



## PROGRESS-OPTION B SANITARY SEWER TRUNK LINE

- Initial Project of the TIRZ
  1. Sanitary Sewer Trunk Line is in final design
  2. Bidding schedule for September 2017
  3. Construction completed by September 2018
- Sanitary Sewer Trunk line is 3 miles in length
  1. Initial gravity line, along I-35, is an 8" line.
  2. Force main, being 0.94 miles in length, is a 6" line
  3. Gravity line, beyond force main to WMARSS-Bull Hide treatment plant, varies in size from a 12" to an 18" line.

# LORENA TIRZ #1 EAST

Semi-Annual Report

Semi-Annual Report

January - June, 2017

**ORGANIZATIONAL BACKGROUND**

1. TIRZ #1 East established through City of Lorena Ordinance, adopted November 17, 2014. The ordinance also adopted project and financing plans and established a 7-member Board of Directors; 3 from City Council, 2 from Lorena Economic Development Corporation, 1 from McLennan County Commissioners Court, and 1 from the property owners in the Zone.
2. Master Economic Development Agreement, adopted in June 2015, between the City of Lorena, McLennan County, and the Lorena Economic Development Corporation (EDC), established the 70% tax incremental participation by the County and the EDC with the City for incremental sales and use taxes plus property taxes for the TIRZ #1 East.
3. McLennan County Economic Development program project agreement, established in June, 2015, granted to the City of Lorena incremental sales and use taxes and property taxes from development within the County 381 East Area and the TIRZ #1 East Zone.
4. Organizational Meeting of TIRZ was held on June 29, 2015 electing officers and approving the TIRZ #1 East and 381 East areas project plan and financing plan.

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

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

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

- Law Office of Cary L. Bovey, PLLC as legal advisors
- Mundo and Associates, Inc. as TIRZ administrators and engineering program managers
- Kasberg, Patrick & Associates, LP as design engineers for the sanitary sewer trunk line

**A. PROGRESS OF THE SANTARY SEWER TRUNK LINE DESIGN AND CONSTRUCTION PLANS**

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

- The Preliminary Engineering for this initial project had a 4 month timeline and was completed by KPA as of the end of May, 2016, within budget.
- Mundo and Associates, Inc. performed the Program Management of these activities on behalf of the TIRZ Board.
- The Board, May 2016. selected Option B from a total of 3 options as the preferred line.
- Final Engineering Scope of Services Order to KPA for the Sanitary Sewer Trunk Line Design, Construction Plans, and Specifications was authorized by the Board to KPA on September 15, 2016. Design is now 95% complete. Bidding expected to begin in September 2017. Construction expected to begin November 2017.

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- Program Management Scope of Services Order to Mundo and Associates, Inc. to perform the final engineering program management and bidding process was authorized by the Board on September 15, 2016. Bidding process is expected to begin in September. Construction expected in November 2017.
- This initial public infrastructure project, Option B, includes 3 miles of sanitary sewer trunk line and a lift station. Gravity Trunk line A is 3,263 linear feet. The Force main is 4,979 linear feet or 0.94 mile. The Gravity Trunk line B is 7,607 linear feet. See the illustration on the annual report cover for more detail of the Option B Sanitary Sewer Trunk line.

**B. FINANCING OF THE SANITARY SEWER TRUNK LINE PROJECT**

- The City of Lorena established a Tax Increment Fund in January of 2016 and provided a reimbursable sum of \$40,000 for the payment of the preliminary sanitary sewer trunk line engineering and program management expenditures.
- The City of Lorena issued Certificates of Obligation in January of 2017 in which the TIRZs #1 East received \$2,425,000 for the project.
- As per development agreement, the City of Lorena has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreement, the Lorena Economic Development Corporation has agreed to pay a portion of the initial annual principal and interest for a total of \$265,450 between 2017 and 2024. As TIRZ #1 East revenues increase this \$265,450 is eligible for reimbursement.
- As per development agreements three private sector participating landowners have agreed to pay a total of \$635,300 for initial debt payments between 2017 and 2024. As TIRZ #1 East revenues increase this \$635,300 is eligible for reimbursement.
- The Tax Increment Fund was/is not expected to receive property tax funds in the 2015-2016 fiscal year nor the 2016-2017 fiscal year as there was no substantial incremental increase in development nor appraised value from which to receive incremental pledged funds at rate of 70% of the incremental increase.
- It should be noted that the Tax Increment Fund is not expected to receive sales tax until the Texas Comptroller's Office is able to release a report of sales tax in the TIRZ. Texas law does not allow such a report for less than 4 sales tax payers in the TIRZ. There has been no new sales tax generating businesses located in the TIRZ in 2015-2016 nor is there anticipated that a new sales tax generating business will be located in the TIRZ until after completion of the sanitary sewer trunk line. Completion of the trunk line is expected in September of 2018.
  - A July 2017 report of the expenditures of the TIRZ #1 East is attached.
- It is anticipated, as per the Financing Plan that once the sanitary sewer trunk line is available, commercial and residential development within the TIRZ will begin to generate property and sales tax revenues sufficient to pay expenditures of the TIRZ including principal and interest on the certificates of obligation for the \$2,425,000. The breakeven point in the Financing Plan is estimated at the end of 2024.
- It is of some note that a developer has been attracted to property adjoining the TIRZ #1 East and TIRZ #1 East is presently considering expansion of the TIRZ #1 East to include the proposed development area to facilitate development of 260 homes with a sanitary sewer line connecting to the initial sanitary sewer trunk line.

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**C. TIRZ AREA DEVELOPMENT, BUSINESS LOCATION AND EMPLOYMENT CREATION**

- Efforts during this reporting period were spent with area residential development interests and two regional land development interests.
- Two of the landowners within the TIRZ are committed, by their agreements, to start of residential and commercial development no later than December 2021 with residential development at the rate of 15 residential lots per year or 5 acres of commercial development.
- Mitchell/Tully Group has agreed to begin development of a minimum of 6 acres within 12 months of the completion of the sanitary sewer trunk line project. This project is expected to be completed in September 2018.
- Loera Home Builders Company requested in April 2017 that the Lorena TIRZ #1 EAST Plan be amended to include a proposed Basin G Sanitary Sewer Trunk Line. The developer's agreement is now completed awaiting final considerations and approvals. The Loera Home Builders Company has agreed to develop their 220 acre property as a residential subdivision with 260 homes having an average value of \$450,000 per home. A minimum of 5 said homes shall be fully constructed annually once the sanitary sewer trunk line is complete. Loera will voluntarily annex the property into Lorena. Lorena will construct all required sanitary sewer collector lines and development component parts. Lorena will construct a water line extension to serve the property. Lorena will contribute to the Basin G Sanitary Sewer Trunk Line a total of \$500,000. Lorena will commit to convey easements necessary. The TIRZ Board is in final consideration to commit to amend the TIRZ Plan as requested and to construct the sanitary sewer trunk line for an expanded Basin G area. The City of Lorena is in final consideration to provide \$75,000 to Loera for the extension of the water line. The City of Lorena is committed to initiate negotiations with the City of Waco for the portion of the Loera property located within the ETJ of Waco to be included within the City of Lorena. The project plan and financial plan study for the "extended" Basin G amendment into the TIRZ #1 East has begun and the project plan study includes 4 properties. Final actions on the plans and TIRZ amendment await the completion of the plans.

**BOARD OF DIRECTORS MEETINGS SUMMARIZED**

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

- January 9, 2017 at 6:30 pm: Meeting included discussion of the "Path Forward" being steps and decision making necessary to begin construction of the sanitary sewer trunk line. Mundo and Associates, Inc. prepares and updates this report monthly on the final design progress. Progress on the design included environmental, archeological and geotechnical studies ongoing as well as the Nationwide permitting process. The Board held an election of officers confirming the officers for 2017 to be those from 2016. The financial report was reviewed and approved as well as payment of bills. The semi-annual report was reviewed.
- February 6, 2017 at 6:30 pm: Meeting included updates to the "Path Forward" reports and progress on the sewer trunk line final engineering including the various studies and Nationwide permitting. It was announced that City Council approved the reappointment of TIRZ Directors

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for Places 1, 3 and 5 being Coleman, Fagner and Johnston. It was also announced that the McLennan County Commissioners Court reappointed Snell to the TIRZ Director's position from the County. A report was presented regarding a proposed auto oriented travel center including two fast food restaurants. The report also discussed contacts to other restaurants and area residential developers. The financial report was approved as well as payment of bills.

- March 6, 2017 at 6:30 pm: Meeting included a report of the Texas Legislative Session and potential TIRZ legislation. A report of the final design was provided noting that the survey was complete as well as the existing utility locations. The geotechnical report is complete. The trunk line and force main design is 50% complete. The design of the lift station is 30% complete. The Phase I environmental is 60% complete. The archeological report is 35% complete. The Texas Historical report and the U.S. Army Corp report is 50% complete. The Nationwide permitting is 5% complete. The financial report and payment of bills were approved. Discussion was held on the need to begin to consider the project planning of the public roads within the TIRZ area.
- April 3, 2017 at 6:30 pm: Meeting included action to set the regular meetings in July at July 10<sup>th</sup> and in September at September 11<sup>th</sup>. Deliberations were held regarding the sanitary sewer alignment of the utility easement. The Board moved to upsize the size of the trunk line to accommodate the Basin G service. Discussion was held on the design of Lift Station A. The financial report was approved as well as bill payments. A report was received of the Texas Legislative Session regarding potential TIRZ legislation.
- May 1, 2017 at 6:30 p.m.: Meeting included deliberations regarding the sanitary sewer trunk line utility easement and expansion of the TIRZ to include a future Basin G. Financial reports were approved as well as payment of bills. An update report was presented regarding the Texas Legislative Session and bills which may impact TIRZ governance.
- June 5, 2017 at 6:30 p.m.: Meeting included a discussion on the Texas Legislative session and tracking of bills impacting regulation of TIRZ. Report was presented on the final design of the sanitary sewer trunk line noting that there would be a need for 2 more months of design due to the sanitary sewer utility easement alignment. Deliberations were held regarding the sanitary sewer utility easement alignment from Southwinds Drive to Bull Hide Creek Interceptor. Deliberations were held on a developer agreement for including a Basin G sanitary sewer trunk line. Discussion was held on the need for an amended TIRZ #1 East project plan and financial plan with no action taken. The financial reports were approved as well as bill payment.
- June 21, 2017 at 6:30 p.m.: called meeting. Discussion held regarding the in-progress final engineering for the initial TIRZ Public Development Project – the Option B Sanitary Sewer Trunk and Lift Station A and the final revisions to the Fry utility easement instrument. Deliberations were held on the proposed developer agreement with Loera Home Builders Company.

TIRZ Administrators - Mundo and Associates, Inc. managed, coordinated, prepared, and/or performed the activities included in preparation for the TIRZ Board meetings, prepared the Agendas and the resultant Board Meeting Minutes on behalf of the TIRZ Board. Mundo and Associates, Inc. prepares reviews and updates the monthly financial report and the virtual checkbook (cash flow) report. Mundo and Associates maintains record of work performed. Additionally, they prepare the "Path Forward" monthly report of project planning and scheduling.

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Necessary pre-meeting coordination with the Board members City Staff and landowners is conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. reviews and reconciles the professional services and construction invoices and prepares information on payment of TIRZ invoices and bill payments. The City web site for the TIRZ information is prepared by Mundo and Associates, Inc. Requested engineering review and reports are prepared by Mundo and Associates, Inc. Also coordination is done by Mundo and Associates with the TIRZ Legal Council and the City Financial Officer. Project planning is also conducted by Mundo and Associates, Inc. including determining scope, cost, feasibility and schedule of projects requested by the Board. Mundo and Associates, Inc. prepared exhibits and materials related to the projects. Coordination of the projects with the City of Lorena, City of Waco, and McLennan County, Landowners or interested parties is also conducted by Mundo and Associates, Inc. Mundo and Associates, Inc. when necessary coordinated with the bond advisors, City staff, and Board officers to prepare actions needed for planning, development and execution of projects. Mundo and Associate, Inc. also updates, revises and prepares amendments that may arise from the project planning and development.

Kasberg, Patrick & Associates, LP are the design engineers for the sanitary sewer trunk line.

**Attachments:**

Tabulation of property and owners within the TIRZ #1 East Project Area & Expanded G Basin  
Financial Report (6 pages)

Proposed Subdivision of Loera Residential Development within proposed Expanded G Basin  
Amendment

Property ID	Owner Name	Mailing Address	City	Zip	Acres	2014	2015	2016	2017	2014	2014	2014	Future Land Use	Zoning	Jurisdictions		
						Appraised Val	Appraised Val	Appraised Val	Appraised Val	2014	Ag	Market Value	Actual				
	<b>TIRZ #1 In City of Lorena</b>						yellow is pvt	sector taxable	property	Improvement	Market Value	Property Use					
	<i>North of Meadow Lane</i>									Non-Home							
	363218	State of Texas	TXDOT,%ROW,100 S. Loop Dr	Waco	76704	0.18	\$29,400	\$29,400	\$29,400	\$29,400		\$0	\$29,400	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	327995	Hillcrest Baptist Medical Center	CFO, PO Box 21146,	Waco	76702	1.27	\$207,460	\$207,460	\$207,460	\$207,460	\$0	\$207,460	\$207,460	Vacant	Commercial	Lorena, LISD, Co., MCCC	
Change 16	364869	State of Texas	TXDOT,%ROW,100 S. Loop Dr	Waco	76704	1.04	\$120	\$130	\$140	\$67,950	\$0	\$49,830	\$49,830	Pasture	Commercial	Lorena, LISD, Co., MCCC	Exempt
	361908	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	2.41	\$280	\$300	\$330	\$350	\$0	\$37,790	\$37,790	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	131099	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	0.55	\$60	\$70	\$70	\$80	\$0	\$9,220	\$9,220	Residential	Commercial	Lorena, LISD, Co., MCCC	
Change 16	364868	State of Texas	TXDOT,%ROW,100 S. Loop Dr	Waco	76704	3.34	\$220	\$230	\$250	\$250	\$0	\$160,040	\$160,040	Pasture	Commercial	Lorena, LISD, Co., MCCC	Exempt
	361906	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.99	\$230	\$250	\$270	\$290	\$0	\$25,180	\$25,180	Pasture	Commercial	Lorena, LISD, Co., MCCC	
Change 17	361911	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	6.46	\$740	\$810	\$870	\$940	\$0	\$84,420	\$84,420	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	361904	Jeff Mitchell	8300 Old McGregor Rd, Ste 1A	Waco	76712	7.43	\$710	\$740	\$820	\$900	\$0	\$137,870	\$137,870	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	361907	Gary D. Tully	8300 Old McGregor Rd, Ste 1A	Waco	76712	9.59	\$1,110	\$1,200	\$1,300	\$1,390	\$0	\$187,990	\$187,990	Pasture	Commercial	Lorena, LISD, Co., MCCC	
Change 16	131540	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.92	\$220	\$240	\$260	\$280	\$0	\$25,920	\$25,920	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	130894	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.25	\$320	\$310	\$310	\$310	\$0	\$13,620	\$13,620	Dry Cropland	Commercial	Lorena, LISD, Co., MCCC	
	131539	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	6.64	\$760	\$840	\$900	\$960	\$0	\$72,380	\$72,380	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	361905	Jeff Mitchell	8300 Old McGregor Rd, Ste 1A	Waco	76712	9.3	\$880	\$940	\$1,020	\$1,120	\$0	\$89,560	\$89,560	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	131538	Mitchell Family Trust	8300 Old McGregor Rd, Ste 1A	Waco	76712	1.125	\$100	\$120	\$120	\$140	\$0	\$6,700	\$6,700	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	130907	Diana Callan Braswell	3913 Old Mill Road	Waco	76710	26	\$1,430	\$1,430	\$1,560	\$1,820	\$0	\$82,310	\$82,310	Pasture	Commercial	Lorena, LISD, Co., MCCC	
		Total PvtProperty					\$214,640	\$215,070	\$215,290	\$216,040	\$0	\$1,189,660					
		<i>Barnes Rd ext</i>															
	361547	State of Texas	TXDOT, %ROW, 100 S. Loop Dr	Waco	76704	5.218	\$52,060	\$52,060	\$52,060	\$52,060	\$0	\$0	\$52,060	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	130928	Agnes Warren Barnes	2728 Cedar Point Dr.	Waco	76710	9.662	\$3,000	\$2,900	\$2,900	\$2,900	\$0	\$89,900	\$89,900	Dry Cropland	Commercial	Lorena, LISD, Co., MCCC	
		<i>Old Waco Temple Rd&amp; Barnes Rd</i>									\$0						
	130911	Daniel & Jeni Sykora	P.O. Box 339	Lorena	76655	2.14	\$48,470	\$48,660	\$48,710	\$48,810	\$0	\$48,470	\$48,470	Auto Service	Commercial	Lorena, LISD, Co., MCCC	
	130910	Daniel & Jeni Sykora	P.O. Box 339	Lorena	76655	2.404	\$184,480	\$184,120	\$182,030	\$181,230	\$48,470	\$0	\$184,480	Auto Service	Commercial	Lorena, LISD, Co., MCCC	
	130909	City of Lorena Water Dept	P.O. Box 73	Lorena	76655	1	\$140,800	\$135,340	\$129,540	\$123,430	\$137,360	\$0	\$140,800	Pump & Storage	Commercial	Lorena, LISD, Co., MCCC	Exempt
		<i>North of Barnes Rd Extension</i>									\$119,020						
	130899	Diana Callan Braswell Trust	3913 Old Mill Rd	Waco	76710	19.283	\$1,250	\$1,360	\$1,450	\$1,540	\$105,990	\$105,990	Pasture	Commercial	Lorena, LISD, Co., MCCC		
	130898	Charlie L. Sullivan	6900 Viking Dr.	Waco	76710	3.1529	\$56,520	\$56,550	\$56,580	\$56,620	\$0	\$56,520	\$56,520	Vacant	Commercial	Lorena, LISD, Co., MCCC	
	358338	Properties A BFEL	3913 Old Mill Rd.	Waco	76710	5.734	\$370	\$400	\$430	\$460	\$1,520	\$55,220	\$55,220	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	358345	Properties B BREL	3913 Old Mill Rd.	Waco	76710	4.714	\$310	\$330	\$350	\$370	\$0	\$50,150	\$50,150	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	360701	State of Texas	%ROW, 100 S. Loop Dr.,	Waco	76704	0.849	\$18,490	\$18,490	\$18,490	\$18,490	\$0	\$0	\$18,490	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	364498	State of Texas	%ROW, 100 S. Loop Dr.,	Waco	76704	0.836		\$35,540	\$40,560	\$40,560	\$0	N/A	N/A	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	364496	State of Texas	%ROW, 100 S. Loop Dr.,	Waco	76704	0.746		\$35,540	\$36,190	\$36,190	N/A	N/A	N/A	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
		<i>Old Waco Temple north of Birdie Lane</i>									N/A						
	131064	Diana Callan Braswell Trust	3913 Old Mill Rd.	Waco	76710	41.401	\$2,280	\$2,280	\$2,480	\$2,900	\$239,110	\$239,110	Pasture	Commercial	Lorena, LISD, Co., MCCC		
	364744	State of Texas	TXDOT, %ROW, 100 S. Loop Dr	Waco	76704	0.341	\$12,030	\$12,030	\$12,260	\$12,260	\$0	N/A	N/A	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	358339	Properties A BFEL	3913 Old Mill Rd.	Waco	76710	5.139	\$330	\$360	\$390	\$410	N/A	\$51,550	\$51,550	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	364650	State of Texas	%ROW, 100 S. Loop Dr.,	Waco	76704	0.072		\$2,540	\$2,590	\$2,590	\$0	N/A	N/A	Vacant	Commercial	Lorena, LISD, Co., MCCC	Exempt
	358347	Properties B BREL	3913 Old Mill Rd.	Waco	76710	1.079	\$70	\$70	\$80	\$80	N/A	\$10,790	\$10,790	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	358381	Properties A BFEL	3913 Old Mill Rd.	Waco	76710	0.11	\$10	\$10	\$10	\$10	\$0	\$5,130	\$5,130	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	358348	Properties B BFEL	3913 Old Mill Rd.	Waco	76710	4.107	\$220	\$220	\$250	\$280	\$0	\$41,070	\$41,070	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	364743	State of Texas	%ROW, 100 S. Loop Dr.,	Waco	76710	0.002			\$100	\$100	\$0	N/A	N/A	Vacant	ROW	Lorena, LISD, Co., MCCC	Exempt
	358340	Properties A BFEL	3913 Old Mill Rd.	Waco	76710	6.738	\$500	\$500	\$530	\$610	N/A	\$60,190	\$60,190	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	358349	Properties B BFEL	3913 Old Mill Rd.	Waco	76710	5.07	\$280	\$280	\$310	\$360	\$0	\$51,090	\$51,090	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	358341	Properties A BFEL	3913 Old Mill Rd.	Waco	76710	5.1	\$280	\$280	\$310	\$360	\$0	\$51,290	\$51,290	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	131067	Scott C. Williams	P.O. Box 506	Lorena	76655	2	\$179,350	\$175,060	\$174,520	\$169,660	\$0	\$179,350	\$179,350	Bar/Lounge	Commercial	Lorena, LISD, Co., MCCC	
	358350	Properties B BFEL	3913 Old Mill Rd.	Waco	76710	4.46	\$570	\$570	\$610	\$710	\$140,150	\$68,580	\$68,580	Pasture	Commercial	Lorena, LISD, Co., MCCC	
	131084	Wolfe The Florist Inc	P.O. Box 759	Lorena	76655	21.85	\$146,150	\$148,800	\$153,740	\$152,880	\$0	\$79,740	\$223,490	Past./Comm	Residential	Lorena, LISD, Co., MCCC	
		Total PvtProperty - acres	In Lorena within the TIRZ #1			224.459					\$138,970						





Lorena TIRZ #1 EAST  
Tax Parcel Tabulation

August 21, 2017

		<b>Expanded Basin G Area</b>	<b>Proposed Amendment to TIRZ</b>							<b>Appraised Value</b>							
<b>Change</b>	<b>Property ID</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>City</b>	<b>Zip</b>	<b>Acres</b>				<b>2017</b>			<b>2017 Use</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Jurisdictions</b>	
	358366	Lorena Dev. Joint Venture	P.O. Box 8739	Waco	76714	7.5				\$ 56,540			Pasture	Residential	SF Residential	Lorena, LISD,Co, MCCC	
	131541	Lorena Dev. Joint Venture	P.O. Box 8739	Waco	76714	30.4				\$ 9,530			Pasture/crops	Res/LD Comm	SF Residential	Lorena, LISD,Co, MCCC	
	131526	Loerna Hm Bldrs Co.	c/o Jose Loera 1212 Hoosier	Robinson	76706	220.37				\$ 31,950			Pasture	Residential	None-in County	LISD, Co. MCCC	
	131528	Barnes,Gaylen	P.O. Box 533	Lorena	76655	60				\$ 45,140			Pasture/Hmstd	Residential	None-in County	LISD, Co. MCCC	
										\$ 143,160							

	A	B	C	D	E	F	G
1	<b>LORENA TIRZ #1 EAST Financial Report</b>						
2	<b>Summary Sheet July 10, 2017</b>						
3							
4	<b>Expenditures</b>						
5	2014-2015 (see page 2)	\$ 66,280.00					
6	Jan 2016 - June 2016 (see page 3)	\$ 62,713.38					
7	July 2016 - December 2016 (see page 4)	\$ 120,155.24					
8	Jan 2017 - June 2017 (see page 5)	\$ 221,305.20					
9	<b>Total TIRZ Expenditures (including proposed 7/10/17 invoices)</b>	<b>\$ 470,453.82</b>					
10							
11	<b>Note:</b>						
12	\$38,181 is owed to the EDC for TIRZ expenditures/services 2014-2015						
13	\$2,131.38 is owed the EDC for TIRZ services June 2016-September 2016 related to development agreement						
14							
15	\$34,360 is owed to the City for Sanitary Sewer Line Preliminary Engineering expenditures/services Feb 2016 - May 2016						
16	\$5640 is owed to the City for the difference in the \$40,000 authorized for prelim. Engineering & \$34,360 in actual Prelim. Eng. Expenditures						
17	(note that the \$5640 shown above is listed as a revenue not an expenditure)						
18							
19	Expenditures paid to date beginning 11/7/16	\$ 356,976.32					
20	Proposed Invoice Payments 7/10/17	\$ 38,805.12					
21							
22	<b>Revenues</b>						
23	2014-2015 (see page 2)	\$ -					
24	Jan 2016 - June 2016 (see page 3)	\$ 5,640.00					
25	July 2016 - December 2016 (see page 4)	\$ 200,014.08					
26	Jan 2017 - June 2017 (see page 5)	\$ 2,536,300.00					
27	<b>Total Revenues</b>	<b>\$ 2,741,954.08</b>					
28							
29	July 10, 2017 Balance Before Proposed Invoice Payments	\$ 2,384,977.76					
30	(7/10/17 Balance is Total Revenues minus Expenditures paid)						
31							
32	July 10, 2017 Balance After Proposed Invoice Payments	\$ 2,346,172.64					
33	(7/10/17 Balance is Total Revenues minus Expenditures paid to date and proposed invoices)						

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

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

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	July - Dec 2016
2	<b>July 2016 - December 2016</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Sales Tax - City	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	Sales Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Property Tax - City	\$0	\$14.08	\$0	\$0	\$0	\$0	\$14.08
8	Property Tax - County	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Misc Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Braswell Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
11	McElla Contribution	\$0	\$0	\$0	\$30,000	\$45,000	\$25,000	\$100,000
12	Mitchell/Tully Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Certificates of Obligation (Bond revenues)							\$0
14	<b>Total Revenue</b>	<b>\$0</b>	<b>\$14.08</b>	<b>\$0</b>	<b>\$60,000</b>	<b>\$90,000</b>	<b>\$50,000</b>	<b>\$200,014.08</b>
15								
16	<b>Expenditures:</b>							
17								
18	<b>LEDC Expenditures</b>							
19	LEDC Expenditures for Project Plan & Financing Plan							
20	LEDC Legal Fees for TIRZ			\$ 2,131.38				\$2,131.38
21								
22	<b>TIRZ #1 East Expenditures</b>							
23	Legal	\$5,423	\$2,610	\$7,214.40	\$0	\$0	\$0	\$15,247.40
24	Administrative Services (payment deferred to 2016)	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$25,200
25	Sanitary Sewer Line Final Design Professional Services				\$20,814.19	\$24,599.81	\$23,662.46	\$69,076.46
26	Program Management San Sewer Line Final Design	\$0	\$0	\$0	\$2,500	\$3,000	\$3,000	\$8,500
27	General Office	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29								
30	<b>City of Lorena Expenditures</b>							
31								
32	<b>Total Expenditures</b>	<b>\$9,623</b>	<b>\$6,810</b>	<b>\$13,545.78</b>	<b>\$27,514.19</b>	<b>\$31,799.81</b>	<b>\$30,862.46</b>	<b>\$120,155.24</b>

	A	B	C	D	E	F	G	H
1	<b>LORENA TIRZ #1 EAST Financial Report</b>	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jan - Jun 2017
2	<b>January 2017 - June 2017</b>							
3	<b>Revenue:</b>							
4	Starting Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Sales Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	Sales Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	Property Tax - City	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	Property Tax - County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Misc Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	Braswell Contribution	\$17,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,650.00
11	McElla Contribution	\$17,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,650.00
12	Mitchell/Tully Contribution	\$0.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
13	Certificates of Obligation (Bond revenues)	\$2,425,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,425,000.00
14	EDC Contribution	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
15	City Contribution	\$0.00	\$13,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,000.00
16	<b>Total Revenue</b>	<b>\$2,460,300.00</b>	<b>\$76,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,536,300.00</b>
17								
18	<b>Expenditures:</b>							
19								
20	<b>LEDC Expenditures</b>							
21	LEDC Expenditures for Project Plan & Financing Plan							
22	LEDC Legal Fees for TIRZ							\$0.00
23								
24	<b>TIRZ #1 East Expenditures</b>							
25	Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$7,518.20	\$7,356.96	\$14,875.16
26	Administrative Services	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$4,200.00	\$25,200.00
27	Sanitary Sewer Line Final Design Professional Serv.	\$15,730.45	\$48,726.75	\$23,183.10	\$19,961.16	\$20,074.00	\$22,748.16	\$150,423.62
28	Program Management San Sewer Line Final Design	\$3,000.00	\$3,500.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,500.00	\$22,000.00
29	General Office	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
30	Legal Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
31	Certificate of Obligation Interest & Principal pymnt		\$8,806.42					\$8,806.42
32	<b>City of Lorena Expenditures</b>							
33								
34	<b>Total Expenditures</b>	<b>\$22,930.45</b>	<b>\$65,233.17</b>	<b>\$30,883.10</b>	<b>\$27,661.16</b>	<b>\$35,792.20</b>	<b>\$38,805.12</b>	<b>\$221,305.20</b>

TIRZ #1 East

POSSIBLE  
FUTURE  
BASIN  
H

Proposed Loera  
Residential Development

Proposed Expanded Basin G  
amendment to TIRZ #1 East

Barron Road

Birds Lane

Rosenthal Parkway

