

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
TRINITY RIVER VISION AUTHORITY (“TRVA”)  
HELD ON THE 20th DAY OF JULY, 2016 AT 2:00 PM**

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The call of the roll disclosed the presence of the Directors as follows:

Present

GK Maenius  
Vic Henderson  
Jim Oliver  
Bob Riley  
David Cooke

Also in attendance were: JD Granger, Sandy Newby, Shanna Cate, Matt Oliver, Kelly Halcom, Stacy Beeson, Matt Oliver, Jeni Bell, Woody Frossard, and Jenna Brummett of TRVA; Jennifer Mitchell, Kathleen Miller, and Rachel Navejar of the Tarrant Regional Water District; Doug Rademaker and Katherine Beck of the City of Fort Worth; Lee Christie, Ethel Steele, and Evelyn Hernandez of Pope, Hardwicke, Christie, Schell, Kelly & Ray, L.L.P.; Gail Hicks of the United States Army Corps of Engineers (USACE); Bill Paxton of Trinity River Communications–Joint Venture; Charley Mock of Freese and Nichols Inc.; Congresswoman Kay Granger; Marty Leonard; and Justin Allison.

**I. Call to Order**

President Maenius convened the meeting at 2:05 P.M. with the assurance that a quorum was present and all requirements of the Texas Open Meetings Act had been met.

**II. Public Comment**

Public comment was received from UTA graduate student Justin Allison. Mr. Alison shared interest in UTA providing rendering and other urban planning services if an opportunity arises.

### **III. Action Items**

#### A1.

On a motion made by Director Riley and seconded by Director Henderson, the Directors unanimously voted to approve the minutes of the meeting held on June 1, 2016, as corrected with the addition of the correct addenda.

#### A2.

With the recommendation of Sandy Newby (TRVA, Chief Financial Officer), Director Cooke made a motion to receive and file the TRVA Finance Report. The motion was seconded by Director Oliver and the vote in favor was unanimous. The TRVA Finance Report is attached hereto as Exhibit "A".

#### A3.

With the recommendation of Ms. Newby, Director Oliver made a motion to receive and file the TRV Central City Finance Report. The motion was seconded by Director Cooke and the vote in favor was unanimous. The TRV Central City Finance Report is attached hereto as Exhibit "B".

#### A4.

With the recommendation of Ms. Newby, Director Henderson made a motion to approve the TRVA Investment Policy and Strategies dated July 20, 2016. The motion was seconded by Director Cooke and the vote in favor was unanimous.

### **IV. Discussion Items**

#### D1.

#### TRVA News, Events and Development

##### 1.

Shanna Cate (TRVA, Programming and Development Manager) updated the Board on TRVA News, Events and Development. Ms. Cate provided copies of the TRVA's summer

newsletter, which highlights Gateway Park construction, and the TRVA summer events calendar. Ms. Cate commented that approximately 77,000 attended this year's free Fort Worth's Fourth and noted that a full update and video recap of the event will be provided at the August TRVA Board meeting. Additionally, JD Granger (TRVA, Executive Director) explained to the Board the new Panther Island Pavilion Water Activity Flag Key, which is designed to provide information on permitted water activities. The Panther Island Water Activity Flag Key is posted daily on the event websites and at Panther Island Pavilion. Ms. Cate noted that the Rockin' the River Finale will be August 13 and the last Sunday FunDay will be September 4. Lastly, Ms. Cate noted a recent article in *West FW Lifestyle Magazine* highlighting "Summer on the Trinity" and Panther Island Pavilion.

D2.

#### Update on Panther Island/Central City Project

1.

Woody Frossard (TRVA, Project Manager) gave an update on the Panther Island/Central City Project. Mr. Frossard reported that remediation work at the former Texas Refinery/UPRR Spur is complete except for repair to the bottom of a storm drainage channel and a suitable stand of grass. He also reported that remediation work at the former MMM/McKinley Iron Works site is complete, but will not be closed out until a suitable stand of grass is established. Lastly, he noted that both projects should be closed out in September.

Next, Mr. Granger reported to the Board that negotiations are underway in the Luminant bankruptcy proceeding to establish a maintenance fund for properties owned by Luminant which lie within the Panther Island area. A tentative agreement provides that Luminant and Tarrant Regional Water District (TRWD) will each contribute equally into an escrow fund to fund maintenance of the properties. If the Texas Commission on Environmental Quality (TCEQ) approves the transaction, the properties would be deeded to TRWD and the escrowed monies will

be utilized to maintain the properties. It was further noted that Heritage Park lies within the identified properties. This proposal is expected to be discussed at the August Luminant bankruptcy hearing.

2.

On behalf of the City of Fort Worth (COFW), Mr. Doug Rademaker (COFW, TRV Project Manager) provided an update on the Henderson Street, White Settlement Road and North Main Street Bridges. Mr. Rademaker provided photographs of the construction progress of the Henderson Street Bridge pier shafts and slab bridge. Mr. Rademaker also noted that work on the Henderson Street bridge abutment has commenced and showed photographs of the footings, paving and lower walls on Henderson Street. Next, Mr. Rademaker reported that the steel has been placed on the ground and the racks built for the mock-up V-piers. Texas Department of Transportation (TxDOT) engineers will review the work on the ground and the concrete pour of the mock-up V-pier will commence next Wednesday. Additionally, he provided an explanation of the concrete pour process. Mr. Rademaker also reported to the Board that the paving work on the White Settlement Street roundabout is complete. Lastly, Mr. Rademaker reported that the soil nail walls for the White Settlement Bridge have been installed, however the contractor drilled through a 16" water line and will be required to replace that section of the water line.

D3.

#### Update on TRV-Gateway Park Master Plan

Ms. Gail Hicks (USACE) provided an update on the Gateway Park Master Plan. Ms. Hicks reported that dirt work is progressing at the Oxbow A and C sites and over a half million cubic feet of dirt has been moved. Work is scheduled to be complete at the end of January 2017. Ms. Hicks reported that dump trucks are making approximately 1000 round trips per day. Lastly,

Ms. Hicks noted that the USACE and the contractors have worked closely with neighborhood groups to address concerns arising from the truck traffic.

D4.

Update on Citywide Recreation TRV Master Plan

1.

Rachel Navejar (TRWD, Neighborhood and Recreational Enhancement Coordinator) reported to the Board that construction has begun under Bryant Irvin on the one-half mile section of trail which will provide access for the River Park, River Crest, and Waterside neighborhoods. Work should be complete in September.

2.

Ms. Navejar reported that Streams and Valleys continues to hold its Farnsworth the Squirrel programs to inform FWISD students of trail safety.

D5.

The next TRVA Board of Directors meeting is scheduled for August 10 at 3:30 pm.

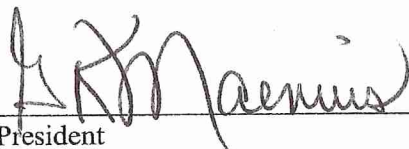
**V. Work Session**

Congresswoman Kay Granger provided a congressional update on federal funding.

The Board reviewed the FY 2017 Budget.

**VI. Adjourn**

There being no further business before the Board of Directors, the meeting was adjourned at 4:36 P.M.

  
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President

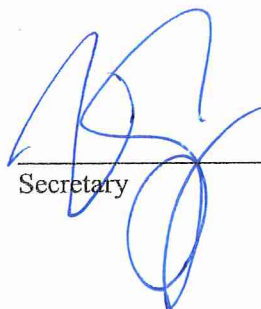
  
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Secretary

EXHIBIT "A"

TRVA Stmt of Revenues and Expenditures 5 2016\_6979E26  
7/13/2016

**TRVA**  
Statement of Revenues and Expenditures  
5/31/2016

<u>REVENUES</u>	
Program Revenue	\$201,141
Miscellaneous Revenue	\$6,300
Interest Income	<u>\$5,126</u>
Total Revenues	<u>\$212,567</u>
<u>EXPENDITURES</u>	
Project Management	\$916,568
Program Expenses	<u>\$224,212</u>
Total Expenditures	<u>\$1,140,780</u>
Net Income/(Loss)	<u><u>(\$928,213)</u></u>

TRVA - Budget vs Actual FY 2016  
Expenditures

<u>Project Management</u>	<u>Year to Date Actuals May 2016</u>	<u>Budget FY 2016</u>	<u>Percent of Budget</u>
Scheduler	\$392,086	\$725,000	54.08%
Engineering	\$54,269	\$300,000	18.09%
Additional Staff	\$165,668	\$350,000	47.33%
<b>Consulting</b>			
Planning Review Design Renderings and Schematics	\$6,932	\$30,000	23.11%
Financial Assistance	\$19,000	\$25,000	76.00%
Public Information Assistance	\$5,513	\$15,000	36.75%
	<u>\$31,445</u>	<u>\$70,000</u>	<u>44.92%</u>
Minority Contracting/Public Information	\$70,000	\$120,000	58.33%
Legal	\$59,340	\$100,000	59.34%
Office Rental	\$95,719	\$150,000	63.81%
Community Education	\$48,041	\$195,500	24.57%
<b>Total Expenditures</b>	<u><u>\$916,568</u></u>	<u><u>\$2,010,500</u></u>	<u><u>45.59%</u></u>

EXHIBIT "B"

CENTRAL CITY - Fiscal Year 2016 Actual vs Budget					
	Program Budget Includes: Escalation, Construction, PED, PM, CM	2016 Budget	FY2016 Actuals through May	Variance	
1	LAND PURCHASE	\$ 124,792,955	\$ 12,685,000	\$ 148,386	\$ 12,536,614
2	RELOCATION	\$ 55,540,913	\$ 9,962,000	\$ 2,874,016	\$ 7,087,984
3	DEMOLITION	\$ 25,492,141	\$ 2,205,000	\$ 716,235	\$ 1,488,765
4	ENVIRONMENTAL	\$ 40,819,969	\$ 13,590,000	\$ 6,679,582	\$ 6,910,418
5	PED-PRELIMINARY DESIGN	\$ 25,598,859			
6	SANITARY SEWER AND WATER SYSTEMS	\$ 51,319,472	\$ 3,915,000	\$ 579,201	\$ 3,335,799
7	FRANCHISE UTILITIES	\$ 20,020,579	\$ 2,241,000	\$ 118,269	\$ 2,122,731
8	STORM DRAINAGE SYSTEM	\$ 9,545,562	\$ 5,919,000	\$ 35,973	\$ 5,883,027
9	LEERDs	\$ 353,139,450	\$ 50,517,000	\$ 11,151,662	\$ 39,365,338
10	GATEWAY - OXBOW VALLEY STORAGE	\$ 43,431,801	\$ 24,578,000		\$ 24,578,000
11	GATEWAY - OXBOW RECREATION	\$ 5,575,773			
12	GATEWAY - OXBOW ECOSYSTEM	\$ 6,948,822	\$ 123,000		
13	LOCAL STREET MODIFICATIONS	\$ 3,728,296	\$ 26,000	\$ 19,440	\$ 6,560
14	SAMUEL AVENUE VALLEY STORAGE	\$ 14,142,737	\$ 57,000	\$ 225,778	\$ (168,778)
15	HAM BRANCH VALLEY STORAGE	\$ 1,081,090	\$ 367,000	\$ 67,177	\$ 299,823
16	STORM WATER PUMP STATION	\$ 7,935,078			
17	BYPASS CHANNEL - SOUTH	\$ 41,260,041	\$ 2,898,000	\$ 344,068	\$ 2,553,932
18	BYPASS CHANNEL - NORTH	\$ 37,409,984	\$ 1,869,000	\$ 73,925	\$ 1,795,075
19	BYPASS CHANNEL - BETTERMENTS	\$ 29,000,000	\$ 2,431,000	\$ 3,437	\$ 2,427,563
20	MAIN STREET PEDESTRIAN BRIDGE	\$ 2,231,609			
21	TRINITY POINT PEDESTRIAN BRIDGE	\$ 1,323,033			
22	ROCKWOOD PARK VALLEY STORAGE	\$ 3,264,034		\$ 97,799	\$ (97,799)
23	ROCKWOOD PARK ECOSYSTEM	\$ 563,319			
24	UNIVERSITY DRIVE VALLEY STORAGE	\$ 6,187,548		\$ 240,899	\$ (240,899)
25	TRWD GATE	\$ 18,008,631			\$ -
26	CLEAR FORK GATE	\$ 17,542,474			\$ -
27	TRINITY POINT GATE	\$ 22,179,946			
28	SAMUELS AVE DAM	\$ 47,804,702			
29	MARINE CREEK DAM	\$ 11,234,545			
30	MARINE CREEK CHANNEL EXPANSION	\$ 4,546,181			
31	WEST FORK PEDESTRIAN BRIDGE	\$ 2,169,679			
32	WHITE SETTLEMENT EXTENSION	\$ 6,563,991			
33	INTERIOR WATER WORKS	\$ 25,070,482			
34	PROGRAM MANAGEMENT	\$ 25,077,153	\$ 2,010,500	\$ 916,568	\$ 1,093,932
35	RIVERSIDE PARK VALLEY STORAGE	\$ 3,908,915	\$ 4,637,000	\$ 35,548	\$ 4,601,452
36	RIVERSIDE PARK RECREATION	\$ 408,423			
37	Floodway Construction	\$ 389,487,284	\$ 38,996,500	\$ 2,024,639	\$ 36,948,861
38	HENDERSON STREET BRIDGE	\$ 29,035,400	\$ 8,875,000	\$ 89,242	\$ 8,785,758
39	MAIN STREET BRIDGE	\$ 17,814,980	\$ 6,854,000	\$ 53,591	\$ 6,800,409
40	WHITE SETTLEMENT BRIDGE	\$ 34,502,712	\$ 9,503,000	\$ 93,254	\$ 9,409,746
41	Bridge Construction	\$ 81,363,092	\$ 25,232,000	\$ 236,087	\$ 24,995,913
42	TOTALS	\$ 823,970,826	\$ 114,745,500	\$ 13,412,388	\$ 101,210,112
43	Owners Contingency	\$ 85,903,048			
44	Total Project Cost	\$ 909,873,874			

100% complete



**CENTRAL CITY - Total Project Expenditures**

Project Cost Categories	Program Budget Includes: Estimation - Construction, PED	Inception to Date Actuals	Final 2012 and prior actuals	Final 2013 Actuals	Final 2014 Actuals	FY 2015 Actuals	FY 2016 Actuals through May
1 LAND PURCHASE	\$ 124,762,955	\$ 66,919,174	\$ 50,715,217	\$ 9,228,444	\$ 3,745,740	\$ 3,080,387	\$ 146,386
2 RELOCATION	\$ 55,640,813	\$ 44,727,313	\$ 9,739,215	\$ 6,131,895	\$ 13,141,470	\$ 12,841,717	\$ 2,874,019
3 DEMOLITION	\$ 25,492,141	\$ 6,055,553	\$ 3,147,596	\$ 1,682,624	\$ 36,298	\$ 482,810	\$ 716,235
4 ENVIRONMENTAL	\$ 40,319,969	\$ 20,511,953	\$ 2,734,721	\$ 1,344,451	\$ 1,439,624	\$ 8,423,575	\$ 6,879,582
5 PED-PRELIMINARY DESIGN	\$ 25,598,859	\$ 25,598,859	\$ 25,598,859				
6 SANITARY SEWER AND WATER SYSTEMS	\$ 513,193,472	\$ 15,644,315	\$ 4,289,315	\$ 1,094,613	\$ 5,873,239	\$ 3,808,147	\$ 579,201
7 FRANCHISE UTILITIES	\$ 20,020,579	\$ 7,669,698	\$ 1,263,233	\$ 1,654,454	\$ 4,524,841	\$ 106,901	\$ 118,269
8 STORM DRAINAGE SYSTEM	\$ 9,845,862	\$ 2,207,108	\$ 1,483,210	\$ 264,456	\$ 106,310	\$ 317,159	\$ 35,973
9 LEADS	\$ 353,130,460	\$ 789,444,173	\$ 89,970,346	\$ 21,391,837	\$ 28,857,522	\$ 28,062,856	\$ 1,151,662
10 GATEWAY - OXBOW VALLEY STORAGE		\$ 12,738,619	\$ 2,724,990	\$ 593,066	\$ 216,405	\$ 9,204,158	
11 GATEWAY - OXBOW RECREATION							
12 GATEWAY - OXBOW ECOSYSTEM							
13 LOCAL STREET MODIFICATIONS		\$ 3,195,034		\$ 1,945,499	\$ 1,079,068	\$ 151,007	\$ 19,440
14 SAMUEL AVENUE VALLEY STORAGE		\$ 8,359,745	\$ 8,011,297	\$ 5,938	\$ 13,146	\$ 103,586	\$ 225,778
15 HAM BRANCH VALLEY STORAGE		\$ 995,197	\$ 555,520	\$ 150,095	\$ 174,592	\$ 37,812	\$ 67,177
16 STORM WATER PUMP STATION		\$ 8,737,141	\$ 3,466,982	\$ 956,370	\$ 496,030	\$ 3,473,691	\$ 344,068
17 BYPASS CHANNEL - SOUTH		\$ 5,483,864	\$ 3,467,067	\$ 938,035	\$ 310,411	\$ 694,426	\$ 73,925
18 BYPASS CHANNEL - BETTERMENTS		\$ 4,184,575	\$ 280,270	\$ 904,630	\$ 2,391,982	\$ 604,246	\$ 3,437
19 MAIN STREET PEDESTRIAN BRIDGE							
20 TRINITY POINT PEDESTRIAN BRIDGE							
21 ROCKWOOD PARK VALLEY STORAGE		\$ 444,091	\$ 150,724	\$ 130,549	\$ 5,112	\$ 59,907	\$ 97,739
22 UNIVERSITY DRIVE VALLEY STORAGE							
23 TRWD GATE		\$ 243,887				\$ 2,988	\$ 240,899
24 CLEAR FORK GATE		\$ 316,066	\$ 4,921	\$ 163,878	\$ 118,564	\$ 10,683	
25 TRINITY POINT GATE		\$ 325,746	\$ 2,404	\$ 181,375	\$ 131,294	\$ 10,683	
26 SAMUELS AVE DAM							
27 MARINE CREEK DAM							
28 MARINE CREEK CHANNEL EXPANSION							
29 WEST FORK PEDESTRIAN BRIDGE							
30 WHITE SETTLEMENT EXTENSION							
31 INTERIOR WATER WORKS							
32 PROGRAM MANAGEMENT		\$ 13,554,033	\$ 7,341,586	\$ 1,845,751	\$ 1,541,385	\$ 2,007,692	\$ 916,568
33 RIVERSIDE PARK VALLEY STORAGE		\$ 701,850	\$ 8,416	\$ 94,026	\$ 302,664	\$ 260,896	\$ 35,548
34 RIVERSIDE PARK RECREATION							
35 Floodway Construction		\$ 59,381,698	\$ 26,024,277	\$ 7,930,213	\$ 5,780,854	\$ 16,621,876	\$ 2,024,638
36 HENDERSON STREET BRIDGE		\$ 12,472,749	\$ 9,871,530	\$ 72,622	\$ 2,367,310	\$ 72,045	\$ 89,242
37 MAIN STREET BRIDGE		\$ 7,967,251	\$ 1,407,261	\$ 965,415	\$ 5,499,475	\$ 51,509	\$ 53,591
38 WHITE SETTLEMENT BRIDGE		\$ 13,249,342	\$ 1,752,419	\$ 897,510	\$ 10,503,169	\$ 3,000	\$ 93,254
39 Bridge Construction		\$ 33,580,342	\$ 13,001,210	\$ 1,925,547	\$ 18,369,844	\$ 125,554	\$ 235,097
40 TOTALS		\$ 282,815,415	\$ 136,025,943	\$ 57,477,697	\$ 54,078,360	\$ 45,811,126	\$ 1,344,398
41 Owners Contingency		\$ 66,903,049					
42 Total Project Cost		\$ 349,718,464					

**Project Summary**  
**Actuals and Transfers**

CONTRIBUTION SOURCE	
<b>LOCAL:</b>	
COFW	
COUNTY	
TRWD & TRVA	
TIF	
<b>Sub-Total</b>	
<b>NONLOCAL:</b>	
TXDOT/NCTCOG/STATE	
USACE	
EDI/HUD	
<b>Sub-Total</b>	
<b>Total</b>	

Budget Estimate	Actuals and Transfers 5/31/2016
\$26,600,000	\$25,094,453
\$11,000,000	\$11,000,000
\$64,400,000	\$64,400,000
\$320,000,000	\$155,687,182
<b>\$422,000,000</b>	<b>\$256,181,635</b>
<b>Amount Appropriated</b>	
\$66,305,712	\$0
\$411,567,288	\$21,848,245
\$10,000,000	\$4,485,533
<b>\$487,873,000</b>	<b>\$26,333,778</b>
<b>\$909,873,000</b>	<b>\$282,515,413</b>

**Recap of TIF Expense and Loan**

	2012 and prior	2013	2014	2015	2016	Inception to date
TIF Expenses	33,249,261	31,068,064	44,214,177	35,610,612	11,545,068	155,687,182
Less TIF Payments	(10,575,397)	(2,808,584)	(3,147,798)	(3,261,606)	-	(19,793,385)
Net outstanding loan	22,673,864	28,259,480	41,066,379	32,349,006	11,545,068	135,893,797

TIF Collections Summary (9 & 9A) - As of 5/31/16

TIF Collections	TXP Yr Lag****	Actual TIF Kept Estimate @ 80% by Project (80%)	Variance	Taxable Value****	Paid out by TIF
2005	\$416,832	\$420,721	\$3,889	\$168,794,363	
2006	\$484,646	\$468,012	(\$16,636)	\$211,096,713	
2007	\$684,609	\$648,054	\$263,545	\$241,704,119	
2008	\$1,054,085	\$1,118,241	\$64,156	\$248,084,744	
2009	\$1,134,660	\$1,461,678	\$327,018	\$275,625,427	\$1,576,015
2010	\$1,463,291	\$1,853,988	\$190,307	\$316,646,609	\$1,000,000
2011	\$2,087,427	\$2,074,666	(\$12,761)	\$332,362,155	
2012	\$1,769,003	\$2,256,194	\$487,191	\$350,608,668	\$7,999,382
2013	\$1,740,967	\$2,788,795	\$1,048,828	\$387,635,011	\$2,808,584
2014	\$1,778,320	\$3,131,987	\$1,353,667	\$425,934,999	\$3,147,789
2015	\$2,212,860	\$3,250,002	\$1,047,142	\$457,880,855	\$3,281,606
2016***	\$3,319,827	\$2,402,969	(\$916,858)	\$443,555,016	
Subtotal	\$18,046,229	\$21,885,916	\$3,839,687		\$19,793,385 Total cash paid

The taxable value increased 238% from base to current year.

	Actual TIF Contributed to Project by Entity - 80%				Total
	COFV	County	Hospital	TCC	
2005	\$278,056	\$91,481	\$0	\$44,787	\$420,721
2006	\$166,803	\$198,634	\$0	\$89,790	\$468,012
2007	\$365,943	\$237,939	\$0	\$143,571	\$848,054
2008	\$424,913	\$282,872	\$236,630	\$152,013	\$1,118,241
2009	\$649,432	\$375,099	\$249,880	\$163,534	\$1,461,678
2010	\$838,029	\$246,193	\$319,718	\$217,969	\$1,653,998
2011	\$1,001,785	\$448,377	\$360,799	\$229,375	\$2,074,666
2012	\$1,073,143	\$440,256	\$445,811	\$261,831	\$2,256,194
2013	\$1,368,162	\$586,501	\$474,849	\$317,637	\$2,788,795
2014	\$1,558,536	\$602,600	\$571,033	\$352,644	\$3,131,987
2015	\$1,682,009	\$552,729	\$590,299	\$383,642	\$3,250,002
2016***	\$946,376	\$581,406	\$501,897	\$329,243	\$2,402,969
Subtotal	\$10,373,187	\$4,704,957	\$3,750,917	\$2,666,056	\$21,885,916

	Actual TIF Created by Project and kept by Agency - 20%				Total
	COFV	County	Hospital	TCC	
2005	\$69,514	\$22,863	\$94,550	\$11,197	\$865,688
2006	\$41,701	\$49,634	\$188,558	\$22,448	\$1,331,913
2007	\$96,486	\$74,485	\$303,094	\$35,893	\$1,945,406
2008	\$105,228	\$70,716	\$59,158	\$38,003	\$1,622,325
2009	\$163,561	\$93,775	\$62,470	\$45,113	\$2,055,224
2010	\$208,262	\$61,548	\$78,930	\$54,498	\$2,616,599
2011	\$250,446	\$112,344	\$90,200	\$57,344	\$2,750,834
2012	\$268,286	\$110,064	\$111,452	\$65,458	\$3,107,649
2013	\$342,041	\$146,625	\$118,713	\$79,410	\$3,523,591
2014	\$389,634	\$150,850	\$142,758	\$88,161	\$3,897,711
2015	\$420,502	\$138,182	\$147,575	\$95,910	\$4,234,301
2016***	\$236,594	\$145,352	\$125,474	\$82,311	\$4,130,653
Subtotal	\$2,593,285	\$1,176,239	\$1,524,932	\$675,746	\$37,949,680

\* FWISD kept 100% of TIF Collections  
 \*\* Based on year money was received  
 \*\*\*2016 based on City's billings  
 \*\*\*\*TIF 9 base value (2003 tax year) is \$111,601,748  
 TIF 9a base value (2009 tax year) is \$19,498,421  
 Total base value beginning in 2012 is \$131,100,169  
 \*\*\*\*\*FY2016 estimate is based on the updated TXP study.