



# 2020 Annual Report



## REINVESTMENT ZONE NO. 1



2 North Main Street  
Temple, Texas 76501  
254.298.5631

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# EXECUTIVE SUMMARY

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The Temple Reinvestment Zone 2030 Master Plan was adopted by the City Council on May 16, 2019. The following is an excerpt from the plan – ‘Setting the Stage’ – The City of Temple, situated along the I-35 corridor, is being primed and prepared for an influx of potential residents, businesses, and visitors. Through the wisdom of its public leaders, visionary planners, and prideful citizens, Temple has spawned a vision of what the City can become through its land, people, community, and its businesses. Of the leadership in Temple, the Temple Reinvestment Zone has been one of the largest contributors to the continuation and preparation of the betterment to infrastructure, land use, planning, and overall quality of life. Fiscal year 2020 was no doubt a year that demonstrates the Reinvestment Zone No. 1’s (RZ#1) commitment to ‘Setting the Stage’. As of September 30, 2020, the City of Temple had a total of \$289,198,810 of capital improvements on the books. Of that amount, \$101,405,302 or 35.1% were funded by the RZ#1. Only a few of these projects were selected to highlight in the annual report.

Several projects that have been in the planning and design phase commenced construction during the year. The North 31st Street Project to Temple High School construction contract was awarded in February 2020 and is anticipated to be completed in the spring 2021. The Avenue C infrastructure improvements from Main to MLK Project was awarded in August 2020 with an anticipated completion date of spring 2021. The Outer Loop continues to be built mile by mile, with the RZ#1 providing funding for several phases of the project in West Temple. The construction contract of Phase 1 of the Outer Loop from McLane Parkway to Central Point Parkway was awarded in March 2020 and is anticipated to be completed in the summer of 2021.

The RZ#1 began the year with a fund balance of \$38,277,834. Of this amount, \$33,858,491 was designated for projects, \$2,090,750 reserved for debt service reserve and the remaining \$2,328,593 was available for allocations or ‘dry powder’. During the year, the RZ#1 had \$19,944,279 in revenue and \$26,183,480 of expenditures which included investment in public infrastructure, debt service, funding for TEDC and other general and administrative expenditures. Also, during the year, the Series 2013 Certificate of Obligations were refunded resulting in \$125,993 net source of funds and a net present value savings of \$1,710,063 over the remaining life of the bonds. The RZ#1 ended the year with a fund balance of \$32,164,626. Of this amount, \$27,752,054 is designated for projects, \$2,090,750 is reserved for debt service reserve and the remaining \$2,321,822 is available for allocations or ‘dry powder’.

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## REINVESTMENT ZONE NO. 1

# BOARD OF DIRECTORS

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**TYLER JOHNSON**

CHAIRMAN

**JOHN KIELLA**PROJECT COMMITTEE CHAIRMAN  
BELTON ISD**GARY SCHMIDT**FINANCE COMMITTEE CHAIRMAN  
TROY ISD**BOB BROWDER**

TEMPLE COLLEGE

**STEVE WRIGHT**

TEMPLE ISD

**BILL SCHUMANN**

BELL COUNTY

**CALVIN SANDERS**

ELM CREEK WATER DISTRICT

**MICHELLE DEGAETANO****RAYMOND SMITH****HARRY ADAMS****JOHN MAYO****TANYA MIKESKA-REED****BRYAN DANIEL****SONJANETTE CROSSLEY****BLAKE PITTS**

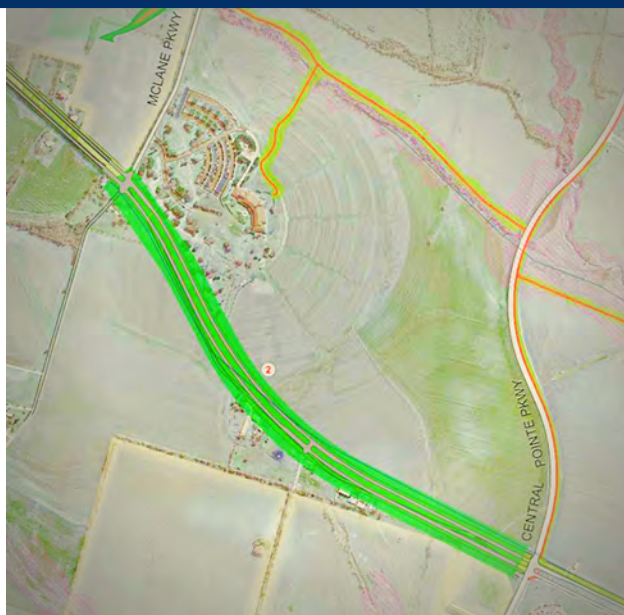
## NORTH 31ST STREET PROJECT

With Temple Independent School District and the Texas Department of Transportation as partners, this project is enhancing connectivity on 31st Street to Temple High School, along with providing connections to the I-35 Northbound Frontage Road. Improvements include a roundabout with an art feature, lighting, landscaping, and pedestrian improvements. Design has been completed and construction is currently underway.



## OUTER LOOP PROJECT

The City of Temple's goal to create an "Outer Loop" will ultimately deliver a new major arterial loop around Temple, connecting regional employment centers to neighborhoods and interstate commerce. The RZ has fully funded the Outer Loop North Phase I between Central Pointe Parkway to McLane Parkway, with construction currently underway. The RZ has also funded design and right-of-way for Outer Loop North Phase II and III, which is also underway.



## AVENUE C FROM MAIN STREET TO 24TH STREET PROJECT

Place making prioritizes people and human experiences to ensure that our communities are more inclusive, resilient, and economically sustainable over time. The redesign of both Avenue C and 24th Street will include enhanced pedestrian facilities which will bring a strong connection from the downtown core into the Ferguson Park District. This area will see a revitalization in community and affordable, quality housing sparked from the new infrastructure. Construction is currently underway.





## CROSSROADS PARK PROJECT

The newest sports complex built in the City of Temple, Crossroads Park, features softball, baseball, and soccer fields with shaded bleachers, as well as tennis courts, playgrounds, concession stands and a disc golf course. The Pepper Creek Trail system also runs through the park, with plenty of parking available for patrons. The RZ contributed funding for the detention pond, lighting, and other amenities inside Crossroads Park. The sports complex opened in Spring 2020.



## 1ST STREET PROJECT



Redevelopment of the 1st Street corridor into a pedestrian friendly route from Santa Fe Market Trail to City Hall has improved the functionality, safety, and aesthetics of the surrounding downtown area. Both phases of this project included demolition of existing infrastructure along 1st Street to allow for installation of new ADA sidewalk and parking spaces, new road with curb and gutter, landscaping, brick pavers, street lights, irrigation, 12" water line, and other various construction items. Both phases of the project were completed in 2020.

**CITY OF TEMPLE, TEXAS**  
**REINVESTMENT ZONE NO. 1**  
**COMPARATIVE BALANCE SHEET**  
**September 30, 2020 and 2019**

	<u>2020</u>	<u>2019</u>	<u>Increase (Decrease)</u>
<b>ASSETS</b>			
Current assets:			
Investments	\$ 12,376,252	\$ 16,197,684	\$ (3,821,432)
Receivables (net of allowance for estimated uncollectible):			
Ad valorem taxes	78,144	122,576	(44,432)
Accounts receivable	223,196	3,187	220,009
Due from other governments	-	90,970	(90,970)
Total current assets	<u>12,677,592</u>	<u>16,414,417</u>	<u>(3,736,825)</u>
Restricted assets:			
Reserve for debt service	2,090,804	2,102,595	(11,791)
Bond proceeds	<u>19,154,163</u>	<u>21,420,673</u>	<u>(2,266,510)</u>
Total restricted assets	<u>21,244,967</u>	<u>23,523,268</u>	<u>(2,278,301)</u>
Total assets	<u>\$ 33,922,559</u>	<u>\$ 39,937,685</u>	<u>\$ (6,015,126)</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Current liabilities:			
Vouchers and contracts payable	\$ 591,737	\$ 693,592	\$ (101,855)
Retainage payable	307,653	563,515	(255,862)
Unearned revenues	<u>78,144</u>	<u>122,576</u>	<u>(44,432)</u>
Total current liabilities	<u>977,534</u>	<u>1,379,683</u>	<u>(402,149)</u>
Liabilities from restricted assets:			
Vouchers and contracts payable	545,101	156,532	388,569
Retainage payable	<u>235,298</u>	<u>123,636</u>	<u>111,662</u>
Total liabilities from restricted assets	<u>780,399</u>	<u>280,168</u>	<u>500,231</u>
Total liabilities	<u>1,757,933</u>	<u>1,659,851</u>	<u>98,082</u>
Fund Balance:			
Restricted for:			
Debt service	2,090,804	2,102,595	(11,791)
Construction	<u>18,373,764</u>	<u>21,140,505</u>	<u>(2,766,741)</u>
Committed to:			
Reinvestment Zone No. 1 Projects	<u>11,700,058</u>	<u>15,034,734</u>	<u>(3,334,676)</u>
Total fund balance	<u>32,164,626</u>	<u>38,277,834</u>	<u>(6,113,208)</u>
Total liabilities and fund balances	<u>\$ 33,922,559</u>	<u>\$ 39,937,685</u>	<u>\$ (6,015,126)</u>

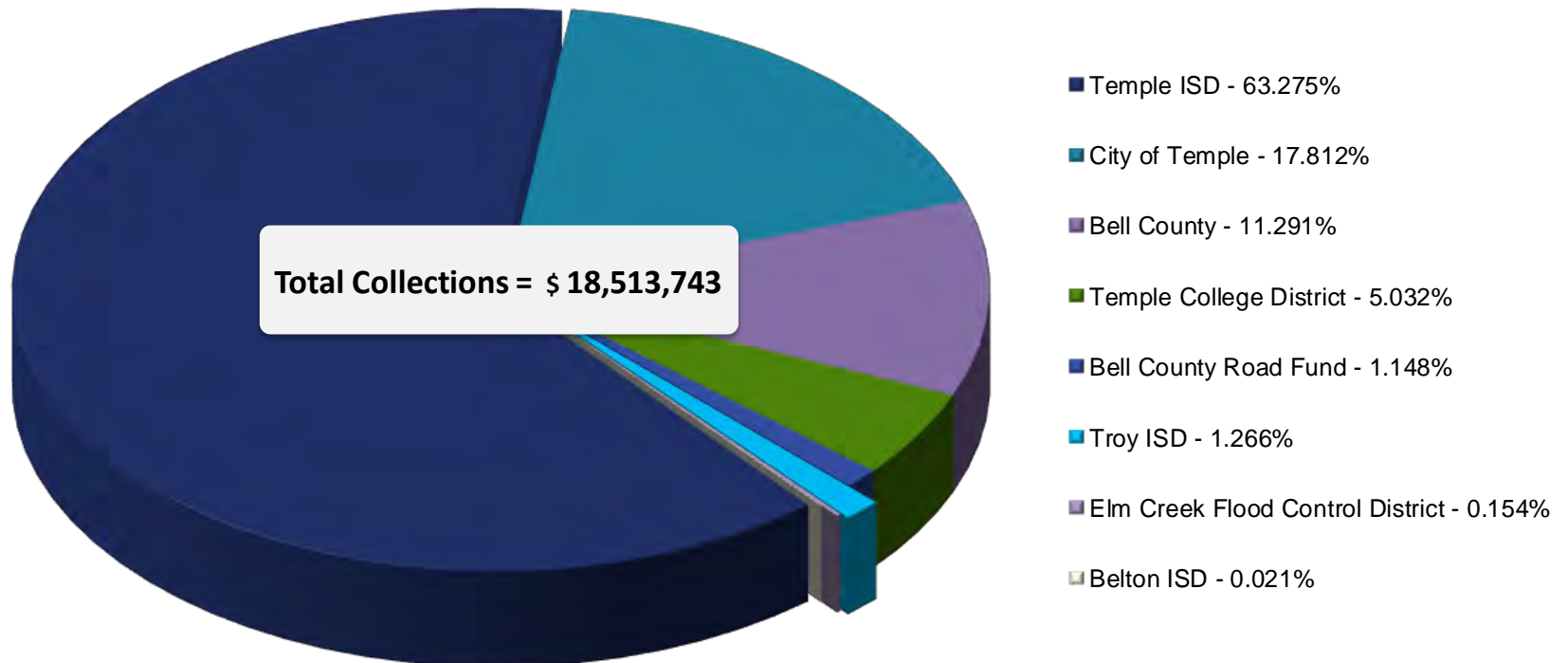
CITY OF TEMPLE, TEXAS  
 REINVESTMENT ZONE #1  
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
 IN FUND BALANCE - ACTUAL AND BUDGET  
 For the year ended September 30, 2020  
 (With comparative amounts for the year ended September 30, 2019)

	2020			2019	Analytical Increase (Decrease) Prior yr.
	Actual	Budget	Variance Favorable (Unfavorable)	Actual	
<b>REVENUES:</b>					
Taxes	\$ 18,513,743	\$ 18,513,743	\$ -	\$ 17,664,211	\$ 849,532
Interest	480,279	485,709	(5,430)	949,415	(469,136)
Leases	9,165	9,165	-	9,165	-
Miscellaneous reimbursements	625,400	625,000	400	625,000	400
Proceeds on sale of land	-	-	-	197,846	(197,846)
License and permits	265,121	76,954	188,167	72,958	192,163
Grants	50,571	50,571	-	324,396	(273,825)
<b>Total revenues</b>	<b>19,944,279</b>	<b>19,761,142</b>	<b>183,137</b>	<b>19,842,991</b>	<b>101,288</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Professional	84,759	139,288	54,529	91,302	(6,543)
Other contracted services	528,600	528,600	-	720,000	(191,400)
General Roadway/Signage Improvements	3,520	3,520	-	-	3,520
Downtown non-capital improvements	524,390	858,958	334,568	478,721	45,669
Contractual obligation - TEDC	1,786,113	1,786,113	-	200,000	1,586,113
Strategic Investment Zone - Grants	-	555,000	555,000	70,000	(70,000)
Downtown Corridor Enhancement - Hawn Hotel	250,000	700,000	450,000	-	250,000
Mixed Use Master Plan-Corporate Campus	114,780	114,780	-	129,070	(14,290)
Downtown Neighborhood Overlay	-	-	-	84,600	(84,600)
Reimbursement to TISD	-	27,563	27,563	-	-
Total administrative expenditures	3,292,162	4,713,822	1,421,660	1,773,693	1,518,469
<b>Capital Improvements</b>					
General Rail Spur Improvements	20,429	25,692	5,263	69,632	(49,203)
General Roadway Improvements	1,616	124,264	122,648	259,679	(258,063)
Temple Industrial Park	95,000	107,730	12,730	1,421,206	(1,326,206)
Corporate Campus Park	104,855	104,855	-	758	104,097
Crossroads Park	887,245	887,245	-	1,152,773	(265,528)
Outer Loop	4,061,636	13,481,256	9,419,620	2,284,924	1,776,712
Downtown Improvements	5,033,198	30,671,733	25,638,535	8,465,059	(3,431,861)
TMED	305,735	796,972	491,237	79,617	226,118
Airport Improvements	549,296	2,539,752	1,990,456	1,113,251	(563,955)
Gateway Projects	4,510,325	7,184,868	2,674,543	1,876,852	2,633,473
Total capital improvements	15,569,335	55,924,367	40,355,032	16,723,751	(1,154,416)
<b>Debt Service</b>					
Bond principal	4,730,000	4,730,000	-	4,745,000	(15,000)
Bond interest	2,467,460	2,469,538	2,078	2,463,083	4,377
Bond issuance costs	122,207	125,993	3,786	-	122,207
Fiscal agent fees	2,316	3,200	884	2,316	-
Total debt service	7,321,983	7,328,731	6,748	7,210,399	111,584
<b>Total expenditures</b>	<b>26,183,480</b>	<b>67,966,920</b>	<b>41,783,440</b>	<b>25,707,843</b>	<b>475,637</b>
Excess (deficiency) of revenues over expenditures	(6,239,201)	(48,205,778)	41,966,577	(5,864,852)	(374,349)
Other financing sources (uses):					
Refunding bonds issued	16,750,000	16,750,000	-	-	16,750,000
Bond discount	(111,130)	(111,130)	-	-	(111,130)
Payment to refunded bond escrow agent	(16,512,877)	(16,512,877)	-	-	(16,512,877)
Bond proceeds	-	14,868,450	(14,868,450)	-	-
Total other financing sources	125,993	14,994,443	(14,868,450)	-	125,993
Excess (deficiency) of revenues and other financing sources over expenditures	(6,113,208)	(33,211,335)	27,098,127	(5,864,852)	(248,356)
Fund balance, beginning of period	38,277,834	38,277,834	-	44,142,686	(5,864,852)
Fund balance, end of period	\$ 32,164,626	\$ 5,066,499	\$ 27,098,127	\$ 38,277,834	\$ (6,113,208)

**CITY OF TEMPLE, TEXAS**  
**REINVESTMENT ZONE NO. 1**  
**SCHEDULE OF APPRAISED TAXABLE VALUE, TAX LEVY & TAX COLLECTIONS BY TAXING ENTITY**  
**For the Tax Year 2019/Fiscal Year Ending September 30, 2020**

<b>Taxing Jurisdiction</b>	<b>Appraised Taxable Value</b>	<b>Tax Levy</b>	<b>Current Tax Collections</b>	<b>Delinquent Tax Collections</b>	<b>Total Tax Collections <sup>(1)</sup></b>	<b>% of Total Collected</b>	<b>% Collected of Current Levy</b>
Temple ISD	\$ 710,017,306	\$ 11,573,282	\$ 11,669,693	\$ 44,935	\$ 11,714,628	63.275%	100.833%
City of Temple	489,919,085	3,295,686	3,272,580	25,099	3,297,679	17.812%	99.299%
Bell County	496,358,755	2,088,678	2,073,108	17,355	2,090,463	11.291%	99.255%
Temple College District	493,417,420	930,585	924,094	7,537	931,631	5.032%	99.302%
Bell County Road Fund	718,967,891	209,939	211,496	1,102	212,598	1.148%	100.742%
Troy ISD	13,776,987	230,420	224,195	10,203	234,397	1.266%	97.298%
Elm Creek Flood Control District	82,759,499	27,062	28,157	328	28,486	0.154%	104.045%
Belton ISD	238,000	4,090	3,861	-	3,861	0.021%	94.399%
		<b>\$ 18,359,742</b>	<b>\$ 18,407,184</b>	<b>\$ 106,559</b>	<b>\$ 18,513,743</b>	<b>100.000%</b>	<b>100.258%</b>

<sup>(1)</sup> Tax collections include the amount collected from the current year levy and any amount collected from prior years.





**CITY OF TEMPLE, TEXAS**  
**REINVESTMENT ZONE NO. 1**  
**SCHEDULE OF CAPITAL ASSETS**  
**For the year ending September 30, 2020 and 2019**

	<b>2020</b>	<b>2019</b>	<b>Increase (Decrease)</b>
<b>Capital assets not being depreciated</b>			
Land/ROW	\$ 22,047,682	\$ 20,311,525	\$ 1,736,157
Construction in Progress	41,502,804	31,158,122	10,344,682
Total capital assets not being depreciated	63,550,486	51,469,647	12,080,839
<b>Capital assets being depreciated</b>			
Buildings	2,566,834	2,566,834	-
Infrastructure {Streets/Rail/Downtown/Trails}	92,487,888	89,138,949	3,348,939
Less accumulated depreciation	(36,634,430)	(32,419,793)	(4,214,637)
Total capital assets being depreciated, net	58,420,292	59,285,990	(865,698)
<b>Total Reinvestment Zone No. 1 Capital Assets</b>	<b>\$ 121,970,778</b>	<b>\$ 110,755,637</b>	<b>\$ 11,215,141</b>

CITY OF TEMPLE, TEXAS  
REINVESTMENT ZONE NO. 1

SCHEDULE OF OUTSTANDING BONDS (PRINCIPAL & INTEREST) - AS OF OCTOBER 1, 2020

Fiscal Year	Percent of Debt Retired		TIRZ Revenue Bonds, Taxable Series 2008	General Obligation Bonds Series 2011A {2008 CO}	General Obligation Bonds Series 2012 {2003 CO}	Combo Tax & Revenue Bonds Series 2013	TIRZ Revenue Bonds Series 2018	General Obligation Bonds Series 2020 {2013 CO}	Total
	Annual %	Cumulative %							
2021	10.23%	10.23%	\$ 1,241,670	\$ 2,497,550	\$ 77,250	\$ 1,448,081	\$ 1,287,000	\$ 450,191	\$ 7,001,742
2022	10.23%	20.46%	1,242,422	2,494,950	78,750	1,433,081	1,305,000	450,894	7,005,097
2023	5.80%	26.25%	-	-	-	1,431,681	2,086,750	449,930	3,968,361
2024	5.80%	32.05%	-	-	-	1,428,282	2,089,000	453,598	3,970,880
2025	5.81%	37.87%	-	-	-	-	2,088,750	1,891,959	3,980,709
2026	5.83%	43.70%	-	-	-	-	2,086,000	1,907,110	3,993,110
2027	5.85%	49.55%	-	-	-	-	2,090,750	1,913,965	4,004,715
2028	5.85%	55.40%	-	-	-	-	2,087,500	1,917,653	4,005,153
2029	5.84%	61.24%	-	-	-	-	2,086,500	1,912,914	3,999,414
2030	5.85%	67.10%	-	-	-	-	2,087,500	1,920,264	4,007,764
2031	5.87%	72.96%	-	-	-	-	2,090,250	1,925,276	4,015,526
2032	5.88%	78.84%	-	-	-	-	2,089,500	1,937,880	4,027,380
2033	5.90%	84.74%	-	-	-	-	2,090,250	1,947,818	4,038,068
2034	3.05%	87.79%	-	-	-	-	2,087,250	-	2,087,250
2035	3.05%	90.84%	-	-	-	-	2,090,500	-	2,090,500
2036	3.05%	93.90%	-	-	-	-	2,089,500	-	2,089,500
2037	3.05%	96.95%	-	-	-	-	2,089,250	-	2,089,250
2038	3.05%	100.00%	-	-	-	-	2,089,500	-	2,089,500
Total:			\$ 2,484,092	\$ 4,992,500	\$ 156,000	\$ 5,741,125	\$ 36,010,750	\$ 19,079,452	\$ 68,463,919

Principal Outstanding	\$ 2,300,000	\$ 4,720,000	\$ 145,000	\$ 5,255,000	\$ 22,940,000	\$ 16,750,000	\$ 52,110,000
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## CITY OF TEMPLE, TEXAS

## REINVESTMENT ZONE NO. 1 - VALUES FOR BASE AND INCREMENT (CAPTURED APPRAISED VALUE)

For the Tax Year 2019/FY 2020 As of 10/1/2019

Taxing Jurisdiction	ORIGINAL ZONE			EXPANDED ZONE			TOTAL			Levy
	Tax Increment Base	Captured Appraised Value <sup>(1)</sup>	TOTAL	Tax Increment Base	Captured Appraised Value	TOTAL	Tax Increment Base	Captured Appraised Value	TOTAL	
Temple ISD	\$ 97,186,149	\$ 710,017,306	\$ 807,203,455				\$ 97,186,149	\$ 710,017,306	\$ 807,203,455	\$ 11,573,282
City of Temple	97,765,552	397,148,454	494,914,006	267,979,786	92,770,631	360,750,417	365,745,338	489,919,085	855,664,423	3,295,686
Bell County	97,765,552	402,580,251	500,345,803	267,979,786	93,778,504	361,758,290	365,745,338	496,358,755	862,104,093	2,088,678
Temple College District	97,765,552	400,646,789	498,412,341	267,979,786	92,770,631	360,750,417	365,745,338	493,417,420	859,162,758	930,586
Bell County Road Fund	97,765,552	718,967,891	816,733,443				97,765,552	718,967,891	816,733,443	209,939
Troy ISD	8,146,123	13,776,987	21,923,110				8,146,123	13,776,987	21,923,110	230,420
Elm Creek	28,984,337	82,759,499	111,743,836				28,984,337	82,759,499	111,743,836	27,062
Belton ISD	18,028	238,000	256,028				18,028	238,000	256,028	4,090

<sup>(1)</sup> Note: Captured Appraised Value for each taxing entity will vary based on exemptions allowed, participation in tax abatements and varying geographical boundaries.

**DEFINITIONS:**

**Original Zone** - Includes Zone Boundaries as originally created in 1982 and expanded in 1999.

**Expanded Zone** - TMED area as expanded in 2010. City of Temple - 11/04/10; Temple College - 01/24/11; Bell County - 12/03/12.

**Tax Increment Base** - Total taxable value of all real property taxable by the unit and located in a reinvestment zone for the year in which the zone was designated.

**Captured Appraised Value** - The captured appraised value of real property taxable by a taxing unit for a year is the total taxable value of all real property taxable by the unit and located in a reinvestment zone for that year less the tax increment base of the unit.



Financing Plan - 09/26/20 to Zone Board

DESCRIPTION		2030 48	2031 49	2032 50	2033 51	2034 52	2035 53	2036 54	2037 55	2038 56	2039 57	2040 58
1	"Taxable Increment"	\$ 1,025,968,886	\$ 1,060,563,761	\$ 1,071,169,399	\$ 1,081,881,092	\$ 1,092,699,903	\$ 1,103,626,902	\$ 1,114,663,171	\$ 1,125,809,802	\$ 1,137,067,900	\$ 1,148,438,579	\$ 1,159,922,965
1	FUND BALANCE, Begin	\$ 2,448,846	\$ 2,904,594	\$ 3,105,674	\$ 3,347,055	\$ 3,254,866	\$ 3,290,720	\$ 3,499,403	\$ 3,387,729	\$ 3,451,197	\$ 3,780,261	\$ 3,283,988
2A	Adjustments to Debt Service Reserve - Tax Increment Revenue Bonds, Series 2018	-	-	-	-	-	-	-	-	2,090,750	-	-
2B	Adjustments to Debt Service Reserve - Tax Increment Taxable Revenue Bonds, Series 2020	-	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 2,448,846	\$ 2,904,594	\$ 3,105,674	\$ 3,347,055	\$ 3,254,866	\$ 3,290,720	\$ 3,499,403	\$ 3,387,729	\$ 5,541,947	\$ 3,780,261	\$ 3,283,988
SOURCES OF FUNDS:												
4	Tax Revenues	27,710,272	28,250,121	28,184,743	28,450,357	28,718,627	28,989,580	29,263,242	29,539,641	29,818,804	30,100,759	30,385,533
5	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(415,654)	(423,752)	(422,771)	(426,755)	(430,779)	(434,844)	(438,949)	(443,095)	(447,282)	(451,511)	(455,783)
6	Interest Income	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	Grant Funds	-	-	-	-	-	-	-	-	-	-	-
8	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
9	Other Revenues	-	-	-	-	-	-	-	-	-	-	-
10	Sale of land	-	-	-	-	-	-	-	-	-	-	-
11	Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
12	Bond Refunding Proceeds	-	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 27,340,618	\$ 27,872,369	\$ 27,807,972	\$ 28,069,602	\$ 28,333,848	\$ 28,600,736	\$ 28,870,293	\$ 29,142,546	\$ 29,417,522	\$ 29,695,248	\$ 29,975,750
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 29,789,464	\$ 30,776,963	\$ 30,913,646	\$ 31,416,656	\$ 31,588,714	\$ 31,891,457	\$ 32,369,696	\$ 32,530,275	\$ 34,959,469	\$ 33,475,509	\$ 33,259,738
USE OF FUNDS:												
DEBT SERVICE												
28	2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue (\$25.260 mil)	-	-	-	-	-	-	-	-	-	-	-
32	Debt Service - 2013 Issue (Refunding)	1,920,264	1,925,276	1,937,880	1,947,818	-	-	-	-	-	-	-
33	Debt Service - 2018 Issue (\$24 mil)	2,087,500	2,090,250	2,089,500	2,090,250	2,087,250	2,090,500	2,089,500	2,089,250	2,089,500	-	-
34	Debt Service - 2019 Issue (\$14.868 mil)	1,358,200	1,360,300	1,359,700	1,361,400	1,360,100	1,360,800	1,358,200	1,357,300	1,357,800	1,359,400	1,356,800
35	Debt Service - 2022 Issue (\$40 mil)	4,025,250	4,023,500	4,026,500	4,023,750	4,025,250	4,025,500	4,024,250	4,026,250	4,026,000	4,023,250	4,022,750
36	Bond Refunding Payment to Refunding Escrow Agent & Issuance Costs	-	-	-	-	-	-	-	-	-	-	-
37	Paying Agent Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	-	-
40	Subtotal-Debt Service	9,393,214	9,401,326	9,415,580	9,425,218	7,474,600	7,478,800	7,473,950	7,474,800	7,475,300	5,382,650	5,379,550
OPERATING EXPENDITURES												
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	704,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
59	Transformation Team	639,784	839,784	839,784	839,784	839,784	839,784	839,784	839,784	839,784	839,784	839,784
60	Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
61	TEDC-Operating	2,237,369	2,315,677	2,396,726	2,480,611	2,567,432	2,657,293	2,750,298	2,846,558	2,946,188	3,049,304	3,156,030
62	Strategic Investment Zone - Grants	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
63	TISD-Reimbursement [per contract]	33,502	33,502	33,502	35,177	35,177	35,177	36,936	36,936	36,936	38,783	38,783
65	Subtotal-Operating Expenditures	4,291,655	4,569,963	4,651,012	4,736,572	4,823,393	4,913,254	5,008,018	5,104,278	5,203,908	5,308,871	5,415,597
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 13,684,869	\$ 13,971,289	\$ 14,066,592	\$ 14,161,790	\$ 12,297,993	\$ 12,392,054	\$ 12,481,968	\$ 12,579,078	\$ 12,679,208	\$ 10,691,521	\$ 10,795,147
80	Funds Available for Projects	\$ 16,104,594	\$ 16,805,674	\$ 16,847,055	\$ 17,254,866	\$ 19,290,720	\$ 19,499,403	\$ 19,887,729	\$ 19,951,197	\$ 22,280,261	\$ 22,783,988	\$ 22,464,591
PROJECTS												
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-	-
250	Crossroads Park	-	-	-	-	-	-	-	-	-	-	-
350	Outer Loop	-	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-	-
450	Downtown	200,000	200,000	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-	-
650	Gateway Projects	-	-	-	-	-	-	-	-	-	-	-
750	Public Improvements	13,000,000	13,500,000	13,500,000	14,000,000	16,000,000	16,000,000	16,500,000	16,500,000	18,500,000	19,500,000	19,000,000
	Subtotal-Projects	13,200,000	13,700,000	13,500,000	14,000,000	16,000,000	16,000,000	16,500,000	16,500,000	18,500,000	19,500,000	19,000,000
TOTAL USE OF FUNDS		\$ 26,884,869	\$ 27,671,289	\$ 27,566,592	\$ 28,161,790	\$ 28,297,993	\$ 28,392,054	\$ 28,981,968	\$ 29,079,078	\$ 31,179,208	\$ 30,191,521	\$ 29,795,147
800	FUND BALANCE, End {Available for Appropriation}	\$ 2,904,594	\$ 3,105,674	\$ 3,347,055	\$ 3,254,866	\$ 3,290,720	\$ 3,499,403	\$ 3,387,729	\$ 3,451,197	\$ 3,780,261	\$ 3,283,988	\$ 3,464,591

DESCRIPTION		2041 59	2042 60	2043 61	2044 62	2045 63	2046 64	2047 65	2048 66	2049 67	2050 68
1	"Taxable Increment"	\$ 1,171,522,195	\$ 1,183,237,417	\$ 1,195,069,791	\$ 1,207,020,489	\$ 1,219,090,694	\$ 1,231,281,601	\$ 1,243,594,417	\$ 1,256,030,361	\$ 1,268,590,664	\$ 1,281,276,571
1	FUND BALANCE, Begin	\$ 3,464,591	\$ 3,173,589	\$ 3,554,962	\$ 3,361,636	\$ 3,285,319	\$ 3,322,083	\$ 3,471,947	\$ 3,232,762	\$ 3,100,106	\$ 3,573,689
2A	Adjustments to Debt Service Reserve - Tax Increment Revenue Bonds, Series 2018	-	-	-	-	-	-	-	-	-	-
2B	Adjustments to Debt Service Reserve - Tax Increment Taxable Revenue Bonds, Series 2020	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 3,464,591	\$ 3,173,589	\$ 3,554,962	\$ 3,361,636	\$ 3,285,319	\$ 3,322,083	\$ 3,471,947	\$ 3,232,762	\$ 3,100,106	\$ 3,573,689
SOURCES OF FUNDS:											
4	Tax Revenues	30,673,154	30,963,652	25,935,982	26,179,109	26,424,666	26,672,679	26,923,172	27,176,171	27,431,699	27,689,782
5	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(460,097)	(464,455)	(389,040)	(392,687)	(396,370)	(400,090)	(403,848)	(407,643)	(411,475)	(415,347)
6	Interest Income	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	Grant Funds	-	-	-	-	-	-	-	-	-	-
8	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
9	Other Revenues	-	-	-	-	-	-	-	-	-	-
10	Sale of land	-	-	-	-	-	-	-	-	-	-
11	Bond Proceeds	-	-	-	-	-	-	-	-	-	-
12	Bond Refunding Proceeds	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 30,259,057	\$ 30,545,197	\$ 25,592,942	\$ 25,832,422	\$ 26,074,296	\$ 26,318,589	\$ 26,565,324	\$ 26,814,528	\$ 27,066,224	\$ 27,320,435
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 33,723,647	\$ 33,718,787	\$ 29,147,904	\$ 29,194,058	\$ 29,359,615	\$ 29,640,672	\$ 30,037,272	\$ 30,047,291	\$ 30,166,330	\$ 30,894,124
USE OF FUNDS:											
DEBT SERVICE											
28	2008 Bond Issue-Taxable {\$10.365 mil}	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-
32	Debt Service - 2013 Issue {Refunding}	-	-	-	-	-	-	-	-	-	-
33	Debt Service - 2018 Issue {\$24 mil}	-	-	-	-	-	-	-	-	-	-
34	Debt Service - 2019 Issue {\$14.868 mil}	-	-	-	-	-	-	-	-	-	-
35	Debt Service - 2022 Issue {\$40 mil}	4,024,000	4,021,500	-	-	-	-	-	-	-	-
36	Bond Refunding Payment to Refunding Escrow Agent & Issuance Costs	-	-	-	-	-	-	-	-	-	-
37	Paying Agent Services	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	4,024,000	4,021,500	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES											
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	704,600	704,600	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
59	Transformation Team	839,784	839,784	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000
60	Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
61	TEDC-Operating	3,266,491	3,380,818	3,499,147	3,621,617	3,748,374	3,879,567	4,015,352	4,155,889	4,301,345	4,451,892
62	Strategic Investment Zone - Grants	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
63	TISD-Reimbursement [per contract]	38,783	40,722	40,722	40,722	42,758	42,758	42,758	44,896	44,896	44,896
65	Subtotal-Operating Expenditures	5,526,058	5,642,324	5,786,269	5,908,739	6,037,532	6,168,725	6,304,510	6,447,185	6,592,641	6,743,188
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 9,550,058	\$ 9,663,824	\$ 5,786,269	\$ 5,908,739	\$ 6,037,532	\$ 6,168,725	\$ 6,304,510	\$ 6,447,185	\$ 6,592,641	\$ 6,743,188
80	Funds Available for Projects	\$ 24,173,589	\$ 24,054,962	\$ 23,361,636	\$ 23,285,319	\$ 23,322,083	\$ 23,471,947	\$ 23,732,762	\$ 23,600,106	\$ 23,573,689	\$ 24,150,936
PROJECTS											
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-
250	Crossroads Park	-	-	-	-	-	-	-	-	-	-
350	Outer Loop	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-
650	Gateway Projects	-	-	-	-	-	-	-	-	-	-
750	Public Improvements	21,000,000	20,500,000	20,000,000	20,000,000	20,000,000	20,000,000	20,500,000	20,500,000	20,000,000	21,000,000
	Subtotal-Projects	21,000,000	20,500,000	20,000,000	20,000,000	20,000,000	20,000,000	20,500,000	20,500,000	20,000,000	21,000,000
TOTAL USE OF FUNDS		\$ 30,550,058	\$ 30,163,824	\$ 25,786,269	\$ 25,908,739	\$ 26,037,532	\$ 26,168,725	\$ 26,804,510	\$ 26,947,185	\$ 26,592,641	\$ 27,743,188
800	FUND BALANCE, End (Available for Appropriation)	\$ 3,173,589	\$ 3,554,962	\$ 3,361,636	\$ 3,285,319	\$ 3,322,083	\$ 3,471,947	\$ 3,232,762	\$ 3,100,106	\$ 3,573,689	\$ 3,150,936



DESCRIPTION		2051 69	2052 70	2053 71	2054 72	2055 73	2056 74	2057 75	2058 76	2059 77	2060 78	2061 79	2062 80
1	"Taxable Increment"	\$ 1,294,089,337	\$ 1,307,030,230	\$ 1,320,100,532	\$ 1,333,301,538	\$ 1,346,634,553	\$ 1,360,100,899	\$ 1,373,701,908	\$ 1,387,438,927	\$ 1,401,313,316	\$ 1,415,326,449	\$ 1,429,479,714	\$ 1,443,774,511
1	FUND BALANCE, Begin	\$ 3,150,936	\$ 3,826,877	\$ 3,600,870	\$ 3,469,863	\$ 3,428,278	\$ 3,475,069	\$ 3,106,651	\$ 3,316,770	\$ 3,103,923	\$ 3,463,924	\$ 3,389,772	\$ 3,379,443
2A	Adjustments to Debt Service Reserve - Tax Increment Revenue Bonds, Series 2018	-	-	-	-	-	-	-	-	-	-	-	-
2B	Adjustments to Debt Service Reserve - Tax Increment Taxable Revenue Bonds, Series 2020	-	-	-	-	-	-	-	-	-	-	-	-
3	Fund Balance Available for Appropriation	\$ 3,150,936	\$ 3,826,877	\$ 3,600,870	\$ 3,469,863	\$ 3,428,278	\$ 3,475,069	\$ 3,106,651	\$ 3,316,770	\$ 3,103,923	\$ 3,463,924	\$ 3,389,772	\$ 3,379,443
SOURCES OF FUNDS:													
4	Tax Revenues	27,950,447	28,213,717	28,479,621	28,748,184	29,019,432	29,293,393	29,570,093	29,849,561	30,131,823	30,416,907	30,704,843	30,995,658
5	Allowance for Uncollected Taxes [1.5% of Tax Revenues]	(419,257)	(423,206)	(427,194)	(431,223)	(435,291)	(439,401)	(443,551)	(447,743)	(451,977)	(456,254)	(460,573)	(464,935)
6	Interest Income	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
7	Grant Funds	-	-	-	-	-	-	-	-	-	-	-	-
8	License Fee - Central Texas Railway	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
9	Other Revenues	-	-	-	-	-	-	-	-	-	-	-	-
10	Sale of land	-	-	-	-	-	-	-	-	-	-	-	-
11	Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
12	Bond Refunding Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
20	Total Sources of Funds	\$ 27,577,190	\$ 27,836,511	\$ 28,098,427	\$ 28,362,961	\$ 28,630,141	\$ 28,899,992	\$ 29,172,542	\$ 29,447,818	\$ 29,725,846	\$ 30,006,653	\$ 30,290,270	\$ 30,576,723
25	TOTAL AVAILABLE FOR APPROPRIATION	\$ 30,728,126	\$ 31,663,389	\$ 31,699,296	\$ 31,832,824	\$ 32,058,418	\$ 32,375,061	\$ 32,279,193	\$ 32,764,588	\$ 32,829,769	\$ 33,470,577	\$ 33,680,043	\$ 33,956,166
USE OF FUNDS:													
DEBT SERVICE													
28	2008 Bond Issue-Taxable (\$10.365 mil)	-	-	-	-	-	-	-	-	-	-	-	-
29	Debt Service - 2011A Issue (Refunding)	-	-	-	-	-	-	-	-	-	-	-	-
30	Debt Service - 2012 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-	-	-
31	Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-	-	-
32	Debt Service - 2013 Issue (Refunding)	-	-	-	-	-	-	-	-	-	-	-	-
33	Debt Service - 2018 Issue {\$24 mil}	-	-	-	-	-	-	-	-	-	-	-	-
34	Debt Service - 2019 Issue {\$14.868 mil}	-	-	-	-	-	-	-	-	-	-	-	-
35	Debt Service - 2022 Issue {\$40 mil}	-	-	-	-	-	-	-	-	-	-	-	-
36	Bond Refunding Payment to Refunding Escrow Agent & Issuance Costs	-	-	-	-	-	-	-	-	-	-	-	-
37	Paying Agent Services	-	-	-	-	-	-	-	-	-	-	-	-
40	Subtotal-Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
OPERATING EXPENDITURES													
50	Prof Svcs/Proj Mgmt	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52	Legal/Audit	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54	Zone Park Maintenance [mowing, utilities, botanical supplies]	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000	705,000
56	Rail Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58	Road/Signage Maintenance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
59	Transformation Team	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000	840,000
60	Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
61	TEDC-Operating	4,607,708	4,768,978	4,935,892	5,108,648	5,287,451	5,472,512	5,664,050	5,862,292	6,067,472	6,279,833	6,499,627	6,727,114
62	Strategic Investment Zone - Grants	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
63	TISD-Reimbursement [per contract]	47,141	47,141	47,141	49,498	49,498	49,498	51,973	51,973	51,973	54,572	54,572	54,572
65	Subtotal-Operating Expenditures	6,901,249	7,062,519	7,229,433	7,404,546	7,583,349	7,768,410	7,962,423	8,160,665	8,365,845	8,580,805	8,800,599	9,028,086
70	TOTAL DEBT & OPERATING EXPENDITURES	\$ 6,901,249	\$ 7,062,519	\$ 7,229,433	\$ 7,404,546	\$ 7,583,349	\$ 7,768,410	\$ 7,962,423	\$ 8,160,665	\$ 8,365,845	\$ 8,580,805	\$ 8,800,599	\$ 9,028,086
80	Funds Available for Projects	\$ 23,826,877	\$ 24,600,870	\$ 24,469,863	\$ 24,428,278	\$ 24,475,069	\$ 24,606,651	\$ 24,316,770	\$ 24,603,923	\$ 24,463,924	\$ 24,889,772	\$ 24,879,443	\$ 24,928,080
PROJECTS													
150	Temple Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-
200	Corporate Campus Park	-	-	-	-	-	-	-	-	-	-	-	-
250	Crossroads Park	-	-	-	-	-	-	-	-	-	-	-	-
350	Outer Loop	-	-	-	-	-	-	-	-	-	-	-	-
400	Synergy Park	-	-	-	-	-	-	-	-	-	-	-	-
450	Downtown	-	-	-	-	-	-	-	-	-	-	-	-
500	TMED	-	-	-	-	-	-	-	-	-	-	-	-
550	Airport Park	-	-	-	-	-	-	-	-	-	-	-	-
650	Gateway Projects	-	-	-	-	-	-	-	-	-	-	-	-
750	Public Improvements	20,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,500,000	21,000,000	21,500,000	21,000,000	21,500,000	21,500,000	24,928,080
	Subtotal-Projects	20,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,500,000	21,000,000	21,500,000	21,000,000	21,500,000	21,500,000	24,928,080
TOTAL USE OF FUNDS		\$ 26,901,249	\$ 28,062,519	\$ 28,229,433	\$ 28,404,546	\$ 28,583,349	\$ 29,268,410	\$ 28,962,423	\$ 29,660,665	\$ 29,365,845	\$ 30,080,805	\$ 30,300,599	\$ 33,956,166
800	FUND BALANCE, End (Available for Appropriation)	\$ 3,826,877	\$ 3,600,870	\$ 3,469,863	\$ 3,428,278	\$ 3,475,069	\$ 3,106,651	\$ 3,316,770	\$ 3,103,923	\$ 3,463,924	\$ 3,389,772	\$ 3,379,443	\$ (0)

TIF Reinvestment Zone #1  
Summary Financing Plan with Detailed Project Plan

Project Plan - 08/26/20 - to Zone Board

SUMMARY FINANCING PLAN														
	{A}	{B}	{C}	{D}										
	2020	FY 2020 Actual	FY 2020 Open Encumbrances & Carry Forwards	As Currently Adopted 2021	Revised 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 Beginning Available Fund Balance, Oct 1	\$ 36,187,084	\$ 36,187,084	\$ -	\$ 2,975,749	\$ 30,073,876	\$ 2,321,822	\$ 3,418,205	\$ 3,156,492	\$ 9,727,074	\$ 1,653,757	\$ 1,956,872	\$ 1,971,786	\$ 2,156,682	\$ 2,448,846
20 Total Sources of Funds	51,379,593	36,694,279	14,868,450	19,994,744	34,863,194	62,163,490	21,734,713	22,893,086	24,250,170	25,879,335	26,675,850	26,913,648	27,088,429	27,340,618
25 Net Available for Appropriation	87,566,677	72,881,363	14,868,450	22,970,492	64,937,070	64,485,311	25,152,918	26,049,577	33,977,244	27,533,092	28,632,722	28,885,434	29,245,110	29,789,464
50 Professional	137,988	83,459	54,529	175,000	229,529	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
52 General Administrative Expenditures	1,300	1,300	-	1,300	1,300	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
54 Zone Park Maintenance [mowing, utilities, botanical supplies]	528,600	528,600	-	563,100	563,100	663,100	677,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600
56 Rail Maintenance	25,692	20,429	5,263	100,000	105,263	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58 Road/Signage Maintenance	127,784	5,136	122,648	100,000	222,648	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
59 Downtown Improvements (Transformation Team)	830,359	524,390	305,967	639,784	945,751	639,784	639,784	647,784	639,784	639,784	639,784	639,784	639,784	639,784
60 Contractual Payments (TEDC - Marketing)	200,000	200,000	-	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
61 TEDC-Operating	1,586,113	1,586,113	-	1,645,434	1,645,434	1,699,084	1,758,552	1,820,101	1,883,805	1,949,738	2,017,979	2,088,608	2,161,709	2,237,369
62 Strategic Investment Zone - Grants	555,000	-	555,000	100,000	655,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
63 TISD-Reimbursement [per contract]	27,563	-	-	28,941	28,941	28,941	28,941	30,388	30,388	30,388	31,907	31,907	31,907	33,502
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,237,744	1,235,666	-	1,241,670	1,241,670	1,242,422	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	2,497,800	2,497,800	-	2,497,550	2,497,550	2,494,950	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	80,050	80,050	-	77,250	77,250	78,750	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	2,047,944	2,047,944	-	1,448,082	1,448,082	1,433,081	1,431,682	1,428,282	-	-	-	-	-	-
32 Issuance Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
33 Refunding Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34 Payment to Refunding Bond Agent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Bond Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32 Debt Service - 2013 Issue {Refunding}	-	-	-	450,192	450,192	450,894	449,930	453,598	1,891,960	1,907,110	1,913,966	1,917,653	1,912,914	1,920,264
33 Debt Service - 2018 Issue {\$24 mil}	1,336,000	1,336,000	-	1,287,000	1,287,000	1,305,000	2,086,750	2,089,000	2,088,750	2,086,000	2,090,750	2,087,500	2,086,500	2,087,500
34 Debt Service - 2019 Issue {\$14.868 mil}	-	-	-	723,900	723,900	882,600	1,357,600	1,359,100	1,358,800	1,356,700	1,357,800	1,356,800	1,358,700	1,358,200
35 Debt Service - 2022 Issue {\$40 mil}	-	-	-	-	-	-	3,437,188	3,911,250	4,022,000	4,023,500	4,025,750	4,023,500	4,021,750	4,025,250
36 Bond Refunding Payment to Refunding Escrow Agent & Issuance Costs	16,750,000	16,746,214	-	-	-	-	-	-	-	-	-	-	-	-
37 Paying Agent Services	3,200	2,316	-	3,200	3,200	3,200	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
75 Total Debt & Operating Expenditures	27,973,137	26,895,417	1,043,407	11,282,403	12,325,810	11,598,206	12,546,427	13,122,503	13,298,487	13,376,220	13,460,936	13,528,752	13,596,264	13,684,869
80 Funds Available for Projects	\$ 59,593,540	\$ 45,985,946	\$ 13,825,043	\$ 11,688,089	\$ 52,611,260	\$ 52,887,105	\$ 12,606,492	\$ 12,927,074	\$ 20,678,757	\$ 14,156,872	\$ 15,171,786	\$ 15,356,682	\$ 15,648,846	\$ 16,104,594
PROJECT PLAN														
	2020	FY 2020 Actual	FY 2020 Open Encumbrances & Carry Forwards	As Currently Adopted 2021	Revised 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>TEMPLE INDUSTRIAL PARK:</b>														
102 Rail Backage Road & Rail Improvements (E-W) GST Tract	8,920	-	8,920	-	8,920	-	-	-	-	-	-	-	-	-
103 Rail (N-S) GST Tract	-	-	-	-	-	-	-	-	2,325,000	-	-	-	-	-
104 Industrial Park Grading	98,810	95,000	3,810	-	3,810	-	1,500,000	-	1,500,000	-	-	-	-	-
106 Industrial Park Sewer Extension	-	-	-	90,000	90,000	990,000	-	-	-	-	-	-	-	-
150 Total Industrial Park	107,730	95,000	12,730	90,000	102,730	990,000	1,500,000	-	3,825,000	-	-	-	-	-
<b>CORPORATE CAMPUS PARK:</b>														
156 Corporate Campus Land	104,855	104,855	-	-	-	-	-	-	-	-	-	-	-	-
157 Mixed Use Master Plan	114,780	114,780	-	-	-	-	-	-	-	-	-	-	-	-
158 Corporate Campus Master Plan Improvements	-	-	-	200,000	200,000	200,000	-	-	-	-	-	-	-	-
200 Total Corporate Campus Park	219,635	219,635	-	200,000	200,000	200,000	-	-	-	-	-	-	-	-
<b>CROSSROADS PARK:</b>														
207 Cross Roads Park @ Pepper Creek Trail	887,245	887,245	-	-	-	-	-	-	-	-	-	-	-	-
250 Total Crossroads Park	887,245	887,245	-	-	-	-	-	-	-	-	-	-	-	-
<b>OUTER LOOP</b>														
305 Outer Loop (IH 35 to Wendland) STAG grant (Little Elm Sewer)	7,413	7,413	-	-	-	-	-	-	-	-	-	-	-	-
305 Outer Loop (IH 35 to Wendland)	314,557	-	314,557	-	314,557	15,825,000	-	-	-	-	-	-	-	-
310 Outer Loop (Wendland to McLane Pkwy)	141,683	65,000	76,683	-	76,683	12,800,000	-	-	-	-	-	-	-	-
315 Outer Loop (McLane Pkwy to Central Point Pkwy)	8,217,435	3,509,568	4,707,867	-	4,707,867	-	-	-	-	-	-	-	-	-
316 Outer Loop Phase V (Poison Oak to Old Waco Road) (bond funded)	2,273,775	142,590	2,131,185	-	2,131,185	-	-	-	-	-	-	-	-	-
320 Outer Loop Phase VI (Old Waco Road to I35 South)	2,526,393	337,065	2,189,328	-	2,189,328	-	-	-	-	-	-	-	-	-
350 Total Research Parkway	13,481,256	4,061,636	9,419,620	-	9,419,620	28,625,000	-	-	-	-	-	-	-	-
<b>SYNERGY PARK:</b>														
352 Entry Enhancement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
400 Total Synergy Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TIF Reinvestment Zone #1  
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Project Plan - 08/26/20 - to Zone Board

SUMMARY FINANCING PLAN														
	{A}	{B}	{C}	{D}										
	2020	FY 2020 Actual	FY 2020 Open Encumbrances & Carry Forwards	As Currently Adopted 2021	Revised 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>DOWNTOWN:</b>														
402	Downtown Lighting Master Plan	28,600	-	28,600	-	28,600	-	-	-	-	-	-	-	-
403	MLK Festival Fields Electric Design	100,000	89,450	10,550	935,000	945,550	-	-	-	-	-	-	-	-
404	Downtown Lighting	50,000	30,600	19,400	450,000	469,400	-	-	-	-	-	-	-	-
405	Santa Fe Plaza	310,350	18,010	292,340	-	292,340	-	-	-	-	-	-	-	-
406	Downtown City Center/Hawn	6,074,895	116,940	5,957,955	-	5,957,955	-	-	-	-	-	-	-	-
407	Santa Fe Market	411,854	327,908	83,946	-	83,946	-	-	-	-	-	-	-	-
408	1st Street (Avenue B to Central Avenue) and Avenue A (North 3rd to South 2nd)	17,437	17,437	-	-	-	-	-	-	-	-	-	-	-
409	1st Street from Avenue A to Avenue B	1,002,435	731,711	270,724	-	270,724	-	-	-	-	-	-	-	-
410	1st Street from Avenue A to Central Avenue	1,397,400	1,218,337	179,063	-	179,063	-	-	-	-	-	-	-	-
411	1st Street Parking Garage & Underground Electric Utilities	7,077,099	98,300	6,978,799	-	6,978,799	-	-	-	-	-	-	-	-
412	Central Ave/4th Street Parking Garage	9,302,450	344,096	8,958,354	-	8,958,354	-	-	-	-	-	-	-	-
413	Avenue C from Main Street to 24th Street	4,274,218	1,850,056	2,424,162	-	2,424,162	6,700,000	-	-	-	-	-	-	-
414	24th Street - Avenue C to Central Street Design	188,500	134,245	54,255	350,000	404,255	2,448,900	-	-	-	-	-	-	-
415	Crestview - Henderson to 24th Street	-	-	-	210,000	210,000	1,935,000	-	-	-	-	-	-	-
416	Central/Adams Corridor	115,095	7,195	107,900	-	107,900	-	1,500,000	2,000,000	-	-	-	-	-
417	Downtown Corridor Enhancements	700,000	250,000	450,000	-	450,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
418	Festival Fields Buildings	-	-	-	750,000	750,000	-	-	-	-	-	-	-	-
419	Festival Fields Parking Lot	350,000	48,913	301,087	-	301,087	-	-	-	-	-	-	-	-
420	Library/City Hall Campus	-	-	-	150,000	150,000	-	-	5,000,000	-	-	-	-	-
421	3rd Street Pedestrian Facilities and Landscaping	-	-	-	150,000	150,000	200,000	-	-	-	-	-	-	-
450	Total Downtown	31,400,333	5,283,198	26,117,135	2,995,000	29,112,135	11,483,900	1,700,000	2,200,000	5,200,000	200,000	200,000	200,000	200,000
<b>TMED:</b>														
458	Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	203,890	203,890	-	-	-	-	-	-	-	-	-	-	-
459	31st Street/Loop 363 Improvements	22,337	-	22,337	-	22,337	-	-	-	-	-	-	-	-
460	31st Street Monumentation (bond funded)	450,000	-	450,000	-	450,000	-	-	-	-	-	-	-	-
461	Veteran's Memorial Blvd. Phase II	118,500	99,600	18,900	-	18,900	-	-	-	-	-	-	-	-
462	TMED South 1st Street	2,245	2,245	-	-	-	-	-	-	-	-	-	-	-
500	Total TMED	796,972	305,735	491,237	-	491,237	-	-	-	-	-	-	-	-
<b>AIRPORT PARK:</b>														
507	Taxiway for Hangars	102,660	101,377	-	-	-	-	-	-	-	-	-	-	-
510	Draughon-Miller Regional Airport FBO Center & Parking	401,950	343,035	58,915	-	58,915	4,740,000	-	-	-	-	-	-	-
511	Corporate Hangar Phase IV	1,500,000	54,650	1,445,350	-	1,445,350	-	-	-	-	-	-	-	-
512	Clear Area Near Fire Station	172,500	12,197	160,303	-	160,303	-	-	-	-	-	-	-	-
513	Tower Refurbishment	172,500	10,697	161,803	-	161,803	-	-	-	-	-	-	-	-
514	Demolition of Old Terminal Building	5,542	5,542	-	-	-	-	-	-	-	-	-	-	-
515	Fence Realignment & Gate	175,000	12,198	162,802	-	162,802	-	-	-	-	-	-	-	-
516	Airfield Lighting Grant Match	9,600	9,600	-	-	-	-	-	-	-	-	-	-	-
550	Total Airport Park	2,539,752	549,296	1,989,173	-	1,989,173	4,740,000	-	-	-	-	-	-	-
<b>GATEWAY PROJECTS:</b>														
601	North 31st Street (Nugent to Central)	6,669,326	4,229,346	2,439,980	300,000	2,739,980	-	-	-	-	-	-	-	-
602	East/West IH 35 Gateway	320,300	232,375	87,925	-	87,925	3,430,000	-	-	-	-	-	-	-
603	Adams & Central Avenue Bicycle & Pedestrian Improvements Design	45,242	27,604	17,638	-	17,638	-	-	-	-	-	-	-	-
604	Art District (Area N. of Bellaire and Lower Troy Road to Killen Lane)	150,000	21,000	129,000	-	129,000	-	1,500,000	10,000,000	-	-	-	-	-
650	Total Gateway Projects	7,184,868	4,510,325	2,674,543	300,000	2,974,543	3,430,000	1,500,000	-	10,000,000	-	-	-	-
<b>Public Improvements</b>														
701	Public Improvements	-	-	-	-	-	-	1,000,000	1,000,000	-	12,000,000	13,000,000	13,000,000	13,000,000
702	Land Acquisition	-	-	-	6,000,000	6,000,000	-	3,750,000	-	-	-	-	-	-
750	Total Public Improvements	-	-	-	6,000,000	6,000,000	-	4,750,000	1,000,000	-	12,000,000	13,000,000	13,000,000	13,000,000
Total Planned Project Expenditures		56,617,791	15,912,070	40,704,438	9,585,000	50,289,438	49,468,900	9,450,000	3,200,000	19,025,000	12,200,000	13,200,000	13,200,000	13,200,000
800	Available Fund Balance at Year End	\$ 2,975,749	\$ 30,073,876	\$ (26,879,395)	\$ 2,103,089	\$ 2,321,822	\$ 3,418,205	\$ 3,156,492	\$ 9,727,074	\$ 1,653,757	\$ 1,956,872	\$ 1,971,786	\$ 2,156,682	\$ 2,448,846
Reserve for Debt Service - Tax Increment Rev Bonds, Series 2018		2,090,750	2,090,750	-	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750
Total Fund Balance at Year End		\$ 5,066,499	\$ 32,164,626	\$ (26,879,395)	\$ 4,193,839	\$ 4,412,572	\$ 5,508,955	\$ 5,247,242	\$ 11,817,824	\$ 3,744,507	\$ 4,047,622	\$ 4,062,536	\$ 4,247,432	\$ 4,539,596







2020

## REINVESTMENT ZONE NO. 1

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2 NORTH MAIN STREET  
TEMPLE, TEXAS 76501  
254.298.5631