CITY OF SHERMAN
CITY COUNCIL TAX INCREMENT FINANCING BOARD # 7 AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, MAY 20, 2024
5:00 PM

A.1. **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**

Citizen Comments

B.1. **CITIZEN COMMENTS**

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Other Business

C.1. **OTHER BUSINESS**

Accepting and Approving the Amended Project and Financing Plan for Sherman Tax Increment Reinvestment Zone Number Seven (#7); Providing for Findings of Fact

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

D.1.

TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

D.2.

TEX. GOV.'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

D.3.

TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

D.4.

TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

D.5.

TEX. GOV'T CODE § 551.076
Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

D.6.

TEX. GOV'T CODE § 551.087
Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

D.7.

TEX. GOV'T CODE § 551.089
Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Called Meeting of the Tax Increment Financing Board #7 of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on May 17, 2024 at 4:59p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of May 2024 City of Sherman, Texas

____
City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Board Members

Senator Drew Springer, District 30
Representative Reggie Smith, House District 62
Bruce Dawsey, Grayson County Judge
David Plyler, Mayor
Pam Howeth, Councilmember, District 3

Daron Holland, Councilmember, District 4
Josh Stevenson, Councilmember, District 2
Juston Dobbs, Councilmember, At Large Pl. 2
Robby Hefton, City Manager

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Tax Increment Financing Board # 7 Agenda Item No. C.1.

Meeting Date: 5/20/2024

Prepared By: Mary Lawrence, Chief Financial Officer

Approved By:

Caption:
<u>OTHER BUSINESS</u>
Accepting and Approving the Amended Project and Financing Plan for Sherman Tax Increment Reinvestment Zone Number Seven (#7); Providing for Findings of Fact

Issue:
To approve Tax Increment Reinvestment Zone Number Seven (TIRZ #7) Project and Financing Plan

Background:
Tax Increment Reinvestment Zone #7 encompasses the Bel Air and Legacy Village developments. An amendment to the creation ordinance was approved at the February 5, 2024, City Council meeting with appointment of the Board of Directors at the February 19, 2024, City Council meeting. The final step is to approve the Amended Project and Financing Plans. The plans are being amended to extend the term of the zone and update the costs expected to be incurred by the zone to align with the Master Development Agreement. The Texas Tax Code requires the board of directors of a Tax Increment Reinvestment Zone to adopt a Project Plan and a Financing Plan and submit the plans to the City that designated the zone for their approval. The City Council will consider adoption of the plan at their May 20th meeting.

Origination:
City Manager

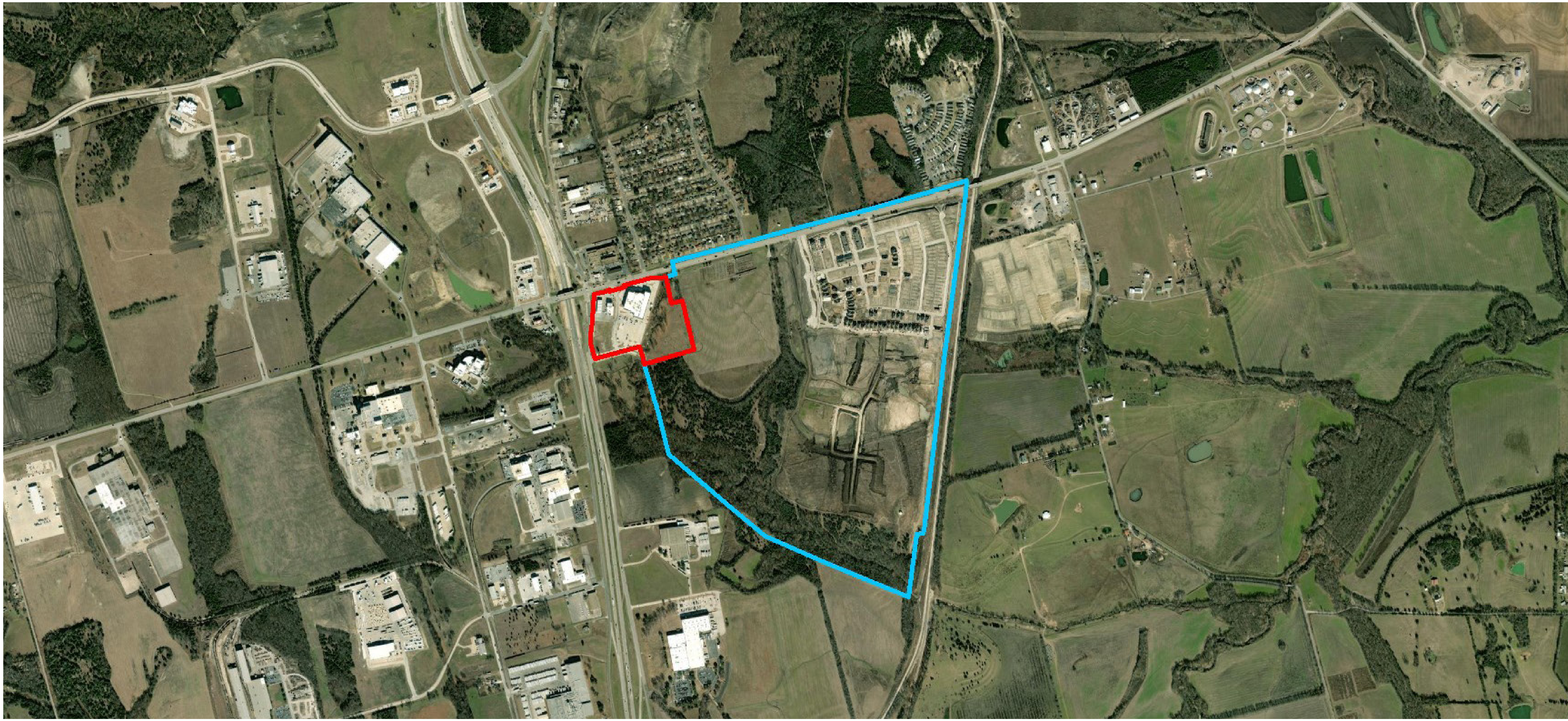
Financial Consideration:
The City and the developer will receive reimbursement for public infrastructure costs from the increment generated by the Zone until 2030. The developer will then receive an economic development grant for 20 years and after the completion of certain benchmarks, including the Beach Club.

Staff Recommendation:
The staff recommends approval of this item.

Alternatives:
The Board could recommend changes to the project and financing plan, subject ot City Council approval.

Attachments:
1. Sherman TIRZ #7 Amended PPFP 2024 v10 (ID 377423)
2. Ordinance No. 6717

Tax Increment Reinvestment Zone #7
City of Sherman, Texas



Foreword

Table of Contents

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Sherman is a city in and the county seat of Grayson County, with an estimated population of 44,475. It is one of the two principal cities in the Sherman–Denison metropolitan statistical area, and is the largest city in the Texoma region of North Texas and southern Oklahoma.

Sherman is located approximately 40 miles from the DFW Metroplex and just 25 minutes to Choctaw Casino Resort in Durant, OK. The transportation system is anchored by the crossroads of U.S. Highway 75 and U.S. Highway 82 and is bolstered by the excellent airport facilities at the North Texas Regional Airport (formerly Perrin Field) and Sherman Municipal Airport. Additionally, Lake Texoma guarantees a bountiful source of water.

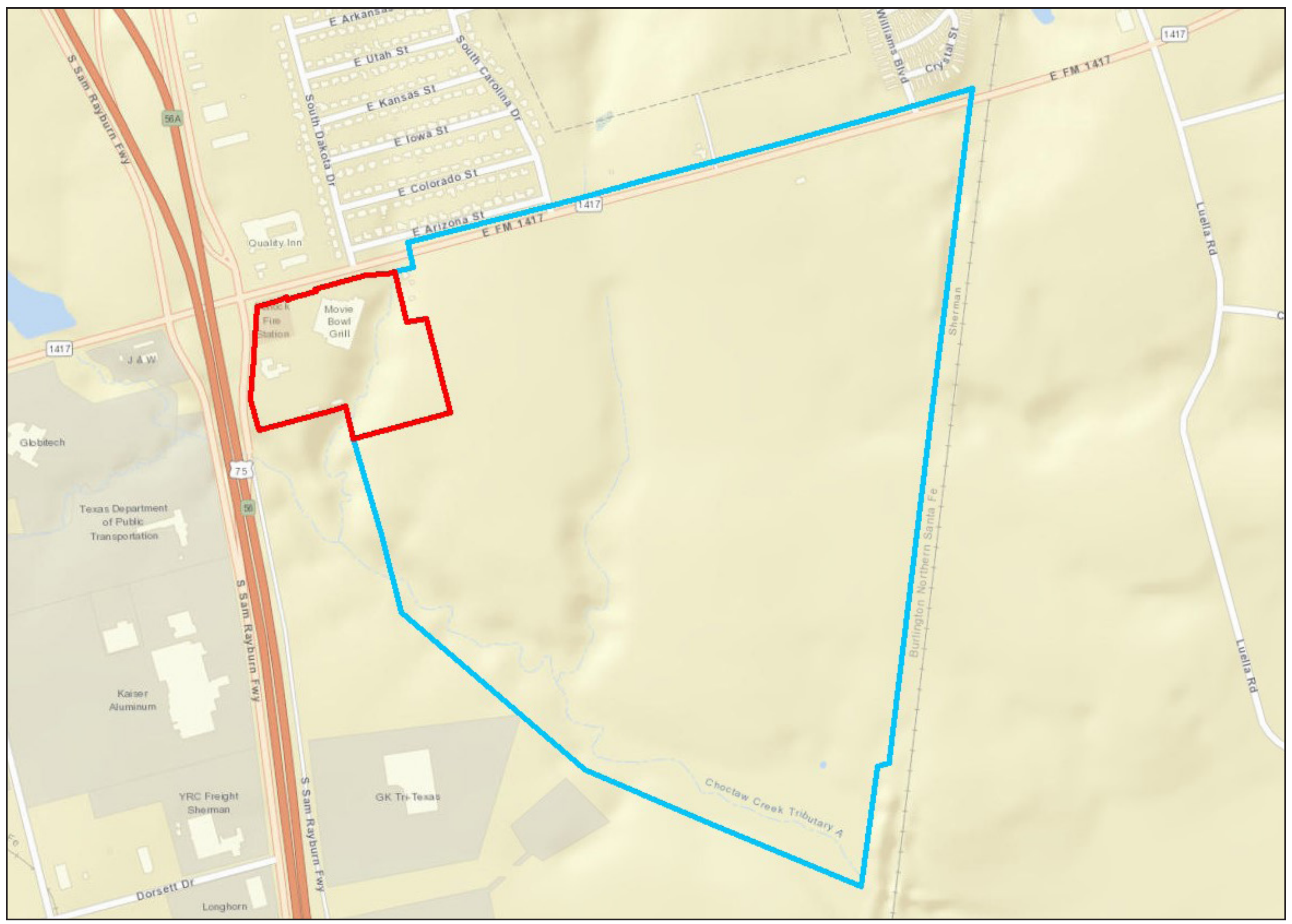
Sherman is an established hub for tech and manufacturing. Sherman hosts operations for global leaders such as Texas Instruments, Tyson Foods, Emerson, Eaton, Coherent, GlobiTech, Sunny Delight, Modular Power Solutions, Progress Rail Services, Kaiser Aluminum, Altium Packaging, ALPLA, and many others. Sherman has three telecommunications providers that have recently conducted fiber expansions across the city, supporting reliable connectivity for businesses and residents.

Tax Increment Reinvestment Zone #7, City of Sherman

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 4, 2017 the City Council of the City of Sherman, Texas (the “City Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 6081 to designate a contiguous geographic area within the City limits as Reinvestment Zone Number Seven, City of Sherman, Texas (the “Original Boundaries”). On November 18, 2019, the City Council approved Ordinance No. 6262, which amended Ordinance No. 6081 to expand the boundaries of the Zone to add approximately 292.379 acres of land to the Zone (the “Expanded Boundaries”). On February 5, 2024, the City Council approved Ordinance No. 6693 to amend the composition of the Board of Directors to meet the requirements of Section 311.009 of the Act; and to amend Ordinance No. 6081, to extend the term of the Zone.

The goal of Tax Increment Reinvestment Zone #7 (TIRZ #7) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. This amended project and financing plan outlines the funding of $137,461,748 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, transit/parking improvements, open space and park facilities, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Sherman and Grayson County. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ #7 - Original Boundary

- TIRZ #7A - Expanded Boundary

Boundary Description

TIRZ #7 consists of approximately 314.709 acres located within the city limits of the City of Sherman. The legal description for the zone is described in detail below.

Legal Description TIRZ #7 - Original Boundaries

SITUATED in the County of Grayson, State of Texas, and being a part of the Sherrod Dunham Survey. Abstract No, 329, and being a part of the I.5698 ac, tract of land conveyed to the City of Sherman by Johnson & Johnson, a Corporation by Warranty Deed dated January 30. 1967 and recorded in Volume 1079. Page 392. Deed Records, Grayson County. Texas. and being all of the 7.409 ac. tract of land conveyed to the City of Sherman, Texas by the State of Texas by Deed Without Warranty dated July 22. 2009 and recorded in Volume 4682. Page 624, Office Public Record;, Grayson County; Texas and being all of the 13.41 ac. tract of land conveyed to Sherman Economic Development Corporation by Garcha Corporation by Warranty Deed dated August 25. 2015 and recorded in Volume 5680. Page 685. said Official Public Records. and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch capped rebar found stamped “RPLS 4709” in the East right-of-way line of U. S, Highway No. 75, at the Northwest corner of the 12.166 ac. tract of land conveyed to Ramanujam K. Vangipuram in Volume 5948, Page 638, said Official Public Records, at the Southwest corner of said City of Sherman, Texas 7.409 ac,, at the most Westerly Southwest corner of the herein described tract;

THENCE North 15 deg. 32 min. 24 sec. West, with the East right-of-way line of said U, S. Hwy, 75 and a West line of said City of Sherman 7.409 ac., a distance of 203.21 n. to an angle point, being South 19 deg. East. 1.04 ft. from a 5/8 inch rebar found;

THENCE North 04 deg. 04 min. 42 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and a West line of said City of Sherman 7.409 ac. a distance of 317.16 ft. to a l/2 inch capped rebar found stamped “RPLS 4709” at the most Westerly Northwest corner of said City of Sherman 7.409 ac. at the Southwest corner of said City of Sherman 1.5698 ac.:

THENCE North 04 deg. 13 min. 29 sec. East, continuing with the East right-of-way line of said U.S. Hwy. 75 and the West line of said City of Sherman 1.5698 ac., a distance of 279.09 ft. to a 1/2 inch capped rebar set stamped “RPLS 6578” at the intersection of the East right-of-way line of said U.S. Hwy. 75 with the South right-of-way line of F. M. Highway No. 1417. at the Northwest corner of the herein described tract;

THENCE North 74 deg. 36 min. 28 sec. East. over and across said City of Sherman 1.5698 ac., with the South right-of-way line of said F. M. Hwy. 1417, a distance of 150.00 ft. to an ‘x’’ cut in concrete set. at an angle point:

THENCE North 63 deg. 17min. 52 set}. East, continuing over and across said City of Sherman 1,5698 ac., with the South right-of-way line of said F.M. Hwy. 1417. a distance of 50.99 ft. to a point at the South base of a concrete monument found, in the East line of said City of Sherman 1.5698 ac.;

THENCE South 15 deg. 21 min. 56 sec. East, with the East line of said City of Sherman 1.5698 ac., a distance of 20.00 ft. to a 1/2 inch capped rebar set stamped ‘’RPLS 6578’’ at an Ell corner of said City of Sherman 7.409 ac,:

THENCE North 74 deg. 37 min. 24 sec. East. with a North line of said City of Sherman 7.409 ac., a distance of 189.06 ft. to a 1/2 inch capped rebar set stamped “RPLS 6578” in the West line of said Sherman Economic Development Corporation 13.41 ac., at the Northeast corner of said City of Sherman 7.409 ac.;

THENCE North 14 deg. 32 min. 11 sec. West, with the West line of said Sherman Economic Development Corporation 13.41 ac., a distance of 20.05 ft. to a point at the North base of a chain-link fence corner post. in the South right-of-way line of said F. M. Hwy. 1417, at the Northwest corner of said Sherman Economic Development Corporation 13.4l ac.;

THENCE North 74 deg. 36 min. 28 sec. East, with the South right-of-way line of said F, M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 341.96 ft. to a point at the South base of a concrete monument found, at an angle point;

THENCE North 88 deg. 13 min. 16 sec. East, continuing with the South right-of-way line of said F.M. Hwy. 1417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 129.82 ft. to an angle point. being North 42 deg. East, 1.6 ft. from a broken concrete monument found:

THENCE North 75 deg. 0 l min. 04 sec. East, continuing with the South right-of-way line of said F. M. Hwy. I 417 and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance. of 51.68 ft, to a 1/2 inch capped rebar set stamped “RPLS 6578” at the Northwest corner of the 0.84 ac. tract of land co1weyed to Eric Popp and Kelly Popp in Volume 4809, Page 60, said Official Public Records. at the most Northerly Northeast corner of both said Sherman Economic Development Corporation 13.41 ac. and the herein described tract:

THENCE South 13 deg., 43 min.46 sec. East. with the West line of said Popp 0.84 ac. and an East line of said Sherman Economic Development Corporation 13.41 ac., a distance 329.28 ft. to a 3 inch pipe fence corner post at the Southwest corner of said Popp 0.84 ac., an Ell corner of both said Sherman Economic Development Corporation 13.41 ac. and the herein described tract:

THENCE North 80 deg. 26 min. 37 sec. East, with the South line of said Popp 0.84 ac. and a North line of said Sherman Economic Development Corporation 13.41 ac., a distance of 114.42 ft. to a 1/2 inch rebar found in a West line of the 246.134 ac. tract of land conveyed to Rolling Meadows Associates in Volume 1716. Page 384, said Deed Records, at the Southeast corner of said Popp 0.84 ac., at the most Easterly Northeast corner of both said Sherman Economic Development Corporation 13.41 ac. and the herein described tract;

Legal Description TIRZ #7 - Original Boundaries (Continued)

THENCE South 15 deg. 25 min. 36 ft. East, with the general course of a wire fence maintaining a West line of said Rolling Meadows Associates 246.134 ac. and an East line of said Sherman Economic Development Corporation 13.41 ac., a distance of 620.43 ft. to a l/2 inch rebar found at the Southeast base of a 4 inch bois d'arc corner post, at un Ell corner of said Rolling Meadows Associates 246.134 ac. at the Southeast corner of both said Sherman Economic Development Corporation 13.41 ac., and the herein described tract:

THENCE South 74 deg. 18 min. 16 sec. West, with the general course of n wire fence maintaining a North line of said Rolling Meadows Associates 246.134 ac. and the South line of said Sherman Economic Development Corporation 13.4 1 ac., passing the West end of said fence and continuing for a total distance of 641.52 ft. to a 1/2 inch rebar found in the East line of said Vangipuram 12.166 ac., at the Southwest corner of said Sherman Economic Development Corporation 13.41 ac., at the most Southerly Southwest corner of the herein described tract;

THENCE North 13 deg. 57 min. 11 sec. West, with the East line of said Vangipuram 12.166 ac. and the West line of said Sherman Economic Development Corporation 13.41 ac., a distance of 217.82 ft. to a 1/2 inch rebar found at the. North base of a chain-link fence corner post, at the Northeast corner or said Vangipuram 12,166 ac., at the Southeast corner of said City of Sherman 7.409 ac., at an Ell corner of the herein described tract;

THENCE South 74 deg. 41 min. 12 sec. West, with the general course of a chain-link fence maintaining the North line of said Vangipuram 12.166 ac. and the South line of said City of Sherman 7.409 ac., passing a chain-link fence corner post at a fence corner and continuing for a total distance of 576.65 ft. to the PLACE OF BEGINNING and containing 22.330 ACRES of land.

- TIRZ #7 - Original Boundary

Legal Description TIRZ #7A - Expanded Boundaries

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, Being a part of the 1.5698 acre tract of land conveyed to the City of Sherman By Johnson and Johnson, Recorded in Volume 1079, Page 392 of said Deed Records, then being all of a 7.409 acre tract of land conveyed to the City of Sherman, by the State of Texas, recorded in Volume 4682, Page 624, Official Public Records, Grayson County., Texas and being all of a 13.41 acre tract of land conveyed to Sherman Economic Development Corporation, recorded in Volume 5680, Page 685 of said Official Public Records, Grayson County Texas and being all of a 30.55 Acre tract of land conveyed to Ruth Ellen Green, Recorded in Volume 3331, Page 760 of said Official Public records and being more particularly described by metes and bounds as follows:

Beginning at a point in the North Right-of-Way of F.M. Highway No. 1417 and the West Right-of-Way of the Southern Pacific Railroad;

Thence the following calls and distances with said West Right-of-Way of Southern Pacific Railroad:

South 06°41’02” West, a distance of 2153.79 feet to a point;

South 06°41’02” West, a distance of 2152.72 feet to a point;

North 83°18158” West, a distance of74.99 feet to a point;

South 06°41’02” West, a distance of 843.75 feet to a point;

Thence North 67°19’54” West, with the north line of a 82.032 acre tract of land conveyed to Sam H. Berry, Recorded in Volume 2298; Page 258, Real Property Records, Grayson County, Texas and the remainder of a 290.928 acre tract of land conveyed to Fisher Controls Company, Inc, Recorded in Volume 1349, Page 493 of said Official Public Records a distance of 1878.93 feet to a point;

Thence North 49°31’48” West, with said North line of said Fisher Controls Company; Inc and the east line of a 25.264 acre tract of land conveyed to Liberty Trust Company, Ltd, Recorded in Volume 5948, Page 836, of said Official Public Records a distance of 1553.48 feet to a point;

Thence North 14°46’12” West, with said East line of Liberty Trust Company Ltd, and the east line of a 12.166 acre tract of land, conveyed to Ramanujam K. Vangipuram, Recorded in Volume 5948 Page 638 of said Official Public Records a distance of 1146.57 feet to a point;

Thence North 74°28’45” East, with the South line of a 13.41 acre tract of land conveyed to the Sherman Economic Development Corporation, Recorded in Volume 5680, Page 685 of said Official Public Records a distance of 642.10 feet to a point;

Thence North 15°22’34” West, with the East line of said 13.41 acre tract of land, 620.17 feet to a point being the southeast corner of a 0.84 acre tract of land conveyed to Eric and Kelly Popp, Recorded in Volume 4809, Page 60 of said Official Public Records;

Thence South 75°03’55” West, with the South line of said Popp tract a distance of 104,99 feet to a point being the southwest corner of said Popp Tract;

Thence North 15°12’24” West, with the West line said Popp Tract a distance of 339.35 feet to a point in the South Right-of*Way of F.M. 1417;

Thence North 14°56’21” West, crossing F.M. 1417 a distance of 159.72 feet to a point in the North Right-of-Way of F.M. 1417;

Thence with said North Right of Way of F.M. 1417 the following calls and Distances:

North 75°03’39” East, a distance of 903.84 feet to a point;

North 80°46’17° East, a distance of 200.97 feet to a point;

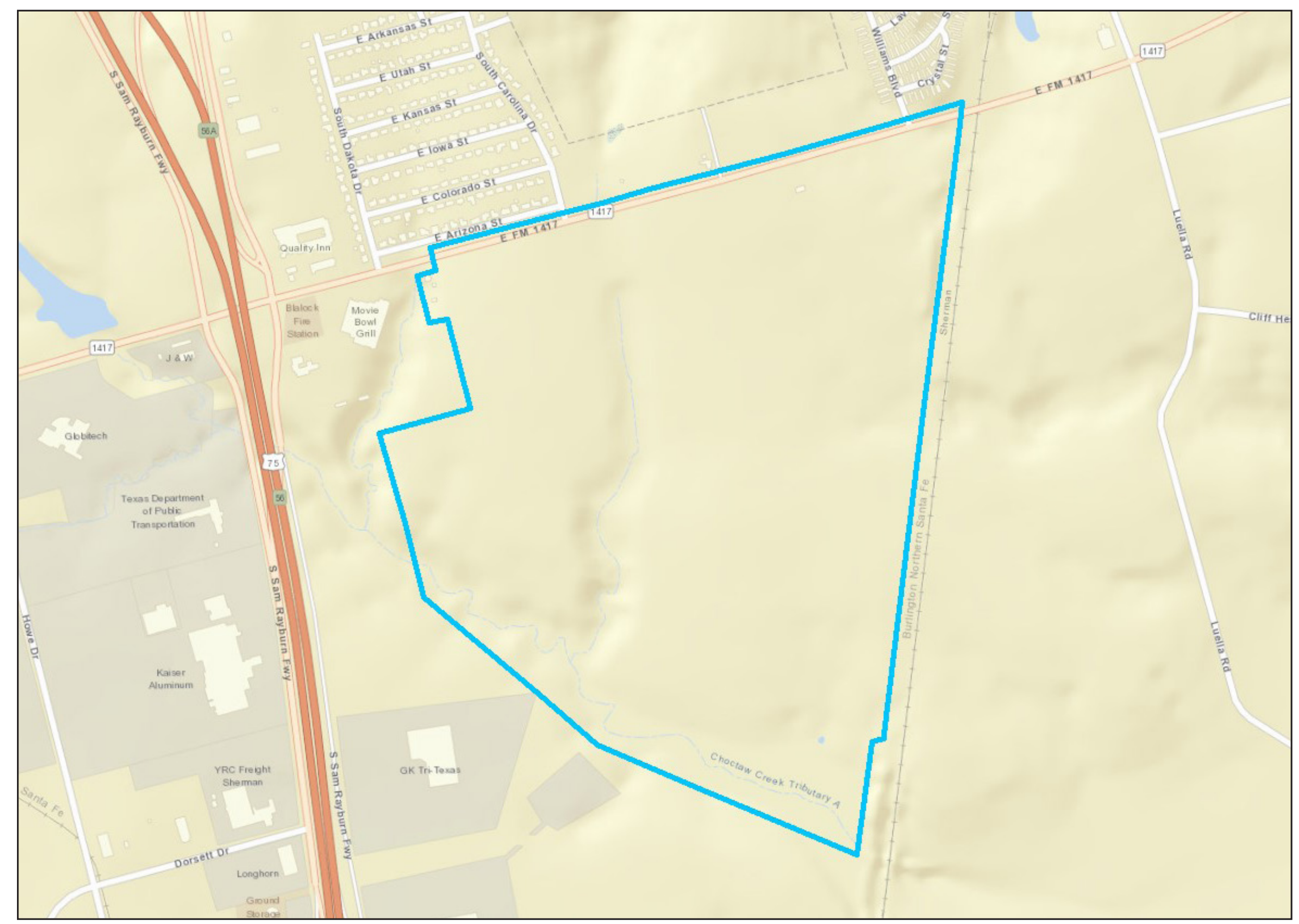
North 75°03’39” East a distance of 914.20 feet to a point;

North 74°41’09” East, a distance of 149.42 feet to a point;

North 74°18’39” East, a distance of 635.39 feet to a point:

North 67°28’05” East, a distance of 503.53 feet to a point;

North 74°18’39” East, a distance of 502.27 feet to the Point of Beginning and containing 292.379 acres (12736025 square feet) of land.

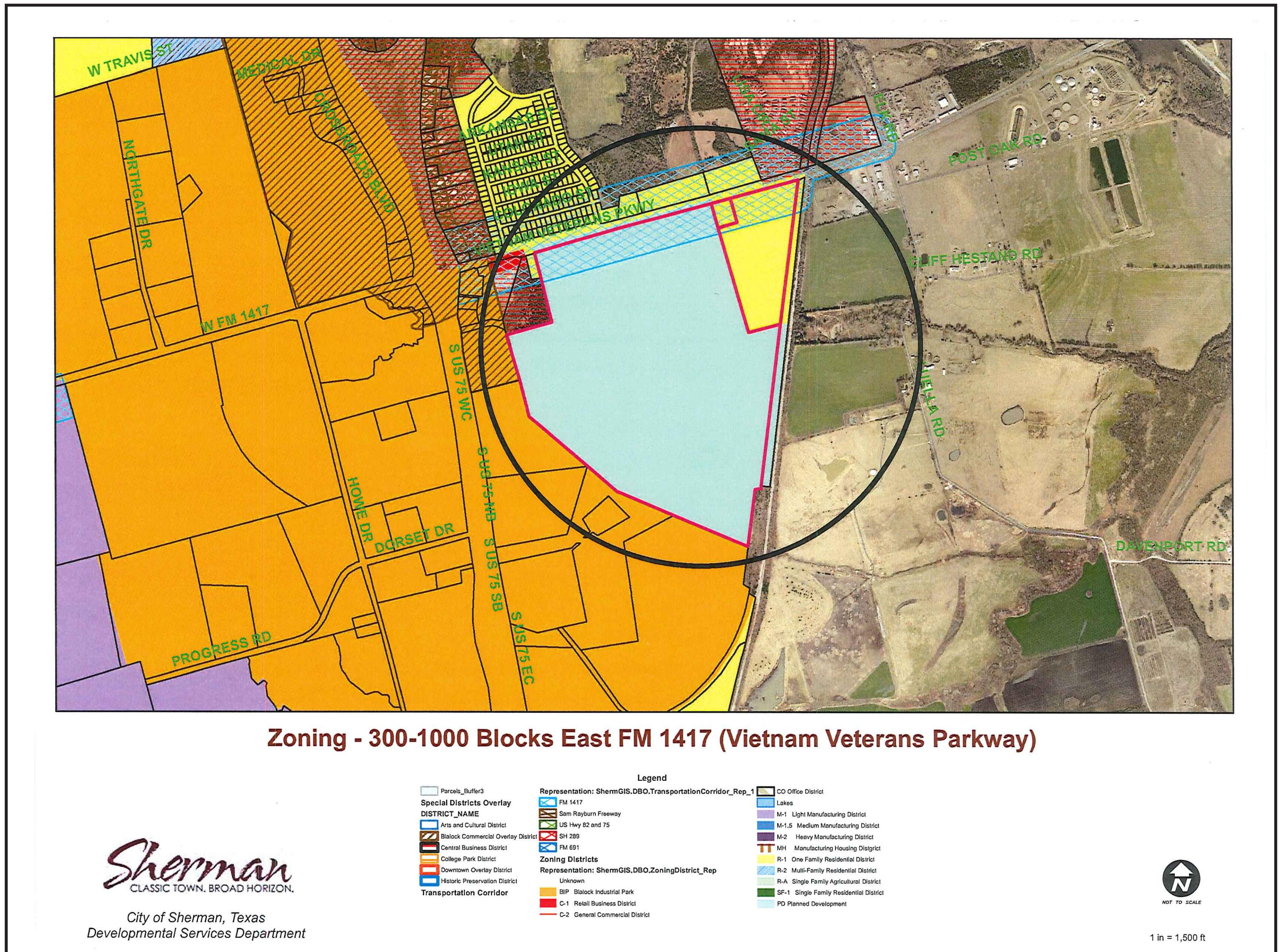


- TIRZ #7A - Expanded Boundary

Zoning

Zoning for the original boundaries consists of Retail Business (C-1), General Commercial (C-2), with part of the property included in the Blalock Industrial Park. The land within TIRZ #7A is zoned PD: Planned Development. 245.83 acres was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner then purchased an additional 32.545 acres east of the development. Ordinance 6319 was approved on September 8, 2020, amending the planned development to include this acreage for a total of 278 .313 acres and rename it to Bel Air Village. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Sherman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Land Use

The property contained within the original boundaries of TIRZ #7 is partially developed with an entertainment venue and a convenience store/gas station. Additional vacant land sites within the original boundaries are available for retail and restaurants. The land within the expanded boundaries is primarily vacant land. Less than 30% of the property is used for residential purposes, and less than 50% of the total appraised value of taxable real property is within the TIRZ.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Base Value

The original boundaries have a 2017 base year value of zero given that the property was owned by the Economic Development Corporation and was not taxable. The expanded boundaries have a 2019 base value of $103,429.

Anticipated Development

The master plan below outlines the planned development for the property located within TIRZ #7A. The master plan highlights plans for a mix of uses, including single family residential, multifamily, office, retail, and hotel, which is taken into account in the Development Assumptions found on page 7.

Anticipated Development

The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on the master plan for the land within TIRZ #7A, market trends, and input from City leadership. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

		Units/SF	Projected Completion Date	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
TIRZ #7A							
Townhomes	Phase 1	90	**2024**	$ 400,000	$ 36,000,000	$ -	$ -
40' Lot	Phase 1	125	**2024**	$ 500,000	$ 62,500,000	$ -	$ -
50' Lot	Phase 1	104	**2024**	$ 700,000	$ 72,800,000	$ -	$ -
Townhomes	Phase 2	98	**2026**	$ 400,000	$ 39,200,000	$ -	$ -
Alt. Townhomes	Phase 2	30	**2026**	$ 400,000	$ 12,000,000	$ -	$ -
40' Lot	Phase 2	280	**2026**	$ 500,000	$ 140,000,000	$ -	$ -
50' Lot	Phase 2	123	**2026**	$ 700,000	$ 86,100,000	$ -	$ -
60' Lot	Phase 2	30	**2026**	$ 1,000,000	$ 30,000,000	$ -	$ -
Multifamily	WEST VILLAGE NORTH	530	**2026**	$ 175,000	$ 92,750,000	$ -	$ -
Multifamily	WEST VILLAGE NORTH	250	**2027**	$ 175,000	$ 43,750,000	$ -	$ -
Multifamily	WEST VILLAGE NORTH	250	**2028**	$ 175,000	$ 43,750,000	$ -	$ -
Multifamily	WEST VILLAGE NORTH	250	**2029**	$ 175,000	$ 43,750,000	$ -	$ -
Multifamily	WEST VILLAGE NORTH	308	**2030**	$ 175,000	$ 53,900,000	$ -	$ -
Retail	WEST VILLAGE NORTH	72,100	**2026**	$ 200	$ 14,420,000	$ 350	$ 25,235,000
Office	WEST VILLAGE NORTH	60,000	**2028**	$ 225	$ 13,500,000	$ -	$ -
Hotel	WEST VILLAGE NORTH	150	**2028**	$ 175,000	$ 26,250,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2031**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2032**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2033**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2034**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2035**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2036**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2037**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2038**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2039**	$ 175,000	$ 64,750,000	$ -	$ -
Multifamily	WEST VILLAGE SOUTH	370	**2040**	$ 175,000	$ 64,750,000	$ -	$ -
Total					**$ 1,458,170,000**		**$ 25,235,000**

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #7 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #7		
Legacy Village Improvements	$ 3,373,105	2.5%
Water Facilities and Improvements	$ 17,870,027	13.0%
Sanitary Sewer Facilities and Improvements	$ 13,746,175	10.0%
Storm Water Facilities and Improvements	$ 13,746,175	10.0%
Street and Intersection Improvements	$ 13,746,175	10.0%
Transit/Parking Improvements	$ 6,873,087	5.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	$ 6,873,087	5.0%
Economic Development Grants	$ 60,546,608	44.0%
Administrative Costs	$ 687,309	0.5%
Total	$ 137,461,748	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The $137,461,748 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Sherman will contribute 75% of the real property increment generated from the M&O portion of its tax rate within the original boundaries of the Zone (TIRZ #7). The City of Sherman will contribute 50% of the real property increment generated from the M&O portion of its tax rate within the expaned boundaries of the Zone (TIRZ #7A). Subject to separate negotiated interlocal agreements, Grayson County will contribute 75% of the real property increment generated from the M&O portion of its tax rate within the original boundaries of the Zone (TIRZ #7) and 50% of the real property increment generated from the M&O portion of its tax rate within the expaned boundaries of the Zone (TIRZ #7A).

Debt Service

The City funded the original project with an allocation of proceeds from the 2017 Certificates of Obligation of $2.4 million. Repayment will be made from incremental revenues generated by the zone, although security for the bonds is a pledge of ad valorem tax revenues of the City.

The improvements in the expansion area will be funded with available reserves and/or proceeds from Certificates of Obligation issued by the City. Repayment of any debt will be made from incremental revenue generated by the zone, although security for the bonds, if used, will be a pledge of ad valorem tax revenues of the City.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ #7	Real Property Tax - 2023 Rates		Participation	
	City of Sherman (M&O)	0.26377100	75%	0.1978283
	Sherman ISD	1.23650000	0%	0.0000000
	Grayson County (M&O)	0.23915000	75%	0.1793625
	Grayson County College	0.14599100	0%	0.0000000
	Other	0.00000000	0%	0.0000000
		1.88541200		**0.3771908**

TIRZ #7A	Real Property Tax - 2023 Rates		Participation	
	City of Sherman (M&O)	0.26377100	50%	0.1318855
	Sherman ISD	1.23650000	0%	0.0000000
	Grayson County (M&O)	0.23915000	50%	0.1195750
	Grayson County College	0.14599100	0%	0.0000000
	Other	0.00000000	0%	0.0000000
	Sherman ISD	1.23650000	0%	0.0000000
	Grayson County (M&O)	0.23915000	0%	0.0000000
	Grayson County College	0.14599100	0%	0.0000000
	Other	0.00000000	0%	0.0000000
		1.88541200		**0.0000000**

TIRZ #7 & #7A	Sales Tax		Participation	
	City of Sherman	0.01000000	0%	0.0000000
	In Lieu	0.00500000	0%	0.0000000
	Street	0.00125000	0%	0.0000000
	EDC	0.00375000	0%	0.0000000
		0.02000000		**0.0000000**

Financial Feasibility Analysis - Development Input

► INPUT (7A)

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Sherman (M&O)	0.26377100	50%	0.1318855
Sherman ISD	1.23650000	0%	0.0000000
Grayson County (M&O)	0.23915000	50%	0.1195750
Grayson County College	0.14599100	0%	0.0000000
Other	0.00000000	0%	0.0000000
	1.88541200		0.2514605

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Sherman (M&O)	0.26377100	0%	0.0000000
Sherman ISD	1.23650000	0%	0.0000000
Grayson County (M&O)	0.23915000	0%	0.0000000
Grayson County College	0.14599100	0%	0.0000000
Other	0.00000000	0%	0.0000000
	1.88541200		0.0000000

City of Sherman	0.0100000	0.00%	0.0000000
In Lieu	0.0050000	0.00%	0.0000000
Street	0.0012500	0.00%	0.0000000
EDC	0.0037500	0.00%	0.0000000
	0.02000000		0.0000000

		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF/UNITS	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Townhomes	2024	90	$ 400,000.00	$ 36,000,000	$ -	$ -	$ -	$ -
40' Lot	2024	125	$ 500,000.00	$ 62,500,000	$ -	$ -	$ -	$ -
50' Lot	2024	104	$ 700,000.00	$ 72,800,000	$ -	$ -	$ -	$ -
Townhomes	2026	98	$ 400,000.00	$ 39,200,000	$ -	$ -	$ -	$ -
Alt. Townhomes	2026	30	$ 400,000.00	$ 12,000,000	$ -	$ -	$ -	$ -
40' Lot	2026	280	$ 500,000.00	$ 140,000,000	$ -	$ -	$ -	$ -
50' Lot	2026	123	$ 700,000.00	$ 86,100,000	$ -	$ -	$ -	$ -
60' Lot	2026	30	$ 1,000,000.00	$ 30,000,000	$ -	$ -	$ -	$ -
Multifamily	2026	530	$ 175,000.00	$ 92,750,000	$ -	$ -	$ -	$ -
Multifamily	2027	250	$ 175,000.00	$ 43,750,000	$ -	$ -	$ -	$ -
Multifamily	2028	250	$ 175,000.00	$ 43,750,000	$ -	$ -	$ -	$ -
Multifamily	2029	250	$ 175,000.00	$ 43,750,000	$ -	$ -	$ -	$ -
Multifamily	2030	308	$ 175,000.00	$ 53,900,000	$ -	$ -	$ -	$ -
Retail	2026	72,100	$ 200.00	$ 14,420,000	$ -	$ -	$ 350.00	$ 25,235,000
Office	2028	60,000	$ 225.00	$ 13,500,000	$ -	$ -	$ -	$ -
Hotel	2028	150	$ 175,000.00	$ 26,250,000	$ -	$ -	$ -	$ -
Multifamily	2031	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2032	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2033	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2034	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2035	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2036	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2037	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2038	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2039	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
Multifamily	2040	370	$ 175,000.00	$ 64,750,000	$ -	$ -	$ -	$ -
	TOTAL	138,418		1,458,170,000		-		25,235,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Sherman (M&O)	*14.7%*	$ 144,193,765	=	$ 134,220,934	+	$ -	+	$ 9,972,831
Sherman ISD	*64.3%*	$ 629,197,998	=	$ 629,197,998	+	$ -	+	$ -
Grayson County (M&O)	*12.4%*	$ 121,692,439	=	$ 121,692,439	+	$ -	+	$ -
Grayson County College	*7.6%*	$ 74,288,108	=	$ 74,288,108	+	$ -	+	$ -
In Lieu	*0.5%*	$ 4,986,415	=	$ -	+	$ -	+	$ 4,986,415
EDC	*0.4%*	$ 3,739,812	=	$ -	+	$ -	+	$ 3,739,812
	100.0%	978,098,537		$ 959,399,480		$ -		$ 18,699,058
		100.0%		*98.1%*		*0.0%*		*1.9%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Sherman (M&O)	*52.4%*	$ 67,110,467	=	$ 67,110,467	+	$ -	+	$ -
Sherman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Grayson County (M&O)	*47.6%*	$ 60,846,220	=	$ 60,846,220	+	$ -	+	$ -
Grayson County College	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
In Lieu	*0.0%*	$ -	=		+	$ -	+	$ -
EDC	*0.0%*	$ -	=		+	$ -	+	$ -
	100.0%	127,956,687		$ 127,956,687		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Sherman (M&O)	*9.1%*	$ 77,083,298	=	$ 67,110,467	+	$ -	+	$ 9,972,831
Sherman ISD	*74.0%*	$ 629,197,998	=	$ 629,197,998	+	$ -	+	$ -
Grayson County (M&O)	*7.2%*	$ 60,846,220	=	$ 60,846,220	+	$ -	+	$ -
Grayson County College	*8.7%*	$ 74,288,108	=	$ 74,288,108	+	$ -	+	$ -
In Lieu	*0.6%*	$ 4,986,415	=	$ -	+	$ -	+	$ 4,986,415
EDC	*0.4%*	$ 3,739,812	=	$ -	+	$ -	+	$ 3,739,812
	100.0%	850,141,850		$ 831,442,793		$ -		$ 18,699,058
		100.0%		*97.8%*		*0.0%*		*2.2%*

Financial Feasibility Analysis - Development Worksheet

Tax Revenue Projections (7A)

2017-2023 COLLECTED (REFLECTED IN COMBINED REVENUE)

TOTAL TAX REVENUE

REAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	GROSS
Townhomes	Taxable Value Per Unit		400,000	414,000	428,490	443,487	459,009	475,075	491,702	508,912	526,724	545,159	564,240	583,988	604,427	625,582	647,478	670,140	693,594	717,870	742,996	769,001	795,916	823,773	852,605	882,446	913,331	945,298	978,383	
	Cumulative Units			90	132	174	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	218	
	Townhomes Taxable Value		-	37,260,000	56,663,518	77,379,638	100,064,006	103,566,246	107,191,064	110,942,752	114,825,748	118,844,649	123,004,212	127,309,359	131,765,187	136,376,968	141,150,162	146,090,418	151,203,583	156,495,708	161,973,058	167,642,115	173,509,589	179,582,425	185,867,809	192,373,183	199,106,244	206,074,963	213,287,586	
40' Lot	Taxable Value Per Unit		500,000	517,500	535,613	554,359	573,762	593,843	614,628	636,140	658,405	681,449	705,299	729,985	755,534	781,978	809,347	837,674	866,993	897,338	928,745	961,251	994,894	1,029,716	1,065,756	1,103,057	1,141,664	1,181,622	1,222,979	
	Cumulative Units			125	217	310	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	405	
	40' Lot Taxable Value		-	64,687,500	116,442,158	171,740,399	232,373,408	240,506,477	248,924,204	257,636,551	266,653,830	275,986,714	285,646,249	295,643,868	305,991,403	316,701,102	327,785,641	339,258,138	351,132,173	363,421,799	376,141,562	389,306,517	402,932,245	417,034,873	431,631,094	446,738,182	462,374,019	478,557,109	495,306,608	
50' Lot	Taxable Value Per Unit		700,000	724,500	749,858	776,103	803,266	831,380	860,479	890,595	921,766	954,028	987,419	1,021,979	1,057,748	1,094,769	1,133,086	1,172,744	1,213,790	1,256,273	1,300,242	1,345,751	1,392,852	1,441,602	1,492,058	1,544,280	1,598,330	1,654,271	1,712,171	
	Cumulative Units			104	145	185	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	227	
	50' Lot Taxable Value		-	75,348,000	108,421,896	143,718,663	182,341,405	188,723,354	195,328,671	202,165,175	209,240,956	216,564,389	224,144,143	231,989,188	240,108,810	248,512,618	257,210,560	266,212,929	275,530,382	285,173,945	295,155,033	305,485,459	316,177,450	327,243,661	338,697,189	350,551,591	362,820,897	375,519,628	388,662,815	
60' Lot	Taxable Value Per SF		1,000,000	1,035,000	1,071,225	1,108,718	1,147,523	1,187,686	1,229,255	1,272,279	1,316,809	1,362,897	1,410,599	1,459,970	1,511,069	1,563,956	1,618,695	1,675,349	1,733,986	1,794,676	1,857,489	1,922,501	1,989,789	2,059,431	2,131,512	2,206,114	2,283,328	2,363,245	2,445,959	
	Cumulative SF		-		10	20	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
	60' Lot Taxable Value		-	-	10,605,128	21,952,614	34,425,690	35,630,589	36,877,660	38,168,378	39,504,271	40,886,921	42,317,963	43,799,092	45,332,060	46,918,682	48,560,836	50,260,465	52,019,581	53,840,267	55,724,676	57,675,040	59,693,666	61,782,944	63,945,347	66,183,434	68,499,855	70,897,350	73,378,757	
Multifamily	Taxable Value Per Unit		175,000	181,125	187,464	194,026	200,817	207,845	215,120	222,649	230,442	238,507	246,855	255,495	264,437	273,692	283,272	293,186	303,448	314,068	325,061	336,438	348,213	360,401	373,015	386,070	399,582	413,568	428,043	
	Cumulative Units		-	-		530	780	1,030	1,280	1,588	1,958	2,328	2,698	3,068	3,438	3,808	4,178	4,548	4,918	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	5,288	
	Multifamily Taxable Value		-	-	-	102,833,583	156,636,890	214,080,457	275,353,193	353,566,407	451,204,617	555,244,382	666,014,205	783,857,741	909,134,458	1,042,220,319	1,183,508,500	1,333,410,134	1,492,355,085	1,660,792,755	1,718,920,502	1,779,082,719	1,841,350,614	1,905,797,886	1,972,500,812	2,041,538,340	2,112,992,182	2,186,946,908	2,263,490,050	
Retail	Taxable Value Per Unit		200	207	214	222	230	238	246	254	263	273	282	292	302	313	324	335	347	359	371	385	398	412	426	441	457	473	489	
	Cumulative SF		-	-	-	23,793	47,586	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	
	Retail Taxable Value		-	-	-	5,275,945	10,921,206	17,126,437	17,725,862	18,346,267	18,988,386	19,652,980	20,340,834	21,052,763	21,789,610	22,552,246	23,341,575	24,158,530	25,004,079	25,879,221	26,784,994	27,722,469	28,692,755	29,697,002	30,736,397	31,812,171	32,925,597	34,077,993	35,270,722	
Office	Taxable Value Per SF		225	233	241	249	258	267	277	286	296	307	317	328	340	352	364	377	390	404	418	433	448	463	480	496	514	532	550	
	Cumulative SF		-	-	-	-	-	30,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
	Office Taxable Value		-	-	-	-	-	8,016,883	16,594,947	17,175,770	17,776,922	18,399,114	19,043,083	19,709,591	20,399,427	21,113,407	21,852,376	22,617,209	23,408,812	24,228,120	25,076,104	25,953,768	26,862,150	27,802,325	28,775,406	29,782,545	30,824,935	31,903,807	33,020,441	
Hotel	Taxable Value Per Unit		175,000	181,125	187,464	194,026	200,817	207,845	215,120	222,649	230,442	238,507	246,855	255,495	264,437	273,692	283,272	293,186	303,448	314,068	325,061	336,438	348,213	360,401	373,015	386,070	399,582	413,568	428,043	
	Cumulative Units		-	-	-	-	-	75	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	
	Hotel Taxable Value		-	-	-	-	-	15,588,383	32,267,952	33,397,331	34,566,237	35,776,056	37,028,217	38,324,205	39,665,552	41,053,847	42,490,731	43,977,907	45,517,134	47,110,233	48,759,091	50,465,660	52,231,958	54,060,076	55,952,179	57,910,505	59,937,373	62,035,181	64,206,412	
	Taxable Value		-	177,295,500	292,132,699	522,900,842	716,762,604	823,238,824	930,263,553	1,031,398,630	1,152,760,967	1,281,355,205	1,417,538,907	1,561,685,807	1,714,186,506	1,875,449,189	2,045,900,381	2,225,985,731	2,416,170,828	2,616,942,049	2,708,535,020	2,803,333,746	2,901,450,427	3,003,001,192	3,108,106,234	3,216,889,952	3,329,481,100	3,446,012,939	3,566,623,392	
City of Sherman (M&O)		52,100,346	-	467,654	770,561	1,379,261	1,890,612	2,171,465	2,453,765	2,720,530	3,040,649	3,379,843	3,739,057	4,119,274	4,521,527	4,946,891	5,396,492	5,871,505	6,373,158	6,902,734	7,144,330	7,394,381	7,653,185	7,921,046	8,198,283	8,485,223	8,782,206	9,089,583	9,407,718	134,220,934
Sherman ISD		244,234,879	-	2,192,259	3,612,221	6,465,669	8,862,770	10,179,348	11,502,709	12,753,244	14,253,889	15,843,957	17,527,869	19,310,245	21,195,916	23,189,929	25,297,558	27,524,314	29,875,952	32,358,488	33,491,036	34,663,222	35,876,435	37,132,110	38,431,734	39,776,844	41,169,034	42,609,950	44,101,298	629,197,998
Grayson County (M&O)		47,237,179	-	424,002	698,635	1,250,517	1,714,138	1,968,776	2,224,725	2,466,590	2,756,828	3,064,361	3,390,044	3,734,772	4,099,477	4,485,137	4,892,771	5,323,445	5,778,273	6,258,417	6,477,462	6,704,173	6,938,819	7,181,677	7,433,036	7,693,192	7,962,454	8,241,140	8,529,580	121,692,439
Grayson County College		28,836,308	-	258,835	426,487	763,388	1,046,409	1,201,855	1,358,101	1,505,749	1,682,927	1,870,663	2,069,479	2,279,921	2,502,558	2,737,987	2,986,830	3,249,739	3,527,392	3,820,500	3,954,217	4,092,615	4,235,856	4,384,111	4,537,555	4,696,370	4,860,743	5,030,869	5,206,949	74,288,108
Total		**372,408,712**	-	**3,342,751**	**5,507,905**	**9,858,835**	**13,513,928**	**15,521,444**	**17,539,301**	**19,446,114**	**21,734,294**	**24,158,825**	**26,726,449**	**29,444,212**	**32,319,478**	**35,359,944**	**38,573,651**	**41,969,002**	**45,554,775**	**49,340,139**	**51,067,044**	**52,854,391**	**54,704,295**	**56,618,945**	**58,600,608**	**60,651,629**	**62,774,436**	**64,971,541**	**67,245,545**	**959,399,480**

PERSONAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	GROSS
	Taxable Value Per SF																													
	Cumulative SF																													
	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Sherman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SALES TAX		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	GROSS
	Sales Per SF		350	362	375	388	402	416	430	445	461	477	494	511	529	547	567	586	607	628	650	673	696	721	746	772	799	827	856	
	Cumulative SF		-	-	-	23,793	47,586	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	72,100	
	Taxable Value		-	-	-	9,232,904	19,112,110	29,971,264	31,020,258	32,105,967	33,229,676	34,392,715	35,596,460	36,842,336	38,131,818	39,466,431	40,847,756	42,277,428	43,757,138	45,288,638	46,873,740	48,514,321	50,212,322	51,969,753	53,788,695	55,671,299	57,619,794	59,636,487	61,723,764	
City of Sherman			-	-	-	92,329	191,121	299,713	310,203	321,060	332,297	343,927	355,965	368,423	381,318	394,664	408,478	422,774	437,571	452,886	468,737	485,143	502,123	519,698	537,887	556,713	576,198	596,365	617,238	9,972,831
In Lieu			-	-	-	46,165	95,561	149,856	155,101	160,530	166,148	171,964	177,982	184,212	190,659	197,332	204,239	211,387	218,786	226,443	234,369	242,572	251,062	259,849	268,943	278,356	288,099	298,182	308,619	4,986,415
Street			-	-	-	11,541	23,890	37,464	38,775	40,132	41,537	42,991	44,496	46,053	47,665	49,333	51,060	52,847	54,696	56,611	58,592	60,643	62,765	64,962	67,236	69,589	72,025	74,546	77,155	1,246,604
EDC			-	-	-	34,623	71,670	112,392	116,326	120,397	124,611	128,973	133,487	138,159	142,994	147,999	153,179	158,540	164,089	169,832	175,777	181,929	188,296	194,887	201,708	208,767	216,074	223,637	231,464	3,739,812
Total		**8,215,961**	-	-	-	**184,658**	**382,242**	**599,425**	**620,405**	**642,119**	**664,594**	**687,854**	**711,929**	**736,847**	**762,636**	**789,329**	**816,955**	**845,549**	**875,143**	**905,773**	**937,475**	**970,286**	**1,004,246**	**1,039,395**	**1,075,774**	**1,113,426**	**1,152,396**	**1,192,730**	**1,234,475**	**19,945,661**

SUMMARY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	GROSS
City of Sherman (M&O)		56,208,327	-	467,654	770,561	1,471,590	2,081,733	2,471,178	2,763,968	3,041,590	3,372,946	3,723,771	4,095,021	4,487,698	4,902,845	5,341,555	5,804,969	6,294,279	6,810,729	7,355,621	7,613,067	7,879,525	8,155,308	8,440,744	8,736,170	9,041,936	9,358,404	9,685,948	10,024,956	144,193,765
Sherman ISD		244,234,879	-	2,192,259	3,612,221	6,465,669	8,862,770	10,179,348	11,502,709	12,753,244	14,253,889	15,843,957	17,527,869	19,310,245	21,195,916	23,189,929	25,297,558	27,524,314	29,875,952	32,358,488	33,491,036	34,663,222	35,876,435	37,132,110	38,431,734	39,776,844	41,169,034	42,609,950	44,101,298	629,197,998
Grayson County (M&O)		47,237,179	-	424,002	698,635	1,250,517	1,714,138	1,968,776	2,224,725	2,466,590	2,756,828	3,064,361	3,390,044	3,734,772	4,099,477	4,485,137	4,892,771	5,323,445	5,778,273	6,258,417	6,477,462	6,704,173	6,938,819	7,181,677	7,433,036	7,693,192	7,962,454	8,241,140	8,529,580	121,692,439
Grayson County College		28,836,308	-	258,835	426,487	763,388	1,046,409	1,201,855	1,358,101	1,505,749	1,682,927	1,870,663	2,069,479	2,279,921	2,502,558	2,737,987	2,986,830	3,249,739	3,527,392	3,820,500	3,954,217	4,092,615	4,235,856	4,384,111	4,537,555	4,696,370	4,860,743	5,030,869	5,206,949	74,288,108
In Lieu		2,053,990	-	-	-	46,165	95,561	149,856	155,101	160,530	166,148	171,964	177,982	184,212	190,659	197,332	204,239	211,387	218,786	226,443	234,369	242,572	251,062	259,849	268,943	278,356	288,099	298,182	308,619	4,986,415
Street		513,498	-	-	-	11,541	23,890	37,464	38,775	40,132	41,537	42,991	44,496	46,053	47,665	49,333	51,060	52,847	54,696	56,611	58,592	60,643	62,765	64,962	67,236	69,589	72,025	74,546	77,155	1,246,604
EDC		1,540,493	-	-	-	34,623	71,670	112,392	116,326	120,397	124,611	128,973	133,487	138,159	142,994	147,999	153,179	158,540	164,089	169,832	175,777	181,929	188,296	194,887	201,708	208,767	216,074	223,637	231,464	3,739,812
Total		**380,624,673**	-	**3,342,751**	**5,507,905**	**10,043,493**	**13,896,170**	**16,120,869**	**18,159,706**	**20,088,233**	**22,398,887**	**24,846,679**	**27,438,378**	**30,181,058**	**33,082,114**	**36,149,273**	**39,390,606**	**42,814,551**	**46,429,917**	**50,245,912**	**52,004,519**	**53,824,677**	**55,708,541**	**57,658,340**	**59,676,382**	**61,765,055**	**63,926,832**	**66,164,271**	**68,480,021**	**979,345,141**

PARTICIPATION

REAL PROPERTY		PV	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	GROSS
	Taxable Value		-	177,295,500	292,132,699	522,900,842	716,762,604	823,238,824	930,263,553	1,031,398,630	1,152,760,967	1,281,355,205	1,417,538,907	1,561,685,807	1,714,186,506	1,875,449,189	2,045,900,381	2,225,985,731	2,416,170,828	2,616,942,049	2,708,535,020	2,803,333,746	2,901,450,427	3,003,001,192	3,108,106,234	3,216,889,952	3,329,481,100	3,446,012,939	3,566,623,392	
City of Sherman (M&O)		26,050,173	-	233,827	385,281	689,630	945,306	1,085,733	1,226,883	1,360,265	1,520,325	1,689,922	1,869,528	2,059,637	2,260,763	2,473,446	2,698,246	2,935,752	3,186,579	3,451,367	3,572,165	3,697,191	3,826,592	3,960,523	4,099,141	4,242,611	4,391,103	4,544,791	4,703,859	67,110,467
Sherman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County (M&O)		23,618,589	-	212,001	349,318	625,259	857,069	984,388	1,112,363	1,233,295	1,378,414	1,532,180	1,695,022	1,867,386	2,049,739	2,242,568	2,446,385	2,661,722	2,889,136	3,129,208	3,238,731	3,352,086	3,469,409	3,590,839	3,716,518	3,846,596	3,981,227	4,120,570	4,264,790	60,846,220
Grayson County College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		**49,668,763**	-	**445,828**	**734,598**	**1,314,889**	**1,802,375**	**2,070,120**	**2,339,245**	**2,593,560**	**2,898,738**	**3,222,102**	**3,564,550**	**3,927,023**	**4,310,502**	**4,716,014**	**5,144,631**	**5,597,475**	**6,075,715**	**6,580,576**	**6,810,896**	**7,049,277**	**7,296,002**	**7,551,362**	**7,815,659**	**8,089,208**	**8,372,330**	**8,665,361**	**8,968,649**	**127,956,687**
PERSONAL PROPERTY	Taxable Value		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Sherman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sherman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value		-	-	-	9,232,904	19,112,110	29,971,264	31,020,258	32,105,967	33,229,676	34,392,715	35,596,460	36,842,336	38,131,818	39,466,431	40,847,756	42,277,428	43,757,138	45,288,638	46,873,740	48,514,321	50,212,322	51,969,753	53,788,695	55,671,299	57,619,794	59,636,487	61,723,764	
City of Sherman			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
In Lieu			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EDC			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																														
City of Sherman (M&O)		26,050,173	-	233,827	385,281	689,630	945,306	1,085,733	1,226,883	1,360,265	1,520,325	1,689,922	1,869,528	2,059,637	2,260,763	2,473,446	2,698,246	2,935,752	3,186,579	3,451,367	3,572,165	3,697,191	3,826,592	3,960,523	4,099,141	4,242,611	4,391,103	4,544,791	4,703,859	67,110,467
Sherman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grayson County (M&O)		23,618,589	-	212,001	349,318	625,259	857,069	984,388	1,112,363	1,233,295	1,378,414	1,532,180	1,695,022	1,867,386	2,049,739	2,242,568	2,446,385	2,661,722	2,889,136	3,129,208	3,238,731	3,352,086	3,469,409	3,590,839	3,716,518	3,846,596	3,981,227	4,120,570	4,264,790	60,846,220
Grayson County College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
In Lieu		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Street		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EDC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		**49,668,763**	-	**445,828**	**734,598**	**1,314,889**	**1,802,375**	**2,070,120**	**2,339,245**	**2,593,560**	**2,898,738**	**3,222,102**	**3,564,550**	**3,927,023**	**4,310,502**	**4,716,014**	**5,144,631**	**5,597,475**	**6,075,715**	**6,580,576**	**6,810,896**	**7,049,277**	**7,296,002**	**7,551,362**	**7,815,659**	**8,089,208**	**8,372,330**	**8,665,361**	**8,968,649**	**127,956,687**

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY		PV																												GROSS
City of Sherman (M&O)		30,158,154	-	233,827	385,281	781,959	1,136,427	1,385,445	1,537,085	1,681,325	1,852,621	2,033,849	2,225,493	2,428,060	2,642,082	2,868,110	3,106,724	3,358,527	3,624,150	3,904,253	4,040,902	4,182,334	4,328,716	4,480,221	4,637,028	4,799,324	4,967,301	5,141,156	5,321,097	77,083,298
Sherman ISD		244,234,879	-	2,192,259	3,612,221	6,465,669	8,862,770	10,179,348	11,502,709	12,753,244	14,253,889	15,843,957	17,527,869	19,310,245	21,195,916	23,189,929	25,297,558	27,524,314	29,875,952	32,358,488	33,491,036	34,663,222	35,876,435	37,132,110	38,431,734	39,776,844	41,169,034	42,609,950	44,101,298	629,197,998
Grayson County (M&O)		23,618,589	-	212,001	349,318	625,259	857,069	984,388	1,112,363	1,233,295	1,378,414	1,532,180	1,695,022	1,867,386	2,049,739	2,242,568	2,446,385	2,661,722	2,889,136	3,129,208	3,238,731	3,352,086	3,469,409	3,590,839	3,716,518	3,846,596	3,981,227	4,120,570	4,264,790	60,846,220
Grayson County College		28,836,308	-	258,835	426,487	763,388	1,046,409	1,201,855	1,358,101	1,505,749	1,682,927	1,870,663	2,069,479	2,279,921	2,502,558	2,737,987	2,986,830	3,249,739	3,527,392	3,820,500	3,954,217	4,092,615	4,235,856	4,384,111	4,537,555	4,696,370	4,860,743	5,030,869	5,206,949	74,288,108
In Lieu		2,053,990	-	-	-	46,165	95,561	149,856	155,101	160,530	166,148	171,964	177,982	184,212	190,659	197,332	204,239	211,387	218,786	226,443	234,369	242,572	251,062	259,849	268,943	278,356	288,099	298,182	308,619	4,986,415
Street		513,498	-	-	-	11,541	23,890	37,464	38,775	40,132	41,537	42,991	44,496	46,053	47,665	49,333	51,060	52,847	54,696	56,611	58,592	60,643	62,765	64,962	67,236	69,589	72,025	74,546	77,155	1,246,604
EDC		1,540,493	-	-	-	34,623	71,670	112,392	116,326	120,397	124,611	128,973	133,487	138,159	142,994	147,999	153,179	158,540	164,089	169,832	175,777	181,929	188,296	194,887	201,708	208,767	216,074	223,637	231,464	3,739,812
Total		**330,955,910**	-	**2,896,922**	**4,773,307**	**8,728,604**	**12,093,796**	**14,050,748**	**15,820,460**	**17,494,673**	**19,500,149**	**21,624,577**	**23,873,827**	**26,254,035**	**28,771,612**	**31,433,259**	**34,245,975**	**37,217,076**	**40,354,202**	**43,665,337**	**45,193,623**	**46,775,400**	**48,412,539**	**50,106,978**	**51,860,722**	**53,675,848**	**55,554,502**	**57,498,910**	**59,511,372**	**851,388,454**

Financial Feasibility Analysis - Anticipated TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH	3.50%
DISCOUNT RATE	6.00%

ORIGINAL BOUNDARY

REAL PROPERTY TAX			
City of Sherman (M&O)	0.2637710	75%	0.1978283
Sherman ISD	1.2365000	0%	0.0000000
Grayson County (M&O)	0.2391500	75%	0.1793625
Grayson County College	0.1459910	0%	0.0000000
Other	0.0000000	0%	0.0000000
	1.8854120		*0.3771908*

ORIGINAL BOUNDARY

BUSINESS PERSONAL PROPERTY TAX			
City of Sherman (M&O)	0.2637710	0%	0.0000000
Sherman ISD	1.2365000	0%	0.0000000
Grayson County (M&O)	0.2391500	0%	0.0000000
Grayson County College	0.1459910	0%	0.0000000
Other	0.0000000	0%	0.0000000
	1.8854120		*0.0000000*

ORIGINAL BOUNDARY

SALES TAX			
City of Sherman	0.0100000	0%	0.0000000
In Lieu	0.0050000	0%	0.0000000
Street	0.0012500	0%	0.0000000
EDC	0.0037500	0%	0.0000000
	0.0200000		*0.0000000*

EXPANDED BOUNDARY

REAL PROPERTY TAX			
City of Sherman (M&O)	0.2637710	50%	0.1318855
Sherman ISD	1.2365000	0%	0.0000000
Grayson County (M&O)	0.2391500	50%	0.1195750
Grayson County College	0.1459910	0%	0.0000000
Other	0.0000000	0%	0.0000000
	1.8854120		*0.2514605*

EXPANDED BOUNDARY

BUSINESS PERSONAL PROPERTY TAX			
City of Sherman (M&O)	0.2637710	0%	0.0000000
Sherman ISD	1.2365000	0%	0.0000000
Grayson County (M&O)	0.2391500	0%	0.0000000
Grayson County College	0.1459910	0%	0.0000000
Other	0.0000000	0%	0.0000000
	1.8854120		*0.0000000*

EXPANDED BOUNDARY

SALES TAX			
City of Sherman	0.0100000	0%	0.0000000
In Lieu	0.0050000	0%	0.0000000
Street	0.0012500	0%	0.0000000
EDC	0.0037500	0%	0.0000000
	0.0200000		*0.0000000*

	TAX BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
REVENUE YEAR	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**TOTALS**	
ORIGINAL BOUNDARY																																				
BASE YEAR																																				
City of Sherman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sherman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grayson County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grayson County College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE																																				
City of Sherman (M&O)		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Sherman ISD		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Grayson County (M&O)		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Grayson County College		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Other		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
TAXABLE VALUE INCREMENT																																				
City of Sherman (M&O)		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Sherman ISD		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Grayson County (M&O)		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Grayson County College		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
Other		0	8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695		
REVENUE A																																				
TAXABLE VALUE GROWTH																																				
City of Sherman (M&O)		0	21,589	49,217	41,278	41,028	42,210	43,688	45,217	46,799	48,437	50,133	51,887	53,703	55,583	57,528	59,542	61,626	63,783	66,015	68,326	70,717	73,192	75,754	78,405	81,149	83,990	86,929	89,972	93,121	96,380	99,753	103,245	106,858	2,107,055	City of Sherman (M&O)
Sherman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sherman ISD
Grayson County (M&O)		0	23,033	47,472	39,514	39,224	38,270	39,610	40,996	42,431	43,916	45,453	47,044	48,691	50,395	52,159	53,984	55,874	57,829	59,853	61,948	64,116	66,360	68,683	71,087	73,575	76,150	78,815	81,574	84,429	87,384	90,442	93,608	96,884	1,920,800	Grayson County (M&O)
Grayson County College		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grayson County College
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
		0	**44,622**	**96,689**	**80,792**	**80,252**	**80,481**	**83,297**	**86,213**	**89,230**	**92,353**	**95,586**	**98,931**	**102,394**	**105,978**	**109,687**	**113,526**	**117,499**	**121,612**	**125,868**	**130,274**	**134,833**	**139,552**	**144,437**	**149,492**	**154,724**	**160,140**	**165,744**	**171,545**	**177,550**	**183,764**	**190,196**	**196,852**	**203,742**	**4,027,855**	

		TAX BASE YEAR		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
REVENUE YEAR	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**TOTALS**	
EXPANDED BOUNDARY																																				
BASE YEAR																																				
City of Sherman (M&O)			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Sherman ISD			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Grayson County (M&O)			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Grayson County College			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Other			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
TAXABLE VALUE																																				
City of Sherman (M&O)				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Sherman ISD				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Grayson County (M&O)				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Grayson County College				105,206	127,229	3,586,297	30,613,439	31,684,909	32,793,881	33,941,667	35,129,625	36,359,162	37,631,733	38,948,844	40,312,053	41,722,975	43,183,279	44,694,694	46,259,008	47,878,073	49,553,806	51,288,189	53,083,276	54,941,191	56,864,132	58,854,377	60,914,280	63,046,280	65,252,900	67,536,751	69,900,537	72,347,056	74,879,203	77,499,975		
Other				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
TAXABLE VALUE INCREMENT																																				
City of Sherman (M&O)				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Sherman ISD				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Grayson County (M&O)				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Grayson County College				1,777	23,800	3,482,868	30,510,010	31,581,480	32,690,452	33,838,238	35,026,196	36,255,733	37,528,304	38,845,415	40,208,624	41,619,546	43,079,850	44,591,265	46,155,579	47,774,644	49,450,377	51,184,760	52,979,847	54,837,762	56,760,703	58,750,948	60,810,851	62,942,851	65,149,471	67,433,322	69,797,108	72,243,627	74,775,774	77,396,546		
Other				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
REVENUE B		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050		
TAXABLE VALUE GROWTH																																				
City of Sherman (M&O)		0	0	3	40	4,621	41,548	64,510	66,775	69,120	71,546	74,057	76,656	79,347	82,131	85,013	87,995	91,082	94,277	97,584	101,007	104,549	108,216	112,010	115,938	120,003	124,210	128,564	133,071	137,736	142,564	147,561	152,733	158,086	2,872,553	City of Sherman (M&O)
Sherman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sherman ISD
Grayson County (M&O)		0	0	3	38	4,418	37,670	58,489	60,542	62,668	64,868	67,145	69,501	71,940	74,465	77,077	79,782	82,580	85,477	88,475	91,579	94,790	98,114	101,555	105,116	108,801	112,616	116,564	120,650	124,879	129,257	133,787	138,476	143,329	2,604,653	Grayson County (M&O)
Grayson County College		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grayson County College
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
				6	**78**	**9,039**	**79,218**	**122,999**	**127,318**	**131,788**	**136,414**	**141,202**	**146,158**	**151,287**	**156,595**	**162,090**	**167,777**	**173,663**	**179,754**	**186,060**	**192,585**	**199,339**	**206,330**	**213,565**	**221,054**	**228,804**	**236,826**	**245,128**	**253,722**	**262,616**	**271,821**	**281,348**	**291,209**	**301,415**	**5,477,206**	
REVENUE 1 - 7A (EXPANDED)																																				
REAL PROPERTY TAX		0	0	0	0	0	0	0	177,295,500	292,132,699	522,900,842	716,762,604	823,238,824	930,263,553	1,031,398,630	1,152,760,967	1,281,355,205	1,417,538,907	1,561,685,807	1,714,186,506	1,875,449,189	2,045,900,381	2,225,985,731	2,416,170,828	2,616,942,049	2,708,535,020	2,803,333,746	2,901,450,427	3,003,001,192	3,108,106,234	3,216,889,952	3,329,481,100	3,446,012,939	3,566,623,392		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Sherman (M&O)		0	0	0	0	0	0	0	233,827	385,281	689,630	945,306	1,085,733	1,226,883	1,360,265	1,520,325	1,689,922	1,869,528	2,059,637	2,260,763	2,473,446	2,698,246	2,935,752	3,186,579	3,451,367	3,572,165	3,697,191	3,826,592	3,960,523	4,099,141	4,242,611	4,391,103	4,544,791	4,703,859	67,110,467	City of Sherman (M&O)
Sherman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Sherman ISD
Grayson County (M&O)		0	0	0	0	0	0	0	212,001	349,318	625,259	857,069	984,388	1,112,363	1,233,295	1,378,414	1,532,180	1,695,022	1,867,386	2,049,739	2,242,568	2,446,385	2,661,722	2,889,136	3,129,208	3,238,731	3,352,086	3,469,409	3,590,839	3,716,518	3,846,596	3,981,227	4,120,570	4,264,790	60,846,220	Grayson County (M&O)
Grayson County College		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Grayson County College
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
		0	**0**	**0**	**0**	**0**	**0**	**0**	**445,828**	**734,598**	**1,314,889**	**1,802,375**	**2,070,120**	**2,339,245**	**2,593,560**	**2,898,738**	**3,222,102**	**3,564,550**	**3,927,023**	**4,310,502**	**4,716,014**	**5,144,631**	**5,597,475**	**6,075,715**	**6,580,576**	**6,810,896**	**7,049,277**	**7,296,002**	**7,551,362**	**7,815,659**	**8,089,208**	**8,372,330**	**8,665,361**	**8,968,649**	**127,956,687**	
REVENUE 2 - SALES																																				
SALES		0	0	0	0	0	0	0	0	0	9,232,904	19,112,110	29,971,264	31,020,258	32,105,967	33,229,676	34,392,715	35,596,460	36,842,336	38,131,818	39,466,431	40,847,756	42,277,428	43,757,138	45,288,638	46,873,740	48,514,321	50,212,322	51,969,753	53,788,695	55,671,299	57,619,794	59,636,487	61,723,764		
City of Sherman		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Sherman
In Lieu		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	In Lieu
Street		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Street
EDC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	EDC
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE A,B,1,2		**0**	**44,622**	**96,695**	**80,870**	**89,291**	**159,698**	**206,297**	**659,359**	**955,616**	**1,543,656**	**2,039,163**	**2,315,209**	**2,592,926**	**2,856,133**	**3,170,515**	**3,503,405**	**3,855,712**	**4,228,389**	**4,622,430**	**5,038,873**	**5,478,804**	**5,943,357**	**6,433,717**	**6,951,121**	**7,194,424**	**7,446,243**	**7,706,875**	**7,976,629**	**8,255,825**	**8,544,792**	**8,843,873**	**9,153,423**	**9,473,806**	**137,461,748**	
Running Total		**0**	**44,622**	**141,317**	**222,187**	**311,478**	**471,176**	**677,473**	**1,336,832**	**2,292,448**	**3,836,104**	**5,875,267**	**8,190,476**	**10,783,402**	**13,639,536**	**16,810,051**	**20,313,456**	**24,169,168**	**28,397,558**	**33,019,987**	**38,058,860**	**43,537,664**	**49,481,021**	**55,914,738**	**62,865,859**	**70,060,283**	**77,506,526**	**85,213,401**	**93,190,029**	**101,445,854**	**109,990,646**	**118,834,520**	**127,987,942**	**137,461,748**		

GROSS	**137,461,748**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**						
City of Sherman (M&O)	$	-	$ 21,589	$ 49,220	$ 41,318	$ 45,649	$ 83,758	$ 108,198	$ 345,819	$ 501,200	$ 809,614	$ 1,069,496	$ 1,214,276	$ 1,359,933	$ 1,497,979	$ 1,662,866	$ 1,837,459	$ 2,022,236	$ 2,217,697	$ 2,424,363	$ 2,642,778	$ 2,873,512	$ 3,117,160	$ 3,374,343	$ 3,645,710	$ 3,773,317	$ 3,905,390	$ 4,042,086	$ 4,183,566	$ 4,329,998	$ 4,481,555	$ 4,638,417	$ 4,800,769	$ 4,968,803	72,090,075	City of Sherman (M&O)
Sherman ISD	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	Sherman ISD
Grayson County (M&O)	$	-	$ 23,033	$ 47,475	$ 39,552	$ 43,642	$ 75,940	$ 98,099	$ 313,540	$ 454,417	$ 734,043	$ 969,667	$ 1,100,933	$ 1,232,993	$ 1,358,154	$ 1,507,650	$ 1,665,946	$ 1,833,476	$ 2,010,692	$ 2,198,067	$ 2,396,095	$ 2,605,292	$ 2,826,197	$ 3,059,374	$ 3,305,411	$ 3,421,107	$ 3,540,852	$ 3,664,788	$ 3,793,063	$ 3,925,826	$ 4,063,237	$ 4,205,456	$ 4,352,654	$ 4,505,003	65,371,673	Grayson County (M&O)
Grayson County College	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	Grayson County College
Other	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	Other
In Lieu	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	In Lieu
Street	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	Street
EDC	$	-	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	EDC
		0	**44,622**	**96,695**	**80,870**	**89,291**	**159,698**	**206,297**	**659,359**	**955,616**	**1,543,656**	**2,039,163**	**2,315,209**	**2,592,926**	**2,856,133**	**3,170,515**	**3,503,405**	**3,855,712**	**4,228,389**	**4,622,430**	**5,038,873**	**5,478,804**	**5,943,357**	**6,433,717**	**6,951,121**	**7,194,424**	**7,446,243**	**7,706,875**	**7,976,629**	**8,255,825**	**8,544,792**	**8,843,873**	**9,153,423**	**9,473,806**	**137,461,748**	**TOTAL**

Financial Feasibility Analysis - All Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH 3.50%
DISCOUNT RATE 6.00%

ORIGINAL BOUNDARY

REAL PROPERTY TAX			
City of Sherman	0.5080000	100%	0.5080000
Sherman ISD	1.2365000	100%	1.2365000
Grayson County	0.3051000	100%	0.3051000
Grayson County College	0.1459910	100%	0.1459910
Other	0.0000000	100%	0.0000000
	2.1955910		2.1955910

ORIGINAL BOUNDARY

BUSINESS PERSONAL PROPERTY TAX			
City of Sherman	0.5080000	100%	0.5080000
Sherman ISD	1.2365000	100%	1.2365000
Grayson County	0.3051000	100%	0.3051000
Grayson County College	0.1459910	100%	0.1459910
Other	0.0000000	100%	0.0000000
	2.1955910		2.1955910

ORIGINAL BOUNDARY

SALES TAX			
City of Sherman	0.0100000	100%	0.0100000
In Lieu	0.0050000	100%	0.0050000
Street	0.0012500	100%	0.0012500
EDC	0.0037500	100%	0.0037500
	0.0200000		0.0200000

EXPANDED BOUNDARY

REAL PROPERTY TAX			
City of Sherman	0.5080000	100%	0.5080000
Sherman ISD	1.2365000	100%	1.2365000
Grayson County	0.3051000	100%	0.3051000
Grayson County College	0.1459910	100%	0.1459910
Other	0.0000000	100%	0.0000000
	2.1955910		2.1955910

EXPANDED BOUNDARY

BUSINESS PERSONAL PROPERTY TAX			
City of Sherman	0.5080000	100%	0.5080000
Sherman ISD	1.2365000	100%	1.2365000
Grayson County	0.3051000	100%	0.3051000
Grayson County College	0.1459910	100%	0.1459910
Other	0.0000000	100%	0.0000000
	2.1955910		2.1955910

EXPANDED BOUNDARY

SALES TAX			
City of Sherman	0.0100000	100%	0.0100000
In Lieu	0.0050000	100%	0.0050000
Street	0.0012500	100%	0.0012500
EDC	0.0037500	100%	0.0037500
	0.0200000		0.0200000

	TAX BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS	
ORIGINAL BOUNDARY																																				
BASE YEAR																																				
City of Sherman	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sherman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grayson County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Grayson County College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE																																				
City of Sherman		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Sherman ISD		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Grayson County		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Grayson County College		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Other		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
TAXABLE VALUE INCREMENT																																				
City of Sherman		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Sherman ISD		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Grayson County		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Grayson County College		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
Other		8,505,450	19,439,779	18,010,954	20,615,324	21,336,861	22,083,651	22,856,579	23,656,559	24,484,538	25,341,497	26,228,450	27,146,445	28,096,571	29,079,951	30,097,749	31,151,170	32,241,461	33,369,913	34,537,859	35,746,685	36,997,819	38,292,742	39,632,988	41,020,143	42,455,848	43,941,802	45,479,765	47,071,557	48,719,062	50,424,229	52,189,077	54,015,695	55,906,244		
REVENUE A																																				
TAXABLE VALUE GROWTH																																				
City of Sherman		43,208	98,754	91,496	104,726	108,391	112,185	116,111	120,175	124,381	128,735	133,241	137,904	142,731	147,726	152,897	158,248	163,787	169,519	175,452	181,593	187,949	194,527	201,336	208,382	215,676	223,224	231,037	239,124	247,493	256,155	265,121	274,400	284,004	5,639,686	City of Sherman
Sherman ISD		105,170	240,373	222,705	254,908	263,830	273,064	282,622	292,513	302,751	313,348	324,315	335,666	347,414	359,574	372,159	385,184	398,666	412,619	427,061	442,008	457,478	473,490	490,062	507,214	524,967	543,340	562,357	582,040	602,411	623,496	645,318	667,904	691,281	13,727,307	Sherman ISD
Grayson County		25,950	59,311	54,951	62,897	65,099	67,377	69,735	72,176	74,702	77,317	80,023	82,824	85,723	88,723	91,828	95,042	98,369	101,812	105,375	109,063	112,880	116,831	120,920	125,152	129,533	134,066	138,759	143,615	148,642	153,844	159,229	164,802	170,570	3,387,142	Grayson County
Grayson County College		12,417	28,380	26,294	30,097	31,150	32,240	33,369	34,536	35,745	36,996	38,291	39,631	41,018	42,454	43,940	45,478	47,070	48,717	50,422	52,187	54,013	55,904	57,861	59,886	61,982	64,151	66,396	68,720	71,125	73,615	76,191	78,858	81,618	1,620,755	Grayson County College
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
		186,745	426,818	395,447	452,628	468,470	484,867	501,837	519,401	537,580	556,396	575,869	596,025	616,886	638,477	660,823	683,952	707,891	732,667	758,310	784,851	812,321	840,752	870,178	900,635	932,157	964,782	998,550	1,033,499	1,069,671	1,107,110	1,145,859	1,185,964	1,227,472	24,374,890	

		TAX BASE YEAR		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33		
REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	TOTALS	
EXPANDED BOUNDARY																																				
BASE YEAR																																				
City of Sherman			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Sherman ISD			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Grayson County			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Grayson County College			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
Other			103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429	103,429		
TAXABLE VALUE																																				
City of Sherman				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Sherman ISD				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Grayson County				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
Grayson County College				105,206	127,229	3,586,297	30,613,439	31,684,909	32,793,881	33,941,667	35,129,625	36,359,162	37,631,733	38,948,844	40,312,053	41,722,975	43,183,279	44,694,694	46,259,008	47,878,073	49,553,806	51,288,189	53,083,276	54,941,191	56,864,132	58,854,377	60,914,280	63,046,280	65,252,900	67,536,751	69,900,537	72,347,056	74,879,203	77,499,975		
Other				105,206	127,229	3,586,297	31,606,473	32,712,700	33,857,644	35,042,662	36,269,155	37,538,575	38,852,425	40,212,260	41,619,689	43,076,378	44,584,052	46,144,493	47,759,551	49,431,135	51,161,225	52,951,868	54,805,183	56,723,364	58,708,682	60,763,486	62,890,208	65,091,365	67,369,563	69,727,498	72,167,960	74,693,839	77,308,123	80,013,907		
TAXABLE VALUE INCREMENT																																				
City of Sherman				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Sherman ISD				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Grayson County				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
Grayson County College				1,777	23,800	3,482,868	30,510,010	31,581,480	32,690,452	33,838,238	35,026,196	36,255,733	37,528,304	38,845,415	40,208,624	41,619,546	43,079,850	44,591,265	46,155,579	47,774,644	49,450,377	51,184,760	52,979,847	54,837,762	56,760,703	58,750,948	60,810,851	62,942,851	65,149,471	67,433,322	69,797,108	72,243,627	74,775,774	77,396,546		
Other				1,777	23,800	3,482,868	31,503,044	32,609,271	33,754,215	34,939,233	36,165,726	37,435,146	38,748,996	40,108,831	41,516,260	42,972,949	44,480,623	46,041,064	47,656,122	49,327,706	51,057,796	52,848,439	54,701,754	56,619,935	58,605,253	60,660,057	62,786,779	64,987,936	67,266,134	69,624,069	72,064,531	74,590,410	77,204,694	79,910,478		
REVENUE B		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050		
TAXABLE VALUE GROWTH																																				
City of Sherman		0	0	9	121	17,693	160,035	165,655	171,471	177,491	183,722	190,171	196,845	203,753	210,903	218,303	225,962	233,889	242,093	250,585	259,374	268,470	277,885	287,629	297,715	308,153	318,957	330,139	341,712	353,690	366,088	378,919	392,200	405,945	7,435,575	City of Sherman
Sherman ISD		0	0	22	294	43,066	389,535	403,214	417,371	432,024	447,189	462,886	479,131	495,946	513,349	531,361	550,003	569,298	589,268	609,937	631,330	653,471	676,387	700,106	724,654	750,062	776,359	803,576	831,746	860,902	891,078	922,310	954,636	988,093	18,098,600	Sherman ISD
Grayson County		0	0	5	73	10,626	96,116	99,491	102,984	106,600	110,342	114,215	118,223	122,372	126,666	131,110	135,710	140,471	145,399	150,499	155,777	161,241	166,895	172,747	178,805	185,074	191,562	198,278	205,229	212,423	219,869	227,575	235,552	243,807	4,465,736	Grayson County
Grayson County College		0	0	3	35	5,085	44,542	46,106	47,725	49,401	51,135	52,930	54,788	56,711	58,701	60,761	62,893	65,099	67,383	69,747	72,193	74,725	77,346	80,058	82,866	85,771	88,778	91,891	95,112	98,447	101,897	105,469	109,166	112,992	2,069,755	Grayson County College
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
				39	523	76,470	690,228	714,466	739,552	765,515	792,388	820,201	848,987	878,781	909,618	941,534	974,568	1,008,757	1,044,143	1,080,767	1,118,674	1,157,907	1,198,513	1,240,540	1,284,039	1,329,060	1,375,656	1,423,884	1,473,799	1,525,461	1,578,932	1,634,274	1,691,553	1,750,837	32,069,666	

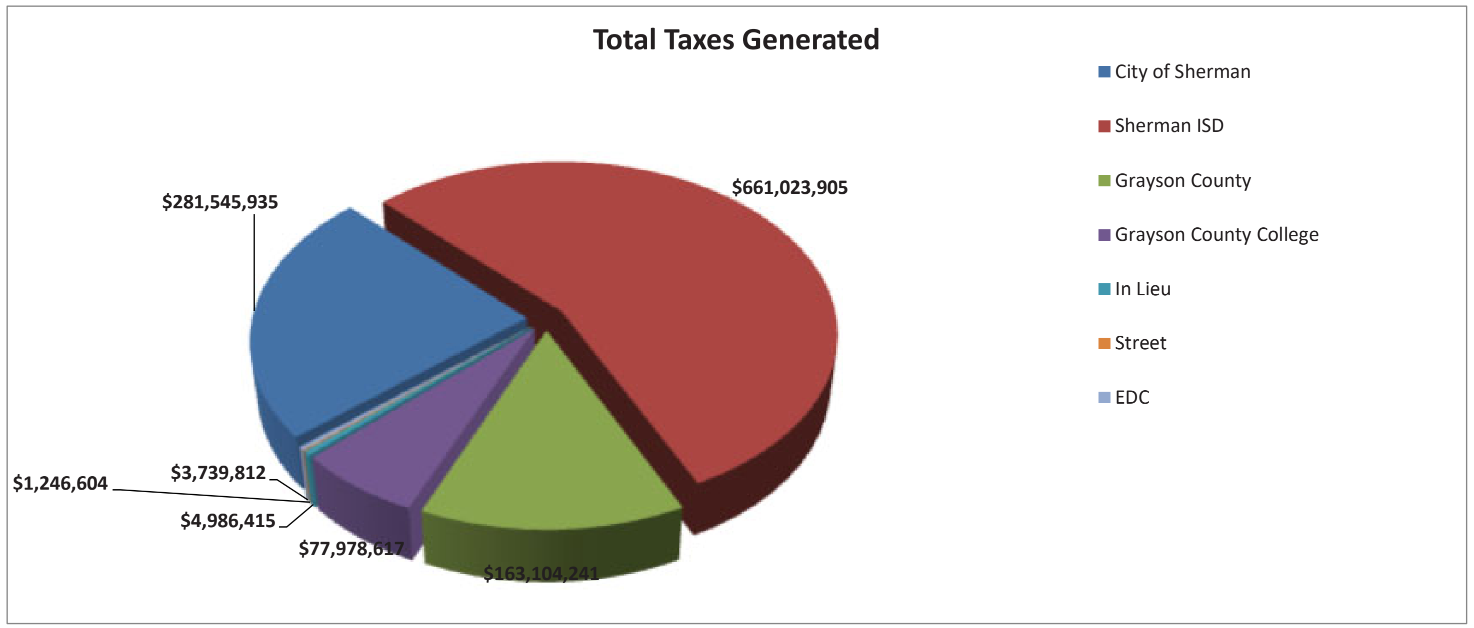
REVENUE 1 - 7A (EXPANDED)	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050		
REAL PROPERTY TAX	0	0	0	0	0	0	0	177,295,500	292,132,699	522,900,842	716,762,604	823,238,824	930,263,553	1,031,398,630	1,152,760,967	1,281,355,205	1,417,538,907	1,561,685,807	1,714,186,506	1,875,449,189	2,045,900,381	2,225,985,731	2,416,170,828	2,616,942,049	2,708,535,020	2,803,333,746	2,901,450,427	3,003,001,192	3,108,106,234	3,216,889,952	3,329,481,100	3,446,012,939	3,566,623,392		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Sherman	0	0	0	0	0	0	0	900,661	1,484,034	2,656,336	3,641,154	4,182,053	4,725,739	5,239,505	5,856,026	6,509,284	7,201,098	7,933,364	8,708,067	9,527,282	10,393,174	11,308,008	12,274,148	13,294,066	13,759,358	14,240,935	14,739,368	15,255,246	15,789,180	16,341,801	16,913,764	17,505,746	18,118,447	258,497,843	City of Sherman
Sherman ISD	0	0	0	0	0	0	0	2,192,259	3,612,221	6,465,669	8,862,770	10,179,348	11,502,709	12,753,244	14,253,889	15,843,957	17,527,869	19,310,245	21,195,916	23,189,929	25,297,558	27,524,314	29,875,952	32,358,488	33,491,036	34,663,222	35,876,435	37,132,110	38,431,734	39,776,844	41,169,034	42,609,950	44,101,298	629,197,998	Sherman ISD
Grayson County	0	0	0	0	0	0	0	540,929	891,297	1,595,370	2,186,843	2,511,702	2,838,234	3,146,797	3,517,074	3,909,415	4,324,911	4,764,703	5,229,983	5,721,995	6,242,042	6,791,482	7,371,737	7,984,290	8,263,740	8,552,971	8,852,325	9,162,157	9,482,832	9,814,731	10,158,247	10,513,785	10,881,768	155,251,362	Grayson County
Grayson County College	0	0	0	0	0	0	0	258,835	426,487	763,388	1,046,409	1,201,855	1,358,101	1,505,749	1,682,927	1,870,663	2,069,479	2,279,921	2,502,558	2,737,987	2,986,830	3,249,739	3,527,392	3,820,500	3,954,217	4,092,615	4,235,856	4,384,111	4,537,555	4,696,370	4,860,743	5,030,869	5,206,949	74,288,108	Grayson County College
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
	0	0	0	0	0	0	0	3,892,684	6,414,039	11,480,764	15,737,175	18,074,958	20,424,783	22,645,295	25,309,916	28,133,320	31,123,357	34,288,233	37,636,525	41,177,194	44,919,605	48,873,542	53,049,229	57,457,344	59,468,351	61,549,743	63,703,984	65,933,624	68,241,301	70,629,746	73,101,787	75,660,350	78,308,462	1,117,235,311	
REVENUE 2 - SALES																																			
SALES	0	0	0	0	0	0	0	0	0	9,232,904	19,112,110	29,971,264	31,020,258	32,105,967	33,229,676	34,392,715	35,596,460	36,842,336	38,131,818	39,466,431	40,847,756	42,277,428	43,757,138	45,288,638	46,873,740	48,514,321	50,212,322	51,969,753	53,788,695	55,671,299	57,619,794	59,636,487	61,723,764		
City of Sherman	0	0	0	0	0	0	0	0	0	92,329	191,121	299,713	310,203	321,060	332,297	343,927	355,965	368,423	381,318	394,664	408,478	422,774	437,571	452,886	468,737	485,143	502,123	519,698	537,887	556,713	576,198	596,365	617,238	9,972,831	City of Sherman
In Lieu	0	0	0	0	0	0	0	0	0	46,165	95,561	149,856	155,101	160,530	166,148	171,964	177,982	184,212	190,659	197,332	204,239	211,387	218,786	226,443	234,369	242,572	251,062	259,849	268,943	278,356	288,099	298,182	308,619	4,986,415	In Lieu
Street	0	0	0	0	0	0	0	0	0	11,541	23,890	37,464	38,775	40,132	41,537	42,991	44,496	46,053	47,665	49,333	51,060	52,847	54,696	56,611	58,592	60,643	62,765	64,962	67,236	69,589	72,025	74,546	77,155	1,246,604	Street
EDC	0	0	0	0	0	0	0	0	0	34,623	71,670	112,392	116,326	120,397	124,611	128,973	133,487	138,159	142,994	147,999	153,179	158,540	164,089	169,832	175,777	181,929	188,296	194,887	201,708	208,767	216,074	223,637	231,464	3,739,812	EDC
	0	0	0	0	0	0	0	0	0	184,658	382,242	599,425	620,405	642,119	664,594	687,854	711,929	736,847	762,636	789,329	816,955	845,549	875,143	905,773	937,475	970,286	1,004,246	1,039,395	1,075,774	1,113,426	1,152,396	1,192,730	1,234,475	19,945,661	
REVENUE A,B,1,2	186,745	426,818	395,486	453,151	544,940	1,175,095	1,216,303	5,151,637	7,717,135	13,014,205	17,515,488	20,119,395	22,540,855	24,835,510	27,576,867	30,479,694	33,551,933	36,801,889	40,238,238	43,870,047	47,706,787	51,758,356	56,035,091	60,547,790	62,667,042	64,860,468	67,130,664	69,480,317	71,912,207	74,429,214	77,034,316	79,730,597	82,521,247	1,193,625,529	
Running Total	186,745	613,563	1,009,049	1,462,200	2,007,139	3,182,234	4,398,537	9,550,174	17,267,309	30,281,514	47,797,002	67,916,397	90,457,252	115,292,762	142,869,629	173,349,323	206,901,256	243,703,146	283,941,384	327,811,431	375,518,218	427,276,574	483,311,665	543,859,455	606,526,498	671,386,966	738,517,630	807,997,947	879,910,154	954,339,369	1,031,373,685	1,111,104,281	1,193,625,529		

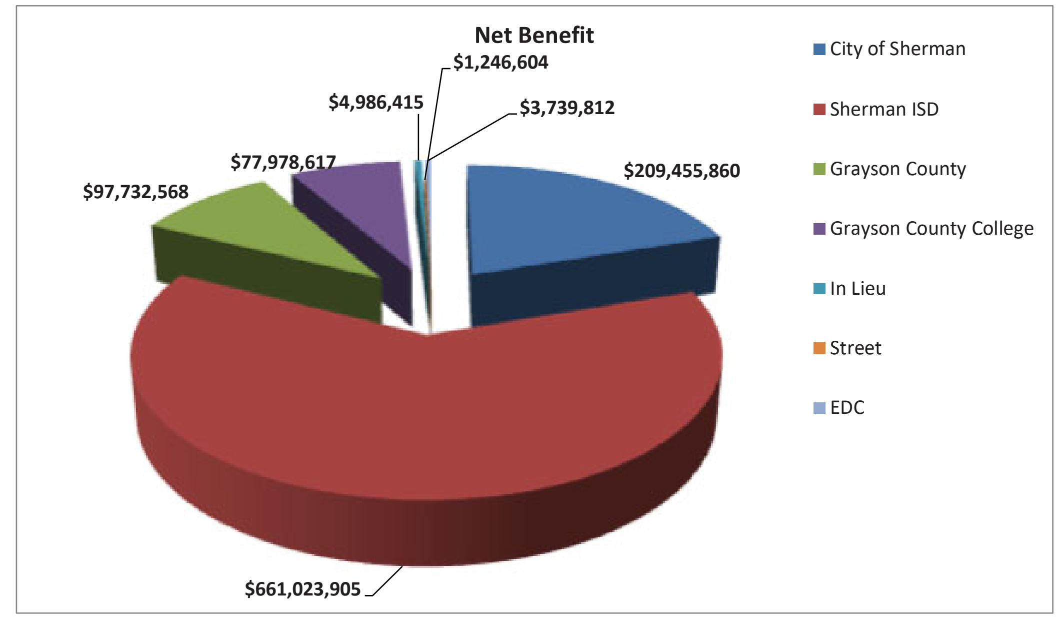
GROSS 1,193,625,529

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046						
City of Sherman	$ 43,208	$ 98,754	$ 91,505	$ 104,847	$ 126,084	$ 272,220	$ 281,767	$ 1,192,308	$ 1,785,907	$ 3,061,122	$ 4,155,686	$ 4,816,515	$ 5,382,425	$ 5,919,193	$ 6,559,522	$ 7,237,421	$ 7,954,737	$ 8,713,400	$ 9,515,423	$ 10,362,913	$ 11,258,070	$ 12,203,194	$ 13,200,684	$ 14,253,049	$ 14,751,924	$ 15,268,260	$ 15,802,667	$ 16,355,779	$ 16,928,250	$ 17,520,757	$ 18,134,002	$ 18,768,710	$ 19,425,633	281,545,935	City of Sherman
Sherman ISD	$ 105,170	$ 240,373	$ 222,727	$ 255,203	$ 306,896	$ 662,599	$ 685,835	$ 2,902,143	$ 4,346,996	$ 7,226,206	$ 9,649,970	$ 10,994,145	$ 12,346,069	$ 13,626,166	$ 15,157,409	$ 16,779,144	$ 18,495,832	$ 20,312,132	$ 22,232,914	$ 24,263,267	$ 26,408,507	$ 28,674,191	$ 31,066,120	$ 33,590,356	$ 34,766,064	$ 35,982,921	$ 37,242,368	$ 38,545,895	$ 39,895,046	$ 41,291,418	$ 42,736,662	$ 44,232,490	$ 45,780,672	661,023,905	Sherman ISD
Grayson County	$ 25,950	$ 59,311	$ 54,957	$ 62,970	$ 75,725	$ 163,493	$ 169,226	$ 716,089	$ 1,072,599	$ 1,783,029	$ 2,381,080	$ 2,712,749	$ 3,046,329	$ 3,362,186	$ 3,740,012	$ 4,140,167	$ 4,563,751	$ 5,011,914	$ 5,485,857	$ 5,986,836	$ 6,516,163	$ 7,075,209	$ 7,665,405	$ 8,288,247	$ 8,578,347	$ 8,878,600	$ 9,189,362	$ 9,511,001	$ 9,843,897	$ 10,188,444	$ 10,545,051	$ 10,914,139	$ 11,296,145	163,104,241	Grayson County
Grayson County College	$ 12,417	$ 28,380	$ 26,297	$ 30,131	$ 36,235	$ 76,782	$ 79,475	$ 341,097	$ 511,633	$ 851,520	$ 1,137,630	$ 1,296,274	$ 1,455,830	$ 1,606,904	$ 1,787,628	$ 1,979,034	$ 2,181,648	$ 2,396,021	$ 2,622,727	$ 2,862,367	$ 3,115,569	$ 3,382,989	$ 3,665,311	$ 3,963,251	$ 4,101,970	$ 4,245,544	$ 4,394,144	$ 4,547,944	$ 4,707,127	$ 4,871,882	$ 5,042,403	$ 5,218,893	$ 5,401,559	77,978,617	Grayson County College
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	0	Other
In Lieu	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,165	$ 95,561	$ 149,856	$ 155,101	$ 160,530	$ 166,148	$ 171,964	$ 177,982	$ 184,212	$ 190,659	$ 197,332	$ 204,239	$ 211,387	$ 218,786	$ 226,443	$ 234,369	$ 242,572	$ 251,062	$ 259,849	$ 268,943	$ 278,356	$ 288,099	$ 298,182	$ 308,619	4,986,415	In Lieu
Street	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,541	$ 23,890	$ 37,464	$ 38,775	$ 40,132	$ 41,537	$ 42,991	$ 44,496	$ 46,053	$ 47,665	$ 49,333	$ 51,060	$ 52,847	$ 54,696	$ 56,611	$ 58,592	$ 60,643	$ 62,765	$ 64,962	$ 67,236	$ 69,589	$ 72,025	$ 74,546	$ 77,155	1,246,604	Street
EDC	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,623	$ 71,670	$ 112,392	$ 116,326	$ 120,397	$ 124,611	$ 128,973	$ 133,487	$ 138,159	$ 142,994	$ 147,999	$ 153,179	$ 158,540	$ 164,089	$ 169,832	$ 175,777	$ 181,929	$ 188,296	$ 194,887	$ 201,708	$ 208,767	$ 216,074	$ 223,637	$ 231,464	3,739,812	EDC
	186,745	426,818	395,486	453,151	544,940	1,175,095	1,216,303	5,151,637	7,717,135	13,014,205	17,515,488	20,119,395	22,540,855	24,835,510	27,576,867	30,479,694	33,551,933	36,801,889	40,238,238	43,870,047	47,706,787	51,758,356	56,035,091	60,547,790	62,667,042	64,860,468	67,130,664	69,480,317	71,912,207	74,429,214	77,034,316	79,730,597	82,521,247	1,183,652,698	TOTAL

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Sherman	$281,545,935	$72,090,075	$209,455,860
Sherman ISD	$661,023,905	$0	$661,023,905
Grayson County	$163,104,241	$65,371,673	$97,732,568
Grayson County College	$77,978,617	$0	$77,978,617
In Lieu	$4,986,415	$0	$4,986,415
Street	$1,246,604	$0	$1,246,604
EDC	$3,739,812	$0	$3,739,812
Total	**$1,193,625,529**	**$137,461,748**	**$1,056,163,780**





- TIRZ #7 - Original Boundary
- TIRZ #7A - Expanded Boundary

Length of TIRZ #7 in Years:

The TIRZ is scheduled to end on December 31, 2050 (with the final year's tax increment to be collected by September 1, 2051).

Powers and Duties of Board of Directors:

The City Council does not delegate or grant any of its powers or authority to the Board of Directors.

The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

ORDINANCE NO. 6717

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR SHERMAN TAX INCREMENT REINVESTMENT ZONE NUMBER SEVEN, CITY OF SHERMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; PROVIDING A REPEALER CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of Sherman, Texas ("City"), established the Sherman Tax Increment Reinvestment Zone Number Seven, City of Sherman, Texas (the "Zone"), and established a Board of Directors for the Zone (the "Board of Directors") to promote development or redevelopment in the Zone pursuant to Ordinance No. 6081, approved by the City Council of the City (the "City Council") on December 4, 2017 ("Ordinance No. 6081"), in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended (the "Act"); and

WHEREAS, the Zone is also sometimes referred to as the Sherman Tax Increment Financing Reinvestment Zone Number Seven (#7); and

WHEREAS, on or before December 18, 2017, the Board of Directors prepared and adopted a project plan and reinvestment zone financing plan for the Zone which was subsequently approved by the City Council on December 18, 2017, pursuant to Ordinance No. 6087 (the "Original Project Plan and Financing Plan"); and

WHEREAS, on December 16, 2019, the City Council approved Ordinance No. 6273 amending the Original Project Plan and Financing Plan for the Zone (the "2019 Amended Project Plan and Financing Plan"); and

WHEREAS, Section 311.010(a) of the Act provides that the board of directors of a tax increment reinvestment zone shall make recommendations to the governing body of the municipality that created the zone concerning the administration of the Act in the zone; and

WHEREAS, Section 311.011(e) of the Act allows the board of directors of a tax increment reinvestment zone to adopt an amendment to a project plan for the zone so long as the amendment is consistent with the requirements and limitations of the Act and is approved by the governing body of the municipality that created the zone; and

WHEREAS, on May 20, 2024, the Board of Directors recommended approval of an amendment to the 2019 Amended Project Plan and Financing Plan, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes (the "2024 Amended Project Plan and Financing Plan"); and

WHEREAS, the 2024 Amended Project Plan and Financing Plan proposes to increase the total estimated project costs for the Zone and extend the term of the Zone; and

WHEREAS, the 2024 Amended Project Plan and Financing Plan is not effective unless it is approved by the City Council by ordinance adopted after a public hearing; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City on May 12, 2024, which date is at least seven (7) days before the date of the public hearing held on May 20, 2024, in accordance with Section 311.003 of the Act; and

WHEREAS, on May 20, 2024, the City Council opened a public hearing in accordance with the Act and interested persons were allowed to speak for or against the approval of the 2024 Amended Project Plan and Financing Plan and increasing the total estimated project costs for the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on May 20, 2024; and

WHEREAS, the public hearing was held in full compliance with the Act; and

WHEREAS, pursuant to Section 311.007(c) of the Act, the governing body of the municipality that designated a reinvestment zone by ordinance or resolution may extend the term of all or a portion of the zone after notice and hearing in the manner provided for the designation of the zone; and

WHEREAS, the Board of Directors is recommending the 2024 Amended Project Plan and Financing Plan to the City Council for approval; and

WHEREAS, the City has taken all actions required to approve the 2024 Amended Project Plan and Financing Plan and increase the total estimated project costs for the Zone including, but not limited to, all actions required by the Home Rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other applicable laws; and

WHEREAS, the City Council finds that approving the 2024 Amended Project Plan and Financing Plan and increasing the total estimated project costs for the Zone as more fully set forth in the 2024 Amended Project Plan and Financing Plan is in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. RECITALS INCORPORATED.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council hereby makes the following findings of fact:

i. That the 2024 Amended Project Plan and Financing Plan, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.

ii. That the 2024 Amended Project Plan and Financing Plan, as amended, is feasible and the amended project plan conforms to the City's master plan.

iii. That consistent with Section 311.011(e) of the Act, notice of the public hearing on the amended Zone was published in a newspaper having general circulation in the City on May 12, 2024, which date was before the seventh (7th) day before a public hearing held on May 21, 2024 because the 2024 Amended Project Plan and Financing Plan, as amended, does (i) reduce or increase the geographic area of the Zone; (ii) increase or decrease the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

SECTION 3. APPROVAL OF 2024 AMENDED PROJECT PLAN AND FINANCING PLAN.

That based on the findings set forth in Section 2 of this Ordinance, the 2024 Amended Project Plan and Financing Plan, attached hereto as Exhibit "A," is hereby approved.

SECTION 4. SEVERABILITY CLAUSE.

That it is hereby declared to be the intent of the City Council that the words, phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any word, phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by a final judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this ordinance, the City Council hereby declaring that this ordinance would have been enacted by the City Council without the incorporation of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

SECTION 5. REPEALER CLAUSE.

That all ordinances or portions thereof in conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 6. OPEN MEETINGS.

That it is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon passage of this Ordinance.

[Remainder of Page Intentionally Left Blank; Signature page follows]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 20th day of May 2024.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: ______________________________ **BY:** ________________________

LINDA ASHBY, CITY CLERK **DAVID PLYLER, MAYOR**

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: ____________________________________

RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A

2024 Amended Project Plan and Financing Plan