

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

Project Plan - 06/01/2022 - to Zone Board

SUMMARY FINANCING PLAN									
	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 Beginning Available Fund Balance, Oct 1	\$ 59,005,105	\$ 2,214,036	\$ 4,931,252	\$ 8,268,177	\$ 1,904,883	\$ 2,119,967	\$ 2,470,857	\$ 2,006,646	\$ 2,640,286
20 Net Sources of Funds	110,845,331	24,011,828	25,496,646	33,389,143	35,138,233	42,491,118	43,275,364	49,986,011	50,128,072
25 Net Available for Appropriation	169,850,436	26,225,864	30,427,898	41,657,321	37,043,116	44,611,085	45,746,221	51,992,657	52,768,358
50 Professional	76,884	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
52 Zone Park Maintenance [mowing, utilities, botanical supplies]	663,100	677,600	704,600	704,600	704,600	704,600	704,600	704,600	704,600
53 Rail Maintenance	130,247	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
54 Road/Signage Maintenance	203,516	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
55 Downtown Improvements {Transformation Team}	976,227	639,784	647,784	639,784	639,784	639,784	639,784	639,784	639,784
56 Contractual Payments (TEDC - Marketing)	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
57 TEDC	1,784,253	1,926,651	2,016,733	2,111,320	2,210,636	2,314,918	2,424,414	2,539,385	2,660,104
58 Strategic Investment Zone - Grants	485,646	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
59 Ad Valorem Tax Rebate	250,000	250,000	-	-	-	-	-	-	-
60 TISD-Reimbursement [per contract]	-	28,941	30,388	30,388	30,388	31,907	31,907	31,907	33,502
28 Debt Service - 2008 Taxable Issue {\$10.365 mil}	1,242,422	-	-	-	-	-	-	-	-
29 Debt Service - 2011A Issue {Refunding}	2,494,950	-	-	-	-	-	-	-	-
30 Debt Service - 2012 Issue {Refunding}	78,750	-	-	-	-	-	-	-	-
31 Debt Service - 2013 Issue {\$25.260 mil}	1,433,081	1,431,682	1,428,282	-	-	-	-	-	-
32 Debt Service - 2020 Issue {2013 CO Refunding}	450,894	449,930	453,598	1,891,960	1,907,110	1,913,966	1,917,653	1,912,914	1,920,264
33 Debt Service - 2018 Issue {\$24 mil}	1,305,000	2,086,750	2,089,000	2,088,750	2,086,000	2,090,750	2,087,500	2,086,500	2,087,500
34 Debt Service - 2021B Taxable Issue {\$18.8 mil}	546,272	1,320,575	1,324,313	1,320,863	1,323,962	1,320,555	1,323,930	1,320,582	1,324,653
35 Debt Service - 2021A Issue {\$29.7 mil}	1,238,231	1,965,650	1,962,400	1,962,150	1,964,650	1,964,650	1,962,150	1,967,150	1,964,150
36 Debt Service - 2022 Issue {\$43 mil}	-	2,053,723	2,036,750	2,546,750	3,056,250	3,059,000	3,054,000	3,056,500	3,056,000
37 Debt Service - 2022 Issue {\$12 mil}	-	614,126	609,050	774,050	927,947	930,597	927,337	928,250	928,011
38 Debt Service - 2022 Issue {\$35 mil}	-	2,395,800	2,376,000	2,376,000	3,291,000	3,291,100	3,287,900	3,286,400	3,291,300
39 Paying Agent Services	3,200	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
75 Total Debt & Operating Expenditures	13,564,073	16,519,612	16,357,299	17,125,015	18,820,727	18,940,227	19,039,575	19,152,371	19,288,268
80 Funds Available for Projects	\$ 156,286,363	\$ 9,706,252	\$ 14,070,599	\$ 24,532,305	\$ 18,222,389	\$ 25,670,857	\$ 26,706,646	\$ 32,840,286	\$ 33,480,090

PROJECT PLAN									
	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>TEMPLE INDUSTRIAL PARK:</b>									
102 Rail Backage Road & Rail Improvements (E-W) GST Tract	-	-	-	-	-	-	-	-	-
103 Rail (N-S) GST Tract	-	-	-	2,325,000	-	-	-	-	-
104 Industrial Park Grading	250,000	1,500,000	-	1,500,000	-	-	-	-	-
105 Industrial Park Sewer Extension	165,377	-	-	-	-	-	-	-	-
106 Range Road 24" Transmission Main {2W}	2,749,000	-	-	-	-	-	-	-	-
107 920 Plane 12" Waterline Cearly to Eberhardt {4W}	1,601,000	-	-	-	-	-	-	-	-
108 920 Plane McLane Pump Station and 24" Transmission Mains {5W}	6,077,000	-	-	-	-	-	-	-	-
109 Loop 363 Transmission Main {6W}	2,477,000	-	-	-	-	-	-	-	-
110 Pepper Creek Wastewater Extension with Equalization Basin {1B WW}	7,525,900	-	-	-	-	-	-	-	-
111 Upsizing of Pepper Creek Trunk Sewer along Kegley Road {2WW}	4,963,000	-	-	-	-	-	-	-	-
112 920 Plane 3MG EST & 24" Transmission Main {3W}	9,400,000	-	-	-	-	-	-	-	-
113 Upsize of Airport Road Trunk Sewer Crossing {3WW}	1,000,000	-	-	-	-	-	-	-	-
114 Waterline along Old Howard Road	2,500,000	-	-	-	-	-	-	-	-
115 Wastewater Line LE-01 (Extension of WW from Site 40)	1,200,000	-	-	-	-	-	-	-	-
150 Total Industrial Park	39,908,277	1,500,000	-	3,825,000	-	-	-	-	-
<b>CORPORATE CAMPUS PARK:</b>									
156 Corporate Campus Land	-	-	-	-	-	-	-	-	-
158 Corporate Campus Master Plan Improvements	-	-	-	-	-	-	-	-	-
200 Total Corporate Campus Park	-	-	-	-	-	-	-	-	-
<b>CROSSROADS PARK:</b>									
207 Cross Roads Park @ Pepper Creek Trail	285,300	-	-	-	-	-	-	-	-
250 Total Crossroads Park	285,300	-	-	-	-	-	-	-	-

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<b>OUTER LOOP</b>									
305 Outer Loop (IH 35 to Wendland)	24,584,615	-	-	-	-	-	-	-	-
306 Outer Loop (Wendland to McLane Pkwy)	9,628,111	-	-	-	-	-	-	-	-
307 Outer Loop (McLane Pkwy to Central Point Pkwy)	765,012	-	-	-	-	-	-	-	-
308 Outer Loop Phase V (Poison Oak to Old Waco Road)	1,706,769	-	-	-	-	-	-	-	-
309 Outer Loop Phase VI (Old Waco Road to I35 South)	1,984,331	-	-	-	-	-	-	-	-
310 East Outer Loop (I-35 to Gun Club Road)	141,100	-	-	-	-	-	-	-	-
311 East Outer Loop (I-14 to Lorraine Drive Extension) and Lorraine Drive Extension	263,600	-	-	-	-	-	-	-	-
350 Total Outer Loop	39,073,538	-	-	-	-	-	-	-	-
<b>SYNERGY PARK:</b>									
355 Infrastructure Improvements - Synergy Park	434,000	-	1,602,422	1,602,422	1,602,422	-	-	-	-
356 Southeast Temple Water Supply Project	4,777,000	-	-	-	-	-	-	-	-
357 Lorraine Drive Extension	445,000	-	-	-	-	-	-	-	-
400 Total Synergy Park	5,656,000	-	1,602,422	1,602,422	1,602,422	-	-	-	-
<b>DOWNTOWN:</b>									
402 Downtown Lighting Master Plan	28,600	-	-	-	-	-	-	-	-
403 MLK Festival Fields Electric	2,886,298	-	-	-	-	-	-	-	-
404 Downtown Lighting	466,000	-	-	-	-	-	-	-	-
405 Santa Fe Plaza	1,620	-	-	-	-	-	-	-	-
406 Downtown City Center/Hawn	7,936,855	-	-	-	-	-	-	-	-
407 Santa Fe Market	360	-	-	-	-	-	-	-	-
408 1st Street (Avenue B to Central Avenue) and Avenue A (North 3rd to South 2nd)	-	-	-	-	-	-	-	-	-
409 1st Street from Avenue A to Avenue B	150	-	-	-	-	-	-	-	-
410 1st Street from Avenue A to Central Avenue	650	-	-	-	-	-	-	-	-
411 1st Street Parking Garage & Underground Electric Utilities	8,712,210	-	-	-	-	-	-	-	-
412 Central Ave/4th Street Parking Garage	11,361,995	-	-	-	-	-	-	-	-
413 Avenue C from Main Street to 24th Street	1,512,624	-	-	-	-	-	-	-	-
414 24th Street - Avenue C to Central Street	107,631	-	-	-	-	-	-	-	-
415 Crestview - Henderson to 24th Street	2,081,236	-	-	-	-	-	-	-	-
416 Central/Adams Corridor	107,900	1,500,000	2,000,000	-	-	-	-	-	-
417 Downtown Corridor Enhancements	950,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
418 Festival Fields Building	762,936	-	-	-	-	-	-	-	-
419 Festival Fields Parking Lot	125,908	-	-	-	-	-	-	-	-
420 Library/City Hall Campus	150,000	-	-	5,000,000	-	-	-	-	-
421 3rd Street Pedestrian Facilities and Landscaping	230,800	-	-	-	-	-	-	-	-
422 Bell County Annex	-	-	2,000,000	2,000,000	2,000,000	-	-	-	-
450 Total Downtown	37,423,773	1,700,000	4,200,000	7,200,000	2,200,000	200,000	200,000	200,000	200,000

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<b>TMED:</b>										
458	Loop 363 Frontage Rd (UPRR to 5th TIRZ portion)	-	-	-	-	-	-	-	-	-
459	31st Street/Loop 363 Improvements	-	-	-	-	-	-	-	-	-
460	31st Street Monumentation	-	-	-	-	-	-	-	-	-
461	Veteran's Memorial Blvd. Phase II	-	-	-	-	-	-	-	-	-
462	TMED South 1st Street	-	-	-	-	-	-	-	-	-
463	TISD/Travis Middle School	-	-	-	-	-	-	-	-	-
464	Art Installation	-	75,000	-	-	-	-	-	-	-
500	<b>Total TMED</b>	-	<b>75,000</b>	-	-	-	-	-	-	-
<b>AIRPORT PARK:</b>										
507	Taxiway for Hangars	-	-	-	-	-	-	-	-	-
508	Draughon-Miller Regional Airport FBO Center & Parking	7,617,600	-	-	-	-	-	-	-	-
509	Corporate Hangar Infrastructure Phase IV	3,329,800	-	-	-	-	-	-	-	-
514	Airport RAMP Grant	100,000	-	-	-	-	-	-	-	-
550	<b>Total Airport Park</b>	<b>11,047,400</b>	-	-	-	-	-	-	-	-
<b>GATEWAY PROJECTS:</b>										
601	North 31st Street (Nugent to Central)	31,514	-	-	-	-	-	-	-	-
602	East/West IH 35 Gateway	4,311,613	-	-	-	-	-	-	-	-
603	Adams & Central Avenue Bicycle & Pedestrian Improvements Design	438	-	-	-	-	-	-	-	-
604	Art District {Area N. of Bellaire and Lower Troy Road to Killen Lane}	53,925	1,500,000	-	10,000,000	-	-	-	-	-
650	<b>Total Gateway Projects</b>	<b>4,397,490</b>	<b>1,500,000</b>	-	<b>10,000,000</b>	-	-	-	-	-
<b>PUBLIC IMPROVEMENTS:</b>										
701	Public Improvements	-	-	-	-	12,300,000	23,000,000	24,500,000	30,000,000	31,000,000
702	Land Acquisition	5,897,549	-	-	-	-	-	-	-	-
703	Contingency {bond funded}	10,383,000	-	-	-	-	-	-	-	-
750	<b>Total Public Improvements</b>	<b>16,280,549</b>	-	-	-	<b>12,300,000</b>	<b>23,000,000</b>	<b>24,500,000</b>	<b>30,000,000</b>	<b>31,000,000</b>
<b>Total Planned Project Expenditures</b>		<b>154,072,327</b>	<b>4,775,000</b>	<b>5,802,422</b>	<b>22,627,422</b>	<b>16,102,422</b>	<b>23,200,000</b>	<b>24,700,000</b>	<b>30,200,000</b>	<b>31,200,000</b>
800	<b>Available Fund Balance at Year End</b>	<b>\$ 2,214,036</b>	<b>\$ 4,931,252</b>	<b>\$ 8,268,177</b>	<b>\$ 1,904,883</b>	<b>\$ 2,119,967</b>	<b>\$ 2,470,857</b>	<b>\$ 2,006,646</b>	<b>\$ 2,640,286</b>	<b>\$ 2,280,090</b>
<b>Reserve for Debt Service - Tax Increment Rev Bonds, Series 2018</b>		2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750	2,090,750
<b>Reserve for Debt Service - Tax Increment Taxable Rev Bonds, Series 2021</b>		1,325,488	1,325,488	1,325,488	1,325,488	1,325,488	1,325,488	1,325,488	1,325,488	1,325,488
<b>Reserve for Debt Service - Tax Increment Rev Bonds, Series 2021</b>		1,967,150	1,967,150	1,967,150	1,967,150	1,967,150	1,967,150	1,967,150	1,967,150	1,967,150
<b>Reserve for Debt Service - Tax Increment Rev Bonds, Series 2022</b>		3,291,300	3,291,300	3,291,300	3,291,300	3,291,300	3,291,300	3,291,300	3,291,300	3,291,300
<b>Total Reserve for Debt Service</b>		<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>	<b>8,674,688</b>
<b>Total Fund Balance at Year End</b>		<b>\$ 10,888,724</b>	<b>\$ 13,605,940</b>	<b>\$ 16,942,865</b>	<b>\$ 10,579,571</b>	<b>\$ 10,794,655</b>	<b>\$ 11,145,545</b>	<b>\$ 10,681,334</b>	<b>\$ 11,314,974</b>	<b>\$ 10,954,778</b>