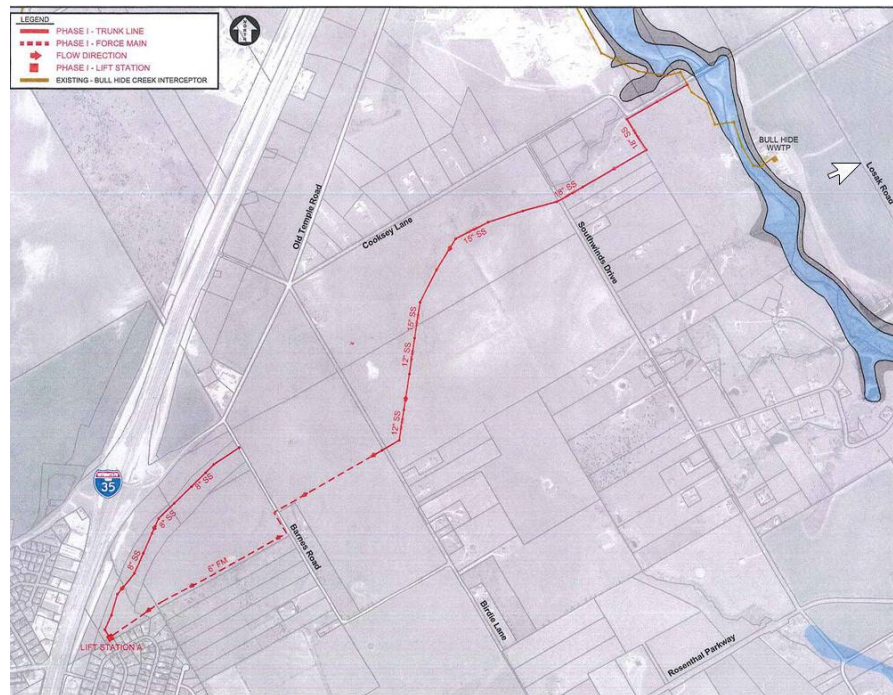
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- The engineering design for this initial project was completed in September, 2017 within budget.
- Mundo and Associates, Inc. performed the Sanitary Sewer Project Program Management of the design oversight, project management, advertising, bidding process, construction activities oversight and contract management as well as reporting on behalf of the TIRZ Board. Construction contract awarded October, 2017. Groundbreaking was in November 2017. Construction was complete in October of 2018, within budget.
- This initial public infrastructure project included 3 miles of sanitary sewer trunk line and a lift station. The project included 3,280 feet of gravity line along IH-35, then the lift station followed by 4,980 feet of force main to the peak north of Birdie Lane, followed by 1,700 feet of 12 inch line, 3,000 feet of 15-inch line and 2,720 feet of 18-inch line ending at the WMARSS-Bull Hide treatment plant.



B TIRZ #1 EAST AMENDED BY ADDING PHASE II WASTEWATER FACILITIES THROUGH BASIN G AND BASIN C

- In July, 2017 a development agreement with Loera Home Builders was agreed to that would facilitate development of 260 homes of an average value of \$450,000. The residential subdivision has been voluntarily annexed into the City of Lorena. In May 2020, the Loera development agreement was amended to facilitate the development of 198 homes of an average value of \$650,000 each. Thirty-Four homes are to be constructed by January 1, 2025 by development agreement.
- The TIRZ #1 East built a Phase II sanitary sewer force main and lift station connecting the proposed Loera Subdivision with the Phase I sanitary sewer line project. Loera Home Builders will build the water and sanitary sewer lines to serve the individual lots.

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- Additional properties were included in the TIRZ #1 East Amendment that could also be served through the Phase II sanitary sewer line force main and lift station.
- Included with the Appendix to this report is a spreadsheet of the Tax Parcel Tabulations for Lorena TIRZ #1 East including the 310.81 acres of the amendment to TIRZ #1 East.
- Included within this report, on page 4, is a graphic illustration of the Phase II sanitary sewer force main and lift station within the Loera Subdivision.
- The TIRZ #1 East Amendment for Phase II was approved by the City of Lorena in December 2017.
- Design of the Phase II wastewater facilities was completed in May of 2018
- Groundbreaking for the Phase II construction was in July of 2018
- Construction of the 1.4 mile force main and lift station was completed in March, 2019.



C. FINANCING OF THE PHASE I & Phase II SANITARY SEWER TRUNK LINE PROJECTS

- The City of Lorena established a Tax Increment Fund in January of 2016 and provided a reimbursable sum of \$40,000 for the payment of the preliminary sanitary sewer trunk line engineering and program management expenditures.
- The City of Lorena issued Certificates of Obligation in January of 2017 in which the TIRZs #1 East received \$2,425,000 for the Phase I Sanitary Sewer Trunk Line project.

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- As per development agreement, the City of Lorena has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreement, the Lorena Economic Development Corporation has agreed to to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreements three private sector participating landowners have agreed to pay a total of \$635,300 for initial debt payments between 2017 and 2024. As TIRZ #1 East revenues increase this \$635,300 is eligible for reimbursement.
- The City of Lorena issued Certificates of Obligation in January of 2018 in which the TIRZs #1 East received \$1,575,000 for the Phase II Sanitary Sewer Trunk Line project.
- The Loera Homebuilders Company agreed to contribute to the City a total of \$500,000 toward the Phase II Lift Station and Force Main Sanitary Sewer Project including an initial payment of \$55,000 at the time of the August 2017 agreement.
- Loera amended their Development agreement with the TIRZ and City in May 2020 and contributed an additional \$222,500 toward their eventual \$500,000 contribution to the TIRZ. Their remaining \$222,500 contribution is due by June 1, 2024.
- The TIRZ agreed to assist the City to fund the project and to construct the Lift Station and Force Main Sanitary Sewer Project by December 31, 2018.
- The City of Lorena agreed to fund \$75,000 for an extension of the water line to the subdivision.
- The Tax Increment Fund is not expected to receive significant property tax funds in the 2015-2020 fiscal years as there was no substantial incremental increase in development due to the previous lack of sanitary sewer thus minimal increase in 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 for less than 4 sales tax payers in the TIRZ. There has been no new sales tax generating businesses located in the TIRZ in 2015-2019.
 - TIRZ #1 City of Lorena June 2021 Financial Report is included within the Appendix to this report.
- It is anticipated, as per the Financing Plan that as 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 \$2,425,000 and \$1,575,000.

D. TIRZ AREA DEVELOPMENT, BUSINESS LOCATION AND EMPLOYMENT CREATION

- **Currently, as of 6/30/23, there is over \$700 Million in development either under construction listed below:**
- **The Arches Residential Subdivision, a \$300 million development of 200 single family homes averaging \$1.5Million per home has begun construction of the first 8 homes of Phase 1. At full**

build-out of the 200 homes, the development will create approximately \$2.73 Million in total property tax revenue annually (consisting of approximately \$1.91 Million to the TIRZ annually, approximately \$325,000 to McLennan County annually, and approximately \$494,000 to Lorena annually), and the families within the subdivision will generate thousands of dollars in sales tax revenue annually and millions of dollars in regional economic impact annually. It is located on a 220 acre tract at the corner of Rosenthal Road and Birdie Lane in Lorena.

- **The Roadster Travel Center, a \$12 Million commercial development, creating 50 jobs with 2 restaurants, convenience store, and fuel pumps for cars and trucks is currently under construction.** Grand Opening will be end of 2023 or beginning of 2024. This development will generate almost \$114,000 property tax revenue annually (consisting of approximately \$80,000 to the TIRZ annually to pay for sanitary sewer infrastructure improvements, approx. \$13,500 annually to McLennan County, and approx. \$20,500 annually to the City of Lorena) and generate \$150,000 annually in local sales tax revenue split between the City, County, and Lorena EDC. The Travel Center will create 50 jobs generating \$16.5 Million annually in Regional Economic Impact. It is located on a 10-acre tract at the corner of N. Old Temple Road and Northbound IH-35 Frontage Road in Lorena.

- **The Bright Farms Commercial Greenhouse, a \$365 Million commercial development creating 240 full-time jobs is currently under construction.** Bright Farms will grow salad greens that will be packaged in oval plastic containers that will then be distributed to grocery stores and markets in a 4-hour radius of Lorena (DFW, Austin, San Antonio, Houston, and more). 4 greenhouses are planned by 2030 generating a total development of approximately \$336.4 Million taxable value. This development will generate \$3.187 Million in property tax revenue annually (consisting of approximately \$2.231 Million to the TIRZ annually, approx. \$380,000 to McLennan County annually, and approx. \$579,500 annually to the City of Lorena), and create 240 full-time jobs at \$46,000 average annual salary generating approx. \$110.4 Million annually in Regional Economic Impact. Additionally, this development will provide wonderful free marketing for Lorena with their “Greenhouse Fresh From Lorena Texas” labeled salad containers.

- **Rosenthal Estates Phase 2: Rosenthal Estates is an eventual 166 single family home residential subdivision on Rosenthal Road in Lorena consisting of a Phase 1 of 73 single family homes and Phase 2 of 93 single family homes. Phase 2 is within the TIRZ. Phase 1 is under construction and Phase 2 Final Plat was approved in late spring 2023.** The homes are estimated to be constructed at an average value of \$500,000 at this time. This development at full buildout will generate approximately \$786,000 annually in property tax revenue (consisting of approx. \$308,000 annually to the TIRZ, \$190,000 annually to McLennan County, and approx. \$288,000 in annual property tax revenue to the City of Lorena). Families within the subdivision will generate thousands of dollars in sales tax revenue annually and millions of dollars in regional economic impact annually.

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- Two of the landowners within the TIRZ are committed by their agreements to start residential and commercial development no later than the end of December 2021. Residential development will consist of a minimum of 15 residential lots each or 5 acres of commercial development each. Those two landowners, McElla and Braswell, submitted letters of voluntary annexation to the City of Lorena in December 2019. The City has not annexed those properties to date.
- The Mitchell/Tully Group have voluntarily annexed their 85-acre property into the City of Lorena, and had agreed to begin development of a minimum of 6 acres within 12 months of the completion of the Phase I sanitary sewer trunk line project, but have not developed to date.
- The 200-plus acre McElla property between Birdie Lane and Southwinds Drive has been sold to residential developer WBW from Georgetown, Texas. They would like to develop 800-1,000 single family homes. They are currently awaiting the availability of sufficient water taps to serve their future development. This property has not yet been voluntarily annexed into the City of Lorena.
- There is additional acreage of over 100-acres on the northbound IH-35 frontage road within the TIRZ available for development. Water utilities are available along the frontage road but sanitary sewer lines have not yet been extended to this area.
- The Faulkinberry 60-acre site on Barnes Road in the TIRZ had been conducting an internal preliminary design for a 100 single family home residential development. But, this development is currently on hold. They plan to build 100 homes ranging from \$350K to \$500K in value as well as construct a 10-acre park.
- The Lorena Economic Development Corporation actively markets the TIRZ at trade shows including the annual International Council of Shopping Centers Red River Expo, the NTCAR Expo commercial realty trade show, and the Retail Live retailer trade show to expand the awareness of this TIRZ #1 East development opportunities. And direct marketing of the TIRZ continues throughout the year via phone and email to retailers, developers, and realtors.
- The Lorena Economic Development Corporation is working with convenience store, retail, and other commercial prospects to develop in the TIRZ.

TIRZ BOARD OF DIRECTORS MEETINGS SUMMARIZED

The TIRZ #1 East Board of Directors holds bi-monthly meetings – generally on the first Monday of alternate months 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: (Note that there were no TIRZ meetings in Jan 2023, Feb 2023, Mar 2023 or May 2023.

- April 10, 2023 at 6:30 p.m. Call to Order and Verification of Agenda Posting. The meeting was convened at 6:30 pm and it was noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Chairman Tommy Ross, Shane Phillips, Bill Taverner, and Commissioner Jim Smith. Members Not Present: Emily McKenzie, Kelly Yarbrough, and William Callan. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants). 1. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – December 6, 2022; The Board reviewed the meeting minutes. Shane Phillips moved to approve the Lorena TIRZ #1 East Meeting Minutes – December 6, 2022. Commissioner Smith seconded the motion. The motion was approved unanimously. 2. Development update in Lorena TIRZ #1 East. Regarding residential development, Consultant Mundo noted that The Arches had 8 homes under construction, that Rosenthal Estates Phase 1 had begun clearing and grading operations and noted that the eventual Phase 2 of the development was within the TIRZ. Regarding Commercial Development, Consultant Mundo noted that the City was expecting the Final Plat submittal from Bright Farms soon and was expecting construction to begin on the Roadster Travel Center soon. 3. Update on Texas Legislative Session and review of any proposed legislation that could have a negative impact to Lorena TIRZ #1 East and City of Lorena. Consultant Mundo updated the Board on proposed legislation with potential negative impacts including legislation related to Certificates of Obligation, regulation of the ETJ, accessory dwelling units, and exclusive State regulation over several Ordinance categories. 4. Discussion and possible action(s) to approve the following financial reports and invoices: A) Lorena TIRZ #1 East monthly Financial Report and monthly Cash Flow Report; B) Mundo and Associates invoice representing Administration services March 2023; The Board reviewed and discussed items A through B listed above. Bill Taverner moved to approve items A through B listed below: A. Lorena TIRZ #1 East Financial Report and Cash Flow Report. B: authorize payment of \$2,000.00 to Mundo and Associates representing Administration services March 2023. Commissioner Smith seconded the motion. The motion was unanimously approved. 5. Note of Path Forward/Upcoming Activities of Lorena TIRZ #1 East. Mr. Mundo noted for information purposes the Path Forward/Upcoming Activities handout in the Board Pack. 6. Adjournment. Commissioner Smith moved to adjourn the meeting. Shane Phillips seconded the motion. The motion was unanimously approved. The meeting was adjourned at 6:57 pm
- June 5, 2023 at 6:30 p.m. Call to Order and Verification of Agenda Posting. The meeting was convened at 6:34 pm and it was noted that the meeting was posted in accordance with the requirements of the Texas Open Meetings Act and a quorum was present. Members Present: Chairman Tommy Ross, Emily McKenzie, Katrina George, Kelly Yarbrough, William Callan and

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Commissioner Jim Smith. Also Present: Kevin Neal (City Manager), Jason Mundo of Mundo and Associates, Inc. (TIRZ Administration and Program Management Consultants). 1. Discussion on passing of TIRZ Board Member Bill Taverner and discussion on open Board Seat. The Board discussed the passing TIRZ Board Member, EDC representative Bill Taverner. It was noted that the EDC Board would make a recommendation to City Council on a replacement representative to fill Bill's seat on the Board. 2. Discussion and possible action to approve Lorena TIRZ #1 East Meeting Minutes – April 4, 2023; The Board reviewed the meeting minutes. Commissioner Smith moved to approve the Lorena TIRZ #1 East Meeting Minutes – April 4, 2023. Kelly Yarbrough seconded the motion. The motion was approved unanimously. 3. Development update in Lorena TIRZ #1 East Regarding 2023 Residential Development: Mr. Mundo and City Manager Neal updated the Board that The Arches Phase 2 Final Plat was approved by P&Z on May 8 and City Council on May 15. In addition, it was noted that the Phase 2 Final Plat of Rosenthal Estates was approved by P&Z on May 8 and by City Council on May 15. Regarding 2023 Commercial Development: Mr. Mundo and City Manager Neal updated the Board that the Final Plat for the Bright Farms Commercial Greenhouse was approved by P&Z on May 8 and will be approved by City Council at the June Council meeting following the completion of a proportional roadway improvement agreement with the City. It was also noted that the Bright Farms team would be visiting with the City in June. In addition, it was noted that the Roadster Travel Center had begun clearing and grading construction operations in May. 4. Update on Texas Legislative Session and review of any proposed legislation that could have a negative impact to Lorena TIRZ #1 East and City of Lorena. Consultant Mundo updated the Board on proposed legislation with potential negative impacts including legislation related to regulation of the ETJ (SB 2037 and SB 2038) and exclusive State regulation over several Ordinance categories (HB 2127 which eliminates the City's legal authority to enforce ordinances in those categories). 5. Discussion and possible action(s) to approve the following financial reports and invoices: A) Lorena TIRZ #1 East monthly Financial Report and monthly Cash Flow Report; B) Mundo and Associates invoice representing Administration services May 2023; The Board reviewed and discussed items A through B listed above. Commissioner Smith moved to approve items A through B listed below: A. Lorena TIRZ #1 East Financial Report and Cash Flow Report. B: authorize payment of \$2,000.00 to Mundo and Associates representing Administration services May 2023. Katrina George seconded the motion. The motion was unanimously approved. 5. Note of Path Forward/Upcoming Activities of Lorena TIRZ #1 East. Mr. Mundo noted for information purposes the Path Forward/Upcoming Activities handout in the Board Pack. 6. Adjournment: The meeting was adjourned at 7:18 pm

TIRZ ADMINISTRATORS - Mundo and Associates, Inc. managed, coordinated, prepared, and/or performed the activities included in preparation for the TIRZ Board meetings, 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 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

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and construction invoices and prepares information on payment of TIRZ invoices and bill payments. The City web site for the TIRZ information is prepared by Mundo and Associates, Inc. Requested engineering review and reports are prepared by Mundo and Associates, Inc. Also, coordination is done by Mundo and Associates, Inc. with the TIRZ Legal Counsel and the City Financial Officer. Project planning is also conducted by Mundo and Associates, Inc. including determining scope, cost, feasibility and schedule of projects requested by the Board. Mundo and Associates, Inc. prepared exhibits and materials related to the projects. Coordination of the projects with the City of Lorena, City of Waco, and McLennan County, Landowners or interested parties is also conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. when necessary coordinated 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. Mundo and Associates, Inc. also conducts the marketing activities for property development with the TIRZ.

PROGRAM MANAGEMENT - Mundo and Associates, Inc. provided engineering management, project scheduling and engineering design reviews of the Sanitary Sewer Infrastructure project while coordinating with the TIRZ Board, City Staff, and design engineers KPA, private land owners within the TIRZ and legal counsel.

Kasberg, Patrick & Associates, LP (KPA) were the design engineers for the sanitary sewer infrastructure.

APPENDIX:

- 2023 Tabulation of property owners and appraised values within the TIRZ #1 East Project Area & Expanded Basin G
- June 2023 Lorena TIRZ #1 East Financial Report
- Exhibit: TIRZ Development Aerial Map
- Exhibit: Arches Residential Subdivision under construction
- Exhibits: Roadster Travel Center under construction
- Exhibits: Bright Farms Commercial Greenhouse under construction

Lorena TIRZ #1 EAST
Tax Parcel Tabulation-Appraised Values

Property ID	Owner Name	Acres	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
			Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value
	TIRZ #1 In City of Lorena			yellow is pvt	sector taxable	property						
	<i>North of Meadow Lane</i>			white is public	sector property							
363218	State of Texas	0.18	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$29,400	\$58,810
327995	Hillcrest Baptist Medical Center	1.27	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$207,460	\$414,910
364869	State of Texas	1.04	\$120	\$130	\$140	\$67,950	\$67,950	\$67,950	\$90,610	\$90,610	\$90,610	\$203,860
361908	Gary D. Tully	2.41	\$280	\$300	\$330	\$350	\$360	\$370	\$370	\$370	\$370	\$370
131099	Mitchell Family Trust	0.55	\$60	\$70	\$70	\$80	\$80	\$90	\$90	\$90	\$90	\$90
364868	State of Texas	3.34	\$220	\$230	\$250	\$218,240	\$218,240	\$218,240	\$218,240	\$218,240	\$218,240	\$654,710
361906	Gary D. Tully	1.99	\$230	\$250	\$270	\$290	\$300	\$310	\$310	\$310	\$310	\$310
361911	Mitchell Family Trust	6.46	\$740	\$810	\$870	\$940	\$970	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
361904	Jeff Mitchell	7.43	\$710	\$740	\$820	\$900	\$930	\$930	\$930	\$960	\$960	\$960
361907	Gary D. Tully	9.59	\$1,110	\$1,200	\$1,300	\$1,390	\$1,440	\$1,480	\$1,480	\$1,480	\$1,480	\$1,480
131540	Mitchell Family Trust	1.92	\$220	\$240	\$260	\$280	\$290	\$300	\$300	\$300	\$300	\$300
130894	Mitchell Family Trust	1.25	\$320	\$310	\$310	\$310	\$320	\$320	\$310	\$310	\$310	\$190
131539	Mitchell Family Trust	6.64	\$760	\$840	\$900	\$960	\$1,000	\$1,040	\$1,040	\$1,040	\$1,040	\$1,040
361905	Jeff Mitchell	9.3	\$880	\$940	\$1,020	\$1,120	\$1,160	\$1,160	\$1,160	\$1,220	\$1,220	\$1,220
131538	Mitchell Family Trust	1.125	\$100	\$120	\$120	\$140	\$140	\$140	\$140	\$140	\$140	\$140
130907	Tex Greenhouse LLC	104.738	\$1,430	\$1,430	\$1,560	\$1,820	\$1,690	\$1,560	\$1,690	\$1,820	\$1,820	\$8,380
	<i>Barnes Rd ext</i>											
361547	State of Texas	5.218	\$52,060	\$52,060	\$52,060	\$52,060	\$56,050	\$57,170	\$66,380	\$153,907	\$153,790	\$153,790
130928	Barnes Agnes Ann 2008 Trust No 1 Etal	9.662	\$3,000	\$2,900	\$2,900	\$2,900	\$3,000	\$3,000	\$2,950	\$2,900	\$4,050	
130928	2023 - Barnes Agnes Trust No 1 Etal	3.617										\$1,180
413459	2023 - lorena Travel Center Property LLC	9.662										\$2,244,670
	<i>Old Waco Temple Rd& Barnes Rd</i>											
130911	Daniel & Jeni Sykora	2.14	\$48,470	\$48,660	\$48,710	\$48,810	\$49,020	\$49,300	\$49,380	\$49,650	\$50,950	\$51,840
130910	Daniel & Jeni Sykora	2.404	\$184,480	\$184,120	\$182,030	\$181,230	\$181,350	\$184,550	\$181,770	\$176,520	\$199,380	\$208,530
130909	City of Lorena Water Dept	1	\$140,800	\$135,340	\$129,540	\$123,430	\$117,940	\$113,720	\$106,180	\$101,160	\$106,810	\$110,110
	<i>North of Barnes Rd Extension</i>											
130899	Braswell Robert S IV Etal.	19.283	\$1,250	\$1,360	\$1,450	\$1,540	\$1,450	\$1,450	\$1,450	\$1,640	\$1,740	\$2,990
130898	Montgomery Austin & Erin	3.1529	\$56,520	\$56,550	\$56,580	\$56,620	\$56,680	\$56,770	\$56,810	\$56,920	\$216,170	\$216,420
358338	Properties A BFEL	5.734	\$370	\$400	\$430	\$460	\$430	\$430	\$430	\$490	\$520	\$890
358345	Properties B BREL	4.714	\$310	\$330	\$350	\$370	\$350	\$350	\$350	\$3,410	\$430	\$730
360701	State of Texas	0.849	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490	\$18,490
364498	State of Texas	0.836	\$38,720	\$39,820	\$40,560	\$40,560	\$46,640	\$53,460	\$53,460	\$53,460	\$53,460	\$53,460
364496	State of Texas	0.746	\$34,550	\$35,540	\$36,190	\$36,190	\$41,620	\$47,710	\$47,710	\$47,710	\$47,710	\$47,710
	<i>Old Waco Temple north of Birdie Lane</i>											
131064	Braswell Robert S IV Etal.	41.401	\$2,280	\$2,280	\$2,480	\$2,900	\$2,690	\$2,480	\$2,690	\$2,900	\$2,900	\$3,310
364744	State of Texas	0.341	\$11,700	\$12,030	\$12,260	\$12,260	\$14,090	\$16,150	\$16,150	\$16,150	\$16,150	\$16,150
358339	Properties A BFEL	5.139	\$330	\$360	\$390	\$410	\$390	\$390	\$390	\$440	\$460	\$490
364650	State of Texas	0.072	\$2,470	\$2,540	\$2,590	\$2,590	\$2,980	\$3,410	\$3,410	\$3,410	\$3,410	\$3,410
358347	Properties B BREL	1.079	\$70	\$70	\$80	\$80	\$80	\$80	\$80	\$90	\$90	\$110
358381	Properties A BFEL	0.11	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
358348	Properties B BFEL	4.107	\$220	\$220	\$250	\$280	\$270	\$250	\$270	\$280	\$280	\$330
364743	State of Texas	0.002			\$100	\$100	\$110	\$130	\$130	\$130	\$130	\$130
358340	Properties A BFEL	6.738	\$500	\$500	\$530	\$610	\$570	\$550	\$600	\$650	\$680	\$650
358349	Properties B BFEL	5.07	\$280	\$280	\$310	\$360	\$330	\$310	\$330	\$360	\$360	\$400
358341	Properties A BFEL	5.1	\$280	\$280	\$310	\$360	\$330	\$310	\$330	\$360	\$360	\$410
131067	Scott C Williams (Williams Drywall)	2	179,350	175,060	174,520	169,660	169,390	188,270	188,270	177,700	\$200,290	\$207,920
358350	Properties B BFEL	4.46	\$570	\$570	\$610	\$710	\$660	\$610	\$660	\$710	\$710	\$820
131084	Wolfe The Florist Inc	21.85	\$146,150	\$148,800	\$153,740	\$152,880	\$156,810	\$160,140	\$159,310	\$158,170	\$287,850	\$378,010
	Total PvtProperty - acres	303.197										
	<i>TIRZ #1</i>											
	Total Acres in City	312.441										
TIRZ #1	Total Appraised Value in City in TIRZ #1	Pub&Pvt	\$1,167,270	\$1,163,040	\$1,162,550	\$1,437,500	\$1,453,460	\$1,491,240	\$1,512,520	\$1,582,367	\$1,921,930	
TIRZ #1	Total Appraised value in City in TIRZ#1	Private	\$839,080	\$837,820	\$840,970	\$836,230	\$839,950	\$865,410	\$862,360	\$849,700	\$1,183,730	\$3,750,100

Lorena TIRZ #1 EAST
Tax Parcel Tabulation-Appraised Values

Property ID	Owner Name	Acres	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
			Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	Appraised Value	
	TIRZ #1 IN LORENA ETJ												
	<i>Along Barnes Rd</i>												
131537	Mitchell Family Trust (now annexed)	42.255	\$2,530	\$2,640	\$2,860	\$3,170	\$2,960	\$2,960	\$2,860	\$3,280	\$3,380	\$6,560	
131530	Michael & Lynn Trammell	9.587	\$22,000	\$22,000	\$49,920	\$49,920	\$67,920	\$69,280	\$75,710	\$77,190	\$88,770	\$97,640	
131532	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330	\$59,500	\$63,330	\$64,320	\$73,970	\$97,640	
131531	Jim & Teri Jennings	9.587	\$39,150	\$39,150	\$39,150	\$39,150	\$58,330	\$59,500	\$63,330	\$64,320	\$73,970	\$97,640	
131535	Parman Mark and Christina	9.587	\$620	\$670	\$720	\$1,150	\$1,200	\$1,200	\$1,200	\$1,250	\$1,250	\$2,590	
131536	Miller Wayne & Samantha	9.587	\$131,170	\$139,890	\$151,910	\$167,540	\$197,670	\$205,500	\$220,090	\$239,220	\$270,000	\$270,000	
131533	Frank Cody & Deedra	9.587	\$39,860	\$39,860	\$39,860	\$39,860	\$58,900	\$60,090	\$63,940	\$65,020	\$76,270	\$95,000	
131522	Braswell Robert S IV ETAL (annexed 2022)	29.512	\$7,030	\$7,170	\$7,850	\$8,920	\$8,660	\$8,250	\$8,660	\$9,190	\$9,190	\$3,710	
131524	Teri & Ricardo Bermea Penrod	10.29	\$98,720	\$98,720	\$103,750	\$111,550	\$135,380	\$138,650	\$147,400	\$145,000	\$145,000	\$145,000	
	<i>Along Cooksey Ln & Southwinds Dr</i>												
131083	McElla Group (in ETJ swap)	108.49	\$11,940	\$12,480	\$13,840	\$14,080	\$14,040	\$14,000	\$14,180	\$14,980	\$5,700		
131083	2023 - WBW Single Land Inv. 96 ac											\$13,470	
131562	McElla Group (in ETJ swap)	150.7	\$17,330	\$18,840	\$20,340	\$16,870	\$17,380	\$17,250	\$17,380	\$18,130	\$11,080		
131562	2023 - WBW Single Land 34.35 ac											\$2,750	
409897	2023 - WBW Single Land 68.133 ac											\$16,497	
409898	2023 - WBW Single Land 9.637 ac											\$3,460	
ETJ	Total Acres of ETJ-TIRZ#1EAST	398.769											
ETJ	Appraised Value ETJ-TIRZ#1EAST	Private	\$409,500	\$420,570	\$469,350	\$491,360	\$620,770	\$636,180	\$678,080	\$701,900	\$758,580	\$851,957	
TIRZ #1	Total Acres City + ETJ	711.210											
TIRZ #1	Total Appraised Value City +ETJ	Pub.&Pvt	\$1,576,770	\$1,583,610	\$1,631,900	\$1,928,860	\$2,074,230	\$2,127,420	\$2,190,600	\$2,284,267	\$2,680,510		
TIRZ #1	Total Appraised Value City+ETJ	Private	\$1,248,580	\$1,258,390	\$1,310,320	\$1,327,590	\$1,460,720	\$1,501,590	\$1,540,440	\$1,551,600	\$1,942,310	\$4,602,057	
	Co. 381 Agreement Area												
376488	Johnny Bustamante	5.083					2017	2018	2019	2020	2021	2022	2023
							\$41,190	\$45,490	\$46,400	\$53,500	\$92,620	\$116,190	\$123,540
354651	Adelaila R. Jasso	2.51	\$20,100	\$20,100	\$20,100	combined above							
128337	Adelaila R. Jasso	2.11	\$16,890	\$16,890	\$16,890	combined above							
376489	Gonzales, Jessica Ann	4					\$35,330	\$44,670	\$45,560	\$52,000	\$53,200	\$61,180	\$67,300
131081	Johnny Bustamante	3.403	\$23,820	\$23,820	\$23,820	combined above							
354652	Johnny Bustamante	2.597	\$18,180	\$18,180	\$18,180	combined above							
131080	Kevin Reid/Jodi M.Vandergriff	6	\$25,000	\$42,000	\$141,900	\$156,860	\$168,970	\$173,590	\$186,990	\$205,680	\$256,700	\$341,140	
128335	Malia Fry	11.335	\$359,090	\$359,090	\$366,706	\$397,720	\$494,530	\$495,200	\$501,780	\$550,180	\$741,290	\$764,980	
128185	City of Waco	233.131	\$4,276,200	\$4,449,270	\$4,519,050	\$4,553,720	\$4,937,670	\$5,116,270	\$5,151,580	\$5,360,730	\$5,360,730		
381 Area	Total acres (Co. 381 Area)	265.086											
381 Area	Total Appraised Value (Co. 381)	Pub&Pvt	\$4,739,280	\$4,929,350	\$5,106,646	\$5,184,820	\$5,691,330	\$5,877,020	\$5,945,850	\$6,262,410	\$6,536,090		
381 Area	Total Appraised Value Pvt property	Private	\$463,080	\$480,080	\$587,596	\$631,100	\$753,660	\$760,750	\$794,270	\$901,680	\$1,175,360	\$1,296,960	

Lorena TIRZ #1 EAST
Tax Parcel Tabulation-Appraised Values

Expanded Basin G Area												
Property ID	Owner Name	Acres				2017	2018	2019	2020	2021	2022	2023
358366	Lorena Dev. Joint Venture	7.5				\$ 530	\$ 490	\$ 460	\$ 490	\$ 530	\$ 530	
131541	Lorena Dev. Joint Venture	30.4				\$						\$6,900
131526	Loera Land Investments LLC	159.86				\$ 9,530	\$ 8,750	\$ 8,560	\$ 5,650	\$ 5,610	\$5,710	\$32,020
404736	Loera Development LLC	60.52				\$ 31,950	\$ 848,350	\$ 34,160	\$34,160	\$32,020	\$32,020	\$32,020
411717	Arches Ph. 1 Homeowners Assoc.	0.055									\$464,180	
411718	Steven Kendall Striegler	0.808										\$10
411719	Mar Custom Homes & Reno. LLC	0.775										\$138,000
411720	Ani Homes LLC	1.341										\$280,200
411721	Guadaloupe Diaz	1.997										\$138,000
411722	Guadaloupe Diaz	1.251										\$550,000
411723	David & Keree Gray	0.921										\$150,000
411724	Billie Kline & Kathy Ann Gray	0.668										\$138,000
411725	BB & N Ventures LLC	0.668										\$260,140
411726	Brim Construction	0.668										\$260,140
411727	Brim Construction	0.668										\$130,000
411728	Arches Ph. 1 Homeowners Assoc.	0.331										\$130,000
411729	Brim Construction	0.751										\$10
411730	Loera Home Builders Company	0.751										\$130,000
411731	BB & N Ventures LLC	0.751										\$751,280
411732	Billie Kline & Kathy Ann Gray	0.806										\$276,100
411733	Guadaloupe Diaz	0.827										\$284,740
411734	Leon & Courtney Hicks	0.832										\$150,000
411735	Guadaloupe Diaz	0.684										\$138,000
411736	Guadaloupe Diaz	0.795										\$150,000
411737	Loera Development LLC	0.649										\$150,000
411738	Guadaloupe Diaz	0.843										\$255,850
411739	Guadaloupe Diaz	1.005										\$150,000
411740	Guadaloupe Diaz	0.827										\$150,000
411741	Guadaloupe Diaz	0.819										\$150,000
411742	Image Design Development LLC	0.867										\$150,000
411743	Loera Home Builders Company	0.683										\$726,650
411744	Avodah Properties LLC	0.683										\$263,290
411745	Loera Home Builders Company	0.753										\$710,500
411746	Guadaloupe Diaz	0.801										\$150,000
411747	Elizabeth Loera	0.873										\$293,200
411748	Brim Construction	0.758										\$130,000
411749	Loera Home Builders Company	0.723										\$271,160
411750	Brim Construction	0.611										\$130,000
411751	Loera Home Builders Company	0.67										\$260,330
411752	Brim Construction	0.708										\$130,000
411753	Brim Construction	0.708										\$130,000
411754	Carpenter Contracting Svcs LLC	0.662										\$138,000
411755	Loera Home Builders Company	0.662										\$736,010
411756	Carpenter Contracting Svcs LLC	0.676										\$138,000
411757	Eliz Loera & Guad. Salas Louvano	0.564										\$238,060
411758	Leon Custom Homes LLC	0.564										\$238,060
411759	Atlas Companies LLC	0.564										\$238,060
411760	Carpenter Contracting Svcs LLC	0.635										\$138,000
411761	Arches Ph. 1 Homeowners Assoc.	6.34										\$10
411762	PGM Construction LLC	0.696										\$140,000
411763	Brim Construction	0.735										\$130,000
411764	Loera Home Builders Company	0.767										\$877,350
411765	Loera Development LLC	0.759										\$277,390
411766	Randall Clay Murphy	0.738										\$138,000
411767	Michael & Colleen Segall	0.826										\$858,960
411768	Guadaloupe Diaz	0.82										\$150,000
411769	Chad Allen & Linda Peebles	0.763										\$138,000
411770	Kias Hafiz	0.847										\$290,370
411771	Brim Construction	0.924										\$130,000
411772	Ashley Ray Hill & Shelly Hill	0.577										138,000
411773	PGM Construction LLC	0.825										\$595,610
411774	Loera Home Builders Company	0.504										\$238,420
411775	Carpenterco LLC	0.553										\$238,720
411776	Carpenter Contracting Svcs LLC	0.554										\$138,000
131528	Barnes, Gaylen	60				\$ 45,140	\$ 47,730	\$ 48,860	\$ 42,680	\$ 47,120	\$63,670	\$72,750
Total appraised value-private property Expanded Basin G Area						\$ 87,150	\$ 905,320	\$ 92,040	\$ 82,980	\$ 85,280	\$ 566,110	\$ 14,860,290.00

	A	B	C	D	E	F	G
1	LORENA TIRZ #1 EAST Financial Report - Summary Sheet June, 2023						
2	Expenditures						
3	2014-2015 (see page 2)	\$ 66,280.00					
4	Jan 2016 - June 2016 (see page 3)	\$ 62,713.38					
5	July 2016 - December 2016 (see page 4)	\$ 120,155.24					
6	Jan 2017 - June 2017 (see page 5)	\$ 221,305.20					
7	July 2017 - December 2017 (see page 6)	\$ 541,468.27					
8	Jan 2018 - June 2018 (see page 7)	\$ 1,575,160.19					
9	July 2018 - December 2018 (see page 8)	\$ 1,464,099.73					
10	January 2019 - June 2019 (see page 9)	\$ 173,239.71					
11	July 2019 - December 2019 (see page 10)	\$ 88,990.70					
12	January 2020 - June 2020 (see page 11)	\$ 94,491.10					
13	July 2020 - December 2020 (see page 12)	\$ 88,344.00					
14	January 2021 - June 2021 (see page 13)	\$ 90,899.30					
15	July 2021 - December 2021 (see page 14)	\$ 150,645.00					
16	January 2022 - June 2022 (see page 15)	\$ 88,328.26					
17	July 2022 - December 2022 (see page 16)	\$ 184,933.50					
18	January 2023 - June 2023 (see page 17)	\$ 10,000.00					
19	Total TIRZ Expenditures (including proposed April invoices)	\$ 5,011,053.58					
20	Note:						
21	\$38,181 is owed to the EDC for TIRZ expenditures/services 2014-2015						
22	\$2,131.38 is owed the EDC for TIRZ services June 2016-September 2016 related to development agreement						
23	\$34,360 is owed to the City for Sanitary Sewer Line Preliminary Engineering expenditures/services Feb 2016 - May 2016						
24	\$5640 is owed to the City for the difference in the \$40,000 authorized for prelim. Engineering & \$34,360 in actual Prelim. Eng. Expenditures						
25	(note that the \$5640 shown above is listed as a revenue not an expenditure)						
26							
27	Expenditures paid to date beginning 11/7/16	\$ 4,944,381.20					
28	Proposed Expenditures June	\$ 2,000.00					
29	Revenues						
30	2014-2015 (see page 2)	\$ -					
31	Jan 2016 - June 2016 (see page 3)	\$ 5,640.00					
32	July 2016 - December 2016 (see page 4)	\$ 200,014.08					
33	Jan 2017 - June 2017 (see page 5)	\$ 2,411,300.00					
34	July 2017 - December 2017 (see page 6)	\$ 98,785.00					
35	Jan 2018 - June 2018 (see page 7)	\$ 1,640,701.00					
36	July 2018 - December 2018 (see page 8)	\$ 30,000.00					
37	January 2019 - June 2019 (see page 9)	\$ 80,000.00					
38	July 2019 - December 2019 (see page 10)	\$ 40,734.00					
39	January 2020 - June 2020 (see page 11)	\$ 316,985.62					
40	July 2020 - December 2020 (see page 12)	\$ 30,189.11					
41	January 2021 - June 2021 (see page 13)	\$ 91,809.35					
42	July 2021 - December 2021 (see page 14)	\$ 30,000.00					
43	January 2022 - June 2022 (see page 15)	\$ 100,000.00					
44	July 2022 - December 2022 (see page 16)	\$ 41,587.16					
45	January 2023 - June 2023 (see page 17)	\$ 97,400.39					
46	Total Revenues	\$ 5,215,145.71					
47	June 2023 Balance Before Proposed Expenditures	\$ 270,764.51					
48	(6/1/23 Balance is Total Revenues minus Expenditures paid)						
49	June 1, 2023 Balance After Proposed Expenditures	\$ 268,764.51					
50	(6/1/23 Balance is Total Revenues minus Expenditures paid to date and proposed expenditures)						

	A	B	C	D	E	F	G	H
1	LORENA TIRZ #1 EAST Financial Report	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jan - June 2023
2	Jan 2023 - June 2023							
3	Revenue:							
4	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Property Tax - City	\$3,349.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,349.94
7	Property Tax - County	\$0.00	\$4,050.45	\$0.00	\$0.00	\$0.00	\$0.00	\$4,050.45
8	Property Tax - County P&I	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Misc Revenue - Interest on Investments, Invest. Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Mitchell/Tully Annual Contribution	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
11	EDC Contribution	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
12	City Contribution	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
13	Loera Home Builders Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	Total Revenue	\$93,349.94	\$4,050.45	\$0.00	\$0.00	\$0.00	\$0.00	\$97,400.39
15								
16	Expenditures:							
17	Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	Administrative Services	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$10,000.00
19	annual City Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	CO payment: series 2017, 2017A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	CO payment: series 2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22	Bond Agend Fees: series 2017, 2017A, 2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Total Expenditures	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$10,000.00

\$13 Million
Roadster Travel
Center, 50 jobs

This is an aerial photograph of a rural area with fields and some infrastructure. A red line traces a path through the landscape, connecting various project locations. Callout boxes provide details about each project, including investment amounts, job counts, and property types. The map also shows major roads like IH-35 and local roads like 381 East and 381 Basin G Area.

85-acres on IH-35 for
sale and development

\$365 Million Bright
Farms
Commercial
Greenhouse, 250
Jobs

Future 1,000 Single
Family
Homes - WBW Devp.

TIRZ #1 East

381 East

Bull Hide

Future Regional
Park - 50 acres

Falkenberry Site, 60
acres

381 Basin G Area

Rosenthal Estates Ph 1
72 Single Family Homes
\$500K avg. value

Expanded Basin G

Rosenthal Estates Ph 2
94 Single Family Homes
\$500K avg. value

\$300 Million, The
Arches , 200
Single Family
Homes, \$1.5Million
each,



Exhibit: Arches Residential Subdivision under construction (at sunset).





Exhibit: Bright Farms Commercial Greenhouse under construction.