



**Biennial Reports
of
Reinvestment Zone for Tax Abatement Registry
Tax Abatement Agreement Registry
Tax Increment Financing Zone Registry
Refund for Economic Development**

December 2008

Susan Combs
Texas Comptroller

**Biennial Reports
of
Reinvestment Zone for Tax Abatement Registry
Tax Abatement Agreement Registry
Tax Increment Financing Zone Registry
Refund for Economic Development**

December 2008

Susan Combs
Texas Comptroller

Table of Contents

Introduction.....	1
Reinvestment Zone For Tax Abatement Registry	3
Summary of Reported Data	5
Tax Abatement Agreement Registry.....	7
Summary of Reported Data	10
Tax Increment Financing Registry.....	15
Annual Reporting and Central Registry.....	21
All Tax Increment Reinvestment Zone (TIRZ) Data	22
Summary of Reported Data - Tax Increment Reinvestment Zone (TIRZ).....	27
Austin County.....	28
City of Sealy – TIRZ #1	28
Bell County	29
City of Temple – TIRZ #1.....	29
City of Belton – TIRZ #1	30
Bexar County.....	31
City of San Antonio – TIRZ #2	31
City of San Antonio – TIRZ #4	32
City of San Antonio – TIRZ #5	33
City of San Antonio – TIRZ #6	34
City of San Antonio – TIRZ #7	35
City of San Antonio – TIRZ #9	36
City of San Antonio – TIRZ #10	37
City of San Antonio – TIRZ #11	38
City of San Antonio – TIRZ #12	39
City of San Antonio – TIRZ #13	40
City of San Antonio – TIRZ #14	41
City of San Antonio – TIRZ #15	42
City of San Antonio – TIRZ #16	43
City of San Antonio – TIRZ #17	44
City of San Antonio – TIRZ #19	45
City of San Antonio – TIRZ #20	46
City of San Antonio – TIRZ #21	47
City of San Antonio – TIRZ #22	48
City of San Antonio – TIRZ #23	49
City of San Antonio – TIRZ #24	50
City of San Antonio – TIRZ #25	51
City of San Antonio – TIRZ #26	52
City of San Antonio – TIRZ #27	53
City of Selma – TIRZ #1	54
Brazoria County	55
City of Angleton – TIRZ#1	55
City of Manvel – TIRZ#1	56
Brazos County.....	57
City of College Station – TIRZ #1	57
City of College Station – TIRZ #16.....	58
Collin County	59
City of Allen – TIRZ #1	59

Table of Contents

City of Allen – TIRZ #2	60
City of Melissa – TIRZ #1	61
Dallas County	62
City of Dallas – TIRZ #1	62
City of Dallas – TIRZ #2	63
City of Dallas – TIRZ #3	64
City of Dallas – TIRZ #4	65
City of Dallas – TIRZ #5	66
City of Dallas – TIRZ #6	67
City of Dallas – TIRZ #7	68
City of Dallas – TIRZ #8	69
City of Dallas – TIRZ #9	70
City of Dallas – TIRZ #10	71
City of Dallas – TIRZ #11	72
City of Dallas – TIRZ #12	73
City of Dallas – TIRZ #13	74
City of Dallas – TIRZ #14	75
City of Dallas – TIRZ #15	76
City of Dallas – TIRZ #16	77
City of Grand Prairie – TIRZ #1	78
City of Grand Prairie – TIRZ #2	79
City of Grand Prairie – TIRZ #3	80
City of Richardson – TIRZ #1	81
Denton County	82
City of Flower Mound – TIRZ #1	82
City of Lewisville – TIRZ #1	83
Ellis County	84
City of Midlothian – TIRZ #2	84
City of Waxahachie – TIRZ #1	85
El Paso County	86
City of El Paso – TIRZ #1	86
Fort Bend County	87
City of Missouri City – TIRZ #1	87
City of Missouri City – TIRZ #2	88
City of Missouri City – TIRZ #3	89
City of Rosenberg – TIRZ #1	90
City of Sugar Land – TIRZ #1	91
City of Sugar Land – TIRZ #3	92
Galveston County	93
City of League City – TIRZ #2	93
City of Texas City – TIRZ #1	94
Grayson County	95
City of Sherman – TIRZ #1	95
City of Sherman – TIRZ #2	96
City of Sherman – TIRZ #3	97
Harris County	98

Table of Contents

City of Houston – TIRZ #1	98
City of Houston – TIRZ #2	99
City of Houston – TIRZ #3	100
City of Houston – TIRZ #4	101
City of Houston – TIRZ #5	102
City of Houston – TIRZ #6	103
City of Houston – TIRZ #7	104
City of Houston – TIRZ #8	105
City of Houston – TIRZ #9	106
City of Houston – TIRZ #10	107
City of Houston – TIRZ #11	108
City of Houston – TIRZ #12	109
City of Houston – TIRZ #13	110
City of Houston – TIRZ #14	111
City of Houston – TIRZ #15	112
City of Houston – TIRZ #16	113
City of Houston – TIRZ #17	114
City of Houston – TIRZ #18	115
City of Houston – TIRZ #19	116
City of Houston – TIRZ #20	117
City of Houston – TIRZ #21	118
City of Houston – TIRZ #22	119
Hidalgo County	120
City of Edinburg – TIRZ #1	120
City of Mission – TIRZ #1	121
Hockley County	122
City of Levelland – TIRZ #1	122
Lubbock County	123
City of Lubbock – TIRZ #1	123
City of Lubbock – TIRZ #2	124
McLennan County	125
City of Waco – TIRZ #1	125
City of Waco – TIRZ #2	126
City of Waco – TIRZ #3	127
Midland County	128
City of Midland – TIRZ #1	128
Navarro County	129
City of Corsicana – TIRZ #1	129
Nueces County	130
City of Corpus Christi – TIRZ #2	130
Potter County	131
City of Amarillo – TIRZ #1	131
San Patricio County	132
City of Ingleside – TIRZ #1	132
Smith County	133
City of Lindale – TIRZ #1	133

Table of Contents

City of Tyler – TIRZ #1	134
Tarrant County	135
City of Arlington – TIRZ #1	135
City of Arlington – TIRZ #2	136
City of Arlington – TIRZ #3	137
City of Arlington – TIRZ #4	138
City of Arlington – TIRZ #5	139
City of Burleson – TIRZ #1	140
City of Burleson – TIRZ #2	141
City of Fort Worth – TIRZ #2	142
City of Fort Worth – TIRZ #3	143
City of Fort Worth – TIRZ #4	144
City of Fort Worth – TIRZ #6	145
City of Fort Worth – TIRZ #7	146
City of Fort Worth – TIRZ #8	147
City of Fort Worth – TIRZ #9	148
City of Fort Worth – TIRZ #10	149
City of Fort Worth – TIRZ #11	150
City of Fort Worth – TIRZ #12	151
City of Fort Worth – TIRZ #13	152
City of Grapevine – TIRZ #1	153
City of Grapevine – TIRZ #2	154
City of Keller – TIRZ #1	155
City of North Richland Hills – TIRZ #1	156
City of North Richland Hills – TIRZ #2	157
City of Southlake – TIRZ #1	158
Travis County	159
City of Austin – TIRZ #15	159
City of Austin – TIRZ #16	160
City of Austin – TIRZ #17	161
Wichita County	162
City of Wichita Falls – TIRZ #1	162
Williamson County	163
City of Taylor – TIRZ #1	163
Wise County	164
City of Bridgeport – TIRZ #1	164
Refund for Economic Development	165
Summary of Refund Data	166

Introduction

On Sept. 1, 1997, the Comptroller assumed responsibility for the state's **Central Registry of Reinvestment Zones and Ad Valorem Tax Abatement Agreements**. House Bill 1526—enacted by the 75th Legislature in 1997—moved the registry to the Comptroller's office from the Texas Department of Economic Development (formerly, Texas Department of Commerce).

Each taxing unit that designates a reinvestment zone or executes a tax abatement agreement must notify the Comptroller's office each year, before July 1 of the year following the year in which the zone is designated or the agreement is executed.

The taxing unit notification must contain three primary elements. First, for a reinvestment zone, the taxing unit must provide a general description of the zone, including its size, the types of property located in it, its duration, and the guidelines and criteria established for the reinvestment zone under Tax Code Section 312.002. The taxing unit also must send any subsequent amendments and modifications of the guidelines or criteria to the Comptroller's office.

Second, the taxing unit must provide a copy of each tax abatement agreement to which it is a party. Third, the unit must send any other information required by the Comptroller's office to fulfill its statutory responsibilities.

On June 11, 2001, the Comptroller was charged with the responsibility of establishing the state's **Central Registry of Tax Increment Reinvestment Zones**. House Bill 612—enacted by the 77th Legislature in 2001—was the enabling legislation that moved the registry to the Comptroller's office.

Each taxing unit that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan under Chapter 311 of the Tax Code must deliver a copy of the plans to the Comptroller. Delivery must be made before April 1 of the year following the year in which the zone is designated or the plan is approved.

The taxing unit notification must contain three primary elements. First, for a reinvestment zone, the taxing unit must provide a general description of the zone, including its size, the types of property located in it, and its duration. The taxing unit also must provide any subsequent amendments and modifications of the project plan or reinvestment zone financing plan.

Second, the taxing unit must provide a copy of each project plan or reinvestment zone financing plan approved. Third, the unit must provide any other information required by the Comptroller's office to fulfill its statutory responsibilities.

House Bill 612 also amended Section 311.016 of the Tax Code to require each municipality to send a copy of its **Annual Report by Municipality** to the Comptroller by the 90th day following the end of the municipality's fiscal year.

Also, House Bill 612 added Section 311.0163, Tax Code and amended Section 312.005, requiring the Comptroller to submit a report to the Legislature and to the governor on the

Reinvestment Zone for Tax Abatement Registry, Tax Abatement Agreement Registry and Tax Increment Financing Zone Registry.

In 1995, Senate Bill 345 enacted a state **Tax Refund for Economic Development**. Some Texas property owners are eligible to receive refunds on their net state sales and use taxes and franchise taxes for paying local school taxes, where tax incentives are not offered by a school district. The total for all refunds collectively may not exceed \$10 million, the amount made available by the Texas Legislature. Under Senate Bill 345, the Comptroller reported to the legislature annually the refund results

Senate Bill 1652 (79th Legislature Regular Session) amended Section 111.304 of the Tax Code to require the Comptroller to report to the Legislature on the Tax Refund for Economic Development by Dec. 31 of each even-numbered year of the biennium.

In an effort to streamline and provide all the information economically and efficiently, the Comptroller's office has combined the previous reports into one.

Additional information by year may be available in electronic format; please contact Patricia Bailey, Property Tax Assistance Division, by e-mail at patricia.bailey@cpa.state.tx.us, or by phone at (800) 252-9121, ext. 3-4416, or direct in Austin at (512) 463-4416.

Reinvestment Zone For Tax Abatement Registry

Local governments often use property tax abatements to attract new industry and commercial enterprises and to encourage the retention and development of existing businesses. Incorporated cities, counties and special districts are allowed to enter into tax abatement agreements. School districts no longer possess this ability. Which governmental body initiates the process depends on the location of the property that would be subject to the tax abatement. If the property subject to abatement is located within the city limits, the city would be the lead party in the tax abatement. If the property to be abated is located within the extraterritorial jurisdiction (ETJ) of the city, either the city or the county may serve as the lead party. If the property is located outside the city's boundaries and outside the city's ETJ, the county must serve as the lead party for tax abatement.

The statutes governing reinvestment zones and tax abatements are located in Chapter 312 of the Tax Code. Designating a reinvestment zone takes three steps for either the city or county. The steps are:

Step 1. Each taxing unit that wants to consider tax abatement proposals must adopt a resolution indicating its intent to participate in tax abatement. The resolution can amount to a mere statement indicating the local government's intent to consider providing tax abatements. The resolution does not bind the government to grant approval of any proposed agreements. The resolution must be adopted at an open meeting by a simple majority vote of the taxing unit's governing body. If the entity is a home rule city, it is possible that the city's charter may require more than a simple majority approval for the abatement.

Step 2. Each taxing unit must adopt tax abatement guidelines and criteria that are a set of conditions that any tax abatement proposal must meet in order to be eligible for tax abatement by the involved taxing unit. They must provide for the availability of tax abatement to both new facilities and expansions of existing facilities and for the expansion or modernization of existing facilities and structures.

Step 3. A public hearing must precede the designation of the reinvestment zone. Seven days' written notice of the hearing must be delivered to the presiding officer of each of the other taxing units that includes in its boundaries real property within the proposed zone. Notice of the hearing must also be published at least seven days before the hearing in a newspaper of general circulation in the city.

At the public hearing on the reinvestment zone, the governing body that is designating the reinvestment zone (the city or the county) must make several findings. First, the governing body must find that the improvements sought are feasible and would be of benefit to the zone after the expiration of the agreement. Additionally, the governing body must find that the zone meets one of the applicable criteria for reinvestment zones. The criterion usually cited is that the designation of the zone is reasonably likely to contribute to the retention or expansion of primary employment or attract major investment to the zone. These findings should be approved by the governing body at an open meeting and should be noted in the minutes for that meeting.

If a zone includes several properties, each property owner has a right to ask for the same terms in any tax abatement agreement that is executed. The taxing unit is not obligated to grant a tax abatement to the property owner. If abatement is provided, however, it must be on the same terms (number of years and percentage of abatement) as the other agreements within that zone.

Some taxing units make the boundaries of the zone contiguous with the property that is subject to the tax abatement. By limiting the zone to the involved property, the taxing unit is not obligated to use the same terms or percentage of tax abatement for other properties that are located outside of the zone. A larger reinvestment zone is often adopted by a taxing unit that wants to target a particular area of the city or of the county for development. It is important to note, however, that a city is not limited to declaring only one reinvestment zone, and nothing requires a city to enter into a tax abatement agreement with every property owner within a single reinvestment zone. A reinvestment zone may be almost any shape or size.

Any interested person is entitled to speak and present evidence for or against the designation of a reinvestment zone at the public hearing. If the zone designation is approved, the designation lasts for five years and may be renewed for successive periods of up to five years.

Beginning Sept. 1, 1997, Texas law requires the Comptroller to maintain a central registry of enterprise or reinvestment zones created under Chapter 312 of the Tax Code. The chief appraiser for a taxing unit that designates a reinvestment or enterprise zone is required to provide the Comptroller a report containing any information required by the Comptroller and including a copy of the ordinance or resolution designating the zone and the guidelines and criteria established for this zone. The report must be filed before July 1 of the year following the year in which the zone is designated.

This registry contains a summary of the newly designated reinvestment and enterprise zone data reported to the Comptroller since 1997 by year reported. The following describes the data elements of the Enterprise Zone or Reinvestment Zone Registry:

Country – County where the designated zone is located.

Lead Taxing Unit – Taxing unit that designated the zone.

Reinvestment Zone Name – Enterprise zone or reinvestment zone name.

ISDs within Zone Boundary – Independent and/or consolidated school districts within the boundaries of the zone.

Zone Execution Date – Date that the reinvestment zone was designated.

Zone Expiration Date – Expiration date of the reinvestment zone.

Size of the Zone – Zone size in acres.

Located in Enterprise Zone – Is the zone in a state-designated enterprise zone?

Defense Economic Readjustment Zone – Is the zone in a state-designated defense economic readjustment zone?

Property Type – Whether the property is for business (commercial/industrial) or residential purposes.

Summary of Reported Data

The following data is a summary by year of responses from the Comptroller's Enterprise Zone or Reinvestment Zone reports from 2004 through 2007. Summary data from 1997 through 2003 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us then clicking on Local Property Tax. The previous issues of the report can be found under the "Historical Tax Reports."

Reinvestment/Enterprise Zones Reported

Lead Taxing Units	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
City	91	91	93	77	85	79	72	52
County	9	9	7	6	15	14	28	20
Total		100		83		93		72

Zone Type	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Business	37	37	51.81	43	66	61	81	58
Residential	63	63	48.19	40	34	32	19	14
Total		100		83		93		72

Average Size in Acres	2004 No.	2005 No.	2006 No.	2007 No.
Business	104.41	12.37	1,998	2,368
Residential	1.52	1	1	1

Note: The information in the summary reflects our best interpretation of reinvestment and enterprise zone report forms provided by the participating taxing units. The summary contains only the information reported to the Comptroller's office. Some taxing units may not have reported their reinvestment/enterprise zones.

Tax Abatement Agreement Registry

After a taxing unit has established a reinvestment zone, there are three more steps to execute a tax abatement agreement. The three steps are as follows:

Step 1. At least seven days before the lead taxing unit grants a tax abatement, it must deliver written notice of its intent to enter into the agreement to the presiding officer of each of the other taxing units in which the property is located. The notice must include a copy of the proposed tax abatement agreement. A tax abatement agreement may exempt from taxation all or part of the increase in the value of the real property for each year covered by the agreement. The agreement may be for a period not to exceed 10 years.

The tax abatement must be conditioned on the property owner making specific improvements or repairs to the property, and only the increase in the value of the property may be exempted. The real property's current value may not be exempted. The current value of real property is the taxable value of the real property and of any fixed improvements as of Jan. 1 of the year in which the tax abatement agreement is executed. For example, a business has property valued at \$500,000 as of Jan. 1 of the year the tax abatement agreement is executed. If the business agrees to significantly enlarge the facility, resulting in its valuation increasing to \$800,000, the taxing units may abate from taxation up to \$300,000 of the property value (the portion of the value that exceeds the base value of \$500,000).

The tax abatement agreement may also abate all or part of the value of tangible personal property that is brought onto the site after the execution of the tax abatement agreement. A taxing unit may not abate the value of personal property that was already located on the real property at any time before the period covered by the tax abatement agreement. The abatement for personal property cannot be for a term that exceeds 10 years. The amount (percentage) of the tax abatement for either real or personal property cannot exceed 100 percent abatement of the increase in property value. Tax abatement agreements have generally been aimed at industrial projects that generate at least \$2.5 million in capital investments. There is also some limited usage of tax abatements for purposes other than industrial or commercial projects, such as for residential area improvements and/or development.

Step 2. To adopt the tax abatement agreement, the taxing unit must approve the agreement by a majority vote of its governing body at a regularly scheduled meeting. It is important to note that the approval of the agreement by the taxing unit must occur at a "regularly scheduled meeting." The statute does not define the term "regularly scheduled meeting." It may be advisable to schedule the adoption of an agreement only at the regular meetings of the governmental body (not specially called or emergency meetings). At the meeting to consider approval of the tax abatement agreement, the governing body of the taxing unit must make a finding that the terms of the agreement and the property subject to the agreement meet the applicable guidelines and criteria. Upon approval of the agreement by the governing body, the agreement is executed in the same manner as other contracts entered into by the applicable taxing unit.

Section 312.205(a) of the Tax Code sets out certain mandatory provisions for a tax abatement agreement. A tax abatement agreement must:

- include a list of the kind, number and location of all proposed improvements to the property;

- provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement;
- limit the use of the property consistent with the taxing unit's development goals;
- provide for recapturing property tax revenues that are lost if the owner fails to make the improvements as provided by the agreement;
- include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the agreement to each taxing unit; and
- allow the taxing unit to cancel or modify the agreement at any time if the property owner fails to comply with the terms of the agreement.

Step 3. The other taxing units (except school districts) may enter into an abatement agreement or choose not to provide an abatement. School districts are prohibited from entering into tax abatement agreements on or after Sept. 1, 2001. There is no penalty for choosing not to abate. On Sept. 1, 2001, the 90-day deadline period for the other taxing units to execute an agreement was removed. Further, the other taxing units have the option of granting a tax abatement with terms that differ from the abatement granted by the county. Nonetheless, each taxing entity's tax abatement agreement will still have to meet the requirements under Tax Code Sections 312.204, 312.205 and 312.211 that relate to the execution, duration and other terms which must be contained in a tax abatement agreement. In 2001, Sections 312.204(a) and 312.402 (a) of the Tax Code were amended to allow taxing units to enter into tax abatement agreement with the owner and "the owner of a leasehold interest" in real property.

Texas law requires the Comptroller to maintain a central registry of ad valorem tax abatement agreements executed and enterprise or reinvestment zones created under Chapter 312 of the Tax Code. The chief appraiser for a taxing unit that executes a tax abatement agreement or creates a reinvestment or enterprise zone is required to provide the Comptroller a report containing any information required by the Comptroller, including a copy of each tax abatement agreement to which the taxing unit is a party. The report must be filed before July 1 of the year following the year in which the agreement is executed.

This registry contains a summary of the newly established tax abatement agreement data reported to the Comptroller since 1997 by year reported. The following describes the data elements of the New Tax Abatement Agreement Registry:

County Number – the 3-digit unique number for each county in the state.

County – the county where the property to be abated is located.

Taxing Unit Name – the names of all taxing units participating in the abatement agreement. If a city is listed first, it is the lead taxing unit. If the first tax unit listed is not a city, the lead taxing unit is the county.

Property Owner – the names of the parties participating in the abatement agreement.

Agreement Effective Date – the first date that property subject to the abatement agreement is to be abated.

Abatement Duration – the number of years that property that is subject to the abatement agreement will be abated.

Percent Abated Each Year – the percentage of the value of the property that is subject to abatement.

Property Type – whether the property is for a business (commercial/industrial) or a residence.

Nature of Project – a business in an abatement agreement is:

- expanding/modernizing a business currently in the community
- a new business
- relocating from out of state
- relocating from another city/county in Texas

Business Type – a business in an abatement agreement is:

- Industrial
- Retail
- Wholesale
- Other

Business Size Based on Number of Employees

- Micro 0-19 employees
- Small 20-99 employees
- Medium 100-499 employees
- Large 500+ employees

Type of Improvement – a business is:

- New Construction
- Current Facility Renovation/Remodeling
- Current Facility Retooling /Upgrading
- Furniture/Fixture Purchase
- New Machinery/Equipment Purchase

Type of Property Abated – property abated is either real, personal or both types.

Appraised Value of Property Before Execution of Agreement – the appraised value of the property the year in which the abatement agreement is executed.

Enterprise Zone – whether or not the tax abatement is located in a state-designated enterprise zone.

Summary of Reported Data

The following data is a summary by year of responses from the Comptroller's New Tax Abatement Agreement Registry reports from 2004 through 2007. Summary data from 1997 through 2003 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us then clicking on Local Property Tax. The previous issues of the report can be found under the "Historical Tax Reports."

Note: The information in the summary reflects the Comptroller's office best interpretation of abatement agreements and report forms provided by the participating taxing units. The summary contains only the information reported to us. Some taxing units may not have reported their abatements agreements or reported all the requested information on the report form.

Agreements Reported	2004	2005	2006	2007
Total Number	157	137	169	150

Different Taxing Units	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
City Participating	45	27	48	25	52	33	48	31
County Participating	25	15	29	15	28	18	33	21
ISD Participating	0	0	0	0	0	0	0	0
Other Participating	15	18	23	12	20	13	19	12
Total of All Types of Taxing Units Reporting Participating in Tax Abatements		60		52		64		64

Property Type	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Business	52.23	82	61.31	84	56.21	95	72	108
Residence	47.77	75	39.69	53	43.79	74	28	42
Total of All Property Type Reported		157		137		169		150

Percentage of Value Abated First Year	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Average Percentage of Value Abated First Year	88		85		87		85	
Highest Percentage	100	114	100	88	100	107	100	86
2nd Highest Percentage	50	12	80	13	50	20	50	22
3rd Highest Percentage	75	7	50	12	75	18	75	18
All Other Percentages		24		24		24		28
Total Number of Agreements Reporting Percentage of Value Abated		157		137		169		150

Business Only	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Average Percentage of Value Abated First Year	78		76		77		78	
Highest Percentage	100	40	100	35	100	33	100	44
2nd Highest Percentage	50	12	80	13	50	20	50	22
3rd Highest Percentage	75	6	50	12	75	18	75	18
All Other Percentages		24		24		24		24
Total Number of Business Agreements Reporting Percentage of Value Abated First Year		82		84		95		108

Residential Only	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Average Percentage of Value Abated First Year	99		100		100		100	
Highest Percentage	100	74	100	53	100	74	100	42
2nd Highest Percentage	75	1						
3rd Highest Percentage								
All Other Percentages								
Total Number of Residential Agreements Reporting Percentage of Value Abated First Year		75		53		74		42

Years Duration of Agreements	2004 Yrs	2004 No.	2005 Yrs	2005 No.	2006 Yrs	2006 No.	2007 Yrs	2007 No.
Average Years Duration of Agreement	5.5 yrs		4.8 yrs		6.5 yrs		6.6 yrs	
Most Years Duration	3 yrs	55	5 yrs	44	5 yrs	72	5 yrs	69
2nd Most Years Duration	5 yrs	44	10 yrs	37	10 yrs	52	10 yrs	40
3rd Most Years Duration	10 yrs	34	3 yrs	29	3 yrs	23	7 yrs	20
All Other Years Duration		24		27		22		21
Total Number of Agreements Reporting Years Duration of Agreements		157		137		169		150

Business Only	2004 Yrs	2004 No.	2005 Yrs	2005 No.	2006 Yrs	2006 No.	2007 Yrs	2007 No.
Average Years Duration of Agreement	7.3yrs		7.6 yrs		7.6 yrs		6.7 yrs	
Most Years Duration	10 yrs	34	10 yrs	37	10 yrs	44	5 yrs	47
2nd Most Years Duration	5 yrs	22	5 yrs	19	5 yrs	30	10 yrs	40
3rd Most Years Duration	7 yrs	13	7 yrs	14	7 yrs	3	7 yrs	20
All Other Years Duration		13		14		8		11
Total Number of Business Agreements Reporting Years Duration of Agreements		82		84		95		108

Residential Only	2004 Yrs	2004 No.	2005 Yrs	2005 No.	2006 Yrs	2006 No.	2007 Yrs	2007 No.
Average Years Duration of Agreement	3.6 yrs		3.6 yrs		5 yrs		6.5 yrs	
Most Years Duration	3 yrs	53	3 yrs	28	5 yrs	42	5 yrs	22
2nd Most Years Duration	5 yrs	22	5 yrs	25	3 yrs	20	10 yrs	10
3rd Most Years Duration					10 yrs	8	6 yrs	10
All Other Years Duration						4		
Total Number of Residential Agreements Reporting Years Duration of Agreements		75		53		74		42

The following information applies to business agreements only:

Nature of the Project	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Expanding/modernizing a business in current community	44.74	34	30.77	24	43.96	40	26.32	25
New business	42.11	32	47.43	37	42.86	39	61.05	58
Relocating from out of state	5.26	4	3.85	3	3.30	3	5.26	5
Relocating from another city/county in Texas	7.89	6	17.95	14	9.89	9	7.37	7
Total Number of Agreements Reporting Nature of the Project		76		78		91		95

Business Type	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Industrial	25.00	18	13.51	10	21.84	19	22.77	20
Retail	11.11	8	13.51	10	6.90	6	8.89	8
Wholesale	4.17	3	6.76	5	6.90	6	0	0
Commercial/Real Estate	15.28	11	6.76	5	5.75	5	19.10	17
Hotel/Group Residence	9.72	7	4.05	3	2.30	2	0	0
Manufacturing	25.00	18	48.64	36	40.23	5	25.86	23
Research & Development	2.78	2	4.05	3	5.75	5	3.37	3
Medical	5.56	4	0	0	4.60	4	1.12	1
Energy	1.39	1	2.70	2	5.75	5	19.10	17
Total Number of Agreements Reporting Business Type		72		74		87		89

Business size (based on number of employees)	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
Micro (0-19)	24.29	17	17.81	13	13.95	12	32.58	29
Small (20-99)	28.57	20	32.88	24	32.56	28	26.97	24
Medium (100-499)	34.29	24	38.35	28	37.21	34	33.71	30
Large (500+)	12.85	9	10.96	8	16.28	14	6.74	6
Total Number of Agreements Reporting Business Size		70		73		86		89

Type of Improvement (some reported more than one)	2004 %	2004 No.	2005 %	2005 No.	2006 %	2006 No.	2007 %	2007 No.
New construction	41.78	61	47.11	57	45.24	76	43.18	76
Current facility renovation/remodeling	8.90	13	9.92	12	8.33	14	7.95	14
Current facility retooling/upgrading	4.79	7	4.96	6	2.38	4	2.94	5
Furniture/fixture purchase	19.66	29	20.66	25	14.29	24	22.16	39
New machinery/equipment purchase	24.67	36	17.35	21	29.76	50	23.86	42
Total Number of Agreements Reporting Type of Improvement		146		121		168		176

Tax Increment Financing Registry

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the Texas Tax Code.

The cost of improvements to the area is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion of, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Tax increment financing may be initiated by a city. If a property is located outside of the city limits (within the city's extraterritorial jurisdiction or beyond), it is not eligible for city tax increment financing unless annexed into the city. Once a city has begun the process of establishing a tax increment financing reinvestment zone, other taxing units are allowed to consider participating in the tax increment financing agreement. These zones are commonly referred to as either a tax increment financing zone (TIF) or a tax increment financing reinvestment zone (TIRZ).

There are two ways tax increment financing can be initiated. First, it can be started by petition of the affected property owners. The petition must be submitted by owners of property that constitutes at least 50 percent of the appraised property value within the proposed zone. Special rules regarding zones that are created by petition must be followed.

Tax increment financing may also be initiated by the city council without the need for a petition. If not initiated by petition, an area may be considered for tax increment financing only if it meets at least one of the following three criteria:

- 1) The area's present condition must substantially impair the city's growth, retard the provision of housing, or constitute an economic or social liability to the public health, safety, morals or welfare. Further, this condition must exist because of the presence of one or more of the following conditions: a substantial number of substandard or deteriorating structures, inadequate sidewalks or street layout, faulty lot layouts, unsanitary or unsafe conditions, a tax or special assessment delinquency that exceeds the fair market value of the land; defective or unusual conditions of title, or conditions that endanger life or property by fire or other cause; or
- 2) The area is predominately open, and because of obsolete platting, deteriorating structures or other factors, it substantially impairs the growth of the city; or
- 3) The area is in or adjacent to a "federally assisted new community" as defined under Tax Code Section 311.005(b).

Within developed areas of the city, the criterion usually cited to justify a reinvestment zone is that the area's present condition substantially impairs the city's growth because of a substantial number of substandard or deteriorating structures. If the area is not developed, the city often cites the criterion that the area is predominately open, and that it substantially impairs the growth of the city because of obsolete platting, deteriorating structures or other factors.

The Tax Code places several further restrictions on the creation of a reinvestment zone for tax increment financing:

- No more than 10 percent of the property within the reinvestment zone (excluding publicly-owned property) may be used for residential purposes. This requirement, however, does not apply if the district is created pursuant to a petition of the landowners.
- A reinvestment zone may not contain property that cumulatively would exceed 15 percent of the total appraised property value within the city and its industrial districts.
- A city also may not create a reinvestment zone or change the boundaries of an existing zone if the zone would contain more than 15 percent of the total appraised value of real property taxable by a county or school district.

Subject to the above limitations, the boundaries of an existing tax increment financing zone may be reduced or enlarged by ordinance or resolution of the city council that created the zone. Any such change is conducted according to the requirements of Section 311.007 of the Tax Code. If the boundaries of a tax increment reinvestment zone are enlarged, a school district is not required to pay into the tax increment fund any of the district's tax increment produced from property located in the added area.

If an area qualifies for tax increment financing, the process basically involves 10 steps. The 10 steps are as follows:

Step 1. The governing body of the city must prepare a preliminary reinvestment zone financing plan. A copy of the plan must be sent to each local government that levies taxes on real property within the zone.

Step 2. The city must provide 60 days' written notice of its intent to designate a reinvestment zone and of the hearing on the proposed zone to the other taxing units that levy property taxes within the area. The notice must contain a description of the proposed boundaries of the zone, the tentative plans for the zone's development, and an estimate of the general impact of the zone on property values and tax revenues.

Step 3. Once the city has provided its 60-day notice of a proposed zone, the other affected taxing units within 15 days must designate a representative to meet with the city to discuss the project plans. With advance notice, the city may call a meeting or meetings of these representatives. The meetings may be called at least 15 days after the city's 60-day notice of the proposed zone. The meetings may include discussions of the following items:

- The boundaries of the development within the zone;
- The tax increment that each taxing unit will contribute to the tax increment fund;
- Any proposed retention of a portion of its tax increment by a taxing unit;
- The exclusion of particular parcels of property from the zone;
- The board of directors for the zone; and
- Tax collection within the zone.

On the city's motion, any other relevant matter may also be discussed. All such meetings must be conducted as open meetings as provided by law.

Step 4. In addition to meeting with the other taxing unit representatives, the city must provide a formal presentation to the governing body of each taxing unit that levies real property taxes within the proposed zone. The city's formal presentation must cover the same items that were included in the city's earlier 60-day notice to the taxing units. Specifically, the presentation must indicate the proposed boundaries of the zone, the tentative plans for development of the zone, and an estimate of the general impact of the zone on property values and tax revenues. Notice of these presentations must be given to all taxing units that tax property within the zone. The presentations should be conducted as open meetings. The city may hold a joint presentation for all of the affected taxing units with the consent of the involved taxing units.

The city's proposed plan for the zone may include expenditures for any of a number of costs as outlined in the definition of the term "project cost" in Tax Code Section 311.002(1). Project costs may also include the cost of professional services and administrative expenses in connection with implementation of a project plan.

Cities are additionally permitted to take most actions that are necessary to carry out tax increment financing. They may acquire real property through purchase or condemnation, enter into necessary agreements and construct or enhance public works facilities and other public improvements. The city may also make needed improvements to blighted properties. Tax Code Section 311.008(b) provides that these powers prevail over any law or municipal charter to the contrary. It is important to note, however, that the Texas Legislature in 1999 amended Section 311.008 to prohibit the use of tax increment financing for improvements to certain educational facilities unless those facilities are located in a reinvestment zone created on or before Sept. 1, 1999.

Step 5. After the city has made its formal presentations to the other taxing units, the city must hold a public hearing on the creation of the reinvestment zone. The public hearing must be preceded by at least seven days' published notice in a newspaper of general circulation in the city. At the hearing, the governing body of the city must evaluate the proposed benefits of the zone. Any interested person is permitted to speak at the hearing and voice objection to the inclusion of property within a proposed zone.

Step 6. After the public hearing, the governing body of the city by ordinance may designate a contiguous area within the jurisdiction of the city as a reinvestment zone for tax increment financing purposes. The ordinance must be adopted by a simple majority vote of the city's governing body at an open meeting. Home rule cities' charter may require a higher voting contingent. The adopted ordinance or order should include a finding that development of the area would not occur in the foreseeable future solely through private investment. Tax Code Section 311.004 also contains a number of other mandatory provisions for the reinvestment zone ordinance.

Step 7. After the city has adopted the ordinance or order creating the zone, the board of directors of the zone must prepare both a "project plan" and a reinvestment zone "financing plan." The plans must be as consistent as possible with the preliminary plans the city developed for the zone before the board was created. Specifically, the project plan must include:

- a map showing existing uses of real property within the zone and any proposed improvements;
- any proposed changes to zoning ordinances, the master plan of the city, building codes or other municipal ordinances;
- a list of estimated non-project costs; and
- a statement of the method for relocating persons who will be displaced as a result of implementing the plan.

If a zone is created pursuant to petition in a county that has a population in excess of 3.3 million, there are certain special requirements of the project plan involving residential housing that must be observed.

Further, the board must provide a reinvestment zone financing plan. It must contain the following nine items:

1. a detailed list of the estimated project costs of the zone, including administrative expenses;
2. a list of the kind, number and location of all proposed public works or public improvements within the zone;
3. an economic feasibility study;
4. the estimated amount of bonded indebtedness to be incurred;
5. the timing for incurring costs or monetary obligations;

6. the methods for financing all estimated project costs and the expected sources of revenues, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property within the zone;
7. the current total appraised value of taxable real property in the zone;
8. the estimated captured appraised value of the zone during each year of its existence; and
9. the duration of the zone. As provided under Tax Code Section 311.017, a tax increment financing reinvestment zone terminates on the earlier of: the termination date designated in the original or amended ordinance creating the zone, or the date on which all project costs, tax increment bonds, and interest on those bonds have been paid in full.

The financing plan may provide that the city will issue tax increment bonds or notes, the proceeds of which are used to pay project costs for the reinvestment zone. Any such bonds or notes are payable solely from the tax increment fund and must mature within 20 years of the date of issue. Tax increment bonds are issued by ordinance of the city without any additional approval required, other than that of the Public Finance Section of the Attorney General's Office. The characteristics and treatment of these obligations is covered in detail in Tax Code Section 311.015.

After both the project plan and the reinvestment zone financing plan are approved by the board of directors of the zone, the plans must also be approved by ordinance of the governing body of the city. The ordinance or order must be adopted at an open meeting by a simple majority vote of the taxing unit's governing body, unless the city is a home rule city and a higher voting contingent is required by the city charter. The city's ordinance must find that the plans are feasible and conform to the master plan, if any, of the city or subdivision rules and regulations and, if any, of the county.

At any time after the zone has been adopted, the board of directors may adopt an amendment to the project plan as provided under Section 311.011 of the Tax Code. The amendment takes effect on approval of the governing body of the city that created the zone and in certain cases may require an additional public hearing.

Finally, once a city designates a tax increment financing reinvestment zone or approves a project plan or reinvestment zone financing plan, the city, before April 1 of the year following the year the zone is designated or plan is approved, must deliver to the Comptroller's office a report containing: a general description of each reinvestment zone; a copy of each project plan or reinvestment zone financing plan adopted; and "any other information required by the Comptroller" that helps in the administration of the central registry and tax refund for economic development (Texas Tax Code, Chapter 111, subchapter F). And any city that amends or modifies a project plan or reinvestment zone financing plan adopted under Chapter 311, Tax Code must deliver to the Comptroller's office a copy of the amendment or modification before April 1 of the year following the year the plan is amended or modified.

Step 8. After the project plan and the reinvestment zone have been approved by the board of directors and by the city's governing body, the other taxing units with property within the zone must contract with the city. The contract includes the percentage of increased tax revenues to be dedicated to the tax increment fund. The tax increment fund is ultimately made up of the contributions by the respective taxing units of a portion of their increased tax revenues collected each year.

The decision as to what percentage of the increased tax revenues to contribute to the tax increment fund is entirely discretionary with the governing body of each taxing unit. Any agreement to contribute must indicate the portion of the tax increment to be paid into the fund and the years for which the tax increment will be paid. The agreement may also include other conditions for payment of the tax increment. Only property taxes attributable to real property within the zone are eligible for contribution to the tax increment fund. Property taxes on personal property are not eligible for contribution.

Payment of the taxing unit's increment to the fund must be made by the 90th day after the delinquency date for the unit's property taxes. A delinquent payment incurs a penalty of 5 percent of the amount delinquent and accrues interest at an annual rate of 10 percent. It is important to note, however, that a

taxing unit is not required to pay into the tax increment fund the portion of a tax increment that is attributable to delinquent taxes until those taxes are actually collected.

In lieu of permitting a portion of its tax increment to be paid into the tax increment fund, a taxing unit (other than a city) may elect to offer the owners of taxable real property in the zone an exemption from ad valorem taxation for any increase in the property value as provided under Tax Code Chapter 312. Alternatively, a taxing unit (other than a school district) may both offer a tax abatement to the property owners in the zone and enter into an agreement to contribute a tax increment into the fund. In either case, any agreement to abate taxes on real property within a tax increment reinvestment zone must be approved both by the board of directors of the zone and by the governing body of each taxing unit that agrees to deposit any of its tax increment into the tax increment fund. In any contract entered into by the tax increment zone's board of directors with regard to bonds or other obligations, the board may promise not to approve any such tax abatement agreement. If a taxing unit enters into a tax abatement agreement within a tax increment reinvestment zone, the taxes that are abated will not be considered in calculating the tax increment of the abating taxing unit or that taxing unit's deposit into the tax increment fund.

On the other hand, a taxing unit may decide to retain all of the tax increment for itself and not contribute to the tax increment fund. If such a decision is made and the reinvestment zone in question was created before June 19, 1999, the taxing unit must notify the board of directors of the zone in writing within 60 days of the city's approving the reinvestment zone financing plan. In any reinvestment zone created on or after June 19, 1999, there is no requirement that the taxing unit notify the board of directors of the zone that the unit does not wish to contribute. In such a case, the taxing unit would simply not enter into any agreement to contribute to the tax increment fund. Further, in a tax increment reinvestment zone created on or after June 19, 1999, a taxing unit may enter into an agreement to contribute to the tax increment fund at any time after the zone is created or enlarged. This is also true for any tax increment reinvestment zone that was created at any time pursuant to a petition under the authority of Texas Tax Code Section 311.005 (a) (5) and for the portion of a zone added at any time pursuant to petition under Texas Tax Code Section 311.007 (b).

Step 9. Once the reinvestment zone is established, the board of directors of the reinvestment zone must make recommendations to the governing body of the city on the implementation of the tax increment financing.

The governing body of a city, by ordinance or resolution, may authorize the board of directors of the reinvestment zone to exercise any of the city's power with respect to the administration, management or operation of the zone or the implementation of the project plan for the zone. However, the city may not authorize the board of directors to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan. The board of directors may also exercise any of the powers granted to the city under Tax Code Section 311.008, except that the city council must approve any acquisition of real property. Finally, the city by ordinance or resolution may choose to restrict any power granted to the board of directors by Chapter 311 of the Tax Code.

Either the board of directors or the city council may enter into agreements that are necessary or convenient to implement the project plan and the reinvestment zone financing plan. Such agreements can pledge or provide for the use of revenue from the tax increment fund and/or provide for the regulation or restriction of land use.

The board must ensure that bonds have been issued for the zone, that the city has acquired property in the zone pursuant to the project plan and/or that construction of improvements has begun in the zone. If at least one of the above three items has not been accomplished within the first three years of the zone's existence, the other taxing units are not required to continue payments into the tax increment fund.

The board is also required to implement a plan to enhance the participation of “disadvantaged businesses” in the zone procurement process, as provided under Tax Code Section 311.0101. Finally, the board has other enumerated powers as described in Section 311.010 of the Tax Code.

Step 10. The governing body of the city must submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the reinvestment zone designated by the city. The report must be provided within 90 days of the end of the city’s fiscal year. The report must include the following items:

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone;
- the captured appraised value shared by the city and other taxing units;
- the total amount of tax increments received; and
- any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city.

NOTE: Counties were allowed to form zones under House Bill 2120 (79th Legislature Regular Session). However, the reader should note that the Texas constitutional provision allowing the legislature to authorize incorporated cities or towns to implement tax increment financing was not amended to extend that authorization to counties. Texas Constitution Article VIII Section 1-g (b) states "The legislature by general law may authorize an incorporated city or town to issue bonds or notes to finance the development or redevelopment of an unproductive, underdeveloped, or blighted area within the city or town and to pledge for repayment of those bonds or notes increases in ad valorem tax revenues imposed on property in the area by the city or town and other political subdivisions." Thus county-initiated tax increment financing may potentially be subject to constitutional challenge until such time as the constitution is amended.

Annual Reporting and Central Registry

A copy of the annual report must be sent to the attention of the Property Tax Division to the Texas Comptroller of Public Accounts. Additionally, cities are now required to provide certain information to the Comptroller's office. In 2001, the Texas Legislature added section 311.019 to the Tax Code. This section requires the Comptroller's office to maintain a central registry of:

- reinvestment zones designated under Chapter 311 of the Tax Code;
- project plans and reinvestment zone financing plans adopted pursuant to the Tax Increment Financing Act (Chapter 311 of the Tax Code); and
- annual reports submitted under Section 311.016 of the Tax Code.

A city that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan must provide to the Comptroller's office before April 1 of the year following the year the zone is designated or the plan is approved a report containing the following information:

- a general description of each reinvestment zone. This description must include the size of the zone; the types of property located in the zone; the duration of the zone; and the guidelines and criteria established for the zone under Section 311.005 of the Tax Code;
- a copy of each project plan or reinvestment zone financing plan adopted; and
- "any other information required by the [C]omptroller" which helps in the administration of the central registry and tax refund for economic development (Texas Tax Code, Chapter 111, Subchapter F).

Further, a city that amends or modifies a project plan or reinvestment zone financing plan must provide a copy of the amendment or modifications to the Comptroller's office before April 1 of the year following the year in which the plan was amended or modified. Additionally, any city that designated a tax increment financing reinvestment zone or approved a project plan or reinvestment zone financing plan before Jan. 1, 2001, was to have provided by April 1, 2002, to the Comptroller's office a report containing the same information described above: a general description of each reinvestment zone; a copy of each project plan or reinvestment zone financing plan adopted; and any other information required by the Comptroller.

All Tax Increment Reinvestment Zone (TIRZ) Data

The following information is a list of Tax Increment Reinvestment Zone (TIRZ) information sent to the Comptroller since 2001.

County	City	Year Designated	Designating Ordinance	Project & Finance Plan	Annual Report FY01	Annual Report FY02	Annual Report FY03	Annual Report FY04	Annual Report FY05	Annual Report FY06	Annual Report FY07
Austin	Sealy	1993	Yes	Yes			x	x	x	x	x
Bee	Beeville	1986	Yes	Yes			x				
Bell	Temple	1982	Yes		x	x	x	x		x	x
	Belton	2004	Yes	Yes					x	x	x
Bexar	San Antonio #2	1998	Yes	Yes	x	x	x	x	x	x	x
	San Antonio #4	1998		Yes	x	x	x	x	x	x	x
	San Antonio #5	1999	Yes	Yes	x	x	x	x	x	x	x
	San Antonio #6	1999		Yes	x	x	x	x	x	x	x
	San Antonio #7	1999		Yes	x	x	x	x	x	x	x
	San Antonio #9	1999		Yes	x	x	x	x	x	x	x
	San Antonio #11	2000		Yes	x	x	x	x	x	x	x
	San Antonio #10	2000		Yes		x	x	x	x	x	x
	San Antonio #12	2001		Yes		x	x	x	x	x	x
	San Antonio #13	2001		Yes		x	x	x	x	x	x
	San Antonio #14	2002		Yes		x	x	x	x	x	x
	San Antonio #15	2002		Yes		x	x	x	x	x	x
	San Antonio #16	2004		Yes					x	x	x
	San Antonio #17	2004		Yes					x	x	x
	San Antonio #19	2004		Yes					x	x	x
	San Antonio #20	2004		Yes					x	x	x
	San Antonio #21	2004		Yes					x	x	x
	San Antonio #22	2004		Yes					x	x	x
	San Antonio #23	2004		Yes					x	x	x
	San Antonio #24	2006		Yes						x	x
	San Antonio #25	2006		Yes						x	x
	San Antonio #26	2006		Yes						x	x
	San Antonio #27	2006		Yes							x
	Selma #1	2002								x	
Brazoria	Angleton #1	2005								x	
	Manvel #1	2004		Yes				x		x	
	Pearland	1998	Yes								

County	City	Year Designated	Designating Ordinance	Project & Finance Plan	Annual Report FY01	Annual Report FY02	Annual Report FY03	Annual Report FY04	Annual Report FY05	Annual Report FY06	Annual Report FY07
Brazos	Bryan #8	1998	Yes	Yes							
	Bryan #10	2000	Yes	Yes	x	x	x				
	College Station #1	1988	Yes			x	x			x	x
	College Station #4					x	Terminated				
	College Station #7					Terminated					
	College Station #15	2002	Yes	Yes		x	x		Terminated		
Collin	College Station #16	2006	Yes	Yes							x
	Allen #1	2005								x	x
	Allen #2	2006									x
	Frisco #1	1997									
	Melissa #1	2005	Yes	Yes					x	x	x
	Plano #1	1998	Yes					x			
Dallas	Plano #2	1999	Yes	Yes				x			
	Dallas #1	1992	Yes	Yes	x	x	x		x		x
	Dallas #2	1992	Yes	Yes	x	x	x		x		x
	Dallas #3	1992	Yes	Yes	x	x	x		x		x
	Dallas #4	1992	Yes	Yes	x	x	x		x		x
	Dallas #5	1992	Yes	Yes	x	x	x		x		x
	Dallas #6	1992	Yes	Yes	x	x	x		x		x
	Dallas #7	1998	Yes	Yes	x	x	x		x		x
	Dallas #8	2005	Yes	Yes					x		x
	Dallas #9	2005	Yes	Yes					x		x
	Dallas #10	2005	Yes	Yes					x		x
	Dallas #11	2005	Yes	Yes					x		x
	Dallas #12	2005	Yes	Yes					x		x
	Dallas #13	2005									x
	Dallas #14	2005									x
	Dallas #15	2007									x
Dallas #16	2007									x	
Farmers Branch #1	1998	Yes									
Farmers Branch #2	1999	Yes									
Grand Prairie #1	1999	Yes	Yes				x	x	x	x	
Grand Prairie #2	1999	Yes	Yes				x	x	x	x	
Grand Prairie #3	1999	Yes	Yes				x	x	x	x	
Irving #1	1998	Yes	Yes			x	x	x			
Mesquite #1	1997	Yes	Yes						x		
Mesquite #2	1998	Yes	Yes						x		

County	City	Year Designated	Designating Ordinance	Project & Finance Plan	Annual Report FY01	Annual Report FY02	Annual Report FY03	Annual Report FY04	Annual Report FY05	Annual Report FY06	Annual Report FY07
Dallas	Mesquite #3	1999	Yes	Yes					x		
	Richardson #1	2006	Yes	Yes							x
	Rowlett #1	2002	Yes	Yes					x		
Denton	Flower Mound #1	2005	Yes	Yes					x	x	x
	Lewisville #1	2001	Yes	Yes		x	x				x
Ellis	Midlothian #2	1998	Yes							x	x
	Waxahachie #1	2002	Yes	Yes				x		x	
El Paso	El Paso	2006	Yes	Yes							x
Fort Bend	Missouri #1	1999		Yes	x	x	x	x	x	x	x
	Missouri #2	1999	Yes	Yes	x	x	x	x	x	x	x
	Missouri #3	2007	Yes	Yes							x
	Rosenberg #1	1999	Yes	Yes							x
	Sugar Land #1	1998	Yes	Yes			x		x	x	
	Sugar Land #2	1999	Yes	Yes			x		Terminated		
	Sugar Land #3	2007	Yes	Yes							x
Galveston	Galveston #11	2001	Yes				x	x			
	Galveston #12	2001	Yes				x	x			
	Galveston #13	2001	Yes				x	x			
	Hitchcock #1	1999	Yes								
	League City #1	1997	Yes	Yes	x						
	League City #2	1999	Yes	Yes		x	x	x	x	x	x
	League City #3	2000	Yes	Yes	x						
	Texas City #1	2006	Yes	Yes							x
Grayson	Sherman #1	2002	Yes	Yes			x	x	x	x	x
	Sherman #2									x	x
	Sherman #3	2006	Yes	Yes							x
Harris	Baytown						x	x			
	Houston #1	1991	Yes	Yes	x	x	x	x	x	x	x
	Houston #2	1995	Yes	Yes	x	x	x	x	x	x	x
	Houston #3	1995	Yes	Yes	x	x	x	x	x	x	x
	Houston #4	1996	Yes	Yes	x	x	x	x	x	x	x
	Houston #5	1996	Yes	Yes	x	x	x	x	x	x	x
	Houston #6	1997	Yes	Yes	x	x	x	x	x	x	x
	Houston #7	1997	Yes	Yes	x	x	x	x	x	x	x
	Houston #8	1997	Yes	Yes	x	x	x	x	x	x	x
	Houston #9	1997	Yes	Yes	x	x	x	x	x	x	x
	Houston #10	1997	Yes	Yes	x	x	x	x	x	x	x

County	City	Year Designated	Designating Ordinance	Project & Finance Plan	Annual Report FY01	Annual Report FY02	Annual Report FY03	Annual Report FY04	Annual Report FY05	Annual Report FY06	Annual Report FY07
Harris	Houston #11	1998	Yes	Yes	x	x	x	x	x	x	x
	Houston #12	1998	Yes	Yes	x	x	x	x	x	x	x
	Houston #13	1998	Yes	Yes	x	x	x	x	x	x	x
	Houston #14	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #15	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #16	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #17	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #18	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #19	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #20	1999	Yes	Yes	x	x	x	x	x	x	x
	Houston #21	2003	Yes	Yes				x	x	x	x
	Houston #22	2003	Yes	Yes				x	x	x	x
	LaPorte #1	1999	Yes								
Hidalgo	Edinburg #1	2007	Yes	Yes							x
	Mission #1	2001	Yes	Yes				x		x	x
Hockley	Levelland #1	2006	Yes							x	x
Jefferson	Beaumont #1	1982			x		x	x			
Johnson	Cleburne #1	2001		Yes							
Lubbock	Lubbock #1	2001							x	x	
	Lubbock #2	2002							x	x	
McLennan	Waco #1	1982	Yes		x	x	x	x	x		x
	Waco #2	1983	Yes		x	x	x	x	x		x
	Waco #3	1986	Yes		x	x	x	x	x		x
Midland	Midland #1	2001	Yes		x	x	x	x	x	x	x
Montgomery	Conroe #2	2001	Yes	Yes		x					
	Conroe #3	2001	Yes	Yes		x					
Navarro	Corsicana #1	2001		Yes		x			x	x	
Nueces	Corpus Christi #2	2000								x	x
Potter	Amarillo #1	2006	Yes	Yes							x
San Patricio	Ingleside #1	2007		Yes							x
Smith	Lindale #1	1996	Yes	Yes	x	x	x	x	x	x	Terminated
	Tyler #1	1995	Yes	Yes	x	x	x	x	x	x	x
Somervale	Glen Rose #1	1998			x	x	x	x			
Tarrant	Arlington #1	1998	Yes	Yes	x	x	x	x	x	x	x
	Arlington #2	2005								x	Terminated
	Arlington #3	2005								x	x

County	City	Year Designated	Designating Ordinance	Project & Finance Plan	Annual Report FY01	Annual Report FY02	Annual Report FY03	Annual Report FY04	Annual Report FY05	Annual Report FY06	Annual Report FY07
Tarrant	Arlington #4	2005								x	x
	Arlington #5	2006									x
	Benbrook #1	2002									
	Burleson #1	2001	Yes	Yes		x		x	x	x	
	Burleson #2	2005								x	
	Colleyville #1	1998	Yes				x				
	Fort Worth #2	1995	Yes	Yes		x				x	x
	Fort Worth #3	1995	Yes	Yes		x				x	x
	Fort Worth #4	1997	Yes	Yes		x				x	x
	Fort Worth #5	2000	Yes	Yes		x				Terminated	
	Fort Worth #6	2002	Yes	Yes		x				x	x
	Fort Worth #7	2003	Yes	Yes						x	x
	Fort Worth #8	2003	Yes	Yes						x	x
	Fort Worth #9	2003	Yes	Yes						x	x
	Fort Worth #10	2004	Yes	Yes						x	x
	Fort Worth #11	2004	Yes	Yes						x	x
	Fort Worth #12	2005	Yes	Yes						x	x
	Fort Worth #13	2007	Yes	Yes							x
	Grapevine #1	1996	Yes							x	
	Grapevine #2	1998	Yes							x	
	Keller #1	1998	Yes	Yes	x	x	x	x	x	x	x
	North Richland Hills #1	1998		Yes					x	x	x
	North Richland Hills #2	1999	Yes	Yes					x	x	x
	Southlake #1	1997	Yes				x			x	
Travis	Austin #15	1999	Yes								x
	Austin #167	2004	Yes								x
	Austin #17	2007									x
Val Verde	Del Rio #1	2005	Yes	Yes							
Waller	Katy #1	1997	Yes								
Wichita	Wichita Falls #1	1986	Yes	Yes		x	x		x	x	
Williamson	Georgetown #1	2003	Yes	Yes					x		
	Georgetown #2	2004	Yes	Yes					x		
	Taylor #1	2005								x	x
Wise	Bridgeport #1	2007	Yes	Yes							x
	TOTALS	175			50	68	74	64	86	98	116

Summary of Reported Data - Tax Increment Reinvestment Zone (TIRZ)

The following data is a summary of each Tax Increment Reinvestment Zone (TIRZ) by county of annual reports sent to the Comptroller for FY 2006 and/or FY 2007. Summary data from 1997 through 2003 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's Web site Window on State Government at www.window.state.tx.us then clicking on Local Property Tax. The previous issues of the report can be found under the "Historical Tax Reports."

The following describes the data elements of the TIRZ Registry:

County – the county where the property to be abated is located.

Zone Name and Description – the designation date, assigned name and number, duration, size and proposed improvements.

Participating Taxing Units – the names of all taxing units participating in the zone and the percentage of their participation.

Tax Increment Base – the value of the real property in the zone the year it is designated.

Total Appraised Value – the value of the real property in the zone the year information is reported.

Captured Appraised Value – the difference in the value of the real property in the zone the year it is designated and the current year (also called the tax increment.)

Outstanding Bonded Indebtedness – the amount of principal and interest due on bonded indebtedness.

Balance Reported in the Tax Increment Fund – the beginning balance, revenue, expenditures, and balance (Over / Under).

Note: The information in these summaries reflects Comptroller's office best interpretation of annual reports, project plans and financial plans provided by the cities. The summary contains only the information reported to us. Some cities may not have reported their TIRZ or reported all the information from the statute.

Austin County

City of Sealy – TIRZ #1

City of Sealy established Tax Increment Reinvestment Zone #1 in 1993 for 20 years on 58.0068-acre tract of commercial land. The proposed improvement to the property in the TIRZ includes the construction of water lines and sewer lines to serve the zone.

Participating Tax Units

City of Sealy	100%
Austin County	50%

1993 Tax Increment Base

\$350,571

2007 Total Appraised Value

\$2,668,314

2007 Captured Appraised Value

\$2,317,743

Outstanding Bonded Indebtedness

Series 2003 \$447,423

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	1.00
Revenue		10,867.00
Expenditures		10,867.00
Over/Under	\$	1.00

Source - City of Sealy TIRZ #1 Annual Report FY 2007

Bell County

City of Temple – TIRZ #1

City of Temple established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on 12,800-acre tract of business land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Tax Units (Percentage not reported)

City of Temple
Bell County
Temple Independent School District
Troy Independent School District
Belton Independent School District
Temple College District
Bell County Road District
Elm Creek Flood Control District

1982 Tax Increment Base

\$22,817,648

2007 Total Appraised Value

\$244,199,430

2007 Captured Appraised Value

\$222,011,782

Outstanding Bonded Indebtedness

Series 2003 \$13,894,068.76

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	12,267,431.00
Revenue		4,153,811.00
Expenditures		7,632,464.00

Over/Under \$ 8,788,778.00

Source - City of Temple TIRZ #1 Annual Report FY 2007

City of Belton – TIRZ #1

City of Belton established Tax Increment Reinvestment Zone #1 in 2004 for 20 years on 2,885-acre tract of business land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Tax Units (Percentage not reported)

City of Belton	100%
Bell County	100%

2004 Tax Increment Base

\$61,651,200

2007 Total Appraised Value

\$88,337,636

2007 Captured Appraised Value

\$26,686,436

Outstanding Bonded Indebtedness

2007 \$2,322,289

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	24,708.94
Revenue		256,194.97
Expenditures		245,000.00

Over/Under \$ 35,863.91

Source - City of Belton TIRZ #1 Annual Report FY 2007

Bexar County

City of San Antonio – TIRZ #2

City of San Antonio established Tax Increment Reinvestment Zone #2 (Rosedale) in 1996 for 20 years on 30.396-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 64 new single family homes targeted to first time homebuyers who earned below 80 percent of the city median income;
1. Construction of a 90-unit apartment complex to be priced 15 percent to 20 percent below market price for area at completion;
2. Construction of an elderly residence for senior citizens; and
3. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
University Health System	100%
Alamo Community College District	100%
Edgewood Independent School District	90%

1996 Tax Increment Base

\$453,300

2007 Total Appraised Value

\$6,789,763

2007 Captured Appraised Value

\$6,336,463

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	91,782.00
Revenue		1,043,439.14
Expenditures		951,656.94
Over/Under	\$	183,564.20

Source - City of San Antonio TIRZ #2 Annual Report FY 2007

City of San Antonio – TIRZ #4

City of San Antonio established Tax Increment Reinvestment Zone #4 (Highland Heights) in 1998 for 18 years on 140.2-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 253 new single family homes;
2. Construction of a 90-unit apartment complex to be priced 15 percent to 20 percent below market price for area at completion; and
3. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
University Health System	100%

1998 Tax Increment Base

\$449,000

2007 Total Appraised Value

\$1,839,737

2007 Captured Appraised Value

\$1,390,737

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 4,875.58
Revenue	49,151.71
Expenditures	44,276.13
Over/Under	\$ 9,751.16

Source - City of San Antonio TIRZ #4 Annual Report FY 2007

City of San Antonio – TIRZ #5

City of San Antonio established Tax Increment Reinvestment Zone #5 (New Horizons) in 1999 for ten years on 10.9-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of new single family homes targeted at homebuyers who earned below 80 percent of the city median income; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
University Health System	100%
Alamo Community College District	100%
Edgewood Independent School District	90%

1999 Tax Increment Base

\$53,500

2007 Total Appraised Value

\$3,677,980

2007 Captured Appraised Value

\$3,624,480

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 10,709.00
Revenue	516,915.60
Expenditures	506,206.26
Over/Under	\$ 21,418.34

Source - City of San Antonio TIRZ #5 Annual Report FY 2007

City of San Antonio – TIRZ #6

City of San Antonio established Tax Increment Reinvestment Zone #6 (Mission Del Lago) in 1999 for 26 years on 812.132-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of 3,200 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
University Health System	100%
Alamo Community College District	100%
Southside Independent School District	100%

1999 Tax Increment Base

\$1,323,410

2007 Total Appraised Value

\$27,538,489

2007 Captured Appraised Value

\$26,215,079

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 74,931.69
Revenue	1,384,987.85
Expenditures	1,310,056.16
Over/Under	\$149,863.38

Source - City of San Antonio TIRZ #6 Annual Report FY 2007

City of San Antonio – TIRZ #7

City of San Antonio established Tax Increment Reinvestment Zone #7 (Brookside) in 1999 for 13 years on 86.8-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 371 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
Alamo Community College District	100%

1999 Tax Increment Base

\$2,571,400

2007 Total Appraised Value

\$33,769,837

2007 Captured Appraised Value

\$31,198,437

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	3,135.00
Revenue		1,587,234.54
Expenditures		1,587,099.06
Over/Under	\$	6,270.48

Source - City of San Antonio TIRZ #7 Annual Report FY 2007

City of San Antonio – TIRZ #9

City of San Antonio established Tax Increment Reinvestment Zone #9 (Houston Street) in 1999 for 12 years on 629.248-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital project and project developed by Street Retail San Antonio; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
University Health System	60%
Alamo Community College District	100%

1999 Tax Increment Base

\$223,199,790

2007 Total Appraised Value

\$364,665,742

2007 Captured Appraised Value

\$141,465,952

Outstanding Bonded Indebtedness

Series 2003 \$7,825,947.89

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		3,715,403.17
Expenditures		\$0.00
Over/Under	\$	3,715,403.17

Source - City of San Antonio TIRZ #9 Annual Report FY 2007

City of San Antonio – TIRZ #10

City of San Antonio established Tax Increment Reinvestment Zone #10 (Stablewood Farms) in 2001 for 25 years on 172.90-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
Alamo Community College District	100%

2001 Tax Increment Base

\$1,000,000

2007 Total Appraised Value

\$40,218,080

2007 Captured Appraised Value

\$39,218,080

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	186.50
Revenue		1,031,224.64
Expenditures		1,031,038.14
Over/Under	\$	373.00

Source - City of San Antonio TIRZ #10 Annual Report FY 2007

City of San Antonio – TIRZ #11

City of San Antonio established Tax Increment Reinvestment Zone #11 (Inner City) in 1999 for 15 years on 956-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio 100%

1999 Tax Increment Base

\$303,650,690

2007 Total Appraised Value

\$448,923,119

2007 Captured Appraised Value

\$145,272,429

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	1,391,608.50
Revenue		2,083,719.50
Expenditures		692,111.00
Over/Under	\$	2,783,217.00

Source - City of San Antonio TIRZ #11 Annual Report FY 2007

City of San Antonio – TIRZ #12

City of San Antonio established Tax Increment Reinvestment Zone #12 (Plaza Fortuna) in 2001 for 25 years on 9.82-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
Alamo Community College District	100%

2001 Tax Increment Base

\$76,700

2007 Total Appraised Value

\$5,032,800

2007 Captured Appraised Value

\$4,956,100

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$10,133.14
Revenue	\$80,836.40
Expenditures	\$70,703.26
Over/Under	\$19,766.28

Source - City of San Antonio TIRZ #12 Annual Report FY 2007

City of San Antonio – TIRZ #13

City of San Antonio established Tax Increment Reinvestment Zone #13 (Lackland Hills) in 2001 for 25 years on 39.006-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%

2001 Tax Increment Base

\$120,000

2007 Total Appraised Value

\$4,184,820

2007 Captured Appraised Value

\$4,064,820

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$13,269.00
Revenue	\$34,449.55
Expenditures	\$21,695.61
Over/Under	\$26,022.94

Source - City of San Antonio TIRZ #13 Annual Report FY 2007

City of San Antonio – TIRZ #14

City of San Antonio established Tax Increment Reinvestment Zone #14 (Sky Harbor) in 2002 for ten years on 48.829-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
Alamo Community College District	100%

2002 Tax Increment Base

\$341,000

2007 Total Appraised Value

\$10,092,160

2007 Captured Appraised Value

\$9,751,160

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	8,203.01
Revenue		132,518.06
Expenditures		124,518.05
Over/Under	\$	16,406.02

Source - City of San Antonio TIRZ #14 Annual Report FY 2007

City of San Antonio – TIRZ #15

City of San Antonio established Tax Increment Reinvestment Zone #15 (North East Crossing) in 2002 for 25 years on 443.9-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	100%
Alamo Community College District	100%

2002 Tax Increment Base

\$1,488,700

2007 Total Appraised Value

\$23,897,840

2007 Captured Appraised Value

\$22,409,140

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 209.04
Revenue	434,409.02
Expenditures	433,899.48
Over/Under	\$ 1,018.58

Source - City of San Antonio TIRZ #15 Annual Report FY 2007

City of San Antonio – TIRZ #16

City of San Antonio established Tax Increment Reinvestment Zone #16 (Brook City-Base) in 2004 for 25 years on 2,500-acre tract of land. The proposed improvements to the property in the TIRZ include:

1. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio 100%

2004 Tax Increment Base

\$36,815,100

2007 Total Appraised Value

\$203,464,119

2007 Captured Appraised Value

\$176,831,019

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #16 Annual Report FY 2007

City of San Antonio – TIRZ #17

City of San Antonio established Tax Increment Reinvestment Zone #17 (Mission Creek) in 2004 for 25 years on 101.06-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 448 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	50%

2004 Tax Increment Base

\$3,991,335

2007 Total Appraised Value

\$20,377,590

2007 Captured Appraised Value

\$16,386,255

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #17 Annual Report FY 2007

City of San Antonio – TIRZ #19

City of San Antonio established Tax Increment Reinvestment Zone #19 (Hallie Heights) in 2004 for 25 years on 35.010-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 184 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	50%
San Antonio River Authority	25%

2004 Tax Increment Base

\$955,400

2007 Total Appraised Value

\$13,202,610

2007 Captured Appraised Value

\$12,247,210

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #19 Annual Report FY 2007

City of San Antonio – TIRZ #20

City of San Antonio established Tax Increment Reinvestment Zone #20 (Rosillo Creek) in 2004 for 16 years on 65.65-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio 65%

2004 Tax Increment Base

\$934,900

2007 Total Appraised Value

\$934,900

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #20 Annual Report FY 2007

City of San Antonio – TIRZ #21

City of San Antonio established Tax Increment Reinvestment Zone #21 (Heathers Cove) in 2004 for 25 years on 47.002-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 174 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	90%
Bexar County	50%
San Antonio River Authority	25%

2004 Tax Increment Base

\$1,622,945

2007 Total Appraised Value

\$9,817,049

2007 Captured Appraised Value

\$8,194,104

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #21 Annual Report FY 2007

City of San Antonio – TIRZ #22

City of San Antonio established Tax Increment Reinvestment Zone #22 (Ridge Stone) in 2004 for 25 years on 40.587-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 245 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	90%
Bexar County	50%

2004 Tax Increment Base

\$1,399,600

2007 Total Appraised Value

\$8,898,560

2007 Captured Appraised Value

\$7,498,960

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #22 Annual Report FY 2007

City of San Antonio – TIRZ #23

City of San Antonio established Tax Increment Reinvestment Zone #23 (Meadow Way) in 2004 for 20 years on 13.688-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a 90 new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	90%
Bexar County	50%

2004 Tax Increment Base

\$286,200

2007 Total Appraised Value

\$9,385,570

2007 Captured Appraised Value

\$9,099,370

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #23 Annual Report FY 2007

City of San Antonio – TIRZ #24

City of San Antonio established Tax Increment Reinvestment Zone #24 (Palo Alto Trails) in 2006 for 25 years on 524.35-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of 323 new single family homes;
2. Construction of 44 town homes;
3. Construction of 45 garden homes;
4. Construction of 21 commercial dwellings; and
5. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
---------------------	------

2006 Tax Increment Base

\$2,083,690

2007 Total Appraised Value

\$7,114,700

2007 Captured Appraised Value

\$5,031,010

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #24 Annual Report FY 2007

City of San Antonio – TIRZ #25

City of San Antonio established Tax Increment Reinvestment Zone #25 (Hunters Pond) in 2006 for 25 years on 88.100-acre tract of residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of 362 new single family homes;
2. Construction of 34 town homes;
3. Construction of 39 garden homes;
4. Construction of 24 duplexes; and
5. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio	100%
Bexar County	80%

2006 Tax Increment Base

\$192,110

2007 Total Appraised Value

\$4,885,030

2007 Captured Appraised Value

\$4,682,920

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #25 Annual Report FY 2007

City of San Antonio – TIRZ #26

City of San Antonio established Tax Increment Reinvestment Zone #26 (Rosillo Ranch) in 2006 for 20 years on 698.58-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of 1,875 new single family homes;
2. Construction of 127 town homes;
3. Construction of 224 garden homes;
4. Construction of 118 duplexes;
5. Construction of 439,450 square feet of commercial space; and
6. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio 90%

2006 Tax Increment Base

\$2,669,320

2007 Total Appraised Value

\$3,544,305

2007 Captured Appraised Value

\$874,985

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #26 Annual Report FY 2007

City of San Antonio – TIRZ #27

City of San Antonio established Tax Increment Reinvestment Zone #27 (River North) in 2006 for 25 years on 194-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of 5,775 new single and multi-family homes;
2. Construction of 7,250 parking spaces;
3. Construction of 150 room hotel
4. Construction of 254,000 square feet of retail space;
5. Construction of 690,000 square feet of office space; and
6. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of San Antonio 100%

2006 Tax Increment Base

\$124,497,622

2007 Total Appraised Value

\$124,497,622

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of San Antonio TIRZ #27 Annual Report FY 2007

City of Selma – TIRZ #1

City of Selma established Tax Increment Reinvestment Zone #1 (Retama Development Project) in 2002 on 477.901-acre tract of commercial and residential land. The duration of the zone was not reported. The proposed improvements to the property in the TIRZ include:

1. Construction of 1,000 housing units;
2. Construction of 250,000 square feet of industrial space;
3. Construction of 214,861 square feet of retail space;
4. Construction of 1,049,955 square feet of mixed used/retail space; and
5. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Selma	100%
Bexar County	100%
San Antonio River Authority	100%

2002 Tax Increment Base

\$6,364,810

2006 Total Appraised Value

Not Reported

2006 Captured Appraised Value

Not Reported

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Selma TIRZ #1 Annual Report FY 2006

Brazoria County

City of Angleton – TIRZ#1

City of Angleton established Tax Increment Reinvestment Zone #1 in 2005. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Angleton	100%
Brazoria County	100%

2005 Tax Increment Base

\$296,244

2006 Total Appraised Value

\$2,105,450

2006 Captured Appraised Value

\$1,809,206

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		(1,765,145.00)
Over/Under	\$	(1,765,145.00)

Source - City of Angleton TIRZ #1 Annual Report FY 2006

City of Manvel – TIRZ#1

City of Manvel established Tax Increment Reinvestment Zone #1 in 2004 for 30 years on 584.22-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a new single family homes; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Manvel	100%
----------------	------

2004 Tax Increment Base

\$4,795,920

2006 Total Appraised Value

\$42,277,600

2006 Captured Appraised Value

\$37,481,750

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$ 7,414.00
Revenue	243,069.00
Expenditures	162,227.00
Over/Under	\$ 83,256.00

Source - City of Manvel TIRZ #1 Annual Report FY 2006

Brazos County

City of College Station – TIRZ #1

City of College Station established Tax Increment Reinvestment Zone #1 (Wolf Pen Creek) in 1988. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of College Station	100%
Brazos County	100%
College Station Independent School District	100%

1988 Tax Increment Base

\$18,504,453

2007 Total Appraised Value

\$68,636,196

2007 Captured Appraised Value

\$50,131,743

Outstanding Bonded Indebtedness

\$1,042,475

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		924,701.00
Expenditures		(1,768,919.00)
Over/Under	\$	(844,218.00)

Source - City of College Station TIRZ #1 Annual Report FY 2007

City of College Station – TIRZ #16

City of College Station established Tax Increment Reinvestment Zone #16 (Northgate) in 2006 for 21 years on 141.94-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Construction of a convention center; and
2. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of College Station	100%
Brazos County	100%

2006 Tax Increment Base

\$71,519,668

2007 Total Appraised Value

\$71,519,668

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of College Station TIRZ #16 Annual Report FY 2007

Collin County

City of Allen – TIRZ #1

City of Allen established Tax Increment Reinvestment Zone #1 (Garden District) in 2005 for 20 years on a 122-acre tract of mixed use land. The proposed improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & Information systems; and
2. Public parking.

Participating Tax Units

City of Allen 100%

2005 Tax Increment Base

\$2,424,098

2007 Total Appraised Value

\$14,998,094

2007 Captured Appraised Value

\$12,573,996

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under		0.00

Source - City of Allen TIRZ #1 Annual Report FY 2007

City of Allen – TIRZ #2

City of Allen established Tax Increment Reinvestment Zone #2 (Central Business District) in 2006. The duration of the zone and the number of acres not reported. The proposed construction improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems; and
2. Public parking.

Participating Tax Units

City of Allen	100%
---------------	------

2006 Tax Increment Base

\$80,924,600

2007 Total Appraised Value

\$91,319,874

2007 Captured Appraised Value

\$10,395,274

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under		0.00

Source - City of Allen TIRZ #2 Annual Report FY 2007

City of Melissa – TIRZ #1

City of Melissa designated Tax Increment Reinvestment Zone #1 in 2005 for 30 years on 644 acres of land. The proposed construction improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & Information systems; and
2. Public plaza and open space.

Participating Tax Units

City of Melissa	100%
Collin County	50%

2005 Tax Increment Base

\$14,597,011

2007 Total Appraised Value

\$20,376,114

2007 Captured Appraised Value

\$5,779,103

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	469,461.00
Revenue		37,131.00
Expenditures		117,128.00
Over/Under		389,483.00

Source - City of Melissa TIRZ #1 Annual Report FY 2007

Dallas County

City of Dallas – TIRZ #1

City of Dallas established Tax Increment Reinvestment Zone #1 (State-Thomas) in 1988 for 20 years. Number of acres not reported for tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Develop residential housing, including apartments and townhouses; and
3. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Tax Units

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1988 Tax Increment Base

\$47,506,802

2007 Total Appraised Value

\$445,014,047

2007 Captured Appraised Value

\$397,534,245

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	9,070,996.00
Revenue		449,539.00
Expenditures		826,688.00
Over/Under	\$	8,693,847.00

Note: This TIF is no longer collecting tax revenue as the duration of the zone has expired. The funds of the zone will be used to pay off existing committed obligations.

Source - City of Dallas TIRZ #1 Annual Report FY 2007

City of Dallas – TIRZ #2

City of Dallas established Tax Increment Reinvestment Zone #2 (Cityplace) in 1992 for 20 years. Number of acres not reported for tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Encourage residential development, including apartments and townhouses;
3. Provide opportunities for retail uses supporting neighborhood needs; and
4. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Tax Units

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1992 Tax Increment Base

\$45,065,342

2007 Total Appraised Value

\$470,137,188

2007 Captured Appraised Value

\$425,071,846

Outstanding Bonded Indebtedness

Series 1998 & 2000 \$10,532,406

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	2,810,127.00
Revenue		182,587.00
Expenditures		1,992,262.00
Over/Under		\$2,634,959.00

Source - City of Dallas TIRZ #2 Annual Report FY 2007

City of Dallas – TIRZ #3

City of Dallas established Tax Increment Reinvestment Zone #3 (Oak Cliff Gateway) in 1992. Duration of zone, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ include:

1. Replace and enhance infrastructure to provide a foundation for development;
2. Develop residential housing, including apartments and townhouses; and
3. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Tax Units

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1992 Tax Increment Base

\$38,570,128

2007 Total Appraised Value

\$76,223,824

2007 Captured Appraised Value

\$37,653,696

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	(3,377,708.00)
Revenue		573,829.00
Expenditures		639,614.00
Over/ Under	\$	(3,443,493.00)

Source - City of Dallas TIRZ #3 Annual Report FY 2007

City of Dallas – TIRZ #4

City of Dallas established Tax Increment Reinvestment Zone #4 (Cedars) in 1992. Duration of zone, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ include:

1. Improve the infrastructure within and adjacent to the district to promote new investment;
2. Add 700 residential units;
3. Add 400 hotel/motel rooms;
4. Add 55,000 square feet of retail; and
5. Add 300,000 square feet of service center/flex office.

Participating Tax Units

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1992 Tax Increment Base

\$35,300,760

2007 Total Appraised Value

\$62,805,631

2007 Captured Appraised Value

\$27,504,871

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	282,635.00
Revenue		228,712.00
Expenditures		276,632.00
Over/Under	\$	234,714.00

Source - City of Dallas TIRZ #4 Annual Report FY 2007

City of Dallas – TIRZ #5

City of Dallas established Tax Increment Reinvestment Zone #5 (City Center) in 1996. Duration of zone, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting, and improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots;
2. Provide public parking to encourage redevelopment of underutilized downtown office and Retail space;
3. Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to various areas;
4. Direct overall development of the City Center area through the application of design standards for public improvement and design guidelines for private investment; and
5. Complement and protect existing historic structures.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

1996 Tax Increment Base

\$876,220,931

2007 Total Appraised Value

\$1,472,178,781

2007 Captured Appraised Value

\$595,957,850

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	(5,378,214.00)
Revenue		4,513,807.00
Expenditures		9,162,102.00
Over/ Under	\$	(10,026,509.00)

Source - City of Dallas TIRZ #5 Annual Report FY 2007

City of Dallas – TIRZ #6

City of Dallas established Tax Increment Reinvestment Zone #6 (Farmers Market) in 1998. Duration of zone, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ include:

1. Complete a program of infrastructure replacement and enhancement to provide a foundation for development;
2. Encourage residential development, including apartments and townhouses;
3. Provide opportunities for retail uses supporting neighborhood needs;
4. Encourage high standards of environmental excellence throughout the area; and
5. Encourage the development of design standards for public improvement and design guidelines for private investment.

Participating Tax Units

City of Dallas 100%

1998 Tax Increment Base

\$27,706,851

2007 Total Appraised Value

\$96,486,980

2007 Captured Appraised Value

\$68,780,129

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	(4,271,724.00)
Revenue		758,686.00
Expenditures		96,099.00
Over/ Under	\$	(3,609,137.00)

Source - City of Dallas TIRZ #6 Annual Report FY 2007

City of Dallas – TIRZ #7

City of Dallas established Tax Increment Reinvestment Zone #7 (Sports Arena) in 1998. Duration of zone, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ include completion of a program of infrastructure replacement and enhancement to provide a foundation for development.

Participating Tax Units

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	100%

1998 Tax Increment Base

\$16,423,773

2007 Total Appraised Value

\$386,526,044

2007 Captured Appraised Value

\$370,102,271

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	(22,973,192.00)
Revenue		2,689,913.00
Expenditures		2,655,187.00
Over/ Under	\$	(22,938,466.00)

Source - City of Dallas TIRZ #7 Annual Report FY 2007

City of Dallas – TIRZ #8

City of Dallas designated Tax Increment Reinvestment Zone #8 (Design District) in 2005 on approximately 182.4 acres. The duration of the zone not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through sidewalk, landscaping, lighting and design standards;
2. Provide funding for environmental remediation and interior/exterior demolition assistance to encourage redevelopment of land within the design district;
3. Upgrade basic infrastructure;
4. Coordinate linkages with the DART;
5. Direct overall development of Design District through application of design guidelines for public improvements and private development;
6. Encourage development of residential housing and retail development;
7. Develop and fund the Old trinity Trail; and
8. Address parking constraints.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$16,423,773

2007 Total Appraised Value

\$178,822,830

2007 Captured Appraised Value

\$36,970,868

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		12,378.00
Over/Under	\$	(12,378.00)

Source - City of Dallas TIRZ #8 Annual Report FY 2007

City of Dallas – TIRZ #9

City of Dallas designated Tax Increment Reinvestment Zone #9 (Victory Meadows) in 2005 on approximately 125 acres. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian lighting;
2. Improve pedestrian environment through landscaping, lighting and design standards for surface parking lots;
3. Coordinate linkages with the DART Park Lane light rail station;
4. Direct overall development of Victory Meadow District through application of design guidelines for public improvements and private development; and
5. Encourage redevelopment of school property and improve educational and training facilities within the District.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$161,270,320

2007 Total Appraised Value

\$178,962,900

2007 Captured Appraised Value

\$17,692,580

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		9,953.00
Over/ Under	\$	(9,953.00)

Source - City of Dallas TIRZ #9 Annual Report FY 2007

City of Dallas – TIRZ #10

City of Dallas designated Tax Increment Reinvestment Zone #10 (Southwestern Medical) in 2005 on approximately 93.6 acres. The duration of the zone not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting;
2. Improve pedestrian environment through landscaping, lighting and design standards;
3. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Southwestern Medical district;
4. Coordinate linkages with the DART Southwestern Medical District light rail station;
5. Direct overall development of Southwestern Medical District through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the Southwestern Medical District.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$20,936,690

2007 Total Appraised Value

\$40,179,430

2007 Captured Appraised Value

\$19,242,740

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	(249,126.00)
Revenue		34,796.00
Expenditures		1,173,166.00
Over/ Under	\$	(1,387,497.00)

Source - City of Dallas TIRZ #10 Annual Report FY 2007

City of Dallas – TIRZ #11

City of Dallas designated Tax Increment Reinvestment Zone #11 (Downtown Connection) in 2005 on approximately 2.5 blocks of downtown. The duration of the zone not reported. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting;
2. Assist with the cost of environmental remediation, interior and exterior demolition, fire corridor improvements and façade improvements to encourage redevelopment of underutilized office space and create retail opportunities;
3. Purchase façade beautification/conservation easements to ensure that new construction and/or redevelopment projects are compatible with surrounding historic buildings;
4. Coordinate linkages with the DART light rail mall;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development;
6. Encourage development of residential housing, including conversions of existing office space;
7. Encourage redevelopment of street-front retail; and
8. Complement and protect existing historic structures.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$562,696,137

2007 Total Appraised Value

\$1,022,349,022

2007 Captured Appraised Value

\$460,652,885

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	46,857.00
Revenue		21,674.00
Expenditures		155,762.00
Over/ Under	\$	(86,850.00)

Source - City of Dallas TIRZ #11 Annual Report FY 2007

City of Dallas – TIRZ #12

City of Dallas designated Tax Increment Reinvestment Zone #12 (Deep Ellum) in 2005. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Deep Ellum District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$107,990,540

2007 Total Appraised Value

\$11,799,158

2007 Captured Appraised Value

\$9,808,618

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		18,808.00
Over/ Under	\$	(18,808.00)

Source - City of Dallas TIRZ #12 Annual Report FY 2007

City of Dallas – TIRZ #13

City of Dallas designated Tax Increment Reinvestment Zone #13 (Grand Fork South) in 2005. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Grand Fork South District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$44,850,019

2007 Total Appraised Value

\$53,524,382

2007 Captured Appraised Value

\$8,674,363

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		29,259.00
Over/ Under	\$	(29,259.00)

Source - City of Dallas TIRZ #13 Annual Report FY 2007

City of Dallas – TIRZ #14

City of Dallas designated Tax Increment Reinvestment Zone #14 (Skillman Corridor) in 2005. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Skillman Corridor;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2005 Tax Increment Base

\$340,391,612

2007 Total Appraised Value

\$406,365,462

2007 Captured Appraised Value

\$65,973,850

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		31,688.00
Over/ Under	\$	(31,688.00)

Source - City of Dallas TIRZ #14 Annual Report FY 2007

City of Dallas – TIRZ #15

City of Dallas designated Tax Increment Reinvestment Zone #16 (Fort Worth Avenue) in 2007. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Fort Worth Avenue District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2007 Tax Increment Base

\$89,385,708

2007 Total Appraised Value

\$89,385,708

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		20,084.00
Over/ Under	\$	(20,084.00)

Source - City of Dallas TIRZ #15 Annual Report FY 2007

City of Dallas – TIRZ #16

City of Dallas designated Tax Increment Reinvestment Zone #16 (Twelve Hills) in 2007. The duration of the zone and the number of acres not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Twelve Hill District;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Dallas	100%
Dallas County	100%

2007 Tax Increment Base

\$123,548,762

2007 Total Appraised Value

\$123,548,762

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		18,257.00
Over/ Under	\$	(18,257.00)

Source - City of Dallas TIRZ #16 Annual Report FY 2007

City of Grand Prairie – TIRZ #1

City of Grand Prairie established Tax Increment Reinvestment Zone #1 (IH 30 Entertainment District) in 1999 for 20 years on a 4,468-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Reclamation of floodplain and extension of water main.

Participating Tax Units

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Grand Prairie Independent School District	100%

1999 Tax Increment Base

\$52,709,998

2006 Total Appraised Value

\$70,222,563

2006 Captured Appraised Value

\$17,512,565

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	282,494.00
Revenue		496,557.00
Expenditures		510,472.00
Over/Under	\$	268,472.00

Source - City of Grand Prairie TIRZ #1 Annual Report FY 2006

City of Grand Prairie – TIRZ #2

City of Grand Prairie established Tax Increment Reinvestment Zone #2 (IH 20 Retail District) in 1999 for 20 years on a 1,588-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include: Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and extend existing roadways.

Participating Tax Units

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Grand Prairie Independent School District	100%
Arlington Independent School District	100%

1999 Tax Increment Base

\$55,257,085

2006 Total Appraised Value

\$189,215,133

2006 Captured Appraised Value

\$133,958,048

Outstanding Bonded Indebtedness

Series 2001	\$16,497,976.00
Series 2002-B	2,383,903.00
Series 2003-B	899,765.00
Series 2003-C	3,774,989.00
Series 2004-B	1,060,105.00
Series 2005-A	678,345.00
Series 2006	<u>1,583,365.00</u>
	\$26,878,448.00

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	197,041.00
Revenue		5,368,578.00
Expenditures		5,144,393.00
Over/Under	\$	421,226.00

Source - City of Grand Prairie TIRZ #2 Annual Report FY 2006

City of Grand Prairie – TIRZ #3

City of Grand Prairie established Tax Increment Reinvestment Zone #3 (Lake District) in 1999 for 20 years on a 3,579-acre tract of recreational, low density residential and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Extend existing roadways.

Participating Tax Units

City of Grand Prairie	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Cedar Hill Independent School District	100%

1999 Tax Increment Base

\$3,134,604

2006 Total Appraised Value

\$145,221,901

2006 Captured Appraised Value

\$142,087,297

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	447,570.00
Revenue		1,715,320.00
Expenditures		2,779,548.00
Over/ Under	\$	(616,658.00)

Source - City of Grand Prairie TIRZ #3 Annual Report FY 2006

City of Richardson – TIRZ #1

City of Richardson established Tax Increment Reinvestment Zone #1 (Centennial Park) in 2006 for 25 years on a 1,217-acre tract of land. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation/interior and demolition assistance to encourage redevelopment of land within the Centennial Park zone;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations;
5. Direct overall development of Downtown Connection area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Tax Units

City of Richardson	80%
Dallas County	65%

2006 Tax Increment Base

\$428,581,746

2007 Total Appraised Value

\$496,125,730

2007 Captured Appraised Value

\$67,543,984

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Richardson TIRZ #1, Annual Report FY 2007

Denton County

City of Flower Mound – TIRZ #1

City of Flower Mound established Tax Increment Reinvestment Zone #1 in 2005 for 20 years on a 1,465-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

- 1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
- 3. Park, Hike & Bike Trails.

Participating Tax Units

City of Flower Mound	100%
Denton County	50%

2005 Tax Increment Base

\$228,290,889

2007 Total Appraised Value

\$294,897,230

2007 Captured Appraised Value

\$66,606,341

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		462,404.00
Expenditures		0.00
Over/Under	\$	462,404.00

Source - City of Flower Mound TIRZ #1 Annual Report FY 2007

City of Lewisville – TIRZ #1

City of Lewisville established Tax Increment Reinvestment Zone #1 (Old Town) in 2001 for 20 years on a 215-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Build a new City Hall;
2. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
3. Extend existing roadways.

Participating Tax Units

City of Lewisville	100%
Denton County	100%

2001 Tax Increment Base

\$69,240,597

2007 Total Appraised Value

\$144,542,042

2007 Captured Appraised Value

\$75,301,479

Outstanding Bonded Indebtedness

Series 2007 \$8,190,000

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$39,707.94
Revenue	\$491,606.33
Expenditures	\$316,031.00
Over/Under	\$215,283.27

Source - City of Lewisville TIRZ #1 Annual Report FY 2007

Ellis County

City of Midlothian – TIRZ #2

City of Midlothian established Tax Increment Reinvestment Zone #2 in 1998 for 38 years on a 2,673-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Build a natural gas supply and distribution system.

Participating Tax Units

City of Midlothian	100%
Ellis County	100%
Midlothian Independent School District	100%

1998 Tax Increment Base

\$845,280

2007 Total Appraised Value

\$342,522,946

2007 Captured Appraised Value

\$341,677,666

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ (9,529,133.46)
Revenue	8,612,038.40
Expenditures	7,204,593.00
Over/Under	\$ (8,121,688.06)

Source - City of Midlothian TIRZ #2 Annual Report FY 2007

City of Waxahachie – TIRZ #1

City of Waxahachie established Tax Increment Reinvestment Zone #1(Jazz Plaza) in 2002 for 25 years on a 1,675 (expanded to 2,344 in 2004) acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development;
2. Hardscape Improvement in the district for Park Bandstand & Pavilion Main Street Parking Garage; Clef Music Stage Plaza; Trolley Plaza; Clef Terrace & Food Court; Walks & Trails; Lake & Stream; Main Street; Kaufman Street; Clift Street & Rogers Street; and
- 3 Landscape Improvement in the district for Jazz Plaza & Trolley Plaza.

Participating Tax Units

City of Waxahachie	100%
--------------------	------

2002 Tax Increment Base

\$38,562,610

2006 Total Appraised Value

\$96,169,488

2006 Captured Appraised Value

\$57,606,878

Outstanding Bonded Indebtedness

Series 2004	\$242,862.84
-------------	--------------

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	84,875.08
Revenue		85,078.58
Expenditures		33,685.13

Over/Under	\$	161,731.53
-------------------	-----------	-------------------

Source - City of Waxahachie TIRZ #1 Annual Report FY 2006

El Paso County

City of El Paso – TIRZ #1

City of El Paso established Tax Increment Reinvestment Zone #1 in 2006 for 30 years on a 188.42-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, water, sewer, drainage improvement, utility improvements, landscaping and public parks.

Participating Tax Units

City of El Paso 100%

2006 Tax Increment Base

\$106,883,525

2007 Total Appraised Value

\$106,883,525

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of El Paso TIRZ #1 Annual Report FY 2007

Fort Bend County

City of Missouri City – TIRZ #1

City of Missouri City established Tax Increment Reinvestment Zone #1 (Fifth Street) in 1999 for 30 years on a 595.54-acre tract of vacant and open land. The proposed improvement to the property in the TIRZ includes providing for design and construction water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Tax Units

City of Missouri City	100%
Fort Bend County	100%
Fort Bend Levy Improvement District	100%
Fort Bend Independent School District	100%

1999 Tax Increment Base

\$3,526,570

2007 Total Appraised Value

\$74,246,334

2007 Captured Appraised Value

\$66,405,708

Outstanding Bonded Indebtedness

Series 2006 \$9,969,373.78

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		6,246,744.94
Expenditures		5,687,028.79
Over/Under	\$	561,716.15

Source - City of Missouri TIRZ #1 Annual Report FY 2007

City of Missouri City – TIRZ #2

City of Missouri City established Tax Increment Reinvestment Zone #2 in 1999 for 30 years on a 2,158-acre tract of vacant and open land. The proposed improvement to the property in the TIRZ includes providing for design and construction water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Tax Units

City of Missouri	100%
Fort Bend County	100%
Fort Bend Independent School District	100%

1999 Tax Increment Base

\$3,526,570

2007 Total Appraised Value

\$74,246,334

2007 Captured Appraised Value

\$66,405,708

Outstanding Bonded Indebtedness

Series 2006 \$9,969,373.78

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		6,246,744.94
Expenditures		5,687,028.79
Over/Under	\$	559,716.15

Source - City of Missouri City TIRZ #2 Annual Report FY 2007

City of Missouri City – TIRZ #3

City of Missouri City established Tax Increment Reinvestment Zone #3 in 2007 for 30 years on a 596-acre tract of vacant, agricultural and partially developed land. The proposed improvement to the property in the TIRZ includes providing for design and construction water, wastewater, drainage facilities and other specific other public infrastructure improvements.

Participating Tax Units

City of Missouri City	100%
Fort Bend County	100%
Fort Bend County Drainage District	100%
Fort Bend Levy Improvement District	100%
Houston Community College	100%

2007 Tax Increment Base

\$32,101,300

2007 Total Appraised Value

\$32,101,300

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Missouri City TIRZ #3 Annual Report FY 2007

City of Rosenberg – TIRZ #1

City of Rosenberg established Tax Increment Reinvestment Zone #1 in 1999 for ten years on a 5-acre tract of land. The proposed improvement to the property in the TIRZ includes providing for landscaping, decorative street lighting, signage, sidewalk improvement, brick paver crosswalks and parking lot.

Participating Tax Units

City of Rosenberg	100%
Fort Bend County	100%
Lamar Consolidated Independent School District	100%

1999 Tax Increment Base

\$9,975,847

2007 Total Appraised Value

\$11,578,053

2007 Captured Appraised Value

\$1,602,206

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	84,165.00
Revenue		46,155.00
Expenditures		0.00

Over/Under \$ 130,320.00

Source - City of Rosenberg TIRZ #1 Annual Report FY 2007

City of Sugar Land – TIRZ #1

City of Sugar Land established Tax Increment Reinvestment Zone #1 in 1998 for 25 years on a 32.83-acre tract of retail, commercial and undeveloped land. The proposed improvement to the property in the TIRZ includes providing a funding mechanism for the public infrastructure including the plaza, streets, sidewalks, streetscape, lighting and amenities, traffic and signalization improvements, and certain underground utilities for the development.

Participating Tax Units

City of Sugar Land	100%
Fort Bend County	100%
Fort Bend Levy Improvement District	100%

1998 Tax Increment Base

\$5,570,200

2006 Total Appraised Value

\$67,794,630

2006 Captured Appraised Value

\$62,224,430

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	0.00
Revenue		590,908.74
Expenditures		622,530.58
Over/ Under	\$	(31,621.84)

Source - City of Sugar Land TIRZ #1 Annual Report FY 2006

City of Sugar Land – TIRZ #3

City of Sugar Land established Tax Increment Reinvestment Zone #3 in 2007 for 30 years on a 839.4-acre tract of industrial and agricultural land. The proposed improvement to the property in the TIRZ includes providing for design and construction water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Tax Units

City of Sugar Land	100%
Fort Bend County	100%

2007 Tax Increment Base

\$10,749,010

2007 Total Appraised Value

\$10,749,010

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Sugar Land TIRZ #3 City Ordinance #1667, December 18, 2007

Galveston County

City of League City – TIRZ #2

City of League City established Tax Increment Reinvestment Zone #2 in 1999 for 20 years on a 712-acre tract of retail, commercial and undeveloped land. The proposed improvement to the property in the TIRZ includes the construction of major thoroughfare and drainage improvements and related expenses.

Participating Tax Units

City of League City	100%
Galveston County	100%
Clear Creek Independent School District	100%

1999 Tax Increment Base

\$4,161,160

2007 Total Appraised Value

\$142,944,911

2007 Captured Appraised Value

\$138,783,751

Outstanding Bonded Indebtedness

Series 2003 \$10,081,638

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	2,527,642.00
Revenue		2,526,005.00
Expenditures		5,054,806.00
Over/Under	\$	(1,159.00)

Source - City of League City TIRZ #2 Annual Report FY 2007

City of Texas City – TIRZ #1

City of Texas City established Tax Increment Reinvestment Zone #1 in 2006 for 31 years on a 3,457,7-acre tract of retail and commercial land. The proposed improvement to the property in the TIRZ includes the improved roadways and enhanced mobility

Participating Tax Units

City of Texas City	100%
Galveston County	100%
College of the Mainland	100%

2006 Tax Increment Base

\$38,873,920

2007 Total Appraised Value

\$38,873,920

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Texas City TIRZ #1 Annual Report FY 2007

Grayson County

City of Sherman – TIRZ #1

City of Sherman established Tax Increment Reinvestment Zone #1 in 2002 for 20 years on a 118.5-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage and other public improvements related to the proposed development.

Participating Tax Units

City of Sherman	100%
-----------------	------

2002 Tax Increment Base

\$3,198,326

2007 Total Appraised Value

\$81,828,449

2007 Captured Appraised Value

\$78,630,123

Outstanding Bonded Indebtedness

Series 2004 \$3,891,736

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		350,110.00
Expenditures		199,983.00
Over/Under	\$	150,127.00

Source - City of Sherman TIRZ #1 Annual Report FY 2007

City of Sherman – TIRZ #2

City of Sherman established Tax Increment Reinvestment Zone #2 in 2005 for 20 years on a 165-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include providing the park benches, trash receptacles, concrete & brick landscape planter, light pole and fixture replacement, curb and sidewalk improvements.

Participating Tax Units

City of Sherman 100%

2005 Tax Increment Base

\$31,163,809

2007 Total Appraised Value

\$40,610,601

2007 Captured Appraised Value

\$9,446,792

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		25,138.00
Expenditures		0.00
Over/Under	\$	25,138.00

Source - City of Sherman TIRZ #2 Annual Report FY 2007

City of Sherman – TIRZ #3

City of Sherman established Tax Increment Reinvestment Zone #3 in 2006 for 20 years on a 82.41-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage and other public improvements related to the proposed development.

Participating Tax Units

City of Sherman 100%

2006 Tax Increment Base

\$5,915,508

2007 Total Appraised Value

\$40,610,601

2007 Captured Appraised Value

\$34,694,796

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		0.00
Expenditures		0.00
Over/Under	\$	0.00

Source - City of Sherman TIRZ #3 Annual Report FY 2007

Harris County

City of Houston – TIRZ #1

City of Houston established Tax Increment Reinvestment Zone #1 (Lamar Terrace/St. George Place) in 1990 for 40 years on a 125.2-acre tract of residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1990 Tax Increment Base

\$27,150,340

2007 Total Appraised Value

\$169,661,219

2007 Captured Appraised Value

\$142,510,879

Outstanding Bonded Indebtedness

Series 2001 \$3,519,974

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$2,133,155.15
Expenditures	2,481,535.42
Over/ Under	\$ (348,380.27)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #1 Annual Report FY 2007

City of Houston – TIRZ #2

City of Houston established Tax Increment Reinvestment Zone #2 (Midtown) in 1994 for 30 years on a 443-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the design, construction, assembly, installation and implementation of an urban mixed-used development with apartments and ancillary retail and parking.

Participating Tax Units

City of Houston	100%
Harris County	100%
Harris County Flood Control	100%
Houston Independent School District	100%

1994 Tax Increment Base

\$211,775,890

2007 Total Appraised Value

\$885,207,960

2007 Captured Appraised Value

\$673,432,070

Outstanding Bonded Indebtedness

Series 1998	\$9,485,104
Series 2001	\$25,866,324
Series 2003	\$18,448,598
Series 2005	<u>\$35,980,475</u>
	\$85,488,977

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$12,364,550.43
Expenditures	12,745,986.33
Over/ Under	\$ (381,435.90)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #2 Annual Report FY 2007

City of Houston – TIRZ #3

City of Houston established Tax Increment Reinvestment Zone #3 (Main Street/Market Street) in 1995 for 25 years on a 300-acre tract of office, retail, commercial, hotel, and residential land. The proposed improvement to the property in the TIRZ includes the design, construction, assembly, installation and implementation of a high rise office building.

Participating Tax Units

City of Houston	100%
Harris County	100%
Harris County Flood Control	100%
Harris County Hospital District	100%
Harris County Port Authority	100%
Houston Independent School District	100%

1995 Tax Increment Base

\$215,947,300

2007 Total Appraised Value

\$792,666,258

2007 Captured Appraised Value

\$576,718,958

Outstanding Bonded Indebtedness

Series 2002A \$16,232,255

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$8,959,676.96
Expenditures	9,865,964.96
Over/ Under	\$ 906,018.80)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #3 Annual Report FY 2007

City of Houston – TIRZ #4

City of Houston established Tax Increment Reinvestment Zone #4 (Village Enclave) in 1996 for 25 years on a 1,075-acre tract of residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	91%

1996 Tax Increment Base

\$57,002,700

2007 Total Appraised Value

\$556,423,754

2007 Captured Appraised Value

\$499,421,054

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$9,644,147.02
Expenditures	7,500,077.05

Over/Under \$2,144,069.97

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #4 Annual Report FY 2007

City of Houston – TIRZ #5

City of Houston established Tax Increment Reinvestment Zone #5 (Memorial – Heights) in 1996 for 20 years on a 112-acre tract of retail, residential and public park land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure with in the zone.

Participating Tax Units

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1996 Tax Increment Base

\$26,633,950

2007 Total Appraised Value

\$228,312,709

2007 Captured Appraised Value

\$201,678,759

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$2,915,415.47
Expenditures	985,284.67
Over/Under	\$1,930,130.80

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #5 Annual Report FY 2007

City of Houston – TIRZ #6

City of Houston established Tax Increment Reinvestment Zone #6 (Eastside) in 1997 for 30 years on a 751-acre tract of commercial, industrial, and public land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	100%

1997 Tax Increment Base

\$391,540,600

2007 Total Appraised Value

\$223,578,814

2007 Captured Appraised Value

(\$167,961,786)

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #6 Annual Report FY 2007

City of Houston – TIRZ #7

City of Houston established Tax Increment Reinvestment Zone #7 (OST/Alameda) in 1997 for 30 years on an 847-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the construction and installation of certain infrastructure relating to an apartment complex.

Participating Tax Units

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1997 Tax Increment Base

\$177,401,740

2007 Total Appraised Value

\$587,905,716

2007 Captured Appraised Value

\$410,503,976

Outstanding Bonded Indebtedness

Series 2001 \$9,730,236

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$4,948,946.89
Expenditures	\$3,955,997.48
Over/Under	\$992,949.41

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #7 Annual Report FY 2007

City of Houston – TIRZ #8

City of Houston established Tax Increment Reinvestment Zone #8 (Gulfgate) in 1997 for 30 years on a 252.58-acre tract of retail, commercial, and residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1997 Tax Increment Base

\$25,127,840

2007 Total Appraised Value

\$72,814,792

2007 Captured Appraised Value

\$47,686,952

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,016,249.27
Expenditures	1,464,089.59
Over/ Under	\$ 447,840.32)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #8 Annual Report FY 2007

City of Houston – TIRZ #9

City of Houston established Tax Increment Reinvestment Zone #9 (South Post Oaks) in 1997 for 30 years on a 247-acre tract of retail, commercial, residential, institutional, and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1997 Tax Increment Base

\$13,580

2007 Total Appraised Value

\$46,836,071

2007 Captured Appraised Value

\$46,822,491

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$967,512.67
Expenditures	472,413.00
Over/ Under	\$ (55,635.68)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #9 Annual Report FY 2007

City of Houston – TIRZ #10

City of Houston established Tax Increment Reinvestment Zone #10 (Lake Houston) in 1997 for 30 years on an 1,883-acre tract of residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Harris County	50%
Humble Independent School District	100%

1997 Tax Increment Base

\$8,959,080

2007 Total Appraised Value

\$339,806,887

2007 Captured Appraised Value

\$330,847,807

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$8,374,578.97
Expenditures	6,624,593.70
Over/Under	\$1,749,985.27

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #10 Annual Report FY 2007

City of Houston – TIRZ #11

City of Houston established Tax Increment Reinvestment Zone #11 (Greater Greenspoint) in 1998 for 30 years on a 3,000-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Harris County	100%
North Harris Montgomery Community College	100%
Spring Independent School District	100%
Aldine Independent School District	100%

1998 Tax Increment Base

\$533,228,330

2007 Total Appraised Value

\$897,818,918

2007 Captured Appraised Value

\$364,590,588

Outstanding Bonded Indebtedness

Series 2002 \$25,258,810

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$6,383,221.69
Expenditures	4,172,021.07
Over/Under	\$2,211,200.62

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #11 Annual Report FY 2007

City of Houston – TIRZ #12

City of Houston established Tax Increment Reinvestment Zone #12 (City Park) in 1998 for 30 years on a 108-acre tract of retail, and residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1998 Tax Increment Base

\$2,410,450

2007 Total Appraised Value

\$37,478,193

2007 Captured Appraised Value

\$35,067,743

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not reported
Revenue	\$726,456.48
Expenditures	644,164.67
Over/Under	\$82,291.81

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #12 Annual Report FY 2007

City of Houston – TIRZ #13

City of Houston established Tax Increment Reinvestment Zone #13 (Old Sixth Ward) in 1999 for 30 years on a 94-acre tract of retail, commercial, and residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Harris County	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$34,345,500

2007 Total Appraised Value

\$91,272,224

2007 Captured Appraised Value

\$56,926,724

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$887,020.63
Expenditures	657,368.83
Over/Under	\$219,651.80

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #13 Annual Report FY 2007

City of Houston – TIRZ #14

City of Houston established Tax Increment Reinvestment Zone #14 (Fourth Ward) in 1999 for 30 years on a 120-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$34,286,680

2007 Total Appraised Value

\$216,363,325

2007 Captured Appraised Value

\$182,076,645

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$2,710,187.12
Expenditures	1,694,577.06
Over/Under	\$1,015,610.06

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #14 Annual Report FY 2007

City of Houston – TIRZ #15

City of Houston established Tax Increment Reinvestment Zone #15 (East Downtown) in 1999 for 30 years on a 66-acre tract of retail, commercial, institutional, and residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$32,031,620

2007 Total Appraised Value

\$93,563,751

2007 Captured Appraised Value

\$61,532,131

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$980,392.51
Expenditures	646,302.12
Over/Under	\$334,090.39

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #15 Annual Report FY 2007

City of Houston – TIRZ #16

City of Houston established Tax Increment Reinvestment Zone #16 (Uptown) in 1999 for 30 years on a 1,010-acre tract of retail, commercial, office, and residential land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$1,908,297,450

2007 Total Appraised Value

\$3,065,487,047

2007 Captured Appraised Value

\$1,157,189,597

Outstanding Bonded Indebtedness

Series 2001A	\$8,351,703
Series 2001B	\$4,157,373
Series 2002A	\$6,718,810
Series 2002B	\$3,377,964
Series 2004A	\$9,121,301
Series 2004B	\$4,558,168
Series 2004B	\$2,030,904
Series 2004B	<u>\$1,017,515</u>
	\$39,333,736

Balance Reported in Tax Increment Fund through the 2004 fiscal year:

Fund Balance	Not Reported
Revenue	\$13,404,295.75
Expenditures	9,393,741.17
Over/Under	\$4,010,554.58

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #16 Annual Report FY 2007

City of Houston – TIRZ #17

City of Houston established Tax Increment Reinvestment Zone #17 (Memorial City) in 1999 for 30 years on a 988-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston 100%

1999 Tax Increment Base

\$509,671,530

2007 Total Appraised Value

\$862,099,701

2007 Captured Appraised Value

\$352,428,171

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$2,270,316.18
Expenditures	1,461,801.81
Over/Under	\$808,514.37

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #17 Annual Report FY 2007

City of Houston – TIRZ #18

City of Houston established Tax Increment Reinvestment Zone #18 (Fifth Ward) in 1999 for 30 years on a 241-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$21,543,150

2007 Total Appraised Value

\$26,705,839

2007 Captured Appraised Value

\$5,162,689

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not reported
Revenue	\$81,591.27
Expenditures	17,380.70
Over/Under	\$64,210.57

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #18 Annual Report FY 2007

City of Houston – TIRZ #19

City of Houston established Tax Increment Reinvestment Zone #19 (Upper Kirby) in 1999 for 15 years on a 515-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
Houston Independent School District	63%

1999 Tax Increment Base

\$683,628,290

2007 Total Appraised Value

\$1,082,929,925

2007 Captured Appraised Value

\$399,301,635

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$3,792,069.59
Expenditures	1,386,865.30
Over/Under	\$2,405,204.29

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #19 Annual Report FY 2007

City of Houston – TIRZ #20

City of Houston established Tax Increment Reinvestment Zone #20 (Southwest Houston) in 1999 for 30 years on a 2,052-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston 100%

1999 Tax Increment Base

\$766,295,210

2007 Total Appraised Value

\$1,228,699,213

2007 Captured Appraised Value

\$462,404,003

Outstanding Bonded Indebtedness

Series 2003 \$16,957,779

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$3,062,591.73
Expenditures	3,405,476.59
Over/ Under	\$ (342,884.86)

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #20 Annual Report FY 2007

City of Houston – TIRZ #21

City of Houston established Tax Increment Reinvestment Zone #21 (Hardy/Near Northside) in 2003 for 30 years on a 219.86-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Tax Units

City of Houston	100%
-----------------	------

2003 Tax Increment Base

\$29,856,620

2007 Total Appraised Value

\$40,313,080

2007 Captured Appraised Value

\$65,880,947

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not reported
Revenue	\$153,135.98
Expenditures	0.00
Over/Under	\$153,135.98

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #21 Annual Report FY 2007

City of Houston – TIRZ #22

City of Houston established Tax Increment Reinvestment Zone #22 (Leland Woods) in 2003 for 30 years on an 80.42-acre tract of undeveloped land. The proposed improvement to the property in the TIRZ includes the 385 single family, affordable-priced homes, park/open space with amenities and landscaping, public infrastructure and sound barrier within the zone.

Participating Tax Units

City of Houston 100%

2003 Tax Increment Base

\$730.340

2007 Total Appraised Value

\$1,025,658

2007 Captured Appraised Value

\$295,318

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$2,641.12
Expenditures	0.00
Over/Under	\$2,641.12

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source - City of Houston TIRZ #22 Annual Report FY 2007

Hidalgo County

City of Edinburg – TIRZ #1

City of Edinburg established Tax Increment Reinvestment Zone #1 in 2007 for 30 years on a 127.993-acre tract of vacant and undeveloped land. The proposed improvement to the property in the TIRZ includes:

1. water system improvements;
2. sanitary sewer system improvements;
3. drainage improvements; and
4. street improvements.

Participating Tax Units

City of Edinburg	100%
Hidalgo County	100%

2007 Tax Increment Base

\$2,250,000

2007 Total Appraised Value

\$2,250,000

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Edinburg TIRZ #1 Annual Report FY 2007

City of Mission – TIRZ #1

City of Mission established Tax Increment Reinvestment Zone #1 in 2001 for 30 years on a 6,684.6-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvement to the property in the TIRZ includes:

1. water, sanitary sewer and storm facilities;
2. flood control & detention facilities;
3. street paving;
4. public landscaping in street right-of-ways
5. construction of green and linear park spaces;
6. municipal facilities; and
7. demolition and land acquisition.

Participating Tax Units

City of Mission	100%
Hidalgo County	100%

2001 Tax Increment Base

\$29,980,067

2007 Total Appraised Value

\$178,804,575

2007 Captured Appraised Value

\$148,824,508

Outstanding Bonded Indebtedness

Series 2005 \$13,480,418

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 632,199
Revenue	1,641,429
Expenditures	1,122,671
Over/Under	\$1,150,957

Source - City of Mission TIRZ #1 Annual Report FY 2007

Hockley County

City of Levelland – TIRZ #1

City of Levelland established Tax Increment Reinvestment Zone #1 in 2006 for 25 years on a 370-acre tract of vacant and undeveloped land. The proposed improvement to the property in the TIRZ includes:

1. water system improvements;
2. sanitary sewer system improvements;
3. drainage improvements; and
4. street improvements.

Participating Tax Units

City of Levelland	100%
Hockley County	100%

2006 Tax Increment Base

\$3,947,402

2007 Total Appraised Value

\$3,947,402

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Levelland TIRZ #1 Annual Report FY 2007

Lubbock County

City of Lubbock – TIRZ #1

City of Lubbock established Tax Increment Reinvestment Zone #1 (Central Business) in 2001 for 20 years. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2001 Tax Increment Base

\$105,858,251

2006 Total Appraised Value

\$137,773,996

2006 Captured Appraised Value

\$31,915,745

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	Not Reported
Revenue	\$154,975.32
Expenditures	103,854.00

Over/Under \$ 51,121.32

Source –City of Lubbock TIRZ #1 Annual Report FY 2006

City of Lubbock – TIRZ #2

City of Lubbock established Tax Increment Reinvestment Zone #2 (North Overton) in 2002 for 30 years. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2002 Tax Increment Base

\$26,940,604

2006 Total Appraised Value

\$185,442,083

2006 Captured Appraised Value

\$158,501,479

Outstanding Bonded Indebtedness

Series 2003	\$5,178,456.30
Series 2005	<u>\$13,555,190.15</u>
	\$10,119,511.18

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	Not Reported
Revenue	\$ 933,267.96
Expenditures	11,024,069.00
Over/ Under	\$(10,090,801.04)

Source –City of Lubbock TIRZ #2 Annual Report FY 2006

McLennan County

City of Waco – TIRZ #1

City of Waco established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on a 2,388-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1982 Tax Increment Base

\$63,981,871

2007 Total Appraised Value

\$159,137,977

2007 Captured Appraised Value

\$95,144,979

Outstanding Bonded Indebtedness

Series \$3,287,268

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$6,023,683.00
Revenue	3,041,078.00
Expenditures	1,872,364.00
Over/Under	\$7,192,397.00

Source - City of Waco TIRZ #1 Annual Report FY 2007

City of Waco – TIRZ #2

City of Waco established Tax Increment Reinvestment Zone #2 in 1983 for 40 years on a 72-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1983 Tax Increment Base

\$354,830

2007 Total Appraised Value

\$3,459,567

2007 Captured Appraised Value

\$3,104,737

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$942,412.00
Revenue	133,794.00
Expenditures	35,825.00
Over/Under	\$1,040,381.00

Source - City of Waco TIRZ #2 Annual Report FY 2007

City of Waco – TIRZ #3

City of Waco established Tax Increment Reinvestment Zone #3 in 1986 for 40 years on a 301-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1988 Tax Increment Base

\$66,817

2007 Total Appraised Value

\$70,926

2007 Captured Appraised Value

\$4,109

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$496.00
Revenue	145.00
Expenditures	0.00
Over/Under	\$641.00

Source - City of Waco TIRZ #3 Annual Report FY 2007

Midland County

City of Midland – TIRZ #1

City of Midland established Tax Increment Reinvestment Zone #1 (Downtown Midland) in 2001 for 30 years on a 449-acre tract of retail, commercial, office, residential and governmental land. The proposed improvements to the property in the TIRZ include:

1. Stabilize & grow downtown tax base;
2. Encourage renovation of vacant/obsolete buildings;
3. Improve housing opportunities;
4. Upgrade infrastructure to support growth;
5. Assist development of community/cultural facilities; and
6. Solidify public/private partnership.

Participating Tax Units

City of Midland	100%
Midland County	100%
Midland College	100%
Midland County Hospital District	100%

2001 Tax Increment Base

\$98,933,311

2007 Total Appraised Value

\$130,144,750

2007 Captured Appraised Value

\$31,211,439

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$344,503.81
Expenditures	0.00
Over/Under	\$344,503.81

Source - City of Midland TIRZ #1 Annual Report FY 2007

Navarro County

City of Corsicana – TIRZ #1

City of Corsicana established Tax Increment Reinvestment Zone #1 in 2001 for 20 years on a 2,374-acre tract of retail, commercial, residential and undeveloped land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Corsicana	100%
Navarro County	100%
Navarro College	100%

2001 Tax Increment Base

\$42,022,300

2006 Total Appraised Value

\$59,460,630

2006 Captured Appraised Value

\$17,438,330

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$ 2,617,311.70
Revenue	229,975.81
Expenditures	121,624.66
Over/Under	\$ 2,725,662.85

Source - City of Corsicana TIRZ #1 Annual Report FY 2006

Nueces County

City of Corpus Christi – TIRZ #2

City of Corpus Christi established Tax Increment Reinvestment Zone #2 in 2000. The duration of zone and number of acres not reported. Purpose of zone not reported.

Participating Tax Units

City of Corpus Christi	100%
Nueces County	100%
Nueces County Hospital District	100%
Corpus Christi Junior College District	100%

2000 Tax Increment Base

\$68,848,879

2007 Total Appraised Value

\$171,318,114

2007 Captured Appraised Value

\$102,469,235

Outstanding Bonded Indebtedness

Series 2003 \$21,879,000.00

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 1,818,402.00
Revenue	2,459,222.00
Expenditures	0.00

Over/Under \$ 3,460,142.00

Source - City of Corpus Christi TIRZ #2 Annual Report FY 2007

Potter County

City of Amarillo – TIRZ #1

City of Amarillo established Tax Increment Reinvestment Zone #1 in 2006 for 30 years on a 1,162-acre tract of commercial land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Amarillo	100%
Potter County	100%
Panhandle Groundwater Conversation District	100%
Amarillo Junior College District	100%

2006 Tax Increment Base

\$139,519,786

2007 Total Appraised Value

\$139,519,786

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	\$0.00
Over/Under	\$0.00

Source - City of Amarillo TIRZ #1 Annual Report FY 2007

San Patricio County

City of Ingleside – TIRZ #1

City of Ingleside established Tax Increment Reinvestment Zone #1 in 2007 for 30 years on a 1,278-acre tract of land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Ingleside	65%
Potter County	65%

2007 Tax Increment Base

\$2,000,000

2007 Total Appraised Value

\$2,000,000

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	\$0.00
Over/Under	\$0.00

Source - City of Ingleside TIRZ #1 Annual Report FY 2007

Smith County

City of Lindale – TIRZ #1

City of Lindale established Tax Increment Reinvestment Zone #1 in 1996 for ten years on a 190-acre tract of commercial undeveloped land. The TIRZ was terminated on July 3, 2007 with all projects completed and paid.

Source - City of Lindale TIRZ #1 Annual Report FY 2007

City of Tyler – TIRZ #1

City of Tyler established Tax Increment Reinvestment Zone #1 in 1999 for 20 years on an 1,100-acre tract of commercial undeveloped land. The city elected not to participate in the Tax Increment Reinvestment Zone in order to offer Chapter 312, Tax Code, tax abatements to the taxpayers. The proposed improvements to the property in the TIRZ include:

1. Rough and finish site work on the site for a new skills training center;
2. On-site sewer and water system improvements;
3. Construction of 70,000 square foot skills training center;
4. On-site parking lots and driveways, including resurfacing of an existing driveway;
5. On-site exterior lighting; and
6. Landscaping and sidewalks along Robertson Road.

Participating Tax Units

City of Tyler	0%
Smith County	100%
Tyler Junior College	100%
Tyler Independent School District	100%

1999 Tax Increment Base

\$31,396,543

2007 Total Appraised Value

\$58,945,413

2007 Captured Appraised Value

\$27,548,870

Outstanding Bonded Indebtedness

Series \$4,283,364.05

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$ 662,774.49
Revenue	652,931.58
Expenditures	306,449.20

Over/Under \$1,006,819.14

Source - City of Tyler TIRZ #1 Annual Report FY 2007

Tarrant County

City of Arlington – TIRZ #1

City of Arlington established Tax Increment Reinvestment Zone #1 (Downtown) in 1998 for 30 years on a 355-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Arlington Independent School District	100%

1998 Tax Increment Base

\$73,511,154

2007 Total Appraised Value

\$108,434,492

2007 Captured Appraised Value

\$34,923,338

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,037,742.09
Expenditures	75,000.00
Over/Under	\$ 962,742.09

Source - City of Arlington TIRZ #1 Annual Report FY 2007

City of Arlington – TIRZ #2

City of Arlington established Tax Increment Reinvestment Zone #2 (Lakes of Bird's Fort) in 2005 on a 2000-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks. The land was sold in 2007 and the TIRZ was terminated.

Source - City of Arlington TIRZ #2 Annual Report FY 2007

City of Arlington – TIRZ #3

City of Arlington established Tax Increment Reinvestment Zone #3 (East Abram Corridor) in 2005 for 15 years. Number of acres not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2005 Tax Increment Base

\$25,249,924

2007 Total Appraised Value

\$25,249,924

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Arlington TIRZ #3 Annual Report FY 2007

City of Arlington – TIRZ #4

City of Arlington established Tax Increment Reinvestment Zone #4 (Arlington Highlands) in 2005 for 20 years on commercial and undeveloped land. Number of acres not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2005 Tax Increment Base

\$18,368,235

2007 Total Appraised Value

\$18,368,235

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Arlington TIRZ #4 Annual Report FY 2007

City of Arlington – TIRZ #5

City of Arlington established Tax Increment Reinvestment Zone #5 (Entertainment District) in 2006 for 30 years on commercial and undeveloped land. Number of acres not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2006 Tax Increment Base

\$727,785,726

2007 Total Appraised Value

\$727,785,726

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Arlington TIRZ #5 Annual Report FY 2007

City of Burleson – TIRZ #1

City of Burleson established Tax Increment Reinvestment Zone #1 in 2001 for 20 years on 33 acres of undeveloped land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Tax Units

City of Burleson	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2001 Tax Increment Base

\$5,067,620

2006 Total Appraised Value

\$35,051,344

2006 Captured Appraised Value

\$29,983,726

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	0.00
Revenue		429,339.60
Expenditures		429,339.60
Over/Under	\$	0.00

Source - City of Burleson TIRZ #1 Annual Report FY 2006

City of Burleson – TIRZ #2

City of Burleson established Tax Increment Reinvestment Zone #2 in 2005 for 20 years on 4.43 acres of mixed used land. The proposed improvements to the property in the TIRZ include providing the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed redevelopment.

Participating Tax Units

City of Burleson	100%
Johnson County	100%

2005 Tax Increment Base

\$58,783,955

2006 Total Appraised Value

\$65,036,421

2006 Captured Appraised Value

\$6,972,639

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Burleson TIRZ #2 Annual Report FY 2006

City of Fort Worth – TIRZ #2

City of Fort Worth established Tax Increment Reinvestment Zone #2 (Speedway) in 1995 for 40 years on a 1,489.82-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Denton County	100%
Northwest Independent School District	100%

1995 Tax Increment Base

\$6,255,593

2007 Total Appraised Value

\$67,212,923

2007 Captured Appraised Value

\$61,098,086

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,690,481.00
Expenditures	1,643,921.00

Over/Under \$ 46,560.00

Source - City of Fort Worth TIRZ #2 Annual Report FY 2007

City of Fort Worth – TIRZ #3

City of Fort Worth established Tax Increment Reinvestment Zone #3 (Downtown) in 1995 for 30 years on a 407-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%
Fort Worth Independent School District	50%

1995 Tax Increment Base

\$322,440,637

2007 Total Appraised Value

\$881,367,404

2007 Captured Appraised Value

\$558,926,767

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$6,667,081.00
Expenditures	4,653,685.00
Over/Under	\$2,013,396.00

Source - City of Fort Worth TIRZ #3 Annual Report FY 2007

City of Fort Worth – TIRZ #4

City of Fort Worth established Tax Increment Reinvestment Zone #4 (Southside/Medical) in 1997 for 25 years on a 1400-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%
Fort Worth Independent School District	50%

1997 Tax Increment Base

\$229,759,626

2007 Total Appraised Value

\$337,789,704

2007 Captured Appraised Value

\$108,030,078

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$3,385,607.00
Expenditures	2,944,770.00
Over/Under	\$ 440,836.00

Source - City of Fort Worth TIRZ #4 Annual Report FY 2007

City of Fort Worth – TIRZ #6

City of Fort Worth established Tax Increment Reinvestment Zone #6 (Riverfront) in 2002 for 34 years on a 63.3-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks. The city elected not to participate in the zone.

Participating Tax Units

City of Fort Worth	0%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%

2002 Tax Increment Base

\$2,822,348

2007 Total Appraised Value

\$169,403,355

2007 Captured Appraised Value

\$166,581,007

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,083,994.00
Expenditures	0.00
Over/Under	\$1,083,994.00

Source - City of Fort Worth TIRZ #6 Annual Report FY 2007

City of Fort Worth – TIRZ #7

City of Fort Worth established Tax Increment Reinvestment Zone #7 (North Tarrant Parkway) in 2003 for 16 years on a 2008-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Regional Water District	80%

2003 Tax Increment Base

\$1,283,324

2007 Total Appraised Value

\$10,811,788

2007 Captured Appraised Value

\$9,528,464

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$ 68,780.00
Expenditures	4,877.00
Over/Under	\$ 63,893.00

Source - City of Fort Worth TIRZ #7 Annual Report FY 2007

City of Fort Worth – TIRZ #8

City of Fort Worth established Tax Increment Reinvestment Zone #8 (Lancaster) in 2003 for 20 years on a 225-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	80%
Regional Water District	100%

2003 Tax Increment Base

\$178,938,722

2007 Total Appraised Value

\$324,553,676

2007 Captured Appraised Value

\$145,614,954

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,780,480.00
Expenditures	1,600,251.00
Over/Under	\$ 180,229.00

Source - City of Fort Worth TIRZ #8 Annual Report FY 2007

City of Fort Worth – TIRZ #9

City of Fort Worth established Tax Increment Reinvestment Zone #9 (Trinity River Vision) in 2003 for 25 years on a 824-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	80%
Regional Water District	80%

2003 Tax Increment Base

\$111,411,746

2007 Total Appraised Value

\$239,297,264

2007 Captured Appraised Value

\$127,885,518

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$1,246,778.00
Expenditures	0.00
Over/Under	\$1,246,778.00

Source - City of Fort Worth TIRZ #9 Annual Report FY 2007

City of Fort Worth – TIRZ #10

City of Fort Worth established Tax Increment Reinvestment Zone #10 (Lone Star) in 2004 for 21 years on a 981-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	50%
Regional Water District	50%

2004 Tax Increment Base

\$12,519,651

2007 Total Appraised Value

\$49,901,482

2007 Captured Appraised Value

\$37,381,831

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$ 503,497.00
Expenditures	503,037.00
Over/Under	\$ 460.00

Source - City of Fort Worth TIRZ #10 Annual Report FY 2007

City of Fort Worth – TIRZ #11

City of Fort Worth established Tax Increment Reinvestment Zone #11 (Southwest Parkway) in 2004 for 21 years on a 405-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	50%
Tarrant County Hospital	50%
Tarrant County College	50%
Regional Water District	100%

2004 Tax Increment Base

\$60,241

2007 Total Appraised Value

\$46,571

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Fort Worth TIRZ #11 Annual Report FY 2007

City of Fort Worth – TIRZ #12

City of Fort Worth established Tax Increment Reinvestment Zone #12 (East Berry Renaissance) in 2006 for 21 years on a 604-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	50%
Regional Water District	100%

2006 Tax Increment Base

\$29,176,323

2007 Total Appraised Value

\$29,176,323

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Fort Worth TIRZ #12 Annual Report FY 2007

City of Fort Worth – TIRZ #13

City of Fort Worth established Tax Increment Reinvestment Zone #13 (Woodhaven) in 2007 for 21 years on a 1100-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%

2007 Tax Increment Base

\$192,982,045

2007 Total Appraised Value

\$0

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Fort Worth TIRZ #13 Annual Report FY 2007

City of Grapevine – TIRZ #1

City of Fort Worth established Tax Increment Reinvestment Zone #1 (Grapevine Mall) in 1996 for 20 years on commercial and undeveloped land. The proposed improvements to the property in the TIRZ include were not reported.

Participating Tax Units

City of Grapevine	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Grapevine-Colleyville Independent School District	100%

1996 Tax Increment Base

\$7,647,325

2006 Total Appraised Value

\$207,570,835

2006 Captured Appraised Value

\$199,923,510

Outstanding Bonded Indebtedness

Series 1999 \$25,449,399

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	(8,740,198.00)
Revenue		5,480,962.00
Expenditures		1,061,882.00
Over/ Under	\$	(4,321,118.00)

Source - City of Grapevine TIRZ #1 Annual Report FY 2006

City of Grapevine – TIRZ #2

City of Fort Worth established Tax Increment Reinvestment Zone #2 (Gaylord Texan Resort & Convention Center) in 1999 for 20 years on commercial and undeveloped land. The proposed improvements to the property in the TIRZ include were not reported.

Participating Tax Units

City of Grapevine	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Grapevine-Colleyville Independent School District	100%

1999 Tax Increment Base

\$744,886

2006 Total Appraised Value

\$206,321,414

2006 Captured Appraised Value

\$204,576,528

Outstanding Bonded Indebtedness

Series 2000	\$	8,580,000 & Interest
Series 2005		<u>23,755,000 & Interest</u>
Principal & Interest	\$	47,822,897

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$	668,673.00
Revenue		4,127,208.00
Expenditures		1,686,191.00
Over/Under	\$	3,109,690.00

Source - City of Grapevine TIRZ #2 Annual Report FY 2006

City of Keller – TIRZ #1

City of Keller established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on an 1,100-acre tract of commercial undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of Town Hall;
2. Construction of Natatorium; and
3. Street improvements, landscaping and sidewalks.

Participating Tax Units

City of Keller	100%
Tarrant County	66%
Tarrant County Hospital	66%
Tarrant County College	100%
Keller Independent School District	100%

1998 Tax Increment Base

\$10,891,633

2007 Total Appraised Value

\$109,249,215

2007 Captured Appraised Value

\$98,357,582

Outstanding Bonded Indebtedness

Series 1999	\$1,342,925.00
Series 2000	\$4,915,175.00
Series 2001	\$10,536,487.52
Series 2005	<u>\$23,655,750.00</u>
	\$40,450,337.52

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	565,817.18
Revenue		2,435,347.80
Expenditures		2,753,302.53
Over/Under	\$	247,862.45

Source - City of Keller TIRZ #1 Annual Report FY 2007

City of North Richland Hills – TIRZ #1

City of North Richland Hills established Tax Increment Reinvestment Zone #1 in 1998 for ten years on a 42 acre track of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Birdville Independent School District	100%

1998 Tax Increment Base

\$1,152,929

2007 Total Appraised Value

\$8,949,277

2007 Captured Appraised Value

\$7,796,348

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not Reported
Revenue	\$247,023.00
Expenditures	63,558.00
Over/Under	\$183,465.00

Source - City of North Richland Hills TIRZ #1 Annual Report FY 2007

City of North Richland Hills – TIRZ #2

City of North Richland Hills established Tax Increment Reinvestment Zone #2 in 1999 for 20 years on a 42-acre track of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

1999 Tax Increment Base

\$40,577,462

2007 Total Appraised Value

\$179,380,125

2007 Captured Appraised Value

\$138,802,663

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not reported
Revenue	\$2,397,035.00
Expenditures	\$6,278,875.00
Over/Under	\$(3,881,840.00)

Source - City of North Richland Hills TIRZ #2 Annual Report FY 2007

City of Southlake – TIRZ #1

City of Southlake established Tax Increment Reinvestment Zone #1 in 1997 for 20 years on a undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Southlake	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Carroll Independent School District	100%

1997 Tax Increment Base

\$23,475,366

2006 Total Appraised Value

\$149,443,969

2006 Captured Appraised Value

\$125,968,603

Outstanding Bonded Indebtedness

Series 2000-B	656,847
Series 2000-E	2,870,000
Series 2002	3,500,000
Series 2003A	8,785,000
Series 2003-A	4,045,000
Series 2004	3,027,500
Interest	8,820,462
Total	31,704,809

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	Not Reported
Revenue	\$3,653,154.00
Expenditures	\$2,024,305.00
Over/Under	\$1,628,849.00

Source - City of Southlake TIRZ #1 Annual Report FY 2006

Travis County

City of Austin – TIRZ #15

City of Austin established Tax Increment Reinvestment Zone #15 in 1999 for 30 years, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ are for the purpose of maintaining the plazas, streetscapes, and other public improvements constructed and installed by the City within City Blocks 2, 3, 4 and 21.

Participating Tax Units

City of Austin	100%
----------------	------

1999 Tax Increment Base

\$9,706,979

2007 Total Appraised Value

\$107,555,231

2007 Captured Appraised Value

\$97,848,252

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$	0.00
Revenue		100,000.00
Expenditures		87,779.00
Over/Under	\$	12,221.00

Source - City of Austin TIRZ #15 Annual Report FY 2007

City of Austin – TIRZ #16

City of Austin established Tax Increment Reinvestment Zone #16 (Mueller Airport) in 2004 for 20 years, on 700 number of acres on the site of the former Robert Mueller Municipal Airport. The proposed improvements to the property in the TIRZ are extensive deconstruction of runways and remaining airport facilities for greenways, transit boulevard alleyways and a comprehensive network of bicycle facilities.

Participating Tax Units

City of Austin	100%
----------------	------

2004 Tax Increment Base

\$0

2007 Total Appraised Value

\$0

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Austin TIRZ #16 Annual Report FY 2007

City of Austin – TIRZ #17

City of Austin established Tax Increment Reinvestment Zone #17 (Waller) in 2007 for 20 years, number of acres, and land use not reported. The proposed improvements to the property in the TIRZ are to finance the construction of flood control improvements along lower Waller Creek.

Participating Tax Units

City of Austin	100%
Travis County	50%

2007 Tax Increment Base

\$236,292,833

2007 Total Appraised Value

\$236,292,833

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	0.00
Expenditures	0.00
Over/Under	\$0.00

Source - City of Austin TIRZ #17 Annual Report FY 2007

Wichita County

City of Wichita Falls – TIRZ #1

City of Wichita Falls established Tax Increment Reinvestment Zone #1 in 1986 for 20 years on a 650-acre track of mixed use land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Tax Units

City of Wichita Falls	100%
Wichita County	100%
Wichita Falls Independent School District	100%

1986 Tax Increment Base

\$64,753,855

2006 Total Appraised Value

\$78,933,968

2006 Captured Appraised Value

\$14,180,113

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2006 fiscal year:

Fund Balance	\$140,106.00
Revenue	\$329,906.00
Expenditures	\$245,406.00
Over/Under	\$343,998.00

Source - City of Wichita Falls TIRZ #1 Annual Report FY 2006

Williamson County

City of Taylor – TIRZ #1

City of Taylor established Tax Increment Reinvestment Zone #1 in 2005 on 128 acre track of land. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Taylor	100%
Williamson County	100%

2005 Tax Increment Base

\$28,003,197

2007 Total Appraised Value

\$30,833,093

2007 Captured Appraised Value

\$2,829,896

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	Not reported
Revenue	\$35,850.21
Expenditures	0.00
Over/Under	\$35,850.21

Source - City of Taylor TIRZ #1 Annual Report FY 2007

Wise County

City of Bridgeport – TIRZ #1

City of Bridgeport established Tax Increment Reinvestment Zone #1 in 2007 for 30 years, 640 acres of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ were to finance the construction of streets, utilities, parks, trails, library expansion, renovating courthouse and central firehouse and flood control.

Participating Tax Units

City of Bridgeport	60%
Wise County	40%

2007 Tax Increment Base

\$29,136,200

2007 Total Appraised Value

\$29,136,200

2007 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Balance Reported in Tax Increment Fund through the 2007 fiscal year:

Fund Balance	\$0.00
Revenue	\$0.00
Expenditures	\$0.00
Over/Under	\$0.00

Source - City of Bridgeport TIRZ #1 Annual Report FY 2007

Refund for Economic Development

The Texas Tax Code provides for state tax refunds for economic development. Some Texas property owners may be eligible to receive refunds of state sales and use taxes and franchise taxes for paying local school property taxes, subject to the following requirements.

Refund Requirement

Sections 111.301 through 111.304 of the Tax Code provide for state tax refunds to qualified property owners who entered into property tax abatement agreements **after** Jan. 1, 1996, with a city or county, but not a school district. Property owners with tax abatement agreements entered into **on or before** Jan. 1, 1996 are not eligible for these state refunds, pursuant to Tax Code Section 111.301. They are also not eligible if their property is subject to an appraised value limitation, pursuant to Tax Code Chapter 313.

To be eligible for a refund, a property owner must have established a new business in a Tax Code Chapter 312 reinvestment zone or expanded or modernized an existing business located in the zone. Since entering into a city or county abatement agreement, the property owner must have increased the business's payroll by at least \$3,000,000, specific to its property in Texas. Or, the owner must have increased the abated property's appraised value by at least \$4,000,000.

The property owner is barred from a refund if the company has agreed to an in-lieu-of-taxes payment – including a gift, grant, donation, or provision of in-kind services – to the city or county, if the payment exceeds \$5,000 in value.

A property owner's potential refund equals the school property taxes paid by the owner in that tax year on property subject to a city or county abatement agreement. The maximum refund is the lesser of the school taxes paid or the amount of net sales and use tax and net franchise tax paid for the tax year the refund is claimed. The total for all refunds collectively may not exceed \$10 million, the amount made available by the Texas Legislature, pursuant to Tax Code Section 111.302(c).

Refund application

To claim a refund, a property owner must submit an application to the Comptroller's office, along with the school district tax receipts showing the amount of school taxes paid on the property. A property owner must file the refund application **before Aug. 1** of the year following the tax year that the owner paid the school district property taxes.

Refund amounts and duration

Within 90 days of the refund-filing deadline, the Comptroller's office computes the total amount of all eligible refunds. The annual cap on funds means that property owners claiming refunds may not receive the full amount of school taxes paid and requested because the Texas Legislature appropriated only \$10 million for each year of the biennium for the refund program.

If, in any year, the total amount of all refunds claimed by property owners exceeds \$10 million, the Comptroller's office must reduce each claimant's refund proportionally, so all property owners share in the \$10 million. Owners may not claim the balance of a requested amount above the

actual refund amount in a following year. Property owners also may not claim refunds that exceed the amount of net state sales and use tax and state franchise tax that they paid, after any applicable tax credit, in a given year.

The law provides that property owners may receive these refunds on state taxes for the lesser of five years or the duration of the tax abatement agreement with the city or county. If the property owner or the taxing unit cancels the tax abatement agreement or the property owner relocates the business outside the reinvestment zone, the owner's right to claim a refund ends.

Abatement reports

Tax Code Section 312.005, requires the chief appraiser of a county appraisal district to file with the Comptroller a copy of any tax abatement agreement (and any additional information that the Comptroller requests) before July 1 of the year following the execution of the agreement. The abatement agreement must be on file with the Comptroller before the Comptroller may act upon a refund application.

Summary of Refund Data

Except for 1997, the first year of the refund, the full \$10 million has been refunded each year. The following data is a summary by year of the applications to the Comptroller's office for the Refund for Economic Development from 1997 through 2007.

Property Tax Year	Number of Applications	Number of Applications Approved	Number of Applications Denied or Withdrawn	Number of Vendor Audits	Number of Companies Receiving Refunds	Allocation Percentage of Approved Refund
1997	16	13	3	0	10	100.00
1998	41	35	6	7	28	56.96
1999	95	85	10	18	62	32.79
2000	122	114	8	27	82	21.57
2001	155	139	16	22	90	15.30
2002	162	150	12	21	91	14.30
2003	171	163	8	18	102	14.76
2004	139	127	12	12	83	24.95
2005	155	130	25	18	81	33.10
2006	148	126	20	20	72	32.59
2007	139	129	10	19	87	31.61