

TIF Reinvestment Zone #1  
Summary Financing Plan with Detailed Project Plan  
Project Plan -02/26/25 - to Zone Board

SUMMARY FINANCING PLAN											
	Revised 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
1    Beginning Available Fund Balance, Oct 1	\$ 70,583,841	\$ 1,987,039	\$ 2,289,271	\$ 2,396,426	\$ 2,006,278	\$ 2,715,449	\$ 2,391,081	\$ 2,435,700	\$ 2,515,621	\$ 2,301,606	\$ 2,278,256
20   Net Sources of Funds	62,599,901	51,030,342	47,040,244	47,758,468	48,668,951	49,340,709	50,625,323	51,944,101	53,026,029	54,118,776	54,588,851
25   Net Available for Appropriation	133,183,742	53,017,381	49,329,515	50,154,894	50,675,230	52,056,158	53,016,404	54,379,801	55,541,650	56,420,382	56,867,107
50   Professional	424,269	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
51   General Administrative Expenditures	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
52   Zone Park Maintenance [mowing, utilities, botanical supplies]	1,036,056	1,043,556	1,033,556	1,033,556	1,033,556	1,033,556	1,033,556	1,033,556	1,033,556	1,033,556	1,033,556
56   Rail Maintenance	296,905	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
57   Road/Signage Maintenance	363,886	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
58   Downtown Improvements [Transformation Team]	1,583,422	912,544	978,196	964,719	966,915	966,915	966,915	966,915	966,915	966,915	966,915
59   Inspection Services [META]	203,332	203,332	-	-	-	-	-	-	-	-	-
60   Contractual Payments [TEDC - Marketing]	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
61   TEDC	2,532,512	2,564,124	2,776,895	3,008,816	3,261,609	3,537,154	3,643,269	3,752,567	3,865,144	3,981,098	4,100,531
63   Strategic Investment Zone - Grants	609,968	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
64   Economic Development Incentives	-	-	1,000,000	250,000	250,000	250,000	250,000	-	-	-	-
65   Economic Development Incentives - HEB tax rebate	275,000	275,000	275,000	275,000	259,000	259,000	259,000	-	-	-	-
66   Economic Development Incentives - Infrastructure reimbursement	-	-	-	500,000	500,000	500,000	500,000	-	-	-	-
67   Economic Development Incentives - Property tax grant	-	-	-	-	595,297	578,378	561,549	544,540	527,622	459,633	395,027
68   TISD-Reimbursement [per contract]	30,388	30,388	31,907	31,907	31,907	33,502	33,502	33,502	35,177	35,177	35,177
69   Public Safety Assessment Fee	2,209,034	2,209,034	2,209,034	2,209,034	2,209,034	2,209,034	-	-	-	-	-
70   Pendleton Water Supply Corporation Dual Certification and Service Area Agreement	-	420,000	420,000	420,000	420,000	420,000	-	-	-	-	-
31   Debt Service - 2013 Issue {\$25.260 mil}	-	-	-	-	-	-	-	-	-	-	-
32   Debt Service - 2020 Issue (2013 CO Refunding)	1,891,960	1,907,110	1,913,966	1,917,653	1,912,914	1,920,264	1,925,276	1,937,880	1,947,818		
33   Debt Service - 2018 Issue {\$24 mil}	2,088,750	2,086,000	2,090,750	2,087,500	2,086,500	2,087,500	2,090,250	2,089,500	2,090,250	2,087,250	2,090,500
34   Debt Service - 2021B Taxable Issue {\$18.8 mil}	1,320,863	1,323,962	1,320,555	1,323,930	1,320,582	1,324,653	1,322,213	1,322,860	1,321,890	1,324,252	1,324,755
35   Debt Service - 2021A Issue {\$29.7 mil}	1,962,150	1,964,650	1,964,650	1,962,150	1,967,150	1,964,150	1,963,400	1,962,400	1,964,400	1,964,200	1,966,800
36   Debt Service - 2022 Issue {\$43 mil}	2,355,000	2,869,000	2,866,000	2,865,500	2,867,250	2,866,000	2,866,750	2,869,250	2,868,250	2,868,750	2,865,500
37   Debt Service - 2022 Issue {\$12 mil}	745,225	904,258	902,231	904,501	905,605	905,755	904,960	903,153	905,260	906,033	905,471
38   Debt Service - 2023 Issue {\$40 mil}	1,709,612	1,709,613	2,734,613	2,733,363	2,734,613	2,733,113	2,733,863	2,731,613	2,731,363	2,732,862	2,730,862
39   Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-	-
40   Bond Discount	-	-	-	-	-	-	-	-	-	-	-
41   Paying Agent Services	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
75   Total Debt & Operating Expenditures	21,845,732	21,204,971	23,299,753	23,270,029	24,104,332	24,371,374	21,836,903	20,930,136	21,040,045	19,142,126	19,197,494
80   Funds Available for Projects	\$ 111,338,010	\$ 31,812,410	\$ 26,029,761	\$ 26,884,865	\$ 26,570,898	\$ 27,684,784	\$ 31,179,501	\$ 33,449,665	\$ 34,501,606	\$ 37,278,256	\$ 37,669,613
PROJECT PLAN											
	Revised 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
TEMPLE INDUSTRIAL PARK:											
103   Rail (N-S) GST Tract	-	-	-	-	3,528,200	-	-	-	-	-	-
104   Range Road 24" Transmission Main	-	-	-	-	-	-	-	-	-	-	-
105   920 Plane 12" Waterline Cearly to Eberhardt	-	-	-	-	-	-	-	-	-	-	-
106   920 Plane McLane Pump Station and 24" Transmission Mains	35,419	-	-	-	-	-	-	-	-	-	-
107   Loop 363 Transmission Main	-	-	-	-	-	-	-	-	-	-	-
108   Pepper Creek Wastewater Extension with Equalization Basin	-	-	-	-	-	-	-	-	-	-	-
109   Upsizing of Pepper Creek Trunk Sewer along Kegley Road	81,208	-	-	-	-	-	-	-	-	-	-
110   920 Plane 3MG EST & 24" Transmission Main	-	-	-	-	-	-	-	-	-	-	-
111   North Industrial Park Master Plan	28,340	-	-	-	-	-	-	-	-	-	-
112   Old Howard Road Wastewater Line Extension	474,940	-	-	-	-	-	-	-	-	-	-
113   Wastewater Line LE-01 (Extension of WW from Site 40)	90,254	-	-	-	-	-	-	-	-	-	-
114   Old Howard Road Infrastructure Improvements Phase I	15,106,381	-	-	-	-	-	-	-	-	-	-
115   Old Howard Road Infrastructure Improvements Phase II	1,758,000	-	-	-	-	-	-	-	-	-	-
116   North Pepper Creek Wastewater Upsizing	125,050	-	-	-	-	-	-	-	-	-	-
117   Wastewater Expansion and Reclamation Planning	5,595	-	-	-	-	-	-	-	-	-	-
118   Infrastructure Improvements - Distribution Drive	-	-	-	2,500,000	-	-	-	-	-	-	-
119   NW Little Elm Wastewater Upsizing	1,300,000	-	-	-	-	-	-	-	-	-	-
150   Total Industrial Park	19,005,187	-	-	2,500,000	3,528,200	-	-	-	-	-	-

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<b>CORPORATE CAMPUS PARK:</b>											
156 Corporate Campus Land	-	-	-	-	-	-	-	-	-	-	-
157 Corporate Campus Master Plan Update	28,200	-	-	-	-	-	-	-	-	-	-
158 Corporate Campus Master Plan Improvements	-	-	-	-	-	-	-	-	-	-	-
200 Total Corporate Campus Park	28,200	-	-	-	-	-	-	-	-	-	-
<b>CROSSROADS PARK:</b>											
207 Cross Roads Park @ Pepper Creek Trail	355,200	-	-	-	-	-	-	-	-	-	-
208 Pepper Creek Trail Repairs	343,900	-	-	-	-	-	-	-	-	-	-
250 Total Crossroads Park	699,100	-	-	-	-	-	-	-	-	-	-
<b>OUTER LOOP</b>											
305 Outer Loop (IH 35 to Wendland)	27,840,741	-	-	-	-	-	-	-	-	-	-
306 Outer Loop (Wendland to McLane Pkwy)	-	-	-	-	-	-	-	-	-	-	-
307 Outer Loop (McLane Pkwy to Central Point Pkwy)	-	-	-	-	-	-	-	-	-	-	-
308 Outer Loop Phase V (Poison Oak to Old Waco Road)	-	-	-	-	-	-	-	-	-	-	-
309 Outer Loop Phase VI (Old Waco Road to I35 South)	953,075	869,321	-	-	-	-	-	-	-	-	-
310 East Outer Loop (I-35 to Gun Club Road) Compliance Design	-	-	-	-	-	-	-	-	-	-	-
311 East Outer Loop (I-14 to Lorraine Drive Ext) and Lorraine Drive Ext Compliance Design	-	-	-	-	-	-	-	-	-	-	-
312 East Outer Loop (Gun Club Road to Lorraine Drive) Compliance Design	-	690,000	-	-	-	-	-	-	-	-	-
350 Total Outer Loop	28,793,816	1,559,321	-	-	-	-	-	-	-	-	-
<b>SYNERGY PARK:</b>											
355 Infrastructure Improvements - Synergy Park	1,602,422	1,602,422	1,602,422	-	-	-	-	-	-	-	-
356 Tower Road Transmission Main	334,439	-	-	-	-	-	-	-	-	-	-
357 South Temple Transmission Line A (WTP to 31st)	495,882	-	-	-	-	-	-	-	-	-	-
358 Transmission Line A1 - 31st Street along Georgetown Railroad	-	5,700,000	-	-	-	-	-	-	-	-	-
359 Transmission Line A2 - Shallowford	600,000	4,400,000	2,100,000	-	-	-	-	-	-	-	-
360 Transmission Line A3 - Shallowford to I35	600,000	-	7,100,000	-	-	-	-	-	-	-	-
361 Transmission Line A4 -I35 to WTP	400,000	-	2,300,000	-	-	-	-	-	-	-	-
362 South Temple Pump Station & Ground Storage Tank	267,194	-	-	-	6,956,000	-	-	-	-	-	-
363 South Temple Transmission Line B (5th to Lorraine)	667,900	-	-	12,435,000	-	-	-	-	-	-	-
364 South Temple Transmission Line B1 - 5th to Elevated Storage Tank	100,000	-	-	-	-	-	-	-	-	-	-
365 South Temple Transmission Line B2 - Connection to 876	-	700,000	-	-	-	-	-	-	-	-	-
366 South Temple Transmission Line B3 Elevated Storage Tank to Synergy Park	-	1,300,000	-	-	-	-	-	-	-	-	-
367 South Temple Transmission Line C (31st to 5th)	2,355,139	-	-	-	-	-	-	-	-	-	-
368 Lorraine Drive Extension [Panda to Bob White]	4,084,009	-	-	-	-	-	-	-	-	-	-
369 Synergy Park Wastewater Line	869,705	-	-	-	-	-	-	-	-	-	-
400 Total Synergy Park	12,376,690	13,702,422	13,102,422	12,435,000	6,956,000	-	-	-	-	-	-
<b>DOWNTOWN:</b>											
402 Downtown Lighting Master Plan	28,600	-	-	-	-	-	-	-	-	-	-
403 Downtown Lighting	430,230	-	-	-	-	-	-	-	-	-	-
404 Downtown City Center/Hawn	3,271,689	-	-	-	-	-	-	-	-	-	-
405 1st Street Parking Garage & Underground Electric Utilities	185,502	-	-	-	-	-	-	-	-	-	-
406 Central Ave/4th Street Parking Garage	120,934	-	-	-	-	-	-	-	-	-	-
407 Avenue C from Main Street to 24th Street	155,037	-	200,000	7,000,000	-	-	-	-	-	-	-
408 24th Street - Avenue C to Central Street	102,130	-	2,935,000	-	-	-	-	-	-	-	-
409 Crestview - Henderson to 24th Street	82,134	-	-	-	-	-	-	-	-	-	-
410 Central/Adams Corridor	164,864	-	-	-	-	-	-	-	-	-	-
411 Downtown Corridor Enhancements [Hawn Hotel]	400,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	-	-
412 Downtown Corridor Enhancements [H5B3]	236,000	-	-	-	-	-	-	-	-	-	-
413 3rd Street Pedestrian Facilities and Landscaping	5,136,912	-	-	-	-	-	-	-	-	-	-
414 Santa Fe Community Market	4,491,092	-	-	-	-	-	-	-	-	-	-
415 Avenue A Corridor	1,466,316	-	-	-	-	-	-	-	-	-	-
416 Bell County Annex	-	2,000,000	2,000,000	2,000,000	-	-	-	-	-	-	-
450 Total Downtown	16,271,440	2,200,000	5,335,000	9,200,000	200,000	200,000	200,000	200,000	200,000	-	-

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<b>TMED:</b>											
466	Veteran's Memorial Blvd. Phase II	697,121	-	-	-	-	-	-	-	-	-
467	Friars Creek Regional Detention Pond	9,523,000	-	-	-	-	-	-	-	-	-
468	Veteran's Memorial South 1st Street -TC Apartments to Avenue U	9,015,000	-	-	-	-	-	-	-	-	-
469	Veteran's Memorial Avenue U to Avenue R	150,000	8,565,000	-	-	-	-	-	-	-	-
470	Veteran's Memorial Avenue R to Avenue O	200,000	1,435,000	-	-	-	-	-	-	-	-
471	TISD/Travis Middle School	1,200,000	-	-	-	-	-	-	-	-	-
472	Blackland Land Swap & Roadway Connection	200,000	-	-	-	-	-	-	-	-	-
473	Blackland Road [Hwy 95 to I14]	200,000	-	-	-	-	-	-	-	-	-
500	<b>Total TMED</b>	<b>21,185,121</b>	<b>10,000,000</b>	-	-	-	-	-	-	-	-
<b>AIRPORT PARK:</b>											
508	Draughon-Miller Regional Airport FBO Center & Parking	13,006	-	-	-	-	-	-	-	-	-
509	Corporate Hangar Infrastructure Phase IV	-	-	-	-	-	-	-	-	-	-
510	Corporate Hangar Tie Down Area	43,950	-	-	-	-	-	-	-	-	-
511	Taxiway D Improvements Grant Match	438,260	-	-	-	-	-	-	-	-	-
512	Airport NPE Grant Match	-	-	-	-	-	-	-	-	-	-
513	Airport RAMP Grant	111,111	100,000	100,000	100,000	-	-	-	-	-	-
550	<b>Total Airport Park</b>	<b>606,327</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	-	-	-	-	-	-
<b>GATEWAY PROJECTS:</b>											
601	East/West IH 35 Gateway	745,090	-	-	-	-	-	-	-	-	-
602	Art District (Area N. of Bellaire and Lower Troy Road to Killen Lane)	-	-	-	-	-	-	-	-	-	-
650	<b>Total Gateway Projects</b>	<b>745,090</b>	-	-	-	-	-	-	-	-	-
<b>PUBLIC IMPROVEMENTS:</b>											
701	Public Improvements	-	1,961,396	5,095,913	643,587	13,171,249	25,093,703	28,543,801	30,734,044	32,000,000	35,000,000
702	Land Acquisition	9,390,000	-	-	-	-	-	-	-	-	-
703	TRZ Master Plan 2050	250,000	-	-	-	-	-	-	-	-	-
704	Contingency (bond funded)	-	-	-	-	-	-	-	-	-	-
750	<b>Total Public Improvements</b>	<b>9,640,000</b>	<b>1,961,396</b>	<b>5,095,913</b>	<b>643,587</b>	<b>13,171,249</b>	<b>25,093,703</b>	<b>28,543,801</b>	<b>30,734,044</b>	<b>32,000,000</b>	<b>35,000,000</b>
<b>Total Planned Project Expenditures</b>		<b>109,350,971</b>	<b>29,523,139</b>	<b>23,633,335</b>	<b>24,878,587</b>	<b>23,855,449</b>	<b>25,293,703</b>	<b>28,743,801</b>	<b>30,934,044</b>	<b>32,200,000</b>	<b>35,000,000</b>
800	<b>Available Fund Balance at Year End</b>	<b>\$ 1,987,039</b>	<b>\$ 2,289,271</b>	<b>\$ 2,396,426</b>	<b>\$ 2,006,278</b>	<b>\$ 2,715,449</b>	<b>\$ 2,391,081</b>	<b>\$ 2,435,700</b>	<b>\$ 2,515,621</b>	<b>\$ 2,301,606</b>	<b>\$ 2,278,256</b>
<b>Reserve for Debt Service - Tax Increment Rev Bonds, Series 2018</b>		<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>	<b>2,090,750</b>
<b>Reserve for Debt Service - Tax Increment Taxable Rev Bonds, Series 2021</b>		<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>	<b>1,325,488</b>
<b>Reserve for Debt Service - Tax Increment Rev Bonds, Series 2021</b>		<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>	<b>1,967,150</b>
<b>Reserve for Debt Service - Arbitrage</b>		<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>	<b>1,050,708</b>
<b>Total Reserve for Debt Service</b>		<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>	<b>6,434,096</b>
900	<b>Total Fund Balance at Year End</b>	<b>\$ 8,421,135</b>	<b>\$ 8,723,367</b>	<b>\$ 8,830,522</b>	<b>\$ 8,440,374</b>	<b>\$ 9,149,545</b>	<b>\$ 8,825,177</b>	<b>\$ 8,869,796</b>	<b>\$ 8,949,717</b>	<b>\$ 8,735,702</b>	<b>\$ 8,712,352</b>