



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
&
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE BOARD
MEETING AGENDA
AUGUST 8, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council and Tax Increment Reinvestment Zone Number Three Board, will meet in a Regular Meeting on August 8, 2024, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers/Board Members may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

- A. Presentation - Metroport Chamber Annual Report
- B. Briefing - Fiscal Year 2025 Proposed Tax Rate and Budget
- C. Briefing - Resolutions for Texas Municipal League Legislative Agenda

3. PUBLIC INPUT

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. CONSENT ITEMS

Items listed under Consent will be enacted with one motion, one second, and one vote. Any Council member may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for July 25, 2024
- B. Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Tax Rate and set the adoption of the proposed tax rate during the Regular Town Council Meeting

on September 12, 2024

- C. Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Budget and set the adoption of the proposed budget during the Regular Town Council Meeting on September 12, 2024
- D. Consider approval on setting the date for public hearings for the Fiscal Year 2024-2025 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on September 12, 2024
- E. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended purchase agreement/contract with GMcivil, for Chadwick Farms Mixed Use Development water, trail and drainage construction plans, in an amount not to exceed \$33,550

5. TAX INCREMENT REINVESTMENT ZONE NUMBER THREE BOARD MEETING

The Town Council will recess the Regular meeting, and convene for a meeting of the Tax Increment Reinvestment Zone Number Three Board to consider the following:

- A. Public Input - This item is available for citizens to address the Board on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.
- B. Consider approval of a project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas
- C. Consider approval and authorization of the Board Chairman to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in Tax Increment Reinvestment Zone Number Three, in an amount not to exceed \$1,500,000, and recommendation for the Town Council to approve the same, all subject to final approval of the project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas

With no further items to consider, the Tax Increment Reinvestment Zone Number Three Board will adjourn the meeting, and the Regular Town Council Meeting will be reconvened.

6. ACTION ITEMS

The Following Items will be Considered:

- A. Consider an Ordinance of the Town of Northlake, Texas, approving a Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas; and providing an effective date
- B. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in TIRZ No. 3, in an amount not to exceed \$1,500,000

- C. Consider appointment for the Board of Adjustment Place 4, unexpired term, beginning August 8, 2024 and ending May 31, 2025
- D. Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-03 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Catherine Branch Trunk Line Phase 2, in an amount not to exceed \$4,343,301
- E. Consider approval of a Resolution of the Town of Northlake, Texas, setting the proposed tax rate of \$0.295000 per \$100 valuation to be considered for Fiscal Year 2024-2025, and taking a record vote

7. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. Section 551.071 - Consultation with Attorney

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential development agreement for La Estancia Investments LP property consisting of a 110.6-acre and part of a 295.5-acre tracts of land, Bob Smith Management Co. LTD property consisting of a 239.6-acre tract of land, and JHGS Investments LTD property consisting of a 66.5-acre, a 8.6-acre, a 14.5-acre, 4.2-acre, a 13.6-acre, a 28.8-acre, and a 12.6-acre tracts of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- ii. Potential development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town
- iii. Consider approval of a preliminary plat of Northlake Acres, a proposed 3-lot commercial development on a 65.74-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Faught Road and approximately 3,700 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake - Case # 23-PLA00036
- iv. Potential annexation and development agreement for T and R Investment Holdings LLC property consisting of 0.8-acre, 1.3-acre, 2.1-acre, 0.4-acre, and part of 32.4-acre tracts of land generally located northeast of the intersection of FM 407 and Thompson Road in the extraterritorial jurisdiction of the Town.

B. Section 551.072 - Real Property

The Town Council may convene in an executive session to discuss or deliberate 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 governmental body in negotiations with a third person.

- i. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired

for the construction and maintenance of sanitary sewer improvements for commercial areas north of FM 407 and east of Faught Road.

C. **Section 551.087 - Economic Development Negotiations**

The Town Council may convene in an executive session to discuss or deliberate regarding commercial or financial information that the Town has received from a business prospect that the Town seeks to have locate, stay, or expand in or near the Town and with which the Town is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described below.

- i. Discuss economic development negotiations regarding financial or other incentives for expanded development in TIRZ Number Three at or near the Dallas Stars Multi-Sports Center Project.

8. **RECONVENE INTO OPEN SESSION**

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

9. **ADJOURN**

With no further items to consider, the meeting will be adjourned.

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on August 2, 2024, by 6:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
Section: 1. CALL TO ORDER

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: Comprehensive Plan Goal ED1.2: Maintain participation in regional chamber initiatives to foster collaboration, economic growth, and community development
SUBJECT: Presentation - Metroport Chamber Annual Report
GOALS/ OBJECTIVES: Protect the Public; 1.3 - Engage with the community to ensure trust

BACKGROUND INFORMATION:

- Sally A. Aldridge, President and CEO of Metroport Chamber will provide an annual update
 - Metroport is a 501(c)6 non-profit organization that create, promote and enhance opportunity and growth for the business community
 - The Metroport region consists of Northlake, Justin, Argyle, Roanoke, Trophy Club, and Westlake
 - Members include fortune 500/global 500 companies, mid-sized companies, small businesses, startups, entrepreneurs, and non-profit members

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 102, MUNICIPAL BUDGET
SUBJECT: Briefing - Fiscal Year 2025 Proposed Tax Rate and Budget
GOALS/ Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources
OBJECTIVES:

BACKGROUND INFORMATION:

Link to Digital Budget Book for Fiscal Year 2024-2025: <https://stories.opengov.com/northlaketx/2baa8da3-740d-4fe8-8893-e60921bd7553/published/LkeU9my7F>

STRATEGIC BUDGET HIGHLIGHTS:

- Maintain Property Tax Rate at \$0.295 (Council Strategy)
 - Maintenance & Operation (M&O) - \$0.166677
 - Interest & Sinking (I&S) - \$0.128323
- Invest in Infrastructure to Sustain Commercial Tax Base (Council Strategy)
 - Sports Venue
 - Southwest Elevated Storage Tank
 - Dale Earnhardt Way South
 - Public Works Building
- Maintain Employee Compensation at Regional Market Levels (Council Strategy)
 - 3% Cost of Living Adjustment
 - Adjustments to Police Step Plan to increase base salary and step range for Officers and Sergeants
- Maintain Current Customer Service Level (Council Strategy)
 - 8 New positions:
 - Detective
 - Development Analyst
 - IT Analyst
 - Maintenance Worker
 - Meter Technician
 - Stormwater Inspector
 - Police Officers (2)
 - 1 Reclassification
 - Court Clerk to Juvenile Case Manager

FUND HIGHLIGHTS & CHANGES:

- General Fund
 - Projected Revenue: \$12.3M
 - Property Tax: \$5.2M

- Development Permits and Fees: \$2.0M
 - Sales Tax: \$1.9M
 - Franchise Fees: \$992k
 - Transfers In: \$756k
 - Police Contract Services: \$680k
 - Court Fines: \$575k
 - Other: \$67k
- Debt Service Fund
 - Projected Revenue from Property Tax: \$4M
- Hotel, EDC & CDC Funds
 - EDC: \$660k in Sales Tax
 - CDC: \$660k in Sales Tax
 - Hotel Occupancy
 - \$700k in Hotel Occupancy Tax
 - \$4.6M in revenue bonds for Hotel Conference Center
- Internal Service Funds
 - Technology Fund: \$827k in expenses
 - Funding IT Analyst position
 - Equipment Fund: \$744k in equipment costs
 - 2 Police Patrol Vehicle Replacements
 - 1 New Police Patrol Vehicle
 - 1 New Public Works F-350 Crew Cab Truck
 - 2 New Public Works F-250 Crew Cab Trucks
 - 1 Public Works Crew Cab Truck Replacements
- Water & Wastewater Funds
 - Projected Water and Sewer Sales Revenue: \$19.3M
- Special Taxing Districts
 - Created Funds for Tax Increment Investment Zones #2 and #3
- Special Revenue Funds
 - Created Youth Diversion Fund
 - Will support Youth Diversion programs and operations
 - Mandated by the State
 - Will partially fund the Juvenile Case Manager position
- Capital Projects: \$90.9M
 - Road & Non-Utility Projects: \$21.7M
 - Water & Sewer Projects: \$22.4M
 - Building Projects: \$46.8M

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary



TOWN BUDGET TIMELINE

MAY

Received Preliminary
Property Values

MAY 20 – JUNE 6

Internal Departmental
Budget Meetings

JULY 25

Preliminary Budget:
Revenue Estimates &
Capital Projects

AUGUST 2

Proposed Budget
Submitted to Council and
Available to the Public

SEPTEMBER 12

Hold Public Hearings &
Approve and Adopt Tax
Rate & Budget

MAY 23

Budget Kickoff: Council
Priorities & Budget
Calendar

JUNE 13

Preliminary Budget:
Department Expenses &
Requests

JULY 25 - 29

Tax Rate Calculation
Provided by Denton
County

AUGUST 8

Proposed Budget
Presentation & Call for
Public Hearings for Budget
& Tax Rate Adoption

All Funds Summary Fiscal Year 2025

	General	Debt Service	Hotel Occupancy	EDC	CDC	Sports Venue	Internal Services	Water & Wastewater	Storm Drainage	Special Taxing Districts	Special Revenue	Capital Projects	Total
Beginning Fund Balance	\$6,265,904	\$240,896	\$3,148,761	\$1,217,297	\$1,178,353	\$22,000,000.00	\$1,150,856	\$4,567,912	\$ -	\$462,292	\$318,034	\$47,189,032	\$87,739,337
Revenue													
Property Tax	5,210,219	4,004,478								522,000			9,736,697
Sales Tax	1,955,000			660,000	660,000	440,000							3,715,000
Occupancy Tax			700,000										700,000
Court Fines & Fees	575,500										76,500		652,000
Franchise Fees	992,300												992,300
Development Revenues	2,069,000												2,069,000
Services, Fees & Interest	747,400	10,000	32,000	50,500	50,500	2,500,000	13,300	48,000		8,000	1,560	452,600	3,913,860
Utility Revenues								19,849,162					19,849,162
Assessments										320,309			320,309
Impact & Cost Recovery Fees												6,894,691	6,894,691
Internal Contributions							2,665,636						2,665,636
Grants											-		-
Total Revenue	\$ 11,549,419	\$ 4,014,478	\$ 732,000	\$ 710,500	\$ 710,500	\$ 2,940,000	\$ 2,678,936	\$ 19,897,162	\$ -	\$ 850,309	\$ 78,060	\$ 7,347,291	\$ 51,508,655
Expenditures:													
Payroll & Benefits	6,630,579		75,126	154,384	154,384		106,433	1,904,858	102,249		48,804		9,176,817
Supplies	344,851			1,150	1,150		764,500	451,300					1,562,951
Maintenance	502,225						22,500	341,500		223,000	7,000		1,096,225
Utilities	55,661						76,000	241,500					373,161
Services	2,708,445	56,715	2,500	287,879	287,879		890,836	422,800		31,150	52,000	12,752,324	17,492,528
Internal Services	1,925,404		13,467	29,264	29,264			647,270	17,957				2,662,626
Wholesale Costs								12,725,516					12,725,516
Debt Service		2,453,063				1,623,278		3,111,529		285,775			7,473,645
Capital Outlay			4,600,000			40,723,080	826,870	648,000		225,000		35,682,337	82,705,287
Total Expenditures	\$ 12,167,165	\$ 2,509,778	\$ 4,691,093	\$ 472,677	\$ 472,677	\$ 42,346,358	\$ 2,687,139	\$ 20,494,273	\$ 120,206	\$ 764,925	\$ 107,804	\$ 48,434,661	\$ 135,268,756
Transfers & Debt Issuance													
Debt Issuance		11,550,000	4,600,000			22,500,000		5,750,000					44,400,000
Transfers In	756,198					200,000		1,400,000	120,206	10,000		19,000,000	21,486,404
Transfers Out	(130,206)	(12,950,000)	(202,461)	(57,153)	(57,153)			(6,303,961)		(25,615)	(25,000)	(1,734,809)	(21,486,358)
Total Transfers & Debt Issuance	\$ 625,992	\$ (1,400,000)	\$ 4,397,539	\$ (57,153)	\$ (57,153)	\$ 22,700,000	\$ -	\$ 846,039	\$ 120,206	\$ (15,615)	\$ (25,000)	\$ 17,265,191	\$ 44,400,046
Net Increase (Decrease)	\$ 8,246	\$ 104,700	\$ 438,446	\$ 180,670	\$ 180,670	\$ (16,706,358)	\$ (8,203)	\$ 248,928	\$ -	\$ 69,769	\$ (54,744)	\$ (23,822,179)	\$ (39,360,055)
Ending Fund Balance	\$ 6,274,150	\$ 345,596	\$ 3,587,207	\$ 1,397,967	\$ 1,359,023	\$ 5,293,642	\$ 1,142,653	\$ 4,816,840	\$ -	\$ 532,061	\$ 263,290	\$ 23,366,853	\$ 48,379,282

Internal Service Funds - Technology Fund, Building Services Fund & Equipment Replacement Fund

Special Taxing Districts - Northlake PID #1, Northlake PID#2 & TIRZ #1

Special Revenue - Grants Fund, Court Security Fund, Court Technology Fund, Police Asset Forfeiture, Police Special Training, Child Safety Special Revenue & Court Online Access Fees

Capital Projects - Capital Projects Fund, Water Capital Projects Fund, Cost Recovery Fees Fund, Water Impact Fees North Fund, Water Impact Fees South Fund, Sewer Impact Fees Fund, Northwest Roadway Impact Fees Fund, Northeast Roadway Impact Fees Fund, Southeast Roadway Impact Fees Fund

**TOWN OF NORTHLAKE
GENERAL FUND**

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	4,625,043	5,777,570	6,108,106	6,108,106	6,108,106	6,265,904
REVENUES:						
Court Fines	599,684	496,860	600,000	354,242	450,000	575,500
Sales/Beverage Tax	1,768,699	1,700,234	1,650,000	1,394,017	1,850,482	1,955,000
Ad Valorem Taxes	2,324,792	3,029,753	4,146,000	4,370,629	4,444,589	5,210,219
Permits and Registrations	56,361	45,847	44,750	45,005	47,000	57,000
Franchise Fees	936,774	1,015,633	903,500	502,999	942,500	992,300
Building Permits	2,134,113	1,812,437	1,477,000	1,664,860	2,036,750	1,722,000
Development	377,488	1,288,445	415,000	133,767	170,000	290,000
Transfers In	1,121,593	525,733	618,605	463,954	618,605	756,198
Charges for Service	130,000	533,755	330,000	307,712	535,000	680,000
Other	55,979	216,012	67,400	80,875	85,000	67,400
TOTAL REVENUE:	9,505,482	10,664,707	10,252,255	9,318,060	11,179,926	12,305,617
EXPENDITURES:						
Payroll & Benefits	4,255,414	5,054,946	5,459,062	3,788,271	5,768,062	6,081,185
Supplies	264,870	247,844	333,240	171,703	333,240	344,851
Maintenance	351,857	483,248	450,550	429,298	450,550	502,225
Utilities	40,263	53,630	47,761	37,989	47,761	55,661
Services	1,904,957	2,582,694	2,083,585	1,673,982	2,083,585	2,708,445
Internal Services	1,343,209	1,370,904	1,694,930	1,272,236	1,786,930	1,852,032
Transfers Out	-	540,907	-	150,000	150,000	10,000
Capital Outlay	192,385	-	-	-	-	-
Debt	-	-	-	-	-	-
TOTAL EXPENDITURES:	8,352,955	10,334,172	10,069,128	7,523,480	10,620,128	11,554,399
REV OVER/(UNDER) EXP	1,152,527	330,536	183,127	1,794,580	559,798	751,218
ENDING FUND BALANCE	5,777,570	6,108,106	6,291,233	7,902,685	6,667,904	7,017,122
PROPOSED SERVICE REQUESTS						
Transfer Out - Building Fund for Additional Town Hall Office Spaces					50,000	
Transfer Out - Equipment Fund for Police Patrol Vehicle and Equipment					182,000	
Transfer Out - Stormwater Fund for Stormwater Vehicle					70,000	
Transfer Out - Equipment Fund for Traffic Markings & Sign Vehicle					100,000	
Transfer Out - Stormwater Fund for Stormwater Inspector						120,206
Internal Services - Technology Fund for IT Analyst						73,372
3% Cost of Living & Police Step Plan Adjustments						142,216
Development Analyst (34%)						36,186
Police - Detective & Officers (2)						370,992
TOTAL PROPOSED SERVICE REQUESTS					402,000	742,972
REVISED REV OVER/(UNDER) EXP					157,798	8,246
REVISED ENDING FUND BALANCE					6,265,904	6,274,150

TOWN OF NORTHLAKE
HOTEL OCCUPANCY TAX

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	1,180,442	1,858,199	2,546,562	2,546,562	2,546,562	3,148,761
REVENUES:						
Taxes / Fees & Fines	736,301	751,320	660,000	595,195	660,000	700,000
Bond Proceeds	-	-	-	-	-	-
Interest	9,272	69,564	32,000	29,408	32,000	32,000
TOTAL REVENUE:	745,573	820,884	692,000	624,603	692,000	732,000
EXPENDITURES:						
Payroll & Benefits	50,110	62,289	67,746	47,915	67,746	73,565
Supplies	3,012	-	-	-	-	-
Maintenance	-	-	-	-	-	-
Utilities	-	-	-	-	-	-
Services	644	-	2,000	-	2,000	2,500
Internal Services	8,170	9,766	11,120	8,340	11,120	12,567
Capital Outlay	5,881	60,465	-	17,685	8,935	-
Transfers Out	-	-	-	-	-	202,461
Debt Service	-	-	-	-	-	-
TOTAL EXPENDITURES:	67,816	132,520	80,866	73,939	89,801	291,093
REV OVER/(UNDER) EXP	677,757	688,364	611,134	550,663	602,199	440,907
ENDING FUND BALANCE	1,858,199	2,546,562	3,157,695	3,097,225	3,148,761	3,589,667

PROPOSED SERVICE REQUESTS

REVENUES	
2025 Revenue Bond Proceeds	4,600,000
EXPENSES	
3% Cost of Living Adjustment	1,561
Internal Services - Transfer to Technology Fund for IT Analyst	900
Capital Outlay - Hotel Conference Center	4,600,000
TOTAL PROPOSED SERVICE REQUESTS	2,461
REVISED REV OVER/(UNDER) EXP	438,446
REVISED ENDING FUND BALANCE	3,587,207

TOWN OF NORTHLAKE
COURT SECURITY FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	3,050	16,659	24,165	24,165	24,165	29,165
REVENUES:						
Court Security	18,259	12,956	14,000	9,981	14,000	12,000
TOTAL REVENUE:	<u>18,259</u>	<u>12,956</u>	<u>14,000</u>	<u>9,981</u>	<u>14,000</u>	<u>12,000</u>
EXPENDITURES:						
Services	4,650	5,451	9,000	3,600	9,000	10,000
Internal Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	<u>4,650</u>	<u>5,451</u>	<u>9,000</u>	<u>3,600</u>	<u>9,000</u>	<u>10,000</u>
REV OVER/(UNDER) EXP	13,609	7,505	5,000	6,381	5,000	2,000
ENDING FUND BALANCE	<u><u>16,659</u></u>	<u><u>24,165</u></u>	<u><u>29,165</u></u>	<u><u>30,546</u></u>	<u><u>29,165</u></u>	<u><u>31,165</u></u>

TOWN OF NORTHLAKE
COURT TECHNOLOGY FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	48,190	63,929	60,451	60,451	60,451	56,451
REVENUES:						
Court Technology	15,740	11,064	13,000	(8,473)	14,000	11,000
TOTAL REVENUE:	<u>15,740</u>	<u>11,064</u>	<u>13,000</u>	<u>(8,473)</u>	<u>14,000</u>	<u>11,000</u>
EXPENDITURES:						
Services	-	14,541	18,000	-	18,000	18,000
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	<u>-</u>	<u>14,541</u>	<u>18,000</u>	<u>-</u>	<u>18,000</u>	<u>18,000</u>
REV OVER/(UNDER) EXP	15,740	(3,477)	(5,000)	(8,473)	(4,000)	(7,000)
ENDING FUND BALANCE	<u><u>63,929</u></u>	<u><u>60,451</u></u>	<u><u>55,451</u></u>	<u><u>51,977</u></u>	<u><u>56,451</u></u>	<u><u>49,451</u></u>

TOWN OF NORTHLAKE
YOUTH DIVERSION FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
Youth Diversion Collections	-	-	-	-	-	25,000
TOTAL REVENUE:	-	-	-	-	-	25,000
EXPENDITURES:						
Supplies	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENDITURES:	-	-	-	-	-	-
REV OVER/(UNDER) EXP	-	-	-	-	-	25,000
ENDING FUND BALANCE	-	-	-	-	-	25,000
NEW TRANSFERS OUT						
General Fund - Juvenile Case Manager						25,000
TOTAL NEW TRANSFERS OUT						25,000
REVISED REV OVER/(UNDER) EXP						-
REVISED ENDING FUND BALANCE						-

TOWN OF NORTHLAKE
ECONOMIC DEVELOPMENT CORPORATION

	FY 2022 Actual	FY 2023 Actual	FY 2024 Original Budget	FY 2024 Actual As of 6/30	FY 2024 Estimate As of 9/30	FY 2025 Proposed Budget
BEGINNING FUND BALANCE:	1,214,151	1,854,785	1,929,864	1,929,864	1,929,864	1,217,297
REVENUES:						
Taxes / Fees & Fines	873,880	821,396	600,000	502,262	661,118	660,000
Transfer from Other Funds	56,199	-	-	-	-	-
Interest	7,491	43,827	28,000	12,999	28,000	28,000
Ground Lease	14,730	15,758	22,500	22,096	20,000	22,500
TOTAL REVENUE:	952,300	880,981	650,500	537,357	709,118	710,500
EXPENDITURES:						
Payroll & Benefits	71,607	109,795	115,371	80,863	115,371	117,701
Supplies	3,830	14,613	1,150	-	1,150	1,150
Maintenance	6,420	9,031	-	2,221	2,221	-
Services	173,469	102,932	252,943	81,668	252,943	287,879
Internal Services	16,340	19,532	22,240	16,680	-	27,365
Transfers	40,000	550,000	1,050,000	1,037,500	1,050,000	57,153
TOTAL EXPENDITURES:	311,666	805,902	1,441,704	1,218,932	1,421,685	491,248
REV OVER/(UNDER) EXP	640,634	75,079	(791,204)	(681,576)	(712,567)	219,252
ENDING FUND BALANCE	1,854,785	1,929,864	1,138,660	1,248,288	1,217,297	1,436,549
PROPOSED SERVICE REQUESTS						
Development Analyst (33%)						35,122
Internal Services - Transfer to Technology Fund for IT Analyst						1,899
3% Cost of Living Adjustment						1,561
TOTAL PROPOSED SERVICE REQUESTS						38,582
REVISED REV OVER/(UNDER) EXP						180,670
REVISED ENDING FUND BALANCE						1,397,967

TOWN OF NORTHLAKE
COMMUNITY DEVELOPMENT CORPORATION

	FY 2022 Actual	FY 2023 Actual	FY 2024 Original Budget	FY 2024 Actual As of 6/30	FY 2024 Estimate As of 9/30	FY 2025 Proposed Budget
BEGINNING FUND BALANCE:	1,195,758	1,836,904	1,912,609	1,912,609	1,912,609	1,178,353
REVENUES:						
Taxes / Fees & Fines	873,880	821,396	600,000	502,262	661,118	660,000
Transfer from Other Funds	56,199	-	-	-	-	-
Interest	7,298	44,703	28,000	12,999	28,000	28,000
Ground Lease	14,730	15,758	22,500	22,096	20,000	22,500
TOTAL REVENUE:	952,107	881,857	650,500	537,357	709,118	710,500
EXPENDITURES:						
Payroll & Benefits	71,597	109,795	115,371	80,863	115,371	117,701
Supplies	3,904	14,910	1,100	-	1,100	1,150
Maintenance	6,420	9,031	-	2,221	2,221	-
Services	172,700	102,886	252,442	81,668	252,442	287,879
Internal Services	16,340	19,532	22,240	16,680	22,240	27,365
Transfers	40,000	550,000	1,050,000	1,037,500	1,050,000	57,153
TOTAL EXPENDITURES:	310,961	806,153	1,441,153	1,218,932	1,443,374	491,248
REV OVER/(UNDER) EXP	641,146	75,704	(790,653)	(681,576)	(734,256)	219,252
ENDING FUND BALANCE	1,836,904	1,912,609	1,121,956	1,231,033	1,178,353	1,397,605
PROPOSED SERVICE REQUESTS						
Development Analyst (33%)						35,122
Internal Services - Transfer to Technology Fund for IT Analyst						1,899
3% Cost of Living Adjustment						1,561
TOTAL PROPOSED SERVICE REQUESTS						38,582
REVISED REV OVER/(UNDER) EXP						180,670
REVISED ENDING FUND BALANCE						1,359,023

TOWN OF NORTHLAKE
SPORTS VENUE

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	22,000,000
REVENUES:						
Sales Tax	-	-	400,000	334,841	400,000	440,000
Transfer In	-	-	2,000,000	2,000,000	2,000,000	200,000
Bond Proceeds	-	-	45,000,000	22,500,000	22,500,000	22,500,000
Interest	-	-	44,703		28,000	-
Lease Proceeds	-	-	2,500,000	-	2,500,000	2,500,000
TOTAL REVENUE:	-	-	47,000,000	24,500,000	24,500,000	25,640,000
EXPENDITURES:						
Maintenance	-	-	-	-	-	-
Services	-	-	-	-	-	-
Capital Outlay	-	-	45,000,000	2,276,920	2,500,000	40,723,080
Transfers Out	-	-	-	-	-	-
Debt Service	-	-	3,073,358	-	-	1,623,278
TOTAL EXPENDITURES:	-	-	48,073,358	2,276,920	2,500,000	42,346,358
REV OVER/(UNDER) EXP	-	-	(1,073,358)	22,223,080	22,000,000	(16,706,358)
ENDING FUND BALANCE	-	-	(1,073,358)	22,223,080	22,000,000	5,293,642

TOWN OF NORTHLAKE
POLICE ASSET FORFEITURE

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	19,207	66,320	117,082	117,082	117,082	112,558
REVENUES:						
Seized Monies & Goods	27,076	-	-	260	260	-
Other Income	20,628	26,808	-	-	-	-
Interest	9	820	-	204	204	-
TOTAL REVENUE:	47,713	27,628	-	464	464	-
EXPENDITURES:						
Services	600	(23,134)	-	4,989	4,989	-
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	600	(23,134)	-	4,989	4,989	-
REV OVER/(UNDER) EXP	47,113	50,762	-	-	(4,525)	-
ENDING FUND BALANCE	66,320	117,082	117,082	117,082	112,558	112,558

TOWN OF NORTHLAKE
POLICE SPECIAL TRAINING

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	6,149	6,149	6,149	6,149	6,149	5,649
REVENUES:						
State Training Funds	-	-	1,400	2,145	2,500	1,400
TOTAL REVENUE:	-	-	1,400	2,145	2,500	1,400
EXPENDITURES:						
Services	-	-	1,400	3,000	3,000	-
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	-	-	1,400	3,000	3,000	-
REV OVER/(UNDER) EXP	-	-	-	(855)	(500)	1,400
ENDING FUND BALANCE	6,149	6,149	6,149	5,294	5,649	7,049

TOWN OF NORTHLAKE
CHILD SAFETY SPECIAL REVENUE

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	86,897	97,368	99,616	99,616	99,616	84,047
REVENUES:						
Seatbelt Fees	7,721	5,605	6,000	4,342	6,000	6,000
Child Safety	4,721	-	5,500	4,837	5,500	4,500
Interest	63	287	160	77	160	160
TOTAL REVENUE:	12,505	5,892	11,660	9,256	11,660	10,660
EXPENDITURES:						
Personnel	-	3,091	22,403	13,723	22,403	48,804
Supplies	2,034	554	1,000	43	1,000	-
Services	-	-	3,825	-	3,825	-
Capital	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	2,034	3,645	27,228	13,766	27,228	48,804
REV OVER/(UNDER) EXP	10,471	2,247	(15,568)	(4,510)	(15,568)	(38,144)
ENDING FUND BALANCE	97,368	99,616	84,047	95,106	84,047	45,903

TOWN OF NORTHLAKE
COURT ONLINE ACCESS FEES

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	50,237	45,558	45,692	45,692	45,692	30,165
REVENUES:						
Online Access Fees	20,581	17,858	18,000	-	18,000	18,000
TOTAL REVENUE:	<u>20,581</u>	<u>17,858</u>	<u>18,000</u>	<u>-</u>	<u>18,000</u>	<u>18,000</u>
EXPENDITURES:						
Supplies	-	-	-	-	-	-
Maintenance	6,268	-	7,000	-	7,000	7,000
Services	18,992	17,724	24,000	26,777	26,527	24,000
Transfers	-	-	-	-	-	-
TOTAL EXPENDITURES:	<u>25,260</u>	<u>17,724</u>	<u>31,000</u>	<u>26,777</u>	<u>33,527</u>	<u>31,000</u>
REV OVER/(UNDER) EXP	(4,679)	134	(13,000)	(26,777)	(15,527)	(13,000)
ENDING FUND BALANCE	<u>45,558</u>	<u>45,692</u>	<u>32,692</u>	<u>18,915</u>	<u>30,165</u>	<u>17,165</u>

TOWN OF NORTHLAKE
DEBT SERVICE

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	571,486	659,140	509,412	509,412	509,412	240,896
REVENUES:						
Ad Valorem Taxes	1,793,624	2,258,856	3,135,500	3,190,400	3,193,695	4,004,478
Transfers In	820,000	-	-	-	-	-
Bond Proceeds	-	953,333	3,000,000	15,100,000	15,100,000	-
Other Revenue	23,138	99,993	10,000	3,848	10,000	10,000
TOTAL REVENUE:	2,636,762	3,312,182	6,145,500	18,294,248	18,303,695	4,014,478
EXPENDITURES:						
Services	12,150	12,650	43,215	29,275	43,215	56,715
Transfers Out	1,375,993	2,184,814	5,296,950	1,722,713	17,396,950	1,400,000
Debt Service	1,160,965	1,264,445	1,132,046	805,804	1,132,046	2,453,063
TOTAL EXPENDITURES:	2,549,108	3,461,909	6,472,211	2,557,791	18,572,211	3,909,778
REV OVER/(UNDER) EXP	87,654	(149,727)	(326,711)	15,736,456	(268,516)	104,700
ENDING FUND BALANCE	659,140	509,412	182,701	16,245,869	240,896	345,596
PROPOSED SERVICE REQUESTS						
REVENUES						
2025 Certificate of Obligations						11,550,000
EXPENSES						
Public Works Building - Architectural Design						750,000
Cleveland Gibbs South						1,000,000
Faught Road						3,600,000
Chadwick Infrastructure						6,200,000
TOTAL PROPOSED SERVICE REQUESTS						11,550,000
REVISED REV OVER/(UNDER) EXP						104,700
REVISED ENDING FUND BALANCE						345,596

TOWN OF NORTHLAKE
GRANTS FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	413,974	-	-	-	-	-
REVENUES:						
CARES Act - Relief Revenue	415,613	-	-	-	-	-
TOTAL REVENUE:	415,613	-	-	-	-	-
EXPENDITURES:						
Payroll & Benefits	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Services	-	-	-	-	-	-
Transfers	829,587	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
TOTAL EXPENDITURES:	829,587	-	-	-	-	-
REV OVER/(UNDER) EXP	(413,974)	-	-	-	-	-
ENDING FUND BALANCE	-	-	-	-	-	-

TOWN OF NORTHLAKE
WATER & WASTEWATER

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
REVENUES:						
Bond Proceeds	7,000,000	14,000,000	11,500,000	-	-	-
Transfers In	1,375,993	1,206,162	-	-	2,296,950	1,400,000
Water Sales	6,474,248	8,623,237	9,680,217	6,349,590	9,680,217	10,648,239
Water Fees	244,650	336,768	240,500	284,844	240,500	252,250
Sewer Sales	3,820,582	5,436,100	7,724,931	5,768,671	7,724,931	8,651,923
Sewer Fees	24,550	16,350	20,000	13,100	20,000	20,000
Fees	391,247	587,827	215,000	450,665	600,000	276,750
Interest	1,675	369,527	48,000	67,004	70,000	48,000
TOTAL REVENUE:	19,332,946	30,575,971	29,428,648	12,933,874	20,632,598	21,297,162
EXPENSES:						
Payroll & Benefits	1,025,292	1,686,913	1,663,409	925,994	1,799,909	1,716,066
Supplies	87,016	142,125	153,100	264,917	153,100	451,300
Maintenance	236,251	278,211	267,500	293,628	267,500	341,500
Wholesale Water	3,876,294	5,283,964	6,138,205	3,379,360	6,138,205	6,851,649
Sewer Treatment	1,952,048	2,781,989	5,095,280	3,536,906	5,095,280	5,873,867
Utilities	132,047	140,377	241,500	105,721	241,500	241,500
Services	311,127	427,090	383,076	238,241	383,076	422,800
Internal Services	464,372	573,473	639,470	480,449	639,470	618,909
Capital Outlay	314,835	392,827	600,000	947,947	600,000	648,000
Transfers Out	7,800,000	14,400,000	12,000,000	375,000	2,500,000	553,961
Debt Service	604,583	1,002,908	4,091,859	1,589,185	2,643,859	3,111,529
TOTAL EXPENSES:	16,803,866	27,109,877	31,273,399	12,137,348	20,461,899	20,831,081
REV OVER/(UNDER) EXP	2,529,079	3,466,094	(1,844,751)	796,526	170,699	466,081
ENDING CASH RESERVES	3,062,732	4,487,213	2,642,462	5,283,739	4,657,912	5,033,993
PROPOSED SERVICE REQUESTS						
REVENUES						
2025 Certificate of Obligations Bond Proceeds						5,750,000
EXPENSES						
Transfer Out - Equipment Fund for Meter Technician Vehicle					90,000	
Internal Services - Transfer to Technology Fund for IT Analyst						28,361
3% Cost of Living Adjustment						34,000
Maintenance Worker						77,396
Meter Technician						77,396
Transfer Out to Water Capital Projects						5,750,000
TOTAL PROPOSED SERVICE REQUESTS					80,699	(217,153)
REVISED REV OVER/(UNDER) EXP						248,928
REVISED ENDING FUND BALANCE					4,567,912	4,816,840

TOWN OF NORTHLAKE
COST RECOVERY

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	1,470,132	(328,781)	(181,633)	(181,633)	(181,633)	146,967
REVENUES:						
Cost Recovery Fees	400,739	147,149	328,600	-	328,600	328,600
Interest	347	-	-	-	-	-
TOTAL REVENUE:	401,087	147,149	328,600	-	328,600	328,600
EXPENSES:						
Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfers	2,200,000	-	-	-	-	-
TOTAL EXPENSES:	2,200,000	-	-	-	-	-
REV OVER/(UNDER) EXP	(1,798,913)	147,149	328,600	-	328,600	328,600
ENDING FUND BALANCE	(328,781)	(181,633)	146,967	(181,633)	146,967	475,567

TOWN OF NORTHLAKE
WATER IMPACT FEES - NORTH

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Base Budget
BEGINNING FUND BALANCE:	1,846,730	1,309,198	2,209,952	2,209,952	2,209,952	2,900,166
REVENUES:						
Water Impact Fees	998,520	1,263,024	1,507,982	1,346,290	1,507,982	1,507,983
Interest & Contributions	115,032	51,991	-	19,014	20,000	-
TOTAL REVENUE:	1,113,552	1,315,015	1,507,982	1,365,304	1,527,982	1,507,983
EXPENSES:						
Services	421,378	414,262	837,768	773,498	837,768	837,768
Capital Outlay	93,116	-	-	-	-	-
Transfers	1,136,590	-	-	-	-	-
TOTAL EXPENSES:	1,651,084	414,262	837,768	773,498	837,768	837,768
REV OVER/(UNDER) EXP	(537,532)	900,754	670,214	591,806	690,214	670,215
ENDING FUND BALANCE	1,309,198	2,209,952	2,880,166	2,801,758	2,900,166	3,570,381

TOWN OF NORTHLAKE
WATER CAPITAL PROJECTS

	FY 2022 Actual	FY 2023 Actual	Original Budget	FY 2024 Actual As of 6/30	Estimate As of 9/30	FY 2025 Proposed Budget
BEGINNING FUND BALANCE:	7,549,794	13,624,827	22,026,017	22,026,017	22,026,017	19,596,017
REVENUES:						
Transfers In	10,836,590	14,109,938	13,796,950	1,722,713	2,500,000	-
Developer Contributions	-	857,896	-	-	-	-
Interest	25,170	413,816	280,000	150,095	280,000	280,000
TOTAL REVENUE:	10,861,760	15,381,650	14,076,950	1,872,808	2,780,000	280,000
EXPENSES:						
Services	342,015	1,299,687	3,830,000	424,127	3,210,000	-
Capital Outlay	4,444,712	5,680,773	12,702,500	2,929,368	2,000,000	-
Transfers Out	-	21,348	-	-	-	21,536
TOTAL EXPENSES:	4,786,727	6,980,461	16,532,500	3,353,494	5,210,000	21,536
REV OVER/(UNDER) EXP	6,075,033	8,401,190	(2,455,550)	(1,480,686)	(2,430,000)	258,464
ENDING FUND BALANCE	13,624,827	22,026,017	19,570,467	20,545,331	19,596,017	19,854,481
PROPOSED SERVICE REQUESTS						
REVENUES						
Transfers In - Utility Fund for Water Capital Projects						5,750,000
EXPENSES						
Public Works Building - Architectural Design						750,000
Catherine Branch Phase 2 (Sewer)						7,914,905
Faught Road Waterline						1,800,000
Ft. Worth Additional Capacity - Phase 1						6,214,286
Cellular Meters						700,000
Southwest (Catherine Branch) Elevated Storage Tank						4,394,507
Denton Creek Trunkline						1,405,489
TOTAL PROPOSED SERVICE REQUESTS						(17,429,187)
REVISED REV OVER/(UNDER) EXP						(17,170,723)
REVISED ENDING FUND BALANCE						2,425,294

TOWN OF NORTHLAKE
WATER IMPACT FEES - SOUTH

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	92,512	104,891	304,167	304,167	304,167	278,090
REVENUES:						
Water Impact Fees	35,502	340,485	-	(4,945)	4,945	-
Sewer Impact Fees	-	-	-	-	-	-
Interest & Contributions	21,521	839	600	(253)	600	600
TOTAL REVENUE:	57,023	341,324	600	(5,198)	5,545	600
EXPENSES:						
Services	44,644	32,110	-	-	31,622	-
Transfers	-	109,938	-	-	-	46
TOTAL EXPENSES:	44,644	142,048	-	-	31,622	46
REV OVER/(UNDER) EXP	12,379	199,276	600	(5,198)	(26,077)	554
ENDING FUND BALANCE	104,891	304,167	304,767	298,970	278,090	278,644

TOWN OF NORTHLAKE
SEWER IMPACT FEES

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	945,349	617,853	2,108,631	2,108,631	2,108,631	4,128,631
REVENUES:						
Sewer Impact Fees	410,532	1,493,623	2,000,000	1,795,621	2,000,000	2,000,000
Interest	114,596	29,265	20,000	19,468	20,000	20,000
TOTAL REVENUE:	525,128	1,522,888	2,020,000	1,815,089	2,020,000	2,020,000
EXPENSES:						
Services	32,624	32,110	-	-	-	-
Transfers	820,000	-	-	-	-	1,538
TOTAL EXPENSES:	852,624	32,110	-	-	-	1,538
REV OVER/(UNDER) EXP	(327,496)	1,490,778	2,020,000	1,815,089	2,020,000	2,018,462
ENDING FUND BALANCE	617,853	2,108,631	4,128,631	3,923,720	4,128,631	6,147,093

TOWN OF NORTHLAKE
STORM DRAINAGE

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
Drainage Fees	-	-	400,000	-	-	-
Transfers In - General Fund	-	-	-	150,000	150,000	-
Interest	-	-	-	-	-	-
TOTAL REVENUE:	-	-	400,000	150,000	150,000	-
EXPENSES:						
Payroll & Benefits	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Internal Services	-	-	-	-	-	-
Services	-	-	400,000	-	150,000	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENSES:	-	-	400,000	-	150,000	-
REV OVER/(UNDER) EXP	-	-	-	150,000	-	-
ENDING CASH RESERVES	-	-	-	150,000	-	-
PROPOSED SERVICE REQUESTS						
REVENUES						
Transfer In - General Fund					70,000	120,206
EXPENSES						
Transfer to Equipment Fund - Stormwater Inspector Vehicle					70,000	
Stormwater Inspector						120,206
TOTAL PROPOSED SERVICE REQUESTS					-	-
REVISED REV OVER/(UNDER) EXP					-	-
REVISED ENDING FUND BALANCE					-	-

TOWN OF NORTHLAKE
CAPITAL PROJECTS

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	5,132,682	4,723,741	3,471,917	3,471,917	3,471,917	15,821,917
REVENUES:						
Transfers In	-	2,500,000	3,000,000	15,100,000	15,100,000	-
Roadway Assessment Fees	-	-	-	-	-	-
Interest	13,078	141,794	100,000	26,446	100,000	100,000
Developer Contributions	-	-	-	-	-	-
TOTAL REVENUE:	13,078	2,641,794	3,100,000	15,126,446	15,200,000	100,000
EXPENDITURES:						
Maintenance	-	-	-	-	-	-
Services	3,263	250,355	571,256	-	850,000	-
Capital Outlay	418,756	3,643,262	1,771,648	-	2,000,000	-
Transfers	-	-	-	-	-	7,691
Lease Purchase Debt Service	-	-	-	-	-	-
TOTAL EXPENDITURES:	422,018	3,893,619	2,342,903	-	2,850,000	7,691
REV OVER/(UNDER) EXP	(408,941)	(1,251,824)	757,097	15,126,446	12,350,000	92,309
ENDING FUND BALANCE	4,723,741	3,471,917	4,229,014	18,598,363	15,821,917	15,914,226

PROPOSED SERVICE REQUESTS

REVENUES

2025 Certificates of Obligation Bond Proceeds	11,550,000
Northeast Roadway Impact Fees	1,200,000
Southeast Roadway Impact Fees	500,000
Roadway Impact Fees	750,000

EXPENSES

Public Works Building - Architectural Design	750,000
Faught Road Reconstruction	858,389
Dale Earnhardt Way South	4,644,757
Chadwick Public Infrastructure	16,240,000

TOTAL PROPOSED SERVICE REQUESTS

(8,493,146)

REVISED REV OVER/(UNDER) EXP

(8,400,837)

REVISED ENDING FUND BALANCE

7,421,080

TOWN OF NORTHLAKE
NORTHWEST ROADWAY IMPACT FEES

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	62,882	92,936	72,882	113,658	113,658	128,658
REVENUES:						
Roadway Impact Fees	48,753	20,722	14,628	-	15,000	14,628
Interest	-	-	-	-	-	-
TOTAL REVENUE:	48,753	20,722	14,628	-	15,000	14,628
EXPENSES:						
Services	18,699	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENSES:	18,699	-	-	-	-	-
REV OVER/(UNDER) EXP	30,054	20,722	14,628	-	15,000	14,628
ENDING FUND BALANCE	92,936	113,658	87,510	113,658	128,658	143,286

TOWN OF NORTHLAKE
NORTHEAST ROADWAY IMPACT FEES

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	409,602	1,045,062	1,970,244	1,970,244	1,970,244	2,297,620
REVENUES:						
Roadway Impact Fees	1,430,498	1,835,463	2,223,936	2,297,903	2,223,936	2,223,936
Interest	5,731	37,193	28,000	18,011	28,000	28,000
TOTAL REVENUE:	1,436,229	1,872,656	2,251,936	2,315,914	2,251,936	2,251,936
EXPENSES:						
Services	800,769	947,474	1,924,560	1,743,431	1,924,560	1,924,560
Transfers Out	-	-	-	-	-	2,153
TOTAL EXPENSES:	800,769	947,474	1,924,560	1,743,431	1,924,560	1,926,713
REV OVER/(UNDER) EXP	635,460	925,181	327,376	572,483	327,376	325,223
ENDING FUND BALANCE	1,045,062	1,970,244	2,297,620	2,542,727	2,297,620	2,622,843
PROPOSED SERVICE REQUESTS						
Transfer Out - Capital Projects (Faught Road Reconstruction)						1,200,000
TOTAL PROPOSED SERVICE REQUESTS						1,200,000
REVISED REV OVER/(UNDER) EXP						(874,777)
REVISED ENDING FUND BALANCE						1,422,843

TOWN OF NORTHLAKE
SOUTHEAST ROADWAY IMPACT FEES

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	1,222,856	1,239,280	1,797,422	1,797,422	1,797,422	1,890,966
REVENUES:						
Roadway Impact Fees	18,454	521,452	69,544	69,344	69,544	69,544
Interest	16,671	36,689	24,000	14,986	24,000	24,000
TOTAL REVENUE:	35,125	558,141	93,544	84,330	93,544	93,544
EXPENSES:						
Services	18,701	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Transfer Out	-	-	-	-	-	1,845
Debt Service	-	-	-	-	-	-
TOTAL EXPENSES:	18,701	-	-	-	-	1,845
REV OVER/(UNDER) EXP	16,424	558,141	93,544	84,330	93,544	91,699
ENDING FUND BALANCE	1,239,280	1,797,422	1,890,965	1,881,752	1,890,966	1,982,665
PROPOSED SERVICE REQUESTS						
Transfer Out - Capital Projects Fund for Dale Earnhardt Way						500,000
TOTAL PROPOSED SERVICE REQUESTS						500,000
REVISED REV OVER/(UNDER) EXP						(408,301)
REVISED ENDING FUND BALANCE						1,482,665

TOWN OF NORTHLAKE
NORTHLAKE PID#I - HARVEST COMMUNITY

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	117,232	126,011	156,245	156,245	156,245	159,100
REVENUES:						
Assessments	1,446,388	1,867,248	-	993	993	-
Interest Income	-	6,093	-	1,843	1,843	-
TOTAL REVENUE:	<u>1,446,388</u>	<u>1,873,340</u>	<u>-</u>	<u>2,836</u>	<u>2,836</u>	<u>-</u>
EXPENDITURES:						
Services	1,437,609	1,843,107	-	-	-	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENDITURES:	<u>1,437,609</u>	<u>1,843,107</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
REV OVER/(UNDER) EXP	8,779	30,233	-	2,836	2,836	-
ENDING FUND BALANCE	<u>126,011</u>	<u>156,245</u>	<u>156,245</u>	<u>159,081</u>	<u>159,100</u>	<u>159,100</u>

TOWN OF NORTHLAKE
NORTHLAKE PID#2 - THE HIGHLANDS

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	208,967	249,814	279,002	279,002	279,002	294,142
REVENUES:						
Assessments	321,997	315,867	321,065	323,817	321,065	320,309
Interest	-	12,169	8,000	4,221	8,000	8,000
TOTAL REVENUE:	321,997	328,036	329,065	328,038	329,065	328,309
EXPENDITURES:						
Maintenance	-	11,717	11,717	11,951	15,000	13,000
Services	1,825	1,969	13,150	1,970	13,150	11,150
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	615
Debt Service	279,325	285,163	285,775	42,888	285,775	285,775
TOTAL EXPENDITURES:	281,150	298,849	310,642	56,809	313,925	310,540
REV OVER/(UNDER) EXP	40,847	29,188	18,423	271,229	15,140	17,769
ENDING FUND BALANCE	249,814	279,002	297,425	550,231	294,142	311,911

TOWN OF NORTHLAKE
TAX INCREMENT REINVESTMENT ZONE #I

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	(111)	13,638	13,638	13,638	9,050
REVENUES:						
Ad Valorem Taxes	312,356	392,630	460,000	455,411	455,411	522,000
Transfers	-	-	-	-	-	-
Other Revenue	-	13,749	-	-	-	-
TOTAL REVENUE:	312,356	406,379	460,000	455,411	455,411	522,000
EXPENSES:						
Maintenance	151,204	156,455	430,000	-	430,000	210,000
Services	5,596	5,087	11,395	3,845	11,395	10,000
Capital Outlay	131,263	206,175	-	-	-	225,000
Transfers	24,404	24,913	18,605	13,954	18,605	25,000
TOTAL EXPENSES:	312,467	392,630	460,000	17,799	460,000	470,000
REV OVER/(UNDER) EXP	(111)	13,750	1	437,612	(4,588)	52,000
ENDING FUND BALANCE	(111)	13,638	13,639	451,250	9,050	61,050

TOWN OF NORTHLAKE
TAX INCREMENT REINVESTMENT ZONE #2

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
Ad Valorem Taxes	-	-	-	-	-	-
Transfers In	-	-	-	-	-	5,000
Other Revenue	-	-	-	-	-	-
TOTAL REVENUE:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
EXPENSES:						
Maintenance	-	-	-	-	-	-
Services	-	-	-	-	-	5,000
Capital Outlay	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
TOTAL EXPENSES:	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,000</u>
REV OVER/(UNDER) EXP	-	-	-	-	-	-
ENDING FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

TOWN OF NORTHLAKE
TAX INCREMENT REINVESTMENT ZONE #3

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	-	-	-	-	-	-
REVENUES:						
Ad Valorem Taxes	-	-	-	-	-	-
Transfers	-	-	-	-	-	5,000
Other Revenue	-	-	-	-	-	-
TOTAL REVENUE:	-	-	-	-	-	5,000
EXPENSES:						
Maintenance	-	-	-	-	-	-
Services	-	-	-	-	-	5,000
Capital Outlay	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
TOTAL EXPENSES:	-	-	-	-	-	5,000
REV OVER/(UNDER) EXP	-	-	-	-	-	-
ENDING FUND BALANCE	-	-	-	-	-	-

TOWN OF NORTHLAKE
TECHNOLOGY SERVICES FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	43,963	88,673	21,007	21,007	21,007	21,907
REVENUES:						
Service Fund Contributions	396,798	534,002	700,000	525,000	700,000	825,703
Interest Revenue	-	4,297	2,400	-	2,400	2,400
TOTAL REVENUE:	<u>396,798</u>	<u>538,299</u>	<u>702,400</u>	<u>525,000</u>	<u>702,400</u>	<u>828,103</u>
EXPENSES:						
Payroll & Benefits	-	-	-	-	-	-
Supplies	-	-	-	-	-	-
Maintenance	5,658	80,819	22,000	41,032	50,000	6,500
Utilities	29,554	35,074	35,000	21,998	35,000	40,000
Services	316,876	472,385	616,500	536,028	616,500	693,836
Capital Outlay	-	-	-	-	-	-
Subscription Technology	-	17,686	-	-	-	87,370
TOTAL EXPENSES:	<u>352,088</u>	<u>605,965</u>	<u>673,500</u>	<u>599,059</u>	<u>701,500</u>	<u>827,706</u>
REV OVER/(UNDER) EXP	44,710	(67,666)	28,900	(74,059)	900	397
ENDING FUND BALANCE	<u>88,673</u>	<u>21,007</u>	<u>49,907</u>	<u>(53,052)</u>	<u>21,907</u>	<u>22,304</u>
PROPOSED SERVICE REQUESTS						
REVENUES						
Service Fund Contributions for IT Analyst						106,433
EXPENSES						
IT Analyst						106,433
TOTAL PROPOSED SERVICE REQUESTS						<u>-</u>
REVISED REV OVER/(UNDER) EXP						397
REVISED ENDING FUND BALANCE						<u><u>22,304</u></u>

TOWN OF NORTHLAKE
EQUIPMENT SERVICES FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	251,302	306,529	406,504	330,223	330,223	899,723
REVENUES:						
Service Fund Contributions	679,000	565,000	665,000	498,750	1,157,000	725,000
Sale of Equipment Proceeds	-	6,354	10,000	11,710	13,000	10,000
Insurance Proceeds	-	60,094	-	5,873	6,000	-
Interest	136	665	500	179	500	500
TOTAL REVENUE:	679,136	632,112	675,500	516,512	1,176,500	735,500
EXPENSES:						
Supplies	22,395	-	-	-	-	-
Maintenance	-	13,826	-	-	-	-
Services	-	-	-	-	-	-
Capital Outlay	601,514	594,591	565,000	274,396	607,000	302,500
TOTAL EXPENSES:	623,910	608,417	565,000	274,396	607,000	302,500
REV OVER/(UNDER) EXP	55,227	23,695	110,500	242,116	569,500	433,000
ENDING FUND BALANCE	306,529	330,223	517,004	572,339	899,723	1,332,723
PROPOSED SERVICE REQUESTS						
Police Patrol Vehicle						100,000
Police - Opticom Vehicle & Drone Operator Systems						52,000
Police - Backup Radios						30,000
Public Works - Meter Technician Truck						90,000
Public Works - Traffic Markings and Sign Truck						100,000
Stormwater - Stormwater Inspector Vehicle						70,000
TOTAL PROPOSED SERVICE REQUESTS						442,000
REVISED REV OVER/(UNDER) EXP						(9,000)
REVISED ENDING FUND BALANCE						890,723

TOWN OF NORTHLAKE
BUILDING SERVICES FUND

	FY 2022	FY 2023	FY 2024			FY 2025
	Actual	Actual	Original Budget	Actual As of 6/30	Estimate As of 9/30	Proposed Budget
BEGINNING FUND BALANCE:	433,986	203,280	258,575	258,575	258,575	229,225
REVENUES:						
Service Fund Contributions	770,896	885,548	1,025,000	768,750	1,075,000	1,008,500
Bond Proceeds	-	-	-	-	-	-
Interest Income	199	852	400	-	400	400
TOTAL REVENUE:	771,095	886,400	1,025,400	768,750	1,075,400	1,008,900
EXPENSES:						
Rent	464,852	526,951	663,250	407,380	663,250	695,000
Supplies	30,958	29,236	43,500	25,114	43,500	39,500
Maintenance	9,920	20,399	15,000	13,340	15,000	16,000
Utilities	33,171	34,279	33,000	23,313	33,000	36,000
Services	83,718	178,441	129,000	206,701	190,000	197,000
Capital Outlay	379,182	41,798	110,000	128,160	160,000	25,000
TOTAL EXPENSES:	1,001,801	831,105	993,750	804,008	1,104,750	1,008,500
REV OVER/(UNDER) EXP	(230,706)	55,296	31,650	(35,258)	(29,350)	400
ENDING FUND BALANCE	203,280	258,575	290,225	223,318	229,225	229,625
PROPOSED SERVICES REQUESTS						
REVENUES						
Transfers In - General Fund					50,000	
EXPENSES						
Additional Town Hall Office Spaces					50,000	
TOTAL PROPOSED SERVICE REQUESTS					-	
REVISED REV OVER/(UNDER) EXP					(29,350)	
REVISED ENDING FUND BALANCE					229,225	

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: TML Constitution, Article VIII
SUBJECT: Briefing - Resolutions for Texas Municipal League Legislative Agenda
GOALS/ Advance Northlake's Interest; 5.3 - Influence local- regional - and state issues
OBJECTIVES:

BACKGROUND INFORMATION:

- Town of Northlake is a member of the Texas Municipal League (TML)
 - TML serves as an advocacy for local government
 - Advocacy efforts are based on a legislative program that is developed by member city officials
- A member city/town may submit a resolution that specifies their legislative priorities for consideration at the business meeting of each year's annual TML conference
 - Resolutions must be submitted by August 26, 2024
 - It is recommended that the resolutions state one of the following categories: seek introduction and passage, support, oppose, or take no action
 - Resolutions submitted will be thoroughly discussed at the TML Annual Conference
- Town staff recommends that Council consider the following issues to include in the resolution:
 - Protection of aquifers from depletion by residential development by encouraging cooperation with local municipalities and districts to utilize regional surface water
 - Protection of watersheds from pollution by encouraging cooperation with local municipalities and districts to utilize regional wastewater treatment systems
 - Recalculation of the "no new revenue" percent based on inflation of typical municipal costs such as public safety personnel salaries and construction materials
 - Alternatives to the vetoed SB267 to make police department accreditation more palatable
 - Further regulations for the sale of intoxicating hemp products such as Delta 8 & 9 and to stop retailers from marketing these products to children
 - Opposing efforts to de-criminalize marihuana
 - Solutions for funding, processes, and systems to address the growing, yet chronic challenges for law enforcement in the mental health arena
 - Allowing Emergency Medical Services personnel to complete Emergency Detention Orders for those who are a danger to self and others
 - Considering methods to increase the use of less-lethal devices among law enforcement for the safety and benefit of all parties
- Staff will present a resolution to Council for a vote, based on input from Council, before the August 26, 2024 deadline

COUNCIL ACTION/DIRECTION:

Provide direction to staff for the resolution on the issues the Council wishes to seek introduction and passage, support, or oppose



TEXAS MUNICIPAL LEAGUE

Empowering Texas cities to serve their citizens

President **Tito Rodriguez**, Councilmember, North Richland Hills
Executive Director **Bennett Sandlin**

May 31, 2024

MEMORANDUM

TO: TML Member Cities
TML Regional Officers
TML Affiliate Presidents

FROM: JJ Rocha, TML Legislative Grassroots and Legislative Services Manager

SUBJECT: Resolutions for the 2024 TML Annual Conference

League advocacy efforts are based on a legislative program that is developed by member city officials. The program is essential to the legitimacy of the League's advocacy efforts. To develop the program, city officials provide input in primarily two ways.

First, a member city, TML region, or TML affiliate may submit a resolution for consideration at the business meeting of each year's annual conference. Each city is asked to provide one delegate to serve as its liaison at the meeting. The representatives will be briefed on the content of the resolutions and given a chance to discuss and vote on whether they merit inclusion in the legislative program. The resolutions form the basis of a fixed legislative program, under which – each session – modifications to the program will be made only if needed.

Second, member city officials can participate in the League's Municipal Policy Summit during the summer of 2024. The report of the Summit takes the form of a resolution that is submitted to the annual conference in interim years. The summit participants will be appointed by the TML President in early 2024 based on volunteers and others chosen to balance the demographics of the TML membership at large.

With regard to the resolutions process, the TML Constitution states that resolutions for consideration at the annual conference must be submitted to the TML headquarters 45 calendar days prior to the first day of the Annual Conference. For 2024, this provision means that resolutions from any member city, TML region, or TML affiliate must arrive at the TML headquarters no later than 5:00 p.m. on **August 26, 2024**.

The TML Board of Directors has adopted several procedures governing the resolutions process. Please review the following items carefully and thoroughly.

1. No resolution may be considered at the annual TML business meeting unless it has prior approval of: (a) the governing body of a TML member city; (b) the governing body or

membership of a TML affiliate, or (c) the membership of a TML region at a regional meeting.

2. TML member cities, regions, and affiliates that wish to submit a resolution **must** complete a resolution cover sheet. The cover sheet is available [here](#).
3. It is recommended that any resolution state one of four categories to better direct League staff. Those categories are:
 - **Seek Introduction and Passage** means that the League will attempt to find a sponsor, will provide testimony, and will otherwise actively pursue passage. Bills in this category are known as “TML bills.”
 - **Support** means the League will attempt to obtain passage of the initiative if it is introduced by a city or some other entity.
 - **Oppose.**
 - **Take No Position.**
4. Resolutions submitted will be thoroughly discussed at the TML Annual Conference. Each city is asked to provide one delegate to serve as its liaison at the annual business meeting at which resolutions will be considered. The delegate isn’t required to have any special expertise, and an elected official representative is encouraged but not required. The delegate must sign up electronically [here](#) prior to the meeting or can sign up in person at a table outside of the meeting room. Cities are encouraged to sign up their delegate early.
5. The city, region, or affiliate that submits a resolution is encouraged to send a representative to the business meeting to explain the resolution. The business meeting will meet at 3:30 p.m. on Thursday, October 10, 2024, at the George R. Brown Convention Center.

Under the TML Constitution, resolutions received after the deadline of August 26, 2024, must not only have the attached cover sheet, but also must “state the reason precluding timely submission.” These late resolutions may be considered at the annual conference only if two-thirds of the representatives present and voting agree to suspend the submission rule and consider the resolution.

Resolutions may be submitted by mail or by email (preferred) to JJ Rocha, Grassroots and Legislative Services Manager, at:

1821 Rutherford Lane, Suite 400
Austin, Texas 78754
Email: jj@tml.org

If you have questions or would like any assistance, please call 512-231-7400 at any time.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
Section: 3. PUBLIC INPUT

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 4. CONSENT ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: Northlake Town Charter
SUBJECT: Consider approval of the Town Council Meeting Minutes for July 25, 2024
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approval of Minutes for:
 - July 25, 2024 - Regular Meeting

COUNCIL ACTION/DIRECTION:

Approve proposed minutes as presented



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
JULY 25, 2024**

The Northlake Town Council convened in a Regular Meeting on July 25, 2024, at 5:30 p.m., in the Northlake Town Hall - Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor Montini called the meeting to order at 5:30 p.m., and a quorum was present as follows:

Roll Call:

Brian Montini, Mayor	Roger Sessions, Place 4
Alexandra Holmes, Place 1	Maryl Lorencz, Mayor Pro Tem Place 5 (Absent with Notice)
Michael Ganz, Place 2	John Kelley, Place 6
Aaron Fowler, Place 3 (Absent with Notice)	

Also present were Drew Corn, Town Manager, and Wayne Olson, Town Attorney Representative.

- Invocation was given by Ben Scheck, Pastor, The Grove Church.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Presentation - Sergeant Cody Leinweber Badge Pinning

The item was presented by Robert Crawford, Chief of Police, and badge was pinned.

There was no consensus as the item was for presentation/information purposes only.

B. Briefing - Upper Trinity Irrigation Checkups

The item was presented by Ricky Vaughn, ESD 1 Fire Chief, and discussion followed.

The Town Council consensus was to further pursue acquiring grants and consistently promote existing notifications for alerts.

C. Briefing - Police and Court Services Contract - Town of DISH

The item was presented by Robert Crawford, Chief of Police, and discussion followed.

The Town Council consensus was to proceed with a possible agreement and present for consideration at a future meeting.

D. Briefing - Regulating Truck Traffic

The item was presented by Robert Crawford, Chief of Police, and discussion followed.

The Town Council consensus was to review existing ordinance and present necessary updates at a future meeting.

E. Briefing - Fiscal Year 2025 Preliminary Budget

The item was presented by John Thomson, Finance Director, and discussion followed.

There was no consensus as the item was for presentation/information purposes only.

3. PUBLIC INPUT

The following individuals shared comments as allowed under the Public Input portion of the agenda.

All comments may be viewed in their entirety on the Town's Website at <https://www.town.northlake.tx.us/337/Watch-Council-Meetings>.

- None

4. CONSENT ITEMS

The Consent Agenda consisted of Item 4.A. - 4.E., with Item 4.D. being pulled for individual consideration.

Councilmember Sessions moved to approve the Consent Agenda consisting of Items 4.A.- 4.C., and 4.E. Motion seconded by Councilmember Holmes. Motion passed.

AYES (5): Montini, Holmes, Ganz, Sessions, Kelley

NAYS (0): None

ABSENT (2): Fowler, Lorencz

A. Consider approval of the Town Council Meeting Minutes for June 13, 2024

APPROVED

B. Consider an Ordinance of the Town of Northlake, Texas, Amending the Code of Ordinances, Appendix A "Fee Schedule", revising Section A1.002, "Administrative Activity Fees"

APPROVED ORDINANCE NO. 24-0725A

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement with Denton County Sheriff's Office to provide Talk Groups and programming for Northlake Police radios, in an amount not to exceed \$3,024.00

APPROVED RESOLUTION NO. 24-43

- E. Consider a Resolution of the Town of Northlake, Texas, approving an amendment to the Town of Northlake Financial Policy

APPROVED RESOLUTION NO. 24-45

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

- D. Consider a Resolution of the Town of Northlake, Texas, making an appointment of one representative to the Board of Managers of the Denco Area 9-1-1 District

APPROVED RESOLUTION NO. 24-44

ITEM WAS PULLED FOR INDIVIDUAL CONSIDERATION

The item was presented, and commentary followed.

Mayor Montini moved to appoint Mr. Jim Carter to the Board of Managers for the DENCO Area 9-1-1 District. Motion seconded by Councilmember Holmes. Motion Passed.

AYES (5): Montini, Holmes, Ganz, Sessions, Kelley

NAYS (0): None

ABSENT (2): Fowler, Lorencz

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute Amendment No. 1 to the Design-Build Agreement with Lee Lewis Construction, Inc., for the Dallas Stars Multi-Sports Center Project to establish the Guaranteed Maximum Price ("GMP") for early civil work, in an amount not to exceed \$6,262,644.00

APPROVED RESOLUTION NO. 24-46

The item was presented, and discussion followed.

Councilmember Holmes moved to Motion to Approve the item as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (5): Montini, Holmes, Ganz, Sessions, Kelley

NAYS (0): None

ABSENT (2): Fowler, Lorencz

- B. Consider approval of a preliminary plat of Northlake Acres, a proposed 3-lot commercial development on a 65.74-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Faught Road and approximately 3,700 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake - Case # 23-PLA00036

APPROVED PRELIMINARY PLAT - OPTION 1

The item was presented and discussion followed.

Mayor Montini recessed the Regular meeting at 6:55 p.m. and Town Council convened in an Executive Session under 551.071. No votes or actions were taken on the item deliberated; and the Regular meeting was reconvened at 7:08 p.m.

Councilmember Holmes moved to Motion to Approve Option 1 as presented. Motion seconded by Councilmember Kelley. Motion Passed.

AYES (4): Montini, Holmes, Ganz, Kelley

NAYS (1): Sessions

ABSENT (2): Fowler, Lorencz

- C. Consider an Ordinance of the Town of Northlake, Texas, amending Ordinance No. 18-1108, the concept plan as amended for the Pecan Square "MPD" Mixed-Use Planned Development, to revise the concept plan

ITEM TABLED TO A DATE IN THE FUTURE

The item was presented and discussion followed.

Councilmember Kelley moved to Table the item until negotiations are finalized to a date In future. Motion seconded by Mayor Montini. Motion Passed.

AYES (5): Montini, Holmes, Ganz, Sessions, Kelley

NAYS (0): None

ABSENT (2): Fowler, Lorencz

- D. Consider approval of a Resolution of the Town of Northlake, Texas, approving an amendment to the Pioneer Grant for S.A.S. Boutique and authorizing the Northlake Economic Development Corporation and Northlake Community Development Corporation to enter into an amended performance agreement; and providing an effective date

DENIED - RETURN TO CDC/EDC FOR FURTHER CONSIDERATION

The item was presented and discussion followed.

Councilmember Ganz moved to deny the item as presented and return to CDC/EDC with guidance as to 24 month payment plan with full amount due from grantee. Motion seconded by Councilmember Holmes. Motion Passed.

AYES (5): Montini, Holmes, Ganz, Sessions, Kelley

NAYS (0): None

ABSENT (2): Fowler, Lorencz

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session, at 7:37 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address Items 8.A.-8.D., and the following:

A. Section 551.071 - Consultation with Attorney

- i. Potential annexation and development agreement for a property consisting of a 137.6-acre tract, an 84.3-acre tract, and a 53.8-acre tract of land generally located northwest of the intersection of McPherson Drive and Harmonson Road in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement for La Estancia Investments LP tracts consisting of a 111.6-acre and part of a 295.5-acre tract of land generally located south of FM 1171 and west of Cleveland-Gibbs Road.
- iii. Potential development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.
- iv. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.
- v. Consider approval of a preliminary plat of Northlake Acres, a proposed 3-lot commercial development on a 65.74-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located east of Faught Road and approximately 3,700 feet north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake - Case # 23-PLA00036
- vi. Potential annexation and development agreement for Gaddy Commercial Venture LLC tracts consisting of a 0.964-acre tract, a 2.746-acre tract, and a 4.92-acre tract of land generally located on the east side of the 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.

B. Section 551.087 - Economic Development Negotiations

- i. Discuss economic development negotiations regarding financial or other incentives for expanded development in TIRZ No. 3 at or near the Dallas Stars Multi-Sports Center Project.
- ii. Consider S.A.S. Boutique Pioneer Grant Program Repayment Options.

7. RECONVENE INTO OPEN SESSION

Mayor Montini reconvened the Regular Meeting at 8:07 p.m., to address Council action regarding the items deliberated during Executive Session.

- A. Consider a resolution authorizing the Town Manager to negotiate and execute a development agreement providing municipal services and authorizing fee waivers and other economic development incentives related to the voluntary annexation and development of property consisting of a 0.964-acre tract, a 2.746-acre tract, and a 4.92-acre tract of land generally located on the east side of the 8000 block of Florance Road in the extraterritorial jurisdiction of the Town.

APPROVED RESOLUTION NO. 24-47

Mayor Montini moved to approve to direct the Town Manager to Negotiate and finalize if no substantial changes arise. Motion seconded by Councilmember Kelley. Motion Passed.

8. ADJOURN

With no further business, Mayor Montini adjourned the meeting at 8:09 p.m.

Brian Montini, Mayor

ATTEST:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: TAX CODE, SECTION 26, PROPERTY TAX, ASSESSMENT
SUBJECT: Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Tax Rate and set the adoption of the proposed tax rate during the Regular Town Council Meeting on September 12, 2024
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.1 - Sustain the low property tax rate

BACKGROUND INFORMATION:

- Per Texas State Law, Town required to publish notice and hold a public hearing to allow taxpayers to express their views on the proposed tax rate
- Town proposes to preserve existing low tax rate of \$0.295 per \$100 of assessed value
- Key Tax Rate Information
 - FY 2025 Proposed Tax Rate - \$0.295000 per \$100 assessed value
 - Maintenance and Operations Rate - \$0.166677
 - Interest and Sinking Rate - \$0.128323
 - No-New-Revenue Tax Rate - \$0.273106
 - If proposed rate greater, public hearing required
 - Voter-Approval Tax Rate - \$0.295000
 - If proposed rate greater; petition for election available
 - De Minimus Tax Rate - \$0.305408
 - If proposed rate greater; automatic election required
- FY 2025 Tax Rate Public Hearing Date - September 12, 2024
- Tax rate calculations available on Town's website under Finance Department and at the following link: [2024 Tax Rate Calculation Worksheet – Taxing Units Other Than School Districts or Water Districts \(northlake.tx.us\)](https://northlake.tx.us/2024-Tax-Rate-Calculations-Worksheet-Taxing-Units-Other-Than-School-Districts-or-Water-Districts)

COUNCIL ACTION/DIRECTION:

Call public hearing for proposed tax rate

2024 Tax Rate Calculation Notice

Taxing Unit Name: Town of Northlake

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets

Notice of Tax Rates (required to be posted on taxing unit website)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate

Voter Approval Rate

Di Minimis Rate (if applicable)

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

Proposed M&O 0.166677 (Maintenance & Operation Rate)

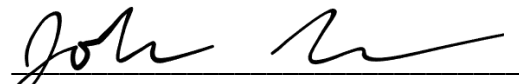
Proposed I&S 0.128323 (Interest & Sinking or Debt Rate)
(proposed I&S rate must match line 48 on worksheet)

Proposed Total Rate 0.295000

As a representative of Town of Northlake, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

John Thomson

Printed name


Signature

08/01/2024

Date

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

TOWN OF NORTHLAKE

940.242.5706

Taxing Unit Name

1500 Commons Circle, STE 300, Northlake, TX 76226

Phone (area code and number)

town.northlake.tx.us

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,265,958,223
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,265,958,223
4.	Prior year total adopted tax rate.	\$ 0.295000 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 162,032,226 B. Prior year values resulting from final court decisions: - \$ 154,481,547 C. Prior year value loss. Subtract B from A. ³	\$ 7,550,679
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 452,490,169 B. Prior year disputed value: - \$ 90,498,034 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 361,992,135
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 369,542,814

¹ Tex. Tax Code §26.012(14)² Tex. Tax Code §26.012(14)³ Tex. Tax Code §26.012(13)⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,635,501,037
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 62,056 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 49,977,925 C. Value loss. Add A and B. ⁶	\$ 50,039,981
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 50,039,981
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 155,503,497
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,429,957,559
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 7,168,374
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 107,642
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 7,276,016
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 3,270,766,476 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² - \$ 160,649,932 E. Total current year value. Add A and B, then subtract C and D.	\$ 3,110,116,544

⁵ Tex. Tax Code §26.012(15)

⁶ Tex. Tax Code §26.012(15)

⁷ Tex. Tax Code §26.012(15)

⁸ Tex. Tax Code §26.03(c)

⁹ Tex. Tax Code §26.012(13)

¹⁰ Tex. Tax Code §26.012(13)

¹¹ Tex. Tax Code §26.012, 26.04(c-2)

¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 6,221,471 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 6,221,471
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 3,116,338,015
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 5,779,104
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 446,388,426
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 452,167,530
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 2,664,170,485
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.273106 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.177648 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,635,501,037

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 4,681,914
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year..... + \$ 63,904 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 455,410 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ -391,506 E. Add Line 30 to 31D.	\$ 4,290,408
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,664,170,485
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.161041 /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100

²² [Reserved for expansion]

²³ Tex. Tax Code §26.044

²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000 /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000 /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.161041 /\$100
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0.000000 /\$100 C. Add Line 40B to Line 39.	\$ 0.161041 /\$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.166677 /\$100

²⁵ Tex. Tax Code §26.0442

²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 /\$100
42.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 6,958,642 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 2,959,650 E. Adjusted debt. Subtract B, C and D from A.	\$ 3,998,992
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 3,998,992
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the prior year actual collection rate..... 99.87 % C. Enter the 2022 actual collection rate. 99.12 % D. Enter the 2021 actual collection rate. 100.99 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.00 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 3,998,992
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,116,338,015
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.128323 /\$100
49.	Current year voter-approval tax rate. Add Lines 41 and 48.	\$ 0.295000 /\$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.000000 /\$100

²⁷ Tex. Tax Code §26.042(a)

²⁸ Tex. Tax Code §26.012(7)

²⁹ Tex. Tax Code §26.012(10) and 26.04(b)

³⁰ Tex. Tax Code §26.04(b)

³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	0.000000 \$ _____ / \$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	0 \$ _____
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	0 \$ _____
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	3,116,338,015 \$ _____
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	0.000000 \$ _____ / \$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	0.273106 \$ _____ / \$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	0.273106 \$ _____ / \$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.295000 \$ _____ / \$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	0.295000 \$ _____ / \$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	0 \$ _____
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	3,116,338,015 \$ _____
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	0.000000 \$ _____ / \$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.295000 /\$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. ³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. ⁴⁰ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; ⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. ⁴³

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.302553 /\$100 \$ 0.000000 /\$100 \$ 0.302553 /\$100 \$ 0.295000 /\$100 \$ 0.007553 /\$100 \$ 2,618,458.092 \$ 197,772
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.283089 /\$100 \$ 0.005137 /\$100 \$ 0.277952 /\$100 \$ 0.295000 /\$100 \$ -0.017048 /\$100 \$ 2,346,680.757 \$ -400.063
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.268717 /\$100 \$ 0.005137 /\$100 \$ 0.263580 /\$100 \$ 0.295000 /\$100 \$ -0.031420 /\$100 \$ 1,389,112.407 \$ -436,460
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 0 /\$100
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.295000 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §§26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴ This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.161041
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,116,338,015
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.016044 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.128323 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.305408 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.295000 /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.000000 /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,429,957,559
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 2,664,170,485
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ 0.000000 /\$100

⁴⁵ Tex. Tax Code §26.04(c)(2)(B)

⁴⁶ Tex. Tax Code §26.012(8-a)

⁴⁷ Tex. Tax Code §26.063(a)(1)

⁴⁸ Tex. Tax Code §26.042(b)

⁴⁹ Tex. Tax Code §26.042(f)

⁵⁰ Tex. Tax Code §26.42(c)

⁵¹ Tex. Tax Code §26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ 0.295000 /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.273106 /\$100

As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).

Indicate the line number used: _____

Voter-approval tax rate. \$ 0.295000 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).

Indicate the line number used: _____

De minimis rate. \$ 0.305408 /\$100

If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

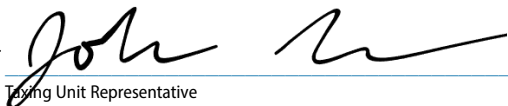
Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

**print
here** ➡

John Thomson

Printed Name of Taxing Unit Representative

**sign
here** ➡



Taxing Unit Representative

08/01/2024

Date

⁵² Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2024 Tax Rates

Property tax rates in TOWN OF NORTHLAKE.

This notice concerns the 2024 property tax rates for TOWN OF NORTHLAKE. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.273106/\$100
This year's voter-approval tax rate	\$0.295000/\$100

To see the full calculations, please visit 1505 E. McKinney Street
Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
GENERAL FUND	5,734,217
DEBT SERVICE FUND	509,412

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2014B CERTIFICATES OF OBLIGATION	0	0	27,580	27,580
2014A CERTIFICATES OF OBLIGATION	0	0	285,775	285,775
2016 CERTIFICATES OF OBLIGATION	315,000	103,413	0	418,413
2016 GO REFUNDING	175,000	3,500	0	178,500
2018 CERTIFICATES OF OBLIGATION	0	0	703,394	703,394
2020 CERTIFICATES OF OBLIGATION	1,030,000	28,655	0	1,058,655
2021 CERTIFICATES OF OBLIGATION	245,000	149,675	0	394,675
2022 CERTIFICATES OF OBLIGATION	460,000	581,550	0	1,041,550
2024 GENERAL OBLIGATION BONDS	0	0	1,623,278	1,623,278
2024 CERTIFICATES OF OBLIGATION	355,000	871,822	0	1,226,822

Total required for 2024 debt service	\$6,958,642
- Amount (if any) paid from funds listed in unencumbered funds	\$0
- Amount (if any) paid from other resources	\$2,959,650
- Excess collections last year	\$0
= Total to be paid from taxes in 2024	\$3,998,992
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2024	\$0
= Total debt levy	\$3,998,992

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Michelle French, Denton County Tax Assessor/Collector on 08/01/2024 .

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 102, MUNICIPAL BUDGET
SUBJECT: Consider approval on setting the date for public hearing for the Fiscal Year 2024-2025 Proposed Budget and set the adoption of the proposed budget during the Regular Town Council Meeting on September 12, 2024
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.4 - Project future staffing - facilities - and resources

BACKGROUND INFORMATION:

- Per Texas State Law, Town required to publish notice and hold public hearings to allow taxpayers to express their views on proposed budget
- Projected FY 2025 Property Tax Revenue: \$9.2 million (M)
 - General Fund: \$5.2M
 - Debt Service: \$4M
 - Tax Increment Reinvestment Zone #1: \$522k
- Projected FY 2025 Sales Tax Revenue: \$3.7M
 - General Fund: \$1.9M
 - EDC/CDC: \$660K each
 - Sports Venue: \$440K
- Projected FY 2025 Utility Revenue:
 - Water Sales: \$10.6M
 - Sewer Sales: \$8.6M
- Other Revenues:
 - \$2.0M Development Fees/Permits
 - \$992K Franchise Fees
 - \$680K Contract Police Services
 - \$575K Court Fines
 - \$700K Hotel Tax
- Projected FY 2025 Capital Projects Expenses: \$90.9M
 - Road (\$21.7M), Water/Sewer (\$22.4M), and Building (\$46.8M)
- FY 2025 Budget Public Hearing Date - September 12, 2024
- Proposed budget calculations available on Town's website under Finance Department at the following link: [Budget Book FY2025 \(opengov.com\)](https://www.opengov.com/BudgetBookFY2025)

COUNCIL ACTION/DIRECTION:

Call public hearing for the Fiscal Year 2024-2025 Proposed Budget for September 12, 2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

REF. DOC.: LOCAL GOVERNMENT CODE, CHAPTER 372, IMPROVEMENT DISTRICTS IN MUNICIPALITIES AND COUNTIES

SUBJECT: Consider approval on setting the date for public hearings for the Fiscal Year 2024-2025 service and assessment plans of Northlake Public Improvement District No. 1 (Harvest) and Northlake Public Improvement District No. 2 (The Highlands) and set the adoption of the plans during the Regular Town Council Meeting on September 12, 2024

**GOALS/
OBJECTIVES:** Exercise Fiscal Responsibility; 2.3 - Create sustainable service plans

BACKGROUND INFORMATION:

- Per Texas State Law, the Town of Northlake is required to publish notice and hold a public hearing to allow property owners to express their views on the assessments levied by the public improvement districts (PID)

- Key Assessment Information
 - Public Improvement District No. 1 (Harvest) - \$0.000000 per \$100 of assessed value
 - Public Improvement District No. 2 (Highlands) - \$1,307.97 per acre
 - \$320,309 assessments on 244.89 acres
- Key Public Improvement District Dates
 - August 8, 2024 - Call the public hearings for Public Improvement Districts
 - August 11, 2024 - Publish notice of Public Improvement Districts
 - September 12, 2024 - Hold public hearings on the Service Assessment Plan (SAP) for Public Improvement District No. 1 (Harvest) and Public Improvement District No. 2 (Highlands); approve the SAPs for the PIDs

COUNCIL ACTION/DIRECTION:

Call the public hearings for Public Improvement Districts No. 1 (Harvest) and No. 2 (Highlands) on September 12, 2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: Town of Northlake Purchasing Policy
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an amended purchase agreement/contract with GMcivil, for Chadwick Farms Mixed Use Development water, trail and drainage construction plans, in an amount not to exceed \$33,550
GOALS/ OBJECTIVES: Invest in Infrastructure; 4.4 - Provide adequate water and sewer infrastructure, Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- Chadwick Farms development agreement calls for design, construction, and installation of public improvements, including water, trail and drainage
- GMcivil is the existing firm working on various projects in the Chadwick Farms development
- Design services are offered at a cost not to exceed \$33,550
 - Amending existing agreement
- Design services include construction plans, TXDOT approvals, permitting, and construction support services

COUNCIL ACTION/DIRECTION:

Approve resolution for purchasing agreement



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO. 24-19

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AMENDED PURCHASE AGREEMENT/CONTRACT WITH GMCIVIL, FOR WATER, TRAIL AND DRAINAGE CONSTRUCTION PLANS, IN AN AMOUNT NOT TO EXCEED \$33,550; RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON APPROVAL BY THE TOWN COUNCIL

WHEREAS, the Town has selected GMcivil for the design of water, trail and drainage to service the Chadwick Farms Mixed Use Development; and

WHEREAS, this infrastructure will support capacity needs of the new StarCenter Sports venue; and

WHEREAS, the cost for design services includes construction plans, permits, and support services; and

WHEREAS, the quoted price for these services is an amount not to exceed \$33,550.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town manager is authorized to execute an amended contract with GMcivil for construction plans and design services of the Chadwick Farms Mixed Use development water, trail and drainage, in an amount not to exceed \$33,550.

Section 3. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on August 8, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



August 1, 2024

Mr. Drew Corn
Town Manager
Town of Northlake
1500 Commons Circle
Suite 300
Northlake, TX 76226

Re: Proposal for Professional Services for the Design of Link Road East Through the Chadwick Farms Mixed Use Development in Support of Sports Venue, Located in the Town of Northlake, Texas

Dear Mr. Corn:

We at GMcivil appreciate the opportunity to provide you with this proposal for professional services for the design of a Link Road through the Chadwick Farms Mixed Use Development to serve the proposed Sports Venue.

Based on our understanding, the following represents the scope of services we believe necessary to successfully complete the requested program of work. All references herein to the Town of Northlake and Denton County shall be denoted as the "Town" and "County" respectively.

SCOPE OF BASIC SERVICES

1. 12-Inch Water Line Construction Plans – GMcivil will prepare plans and specifications for the 12-inch water line on Link Road East, a distance of approximately 1,778 linear feet. GMcivil will submit the plans to the Town and provide technical support to facilitate acceptance.
2. Hike and Bike Trail Construction Plans – GMcivil will prepare plans and specifications for a 10' Hike and Bike Trail from Link Road East (a distance of approximately 2,184 linear feet) The paving plan will be a horizontal layout suitable for construction staking prepared in accordance with the recommendations of the project geotechnical consultant or as specified by Town standard specifications. No structural paving design is to be performed by GMcivil. Earthwork calculations will be based on shrinkage and swell factors as provided by the geotechnical consultant. GMcivil will submit this information to the Town and provide technical support to facilitate acceptance.

Additional Items:

- Record Drawings - GMcivil will produce one set of final record drawings in both paper and electronic format in accordance with the requirements of the Town and County, if applicable. The record drawings will be prepared using information provided by the contractor.
- CAD Files - GMcivil will provide CAD files of plans and other requisite documents to Client's consultants and franchise utility providers serving the project and/or designated by the Owner upon execution of GMcivil's standard waiver of liability. If such franchise utility providers supply design layouts to GMcivil, GMcivil will forward the same to the Owner for review and/or approval. GMcivil will coordinate with the Owner regarding utility easements requested by the franchise utility providers prior to adding such easements to the plans.

Items Not Included in Scope of Basic Services:

- SWPPP - GMcivil recommends the Client obtain a SWPPP from a qualified consultant. This should include periodic inspection of all Erosion Control facilities pursuant to current TCEQ regulations. GMcivil will provide an Erosion Control Plan and other requisite documents to and otherwise coordinate with the consultant of the Client's choice at no additional charge.
- Flood Study
- Geotechnical Engineering
- Environmental Engineering
- Traffic Impact Analysis (TIA)
- Landscape, hardscape, and irrigation plans.
- Retaining wall design
- Structural engineering, analyses, and/or inspections of items not identified above.
- Any other service not specifically identified above.

COMPENSATION

Fees for the Scope of Basic Services specified above are set forth in **Exhibit A**.

- Fees shall be considered lump sum and will be invoiced on a percentage of completion basis as determined by GMcivil, unless otherwise specified on **Exhibit A**.
- Third Party Fees - All application fees, permit fees, plan review fees, filing fees, and other third-party fees shall be the responsibility of the Client.
- Other Costs - It is the intention of GMcivil that all reasonable costs for reproduction and mileage are included in our fee schedule.
- Additional Services - Any work not contained within the Scope of Basic Services will be considered "Special Services" and billed at our standard hourly rates. No professional services requiring compensation as Special Services will be performed without prior approval.

Please review the terms of this proposal, including the General Conditions of Agreement, carefully. If you are in agreement, please sign and return a copy to this office for our records. Your signature will serve as our authorization to proceed. We sincerely appreciate the opportunity to provide you with these professional services. If you have any questions regarding this proposal, please feel free to call.

Sincerely,
GMcivil



Edward W. Eckart, P.E.
President

APPROVED:

Name / Title



Exhibit A
Town of Northlake, Link Road East Services
Schedule of Fees

		<u>Value</u>	<u>Contract Method</u>	<u>Amount</u>
1	12" Water Line Plans (1,778 LF)	18,750	lump sum	18,750
2	10' Hike and Bike Trail Construction Plans (2,184 LF)	14,800	lump sum	14,800
	Total			33,550.00



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 5. TAX INCREMENT REINVESTMENT ZONE NUMBER THREE BOARD MEETING

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

REF. DOC.: Texas Tax Code, Chapter 311; TIRZ No. 3 Creation Ordinance & Preliminary Project and Finance Plan

SUBJECT: Consider approval of a project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas

GOALS/ OBJECTIVES: Invest in Infrastructure; 4.1 - Leverage funding sources for needed infrastructure financing, Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- Chadwick Farms Development Agreement (DA) approved December 14, 2023
 - Provided for transfer of site for Starcenter Multisport Northlake to Town
 - Outlined obligations of Developer and Town related to build-out of Chadwick Farms property
 - Called for creation of Tax Increment Reinvestment Zone (TIRZ)
- TIRZ No. 3 created by Ordinance No. 24-0314A adopted March 14, 2024
 - 40-year term
 - Established Town Council as board of directors
 - Included Preliminary Project and Finance Plan based on 50% tax increment
- Final Project and Finance Plan
 - TIRZ board to approve and recommend to Town Council for final adoption
 - Final Project and Finance Plan based on terms established in creation ordinance and includes:
 - \$23.2M estimated project costs:
 - \$20.7M estimated public improvements project costs
 - Up to \$1.5M reimbursement of Developer's contribution for public improvements
 - \$1M administrative costs over life of TIRZ (\$25K annually)
 - \$34M estimated revenues through life of TIRZ

COUNCIL ACTION/DIRECTION:

Approve Project and Finance Plan for TIRZ Number 3



REINVESTMENT ZONE NUMBER THREE,
TOWN OF NORTHLAKE, TEXAS
FINAL PROJECT AND FINANCING PLAN

AUGUST 8, 2024

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SECTION 1: DEFINITIONS

Capitalized terms used in this Final Plan shall have the meanings given to them in **Section 1** below unless otherwise defined in this Final Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Final Plan or an Exhibit attached to and made a part of this Final Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the Town to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, implementations costs, costs of operating the Zone and project facilities paid by or on behalf of the Town that are directly related to the administration of the Zone, as well as payments made at the discretion of the governing body of the municipality that it finds necessary or convenient to the adoption or to the implementation of this Final Plan for the Zone.

“**Appraisal District**” means the Denton County Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the taxable value of the Zone, on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District, less the Tax Increment Base.

“**Town**” means the Town of Northlake, Texas.

“**Town Council**” means the governing body of the Town.

“**Town TIRZ Increment**” means the portion of the Town’s ad valorem tax increment equal to fifty percent (50%) of the ad valorem real property taxes collected and received by the Town on the Captured Appraised Value in the Zone as further described in **Section 12**.

“**County**” means Denton County, Texas.

“**Creation Ordinance**” means Ordinance No. 24-0314A approved and adopted by the Town on March 14, 2024, which created and designated the creation of the Zone and the Board.

“**Developer**” means Chadwick Farms, LTD., and any successors or assignees thereof, the initial primary property owner and developer of the Development property owned by Chadwick Farms, Ltd., within the Zone.

“**Development**” means the Developer’s development, which consists of approximately 68 acres, as further defined and identified in the Development Agreement and in this Final Plan.

“**Development Agreement**” means the Chadwick Farms Development Agreement, approved and adopted by the Town on December 14, 2023, as amended.

“Economic Development Program” means the economic development program authorized by the Economic Development Provision, which allows the Board, subject to the approval of the Town Council, to establish and provide for the administration of one or more programs necessary or convenient to implement and achieve the purposes of the Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone and developing business and commercial activity within the Zone, and may include programs to make grants of any lawfully available money from Town TIRZ Fund - No. 3, including activities that benefit the Zone and stimulate business and commercial activity in the Zone.

“Economic Development Provision” means Section 311.010(h) of the Act and Article III, Section 52-a, Texas Constitution, as amended.

“Feasibility Study” means the economic feasibility study as prepared at the time the Town Council approved the Creation Ordinance, as updated and amended by this Final Plan, and which focuses on direct financial benefits, as further described in **Section 9**, and shown on **Exhibit E**.

“Final Plan” means the *Reinvestment Zone Number Three, Town of Northlake, Texas, Final Project and Financing Plan* that was approved by the Board and the Town Council on August 8, 2024, as amended and updated from time to time.

“Non-Project Costs” means those certain costs that were spent to develop the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6** and shown on **Exhibit B**.

“Preliminary Plan” means the *Reinvestment Zone Number Three, Town of Northlake, Texas Preliminary Project and Financing Plan* that was approved by the Town Council on March 14, 2024.

“Project Costs” means the total actual costs for projects in the Zone, including Public Improvements, including financing and interest costs related thereto, and Administrative Costs, as described in **Section 8** and shown on **Exhibit C**.

“Property” means approximately 478 acres of land located within the corporate limits of the Town, more specifically depicted and described on **Exhibit A**.

“Public Improvements” means the public improvements located within the Zone, which includes roads, water, sanitary sewer, storm drainage, and soft costs as depicted on **Exhibit F**, and detailed on **Exhibit C**.

“Tax Increment Base” means the total appraised value of the taxable real property in the Zone as of January 1, 2024, as calculated and certified by the Appraisal District.

“Town TIRZ Fund - No. 3” means the tax increment fund created by the Town and segregated from all other funds of the Town, where the Town TIRZ Increment is deposited annually.

“Zone” means Reinvestment Zone Number Three, Town of Northlake, Texas, as depicted and described on **Exhibit A**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

At the time of the Creation Ordinance, the Town had the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the Town as a tax increment reinvestment zone to promote development or redevelopment of the area because the Town Council had determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone was feasible, and that the creation of the Zone was in the best interest of the Town and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the Town designating the Zone, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the Town; or
- 3) is in a federally assisted new community located in the Town or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the Town by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The Town cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the Town and in industrial districts created by the Town.

2.3 The Zone

The Property within the proposed Zone is currently located within the corporate limits of the Town. At the time of the Creation Ordinance, the Property was predominantly open, undeveloped or underdeveloped, and substantially impaired and arrested the sound growth of the Town. Due to its size, location, and physical characteristics, development would not have occurred solely through

private investment in the foreseeable future. The Property lacked public infrastructure and required economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. The Public Improvements were, or will be, financed as contemplated by the Preliminary Plan and this Final Plan, the Town envisions that the Property would be developed to take full advantage of the opportunity to bring to the Town, the County, and the region, a quality development for the benefit of the general public of the State of Texas.

2.4 Preliminary Plan and Hearing

Before the Town Council adopted the Creation Ordinance, the Town Council prepared the Preliminary Plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the Town and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by this Final Plan, which requires approval by the Board and the Town Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the Town Council approved the Creation Ordinance in accordance with the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
- 2) that the Zone is feasible, and
- 3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the Town, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance appointed the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board reviewed the Preliminary Plan and recommended to the Town Council and approved the Final Plan on August 8, 2024, pursuant to which the Town will contribute the Town TIRZ Increment into the Town TIRZ Fund - No. 3 to fund the Project Costs benefiting the Zone.

2.7 Council Action

On December 14, 2023, the Town entered into a Development Agreement with the Developer for the development of a portion of the Property within the Zone.

On March 14, 2024, the Town Council approved the Creation Ordinance which created and designated the creation of the Zone and the Board.

On August 8, 2024, the Board took the Final Plan into consideration and recommended approval of the Final Plan to the Town Council.

On August 8, 2024, the Town Council took into consideration the recommendations of the Board and approved the Final Plan.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently located within the corporate limits of the Town and zoned Commercial, Commercial Planned Development, Industrial, Industrial Planned Development, Mixed-Use Planned Development, and Rural Residential. The Property was primarily undeveloped or underdeveloped, and there was no public infrastructure to support development. The development of the Property requires extensive public infrastructure that: (1) the Town could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed land uses of the Zone include commercial, industrial, and apartments and townhomes along with commercial uses in the Mixed-Use Planned Development zoning districts, as shown on **Exhibit G**.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits of the Town and is subject to the Town's zoning regulation. The Town has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons were displaced and in need of relocation due to the creation of the Zone, the Final Plan, or will be due to the implementation of this Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are private funds that were spent to develop in the Zone but will not be financed by the Zone, and will be financed by other funds. The list of Non-Project Costs is shown on **Exhibit B**, and are estimated to be approximately \$285,412,500.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

The Public Improvements to be financed by the Zone include roads, water, storm drainage, sanitary sewer, and soft costs as shown on **Exhibit C**. All Public Improvements shall be designed and constructed in accordance with all applicable Town standards and the Development Agreement and shall otherwise be inspected, approved, and accepted by the Town. At the Town's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit F**. These locations may be revised, with the approval of the Town, from time to time without amending this Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs are estimated to be approximately \$23,200,000 as shown on **Exhibit C**. The total costs of the Public Improvements, including financing and interest costs related thereto, are estimated to be \$20,700,000 and the Administrative Costs over the life of the Zone are estimated to be \$1,000,000 as shown on **Exhibit C**.

8.2 Estimated Administrative Costs

The Administrative Costs are estimated to be \$25,000 per year. The Administrative Costs shall be paid each year from the Town TIRZ Fund - No. 3 before the costs of Public Improvements are paid.

8.3 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and throughout the duration of the Zone. The estimated costs of the Public Improvements will be incurred between calendar years 2024 and 2025, as shown on **Exhibit D**.

SECTION 9: FEASIBILITY STUDY

9.1 Feasibility Study

For purposes of this Final Plan, a Feasibility Study has been demonstrated over the term of the Zone, as shown on **Exhibit E**. This evaluation focuses on direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). As shown on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$68,344,034 in total new real property tax revenue for the participation taxing entities.

The Feasibility Study shows the cumulative Town TIRZ Increment is estimated to be \$34,172,017, which will be used to fund a portion of the Project Costs, as described hereafter in **Section 12.2**, until the term expires or is otherwise terminated pursuant to the Development Agreement. The Town, as a participating taxing entity, will benefit from the new development within the Zone and will retain the remaining real property tax revenue over that period, estimated at \$34,172,017.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities. Upon expiration or termination of the Zone, one hundred (100%) of all tax revenue generated within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the Town secured by the tax increments pursuant to the Act, are contemplated at the time of this Final Plan.

SECTION 11: APPRAISED VALUE

11.1.1 Tax Increment Base

The Tax Increment Base of the Zone as of January 1, 2024, is estimated to be \$448,814,432 and shall be confirmed by the Appraisal District. The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was created.

11.1.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$1,104,169,777, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the annual Town TIRZ Increment due to the Town TIRZ Fund - No. 3, pursuant to this Final Plan.

SECTION 12: METHOD OF FINANCING

This Final Plan shall obligate the Town to deposit the Town TIRZ Increment into the Town TIRZ Fund - No. 3 each year for the duration of the Zone an amount equal to fifty percent (50%) of the total Captured Appraised Value of taxable real property in the Zone and collected for that year. For example, in FY 2024, the Town's ad valorem tax rate was \$0.295 per \$100 of taxable value, therefore the Town would contribute \$0.1475 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the Town TIRZ Fund - No. 3.

12.1 Town TIRZ Fund - No. 3

The Town TIRZ Fund - No. 3 shall be prioritized annually as follows:

- 1) To pay the Administrative Costs relating to the Zone, including any reasonable third-party administrative costs; then
- 2) To reimburse the Town for Public Improvements as provided for in this Plan; then
- 3) For Tax Increment attributable to the Development and pursuant to the Development Agreement, on an annual basis to reimburse Developer for its one million dollars (\$1,000,000.00) contribution to the Town, with interest charged annually at a maximum rate of 4.5% APR, and which shall not exceed the amount of \$500,000 in total interest paid by the Town during the Term of the Development Agreement; then
- 4) At the Town Council's discretion, any excess Town TIRZ Increment may be used in accordance with the Act.

All payments of Project Costs shall be made in part from the Town TIRZ Fund - No. 3 and from no other funds of the Town unless otherwise approved by the governing body, and the Town TIRZ Fund - No. 3 shall only be used to pay the Project Costs in accordance with this Final Plan. The Town may amend this Final Plan in compliance with the Act and the Development Agreement, including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone commenced upon the execution of the Creation Ordinance and shall continue for forty (40) years until December 31, 2064, with the last increment being deposited by January 31, 2065, unless otherwise terminated in accordance with the Creation Ordinance.

13.2 Termination

The Zone shall terminate prior to the expiration of its stated term if at such time the Project Costs have been fully funded. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the Town TIRZ Fund - No. 3, the Town shall have no

obligation to pay the shortfall and the term shall not be extended. Nothing in this section is intended to prevent the Town from extending the term of the Zone in accordance with the Act.

SECTION 14: ECONOMIC DEVELOPMENT PROGRAM

The Town Council and the Board have determined it to be necessary and convenient to the accomplishment of the objectives of the Zone to establish and provide for the administration of the Economic Development Program that may be used to incentivize development. The Economic Development Program established in this Section is authorized by the Economic Development Provision.

The Economic Development Program will further the public purpose of developing and diversifying the economy of the Zone. All grants that are part of the Economic Development Program serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real and business personal property tax base for all taxing units within the Zone, and increased job opportunities for residents of the Town and Denton County.

Only owners of real property in the Zone, and their successors and assigns, are eligible to receive grants that are part of the Economic Development Program. Any owner of real property within the Zone seeking grants that are part of the Economic Development Program must first submit a request to the Town on a form acceptable to the Town.

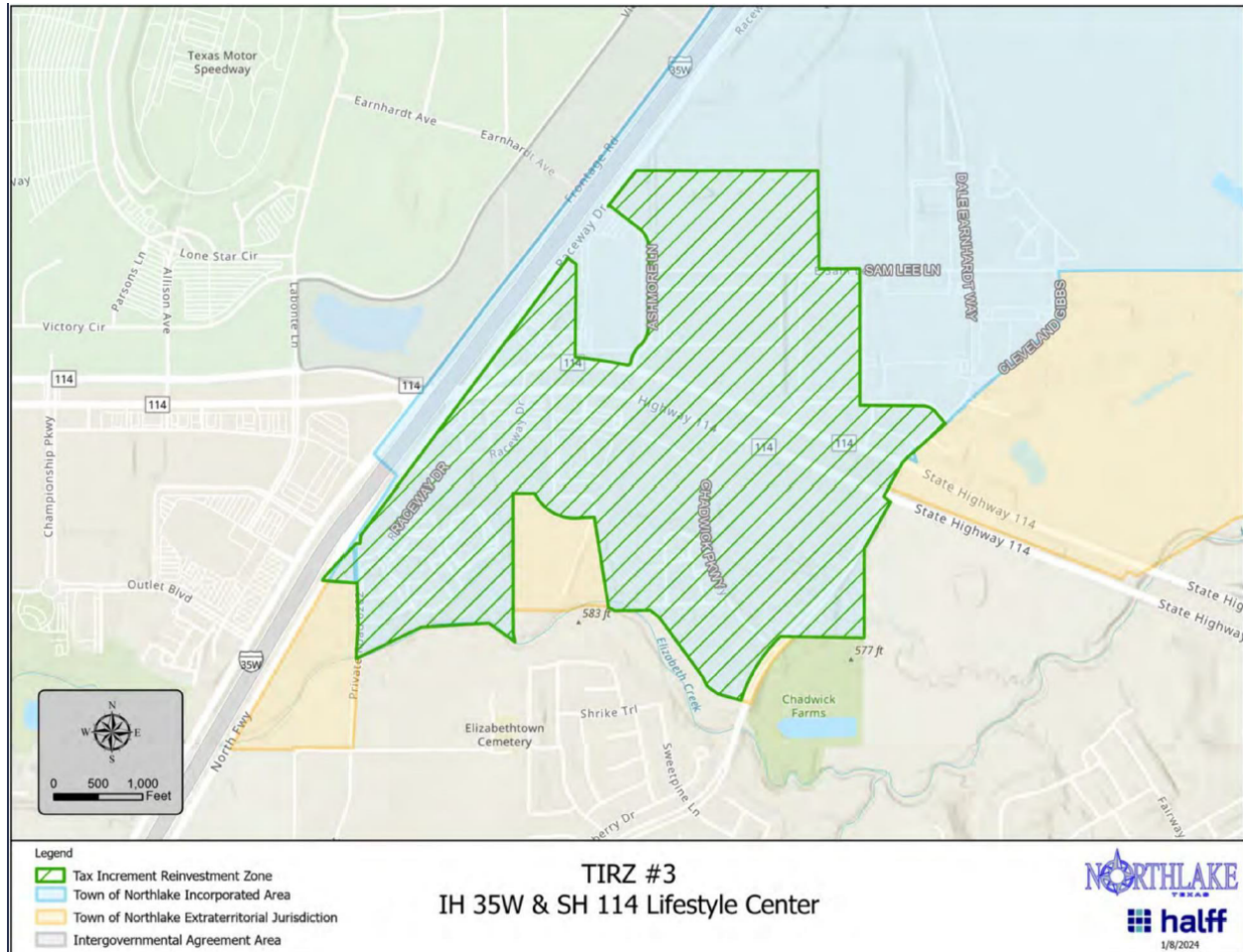
LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Map and Legal Description of the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Costs
Exhibit E	Feasibility Study
Exhibit F	Map of the Public Improvements
Exhibit G	Proposed Uses of the Property

EXHIBIT A – MAP AND LEGAL DESCRIPTION OF THE ZONE

MAP



LEGAL DESCRIPTION

EXHIBIT "A" TAX INCREMENT REINVESTMENT ZONE, NO. 3

BEING all of those tracts listed in the Parcel Table (below) situated in the BBB & C RR Co. Survey, Abstract Number 189, the Lewis Medlin Survey, Abstract Number 830, the George W Shamblin Survey, Abstract Number 1191 and the T&P RR Co. Survey, Abstract Number 1659, Town of Northlake, Denton County, Texas; all being of the public records of Denton County, Texas, save and except all public right-of-ways; and being more particularly described as follows:

PARCEL TABLE		
1	TOWN OF NORTHLAKE	INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION	CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC.	INST. NO. 2022-57612
4	LOT 8, BLOCK 4, NORTHPORT ADDITION	CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION	CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC.	INST. NO. 2005-102672
7	JEFFERSON NORTHLAKE, LLC	INST. NO. 2021-214800
8	NORTHPORT PARTNERS, LLC	INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION	INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1	INST. NO. 2018-40121
11	SCSD-FINNELL, LTD	INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2	INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2009-205
15	LOT 3, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2018-164
16	LOT 2, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC.	INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE	CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN	CAB. U, PG. 50
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I	INST. NO. 2022-105
21	NORTHLAKE LODGING DEVELOPMENT, INC.	INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II	INST. NO. 2014-135
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE	CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS	INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.	VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE	INST. NO. 2019-153256
30	CHADWICK FARMS, LTD.	VOL. 4984, PG. 1387 INST. NO. 2001-53124
31	CHADWICK FARMS, LTD.	INST. NO. 2001-32855
32	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2001-59642

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33	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2002-92288
34	CHADWICK FARMS, LTD.	INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST	INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE	INST. NO. 2015-255
39	LOT 1X-R & LOT2, BLOCK 26, CHADWICK FARMS ADDITION	INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION	INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION	INST. NO 2010-41

BEGINNING, at a 1/2-inch found iron rod with cap stamped "PACHECO KOCH" in the southeast right-of-way line of Interstate 35W (variable width right-of-way), also being the northern most corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121); said point being the **POINT OF BEGINNING**;

THENCE along the northeast and east lines of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) the following bearings and distances;

South 52 degrees 51 minutes 08 seconds East, departing said southeast right-of-way line of Interstate 35W, a distance of 127.41 feet to a point for corner;

South 0 degrees 06 minutes 38 seconds West, a distance of 331.14 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

THENCE South 0 degrees 06 minutes 33 seconds West, along the east line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 191.22 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and Northport Commercial Association, Inc. (Inst. No. 2018-46021);

THENCE South 0 degrees 06 minutes 06 seconds West, along the east line of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021), a distance of 176.74 feet to a common corner of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021) and said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE South 0 degrees 07 minutes 10 seconds West, along the east line of said Lot 2, Block 5, Northport Addition, a distance of 321.23 feet to a point for corner in the north right-of-way line of State Highway 114 (variable width right-of-way) also being the southeast corner of said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE along said north right-of-way line of State Highway 114 the following bearings and distances;

South 85 degrees 01 minutes 37 seconds East, a distance of 91.84 feet to a point for corner;

South 83 degrees 43 minutes 06 seconds East, a distance of 99.97 feet to a point for corner;

South 82 degrees 23 minutes 59 seconds East, a distance of 99.97 feet to a point for corner;

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South 81 degrees 02 minutes 59 seconds East, a distance of 100.03 feet to a point for corner;

South 80 degrees 01 minutes 26 seconds East, a distance of 99.95 feet to a point for corner;

South 78 degrees 52 minutes 33 seconds East, a distance of 55.45 feet to a point for corner;

South 78 degrees 37 minutes 52 seconds East, a distance of 57.85 feet to a point for corner at the southwest end of a right-of-way corner clip at the intersection of said north right-of-way line of State Highway 114 and the west right-of-way line of Ashmore Lane (60-foot right-of-way);

THENCE departing said north right-of-way line of said State Highway 114 and along said corner clip and the west right-of-way line of Ashmore Lane the following bearings and distances;

North 57 degrees 13 minutes 44 seconds East, a distance of 21.21 feet to a point for corner;

North 12 degrees, 13 minutes, 44 seconds East, a distance of 40.58 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 35 degrees, 53 minutes, 47 seconds, having a radius of 329.99 feet, a chord bearing of North 30 degrees, 10 minutes, 35 seconds East, a chord distance of 203.37 feet, an arc length of 206.74 feet to a point for corner at the beginning of a reverse curve to the left;

Along said curve to the left through a central angle of 48 degrees, 08 minutes, 44 seconds, having a radius of 270.00 feet, a chord bearing of North 24 degrees, 03 minutes, 03 seconds East, a chord distance of 220.26 feet, an arc length of 226.88 feet to a point for corner;

North 00 degrees 01 minutes 20 seconds West, a distance of 585.04 feet to a point for corner;

North 45 degrees 11 minutes 21 seconds West, a distance of 21.15 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 44 degrees 39 minutes 52 seconds East, a distance of 21.54 feet to a point for corner;

North 00 degrees, 19 minutes, 20 seconds West, a distance of 207.14 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 52 degrees, 31 minutes, 54 seconds, having a radius of 270.00 feet, a chord bearing of North 26 degrees, 35 minutes, 16 seconds West, a chord distance of 238.97 feet, an arc length of 247.55 feet to a point for corner;

North 52 degrees 51 minutes 11 seconds West, a distance of 417.54 feet to a point for corner at the east end of a right-of-way corner clip at the intersection of said west right-of-way line of Ashmore Lane and said southeast line of Interstate 35W;

South 82 degrees 08 minutes 49 seconds West, a distance of 21.21 feet to a point for corner at the west end of said corner clip;

THENCE North 37 degrees 08 minutes 49 seconds East, along said southeast right-of-way line of Interstate 35W, crossing the terminus of said Ashmore Lane, and along the northwest line of said Lot 1 & 3, Block 6,

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Northport Addition (CAB. X, PG. 997), a distance of 375.00 feet to a common corner of said Lot 1 & 3, Block 6, Northport Addition and said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 36 degrees 55 minutes 33 seconds East, continuing along said southeast right-of-way line of Interstate 35W, also being the northwest line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 127.54 feet to the northwest corner of said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 89 degrees 58 minutes 12 seconds East, departing said southeast right-of-way line of Interstate 35W and along the north line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 212.86 feet to a common corner of said Town of Northlake tract (Inst. No. 2007-81986) and said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612);

THENCE along the north and east lines of said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612) the following bearings and distances;

North 89 degrees 58 minutes 12 seconds East, a distance of 1,826.16 feet to a point for corner;

South 00 degrees 40 minutes 41 seconds East, a distance of 1,155.71 feet to a point for corner in the south right-of-way line of Sam Lee Lane (variable width right-of-way) and the north line of said Lot 11, Block 4, Northport Addition (Cab. Y, Pg. 515);

THENCE North 89 degrees 59 minutes 22 seconds East, along said south right-of-way line of Sam Lee Lane and said north line of Lot 11, Block 4, a distance of 488.34 feet to a point for corner at the northeast corner of said Lot 11, Block 4;

THENCE South 00 degrees 01 minutes 10 seconds East, departing the south right-of-way line of said Sam Lee Lane and along the east line of said Lot 11, Block 4 a distance of 1,405.76 feet to a point for corner in the north right-of-way line of Northport Drive (60-foot wide right-of-way) and at the southeast corner of said Lot 11, Block 4;

THENCE North 89 degrees 58 minutes 50 seconds East, along said north right-of-way line of Northport Drive, a distance of 155.02 feet to a point for corner;

THENCE South 0 degrees 01 minutes 10 seconds East, departing said north right-of-way line, over and across said Northport Drive, a distance of 60.00 feet to a point in the south right-of-way line of said Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

THENCE along said south right-of-way line of Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2) the following bearings and distances;

North 89 degrees, 58 minutes, 50 seconds East, a distance of 530.05 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 49 degrees, 11 minutes, 13 seconds, having a radius of 190.00 feet, a chord bearing of South 65 degrees, 25 minutes, 33 seconds East, a chord distance of 158.15 feet, an arc length of 163.11 feet to a point for corner;

South 40 degrees 49 minutes 55 seconds East, a distance of 84.34 feet to the north end of a corner clip at the intersection of said south right-of-way line of Northport Drive and the northwest right-of-way line of Cleveland Gibbs Road (80-foot wide right-of-way) and an east corner of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

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THENCE South 27 degrees 36 minutes 58 seconds East, departing said corner clip over and across said Cleveland Gibbs Road, a distance of 107.96 feet to a point for corner in Cleveland Gibbs Road;

THENCE over and across said Cleveland Gibbs Road and along the approximate southeast right-of-way line of said Cleveland Gibbs Road the following bearings and distances;

South 48 degrees, 56 minutes, 19 seconds West, a distance of 395.08 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 18 degrees, 14 minutes, 47 seconds, having a radius of 510.00 feet, a chord bearing of South 39 degrees, 48 minutes, 55 seconds West, a chord distance of 161.73 feet, an arc length of 162.41 feet to the intersection of said southeast right-of-way line of Cleveland Gibbs Road and the said north right-of-way line of Highway 114;

THENCE over and across said State Highway 114 the following bearings and distances;

South 30 degrees 41 minutes 31 seconds West, a distance of 526.57 feet to a point for corner;

South 68 degrees 55 minutes 11 seconds East, a distance of 77.24 feet to the intersection of the south right-of-way line of said State Highway 114 and the northeast corner of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288);

THENCE along the southeast line of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288) the following bearings and distances;

South 26 degrees, 38 minutes, 44 seconds West, departing said north right-of-way line of State Highway 114, a distance of 288.51 feet to a 5/8-inch found iron rod with cap stamped "JACOBS" at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 05 degrees, 25 minutes, 08 seconds, having a radius of 4080.00 feet, a chord bearing of South 29 degrees, 21 minutes, 18 seconds West, a chord distance of 385.72 feet, an arc length of 385.87 feet to a common point of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288), said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2001-59642) and said Byron Nelson Special Trust tract (Inst. No. 2002-92287);

THENCE along the east line of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) the following bearings and distances;

South 0 degrees 14 minutes 04 seconds East, a distance of 870.06 feet to a point for corner;

South 87 degrees 57 minutes 03 seconds West, a distance of 284.25 feet to a common south corner of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) and said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255);

THENCE South 88 degrees 06 minutes 10 seconds West, along the south line of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255), a distance of 487.13 feet to a 1/2-inch found iron rod with cap stamped "MILLER 5665" at the east corner of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255) and being in the southeast right-of-way line of Cleveland Gibbs Road (variable width right-of-way);

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THENCE South 88 degrees 07 minutes 16 seconds West, over and across said Cleveland Gibbs Road, a distance of 171.07 feet to a point in the northwest right-of-way line of said Cleveland Gibbs Road and southwest line of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240);

THENCE along said northwest right-of-way line of Cleveland Gibbs Road and said southeast line Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) the following bearings and distances;

South 43 degrees, 44 minutes, 08 seconds West, a distance of 16.91 feet to a point for corner the beginning of a non-tangent curve to the left;

Along said curve to the left through a central angle of 02 degrees, 33 minutes, 13 seconds, having a radius of 1966.42 feet, a chord bearing of South 41 degrees, 35 minutes, 27 seconds West, a chord distance of 87.64 feet, an arc length of 87.64 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and northeast right-of-way line of Chadwick Parkway (60-foot wide right-of-way);

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, over and across said Chadwick Parkway and along said curve to the left through a central angle of 02 degrees, 24 minutes, 41 seconds, having a radius of 1966.42 feet, a chord bearing of South 39 degrees, 06 minutes, 30 seconds West, a chord distance of 82.75 feet, an arc length of 82.76 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and southwest right-of-way line of Chadwick Parkway;

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, along the boundary line of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) the following bearings and distances;

Along said curve to the left through a central angle of 19 degrees, 11 minutes, 05 seconds, having a radius of 1966.42 feet, a chord bearing of South 28 degrees, 18 minutes, 37 seconds West, a chord distance of 655.36 feet, an arc length of 658.44 feet to a point for corner;

North 74 degrees 09 minutes 27 seconds West, a distance of 272.69 feet to a point for corner;

North 53 degrees 46 minutes 13 seconds West, a distance of 144.99 feet to a point for corner;

North 26 degrees 43 minutes 21 seconds West, a distance of 113.17 feet to a point for corner;

North 36 degrees 18 minutes 19 seconds West, a distance of 406.87 feet to a point for corner;

North 36 degrees 01 minutes 20 seconds West, a distance of 417.06 feet to a point for corner;

North 50 degrees 21 minutes 39 seconds West, a distance of 131.90 feet to the northwest corner of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE along said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) the following bearings and distance;

South 88 degrees 05 minutes 06 seconds West, a distance of 375.46 feet to a point for corner;

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North 67 degrees 06 minutes 45 seconds West, a distance of 45.47 feet to a point for corner in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 32 minutes 51 seconds West, departing said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), over and across said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 103.84 feet to a point for corner in said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 31 minutes 39 seconds West, along the west line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 944.69 feet the northwest corner of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) in the south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517);

THENCE along said south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) the following bearings and distances;

South 82 degrees, 48 minutes, 15 seconds West, a distance of 155.78 feet to a point for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 78 degrees, 30 minutes, 13 seconds, having a radius of 448.07 feet, a chord bearing of North 57 degrees, 57 minutes, 30 seconds West, a chord distance of 567.01 feet, an arc length of 613.92 feet to a point for the western most corner of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) being in the south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE South 89 degrees 45 minutes 40 seconds West, along said south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), a distance of 302.29 feet to the northeast corner of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296);

THENCE South 1 degrees 17 minutes 02 seconds East, departing said south line of Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), along the east line of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296), 1,566.54 feet to the south point of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296) in the northwest line of Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135);

THENCE along the boundary line of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) the following bearings and distances;

South 44 degrees 40 minutes 47 seconds East, a distance of 1.59 feet to a point for corner;

South 0 degrees 41 minutes 04 seconds East, a distance of 88.86 feet to a point for corner;

North 55 degrees 07 minutes 32 seconds West, a distance of 355.36 feet to a point for corner;

South 88 degrees 14 minutes 02 seconds West, a distance of 322.50 feet to a point for corner;

South 84 degrees 05 minutes 51 seconds West, a distance of 440.26 feet to a point for corner;

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South 63 degrees 53 minutes 53 seconds West, a distance of 807.79 feet to the southwest corner of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) to a point for corner in Private Road 6202 (variable width right-of-way);

North 4 degrees 18 minutes 06 seconds East, over and across said Private Road 6202, a distance of 90.97 feet to a point for corner;

North 3 degrees 04 minutes 44 seconds East, over and across said Private Road 6202, a distance of 288.82 feet to a point for corner;

North 1 degrees 27 minutes 47 seconds West, over and across said Private Road 6202, a distance of 467.98 feet to point for corner in said west line of Lot 2R1, Block 1, Creekside At Northlake II tract (Inst. No. 2014-135) and being in said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, over and across said Private Road 6206, a distance of 31.64 feet to the southeast corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in the west line of said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, along the south line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925), a distance of 292.51 feet to the southwest corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in said southeast right-of-way line of Interstate 35W and the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the beginning of a non-tangent curve to the right;

THENCE continuing along said southeast right-of-way line of Interstate 35W and along the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the following bearings and distances;

Along said curve to the right through a central angle of 02 degrees, 45 minutes, 11 seconds, having a radius of 6047.06 feet, a chord bearing of North 31 degrees, 25 minutes, 40 seconds East, a chord distance of 290.53 feet, an arc length of 290.55 feet to a point for corner;

North 41 degrees 51 minutes 14 seconds East, a distance of 196.41 feet to the north corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925);

THENCE continuing along said southeast right-of-way line of Interstate 35W, over and across said Private Road 6202 the following bearings and distances;

North 41 degrees 51 minutes 14 seconds East, a distance of 29.13 feet to a point for corner;

North 85 degrees 58 minutes 59 seconds East, a distance of 40.64 feet to a point for corner in the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105);

THENCE continuing along said southeast right-of-way line of Interstate 35W and the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) the following bearings and distances;

North 85 degrees 55 minutes 03 seconds East, a distance of 16.74 feet to a point for corner;

North 5 degrees 29 minutes 11 seconds East, a distance of 91.17 feet to a point for corner;

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EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 09 minutes 15 seconds East, a distance of 450.44 feet to a northwest common corner of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) and said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE continuing along said southeast right-of-way line of Interstate 35W the following bearing and distances;

North 37 degrees 09 minutes 29 seconds East, along said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125) a distance of 1,420.59 feet to a found TxDOT concrete monument at the western most northwest corner of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

North 37 degrees 45 minutes 04 seconds East, over and across said State Highway 114, a distance of 906.45 feet to the west corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205);

North 35 degrees 36 minutes 41 seconds East, along the northwest line of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205), a distance of 260.96 feet to a common corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205) and said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236);

North 35 degrees 39 minutes 40 seconds East, along the northwest line of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236), a distance of 319.92 feet to a common corner of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

North 35 degrees 39 minutes 36 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 137.69 feet to a point for corner;

North 36 degrees 55 minutes 45 seconds East, continuing along said northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) a distance of 90.15 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

North 36 degrees 55 minutes 02 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 8.69 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927);

North 37 degrees 06 minutes 59 seconds East, along the northwest line of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927), a distance of 169.26 feet to a common corner of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 08 minutes 49 seconds East, along the northeast line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 94.01 feet to the **POINT OF BEGINNING** and containing approximately 478 acres of land, more or less, save and except all public right-of-ways;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This metes and bounds description is accompanied by an exhibit of even date.

This document was prepared under 22 Texas administrative code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

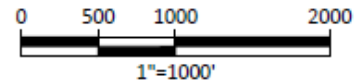
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

GENERAL NOTES:

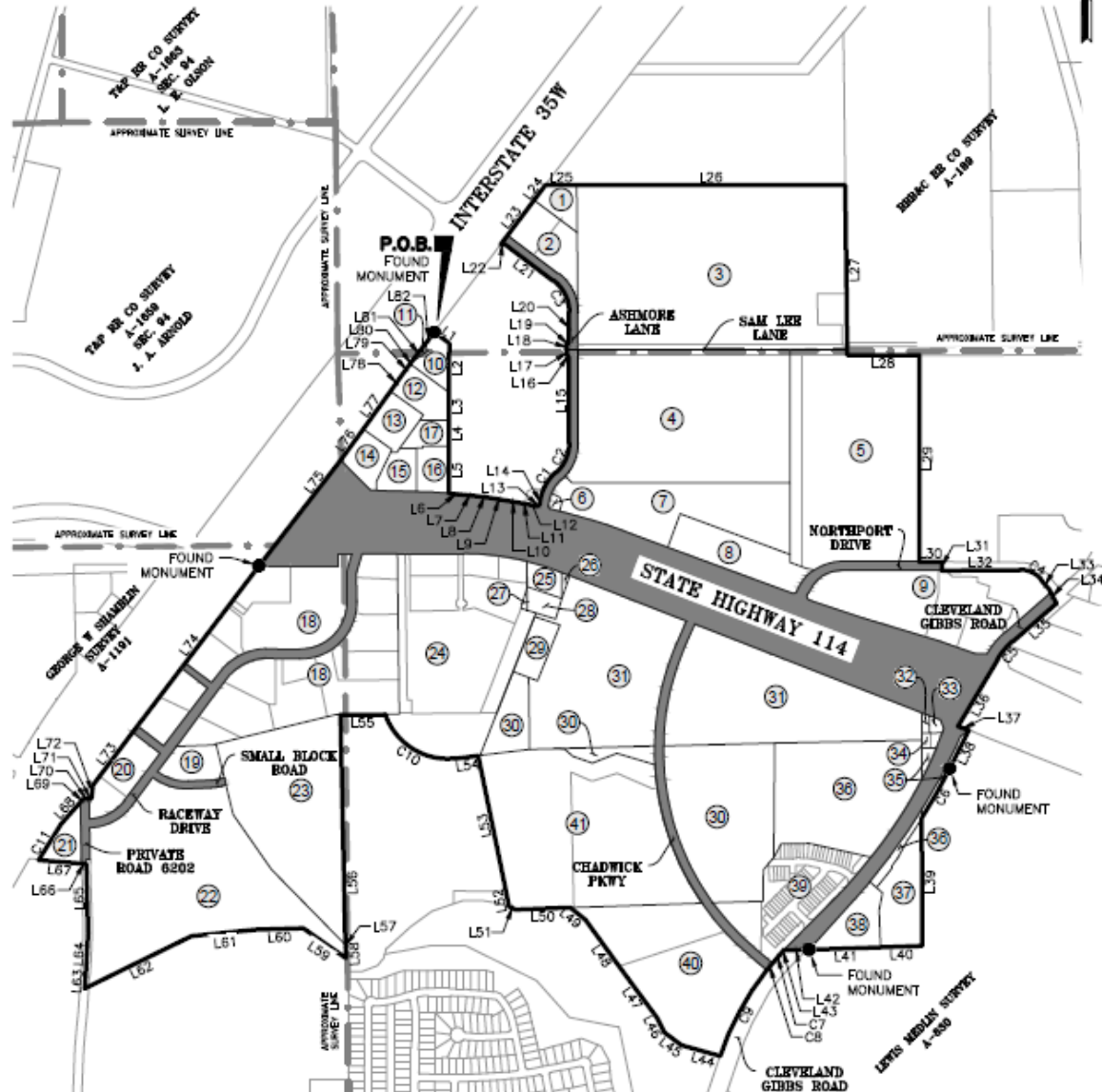
- 1) BEARING BASIS FOR THIS DRAWING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NAD83 (2011). COORDINATES AND DISTANCES SHOWN ARE GRID.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

EXHIBIT "A"

GRAPHIC SCALE



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THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DOCUMENT IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



**TAX INCREMENT
REINVESTMENT ZONE, NO. 3
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS**
BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31847-MA02

DATE ISSUED: 2/27/2024

PAGE: 11 OF 12

EXHIBIT "A"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 52°51'08" E	127.41'
L2	S 00°06'36" W	331.14'
L3	S 00°06'33" W	191.22'
L4	S 00°06'06" W	176.74'
L5	S 00°07'10" W	321.23'
L6	S 85°01'37" E	91.84'
L7	S 83°43'08" E	99.97'
L8	S 82°23'59" E	99.97'
L9	S 81°02'59" E	100.03'
L10	S 80°01'26" E	99.95'
L11	S 78°52'33" E	55.45'
L12	S 78°37'52" E	57.85'
L13	N 57°13'44" E	21.21'
L14	N 12°13'44" E	40.58'
L15	N 00°01'20" W	585.04'
L16	N 45°11'21" W	21.15'
L17	N 00°21'22" W	35.00'
L18	N 00°21'22" W	35.00'
L19	N 44°39'52" E	21.54'
L20	N 00°18'20" W	207.14'
L21	N 52°51'11" W	417.54'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S 82°08'49" W	21.21'
L23	N 37°08'49" E	375.00'
L24	N 36°55'33" E	127.54'
L25	N 89°58'12" E	212.86'
L26	N 89°58'12" E	1,826.16'
L27	S 00°40'41" E	1,155.71'
L28	S 89°59'22" E	488.34'
L29	S 00°01'10" E	1,405.76'
L30	N 89°58'50" E	155.02'
L31	S 00°01'10" E	60.00'
L32	N 89°58'50" E	530.05'
L33	S 40°49'55" E	84.34'
L34	S 27°36'58" E	107.96'
L35	S 48°56'19" W	395.08'
L36	S 30°41'31" W	525.57'
L37	S 68°55'11" E	77.24'
L38	S 26°38'44" W	288.51'
L39	S 00°14'04" E	870.06'
L40	S 87°57'03" W	284.25'
L41	S 88°06'10" W	487.13'
L42	S 88°07'18" W	171.07'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	035°53'47"	329.99'	N30°10'35"E	203.37'	206.74'
C2	048°08'44"	270.00'	N24°03'03"E	220.26'	226.88'
C3	052°31'54"	270.00'	N26°35'16"W	238.97'	247.55'
C4	049°11'13"	190.00'	S65°25'33"E	158.15'	163.11'
C5	018°14'47"	510.00'	S39°48'55"W	161.73'	162.41'
C6	005°25'08"	4080.00'	S29°21'18"W	385.72'	385.87'
C7	002°33'13"	1986.42'	S41°35'27"W	87.64'	87.64'
C8	002°24'41"	1986.42'	S39°06'30"W	82.75'	82.76'
C9	019°11'05"	1986.42'	S28°18'37"W	655.36'	658.44'
C10	078°30'13"	448.07'	N57°57'30"W	567.01'	613.92'
C11	002°45'11"	6047.06'	N31°25'40"E	290.53'	290.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	S 43°44'08" W	16.91'
L44	N 74°09'27" W	272.89'
L45	N 53°46'13" W	144.99'
L46	N 26°43'21" W	113.17'
L47	N 36°18'19" W	406.87'
L48	N 36°01'20" W	417.05'
L49	N 50°21'39" W	131.90'
L50	S 88°05'06" W	375.46'
L51	N 67°06'45" W	45.47'
L52	N 11°32'51" W	103.84'
L53	N 11°31'39" W	944.59'
L54	S 82°48'15" W	155.78'
L55	S 89°45'40" W	302.29'
L56	S 01°17'02" E	1,566.54'
L57	S 44°40'47" E	1.59'
L58	S 00°41'04" E	88.86'
L59	N 55°07'32" W	355.36'
L60	S 88°14'02" W	322.50'
L61	S 84°05'51" W	440.28'
L62	S 83°53'53" W	807.79'
L63	N 04°18'08" E	90.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L64	N 03°04'44" E	288.82'
L65	N 01°27'47" W	487.98'
L66	N 85°15'09" W	31.64'
L67	N 85°15'09" W	292.51'
L68	N 41°51'14" E	196.41'
L69	N 41°51'14" E	29.13'
L70	N 85°58'58" E	40.84'
L71	N 85°55'03" E	16.74'
L72	N 05°29'11" E	91.17'
L73	N 37°09'15" E	450.44'
L74	N 37°09'28" E	1,420.59'
L75	N 37°45'04" E	908.45'
L76	N 35°36'41" E	260.96'
L77	N 35°39'40" E	319.92'
L78	N 35°39'36" E	137.69'
L79	N 36°55'45" E	90.15'
L80	N 36°55'02" E	8.69'
L81	N 37°08'56" E	169.26'
L82	N 37°08'46" E	94.01'

PARCEL TABLE	
1	TOWN OF NORTHLAKE INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC. INST. NO. 2002-57612
4	LOT 8, BLOCK 4, NORTHPORT ADDITION CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC. INST. NO. 2005-302672
7	JEFFERSON NORTHLAKE, LLC INST. NO. 2002-214800
8	NORTHPORT PARTNERS, LLC INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1 INST. NO. 2018-40121
11	SCSD-FINNELL, LTD INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2 INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION INST. NO. 2009-206
15	LOT 3, BLOCK 5, NORTHPORT ADDITION INST. NO. 2018-264
16	LOT 2, BLOCK 5, NORTHPORT ADDITION INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC. INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN CAB. U, PG. 90
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I INST. NO. 2002-305
21	NORTHLAKE LODGING DEVELOPMENT, INC. INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II INST. NO. 2014-335
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC. VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC. INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC. VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC. VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE INST. NO. 2019-353256
30	CHADWICK FARMS, LTD. VOL. 4084, PG. 1387
31	CHADWICK FARMS, LTD. INST. NO. 2001-53124
32	CHADWICK MHP, LTD., TRACT 2 INST. NO. 2001-32855
33	CHADWICK MHP, LTD., TRACT 2 INST. NO. 2001-59642
34	CHADWICK FARMS, LTD. INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1 INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1 INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE INST. NO. 2015-255
39	LOT 1X-R & LOT 2, BLOCK 26, CHADWICK FARMS ADDITION INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION INST. NO. 2010-41

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2801 MEACHAM BLVD., STE. 800
FORT WORTH, TX 76137-2720
TEL (817) 847-1422
TPELS SURVEYING FIRM #10029805

TAX INCREMENT
REINVESTMENT ZONE, NO. 3
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS
BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31647-MA02
DATE ISSUED: 2/27/2024

PAGE: 12 OF 12

EXHIBIT B – NON-PROJECT COSTS

Land Use	Unit	No. of Units	Estimated Buildout Value ¹	
			Per Unit	Total
Apartments	Housing Unit	960	\$ 195,000.00	\$ 187,200,000
Commercial	Square Feet	200,000	\$ 250.00	\$ 50,000,000
Hotels	Room	411	\$ 87,500.00	\$ 35,962,500
Townhomes	Housing Unit	49	\$ 250,000.00	\$ 12,250,000
		Total Non-Project Costs		\$ 285,412,500

(1) Estimated present value of projected buildout and subject to change.

EXHIBIT C – PROJECT COSTS

Project Description		Estimated Cost Allocation
Paving & Storm Drainage Public Improvements		
	Link Road (Pump Station to Cleveland-Gibbs Road)	\$ 3,000,000
	Spur Road (SH 114 Frontage Road to Link Road)	\$ 400,000
	StarCenter Parking Lot	\$ 11,000,000
	StarCenter Site Prep	\$ 1,000,000
Sidewalks/Trails Public Improvements		
	Link Road (Pump Station to Chadwick Parkway)	\$ 200,000
	Link Road (Chadwick Parkway to Cleveland-Gibbs Road)	\$ 500,000
	West Trail (southern boundary of StarCenter)	\$ 100,000
	East Tail (southern boundary of multifamily)	\$ 400,000
Water Public Improvements		
	Link Road (Pump Station to Chadwick Parkway)	\$ 1,000,000
	Link Road (Chadwick Parkway to Cleveland-Gibbs Road)	\$ 600,000
Sewer Public Improvements		
	Chadwick Parkway (Link Road to Cleveland-Gibbs Road)	\$ 2,500,000
Total Public Improvements Costs		\$ 20,700,000
Reimbursement of Developer's Contribution for Public Improvements¹		\$ 1,500,000
Administrative Costs		\$ 1,000,000
Total Project Costs		\$ 23,200,000

Notes:

- (1) Reimbursement of Developer's Contribution pursuant to Development Agreement and proposed Reimbursement Agreement.
- (2) Costs shown are a projection of anticipated construction and design costs, actual cost of projects will be provided per the TIRZ
- (3) Costs shown do not include interest costs or other eligible project cost under chapter 311

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Zone Year	Calendar Year	Public Improvement Project Costs ^{1 2 3}	
		Annual	Cumulative
Base	2024	\$ 2,000,000	\$ 2,000,000
1	2025	\$ 18,700,000	\$ 20,700,000
2	2026	\$ -	\$ 20,700,000
3	2027	\$ -	\$ 20,700,000
4	2028	\$ -	\$ 20,700,000
5	2029	\$ -	\$ 20,700,000
*	*	\$ -	\$ 20,700,000
40	2064	\$ -	\$ 20,700,000
Total		\$ 20,700,000	
(1) Shown for illustrative purposes only.			
(2) Does not include Administrative Costs which shall be incurred annually for the duration of the Zone.			
(3) Does not include Reimbursement of Developer's Contribution which shall be paid following Administrative and Public Improvements Costs			

EXHIBIT E – FEASIBILITY STUDY

Zone Year	Calendar Year	Growth/ Year ¹	Taxable Value			Town of Northlake				
			Added Development Value ³	New Taxable Value	Captured Appraised Value	Town TIRZ Increment			Town Retained Revenue	
						%	Annual	Cumulative	Annual	Cumulative
Base	2024	0%	\$ -	\$ 448,814,432	\$ -	50%	\$ -	\$ -	\$ -	\$ -
1	2025	2%	\$ 41,281,676	\$ 499,072,397	\$ 50,257,965	50%	\$ -	\$ -	\$ -	\$ -
2	2026	2%	\$ 5,826,240	\$ 514,880,085	\$ 66,065,653	50%	\$ 74,130	\$ 74,130	\$ 74,130	\$ 74,130
3	2027	2%	\$ 20,322,133	\$ 545,499,819	\$ 96,685,387	50%	\$ 97,447	\$ 171,577	\$ 97,447	\$ 171,577
4	2028	2%	\$ 75,201,433	\$ 631,611,249	\$ 182,796,817	50%	\$ 142,611	\$ 314,188	\$ 142,611	\$ 314,188
5	2029	2%	\$ 14,490,509	\$ 658,733,982	\$ 209,919,550	50%	\$ 269,625	\$ 583,814	\$ 269,625	\$ 583,814
6	2030	2%	\$ 12,359,069	\$ 684,267,732	\$ 235,453,300	50%	\$ 309,631	\$ 893,445	\$ 309,631	\$ 893,445
7	2031	2%	\$ 72,223,037	\$ 770,176,123	\$ 321,361,691	50%	\$ 347,294	\$ 1,240,739	\$ 347,294	\$ 1,240,739
8	2032	2%	\$ 12,858,376	\$ 798,438,021	\$ 349,623,589	50%	\$ 474,008	\$ 1,714,747	\$ 474,008	\$ 1,714,747
9	2033	2%	\$ 5,227,932	\$ 819,634,714	\$ 370,820,282	50%	\$ 515,695	\$ 2,230,442	\$ 515,695	\$ 2,230,442
10	2034	2%	\$ 5,332,491	\$ 841,359,900	\$ 392,545,468	50%	\$ 546,960	\$ 2,777,402	\$ 546,960	\$ 2,777,402
11	2035	2%	\$ 5,439,141	\$ 863,626,239	\$ 414,811,807	50%	\$ 579,005	\$ 3,356,406	\$ 579,005	\$ 3,356,406
12	2036	2%	\$ 5,547,924	\$ 886,446,687	\$ 437,632,255	50%	\$ 611,847	\$ 3,968,254	\$ 611,847	\$ 3,968,254
13	2037	2%	\$ 5,658,882	\$ 909,834,503	\$ 461,020,071	50%	\$ 645,508	\$ 4,613,761	\$ 645,508	\$ 4,613,761
14	2038	2%	\$ -	\$ 928,031,193	\$ 479,216,761	50%	\$ 680,005	\$ 5,293,766	\$ 680,005	\$ 5,293,766
15	2039	2%	\$ -	\$ 946,591,817	\$ 497,777,385	50%	\$ 706,845	\$ 6,000,611	\$ 706,845	\$ 6,000,611
16	2040	2%	\$ -	\$ 965,523,653	\$ 516,709,221	50%	\$ 734,222	\$ 6,734,832	\$ 734,222	\$ 6,734,832
17	2041	2%	\$ -	\$ 984,834,126	\$ 536,019,694	50%	\$ 762,146	\$ 7,496,978	\$ 762,146	\$ 7,496,978
18	2042	2%	\$ -	\$ 1,004,530,809	\$ 555,716,377	50%	\$ 790,629	\$ 8,287,607	\$ 790,629	\$ 8,287,607
19	2043	2%	\$ -	\$ 1,024,621,425	\$ 575,806,993	50%	\$ 819,682	\$ 9,107,289	\$ 819,682	\$ 9,107,289
20	2044	2%	\$ -	\$ 1,045,113,854	\$ 596,299,422	50%	\$ 849,315	\$ 9,956,604	\$ 849,315	\$ 9,956,604
21	2045	2%	\$ -	\$ 1,066,016,131	\$ 617,201,699	50%	\$ 879,542	\$ 10,836,146	\$ 879,542	\$ 10,836,146
22	2046	2%	\$ -	\$ 1,087,336,453	\$ 638,522,021	50%	\$ 910,373	\$ 11,746,519	\$ 910,373	\$ 11,746,519
23	2047	2%	\$ -	\$ 1,109,083,182	\$ 660,268,750	50%	\$ 941,820	\$ 12,688,339	\$ 941,820	\$ 12,688,339
24	2048	2%	\$ -	\$ 1,131,264,846	\$ 682,450,414	50%	\$ 973,896	\$ 13,662,235	\$ 973,896	\$ 13,662,235
25	2049	2%	\$ -	\$ 1,153,890,143	\$ 705,075,711	50%	\$ 1,006,614	\$ 14,668,849	\$ 1,006,614	\$ 14,668,849
26	2050	2%	\$ -	\$ 1,176,967,946	\$ 728,153,514	50%	\$ 1,039,987	\$ 15,708,836	\$ 1,039,987	\$ 15,708,836
27	2051	2%	\$ -	\$ 1,200,507,305	\$ 751,692,873	50%	\$ 1,074,026	\$ 16,782,862	\$ 1,074,026	\$ 16,782,862
28	2052	2%	\$ -	\$ 1,224,517,451	\$ 775,703,019	50%	\$ 1,108,747	\$ 17,891,609	\$ 1,108,747	\$ 17,891,609
29	2053	2%	\$ -	\$ 1,249,007,800	\$ 800,193,368	50%	\$ 1,144,162	\$ 19,035,771	\$ 1,144,162	\$ 19,035,771
30	2054	2%	\$ -	\$ 1,273,987,956	\$ 825,173,524	50%	\$ 1,180,285	\$ 20,216,057	\$ 1,180,285	\$ 20,216,057
31	2055	2%	\$ -	\$ 1,299,467,715	\$ 850,653,283	50%	\$ 1,217,131	\$ 21,433,188	\$ 1,217,131	\$ 21,433,188
32	2056	2%	\$ -	\$ 1,325,457,069	\$ 876,642,637	50%	\$ 1,254,714	\$ 22,687,901	\$ 1,254,714	\$ 22,687,901
33	2057	2%	\$ -	\$ 1,351,966,211	\$ 903,151,779	50%	\$ 1,293,048	\$ 23,980,949	\$ 1,293,048	\$ 23,980,949
34	2058	2%	\$ -	\$ 1,379,005,535	\$ 930,191,103	50%	\$ 1,332,149	\$ 25,313,098	\$ 1,332,149	\$ 25,313,098
35	2059	2%	\$ -	\$ 1,406,585,646	\$ 957,771,214	50%	\$ 1,372,032	\$ 26,685,130	\$ 1,372,032	\$ 26,685,130
36	2060	2%	\$ -	\$ 1,434,717,358	\$ 985,902,926	50%	\$ 1,412,713	\$ 28,097,842	\$ 1,412,713	\$ 28,097,842
37	2061	2%	\$ -	\$ 1,463,411,706	\$ 1,014,597,274	50%	\$ 1,454,207	\$ 29,552,049	\$ 1,454,207	\$ 29,552,049
38	2062	2%	\$ -	\$ 1,492,679,940	\$ 1,043,865,508	50%	\$ 1,496,531	\$ 31,048,580	\$ 1,496,531	\$ 31,048,580
39	2063	2%	\$ -	\$ 1,522,533,539	\$ 1,073,719,107	50%	\$ 1,539,702	\$ 32,588,282	\$ 1,539,702	\$ 32,588,282
40	2064	2%	\$ -	\$ 1,552,984,209	\$ 1,104,169,777	50%	\$ 1,583,736	\$ 34,172,017	\$ 1,583,736	\$ 34,172,017
Total			\$ 281,768,844				\$ 34,172,017		\$ 34,172,017	
Assumptions						Footnotes				
Tax Increment Base ²			\$ 448,814,432			1) Values increased at 2% annually				
2024 Town AV Rate			0.295			2) Tax increment base estimated as of January 1, 2024 and subject to confirmation by appraisal dist				
						3) Estimated value based on estimated timelines for known planned projects and buildout of remaining property spread evenly over 10 years with 2% growth rate				

EXHIBIT F – MAP OF THE PUBLIC IMPROVEMENTS

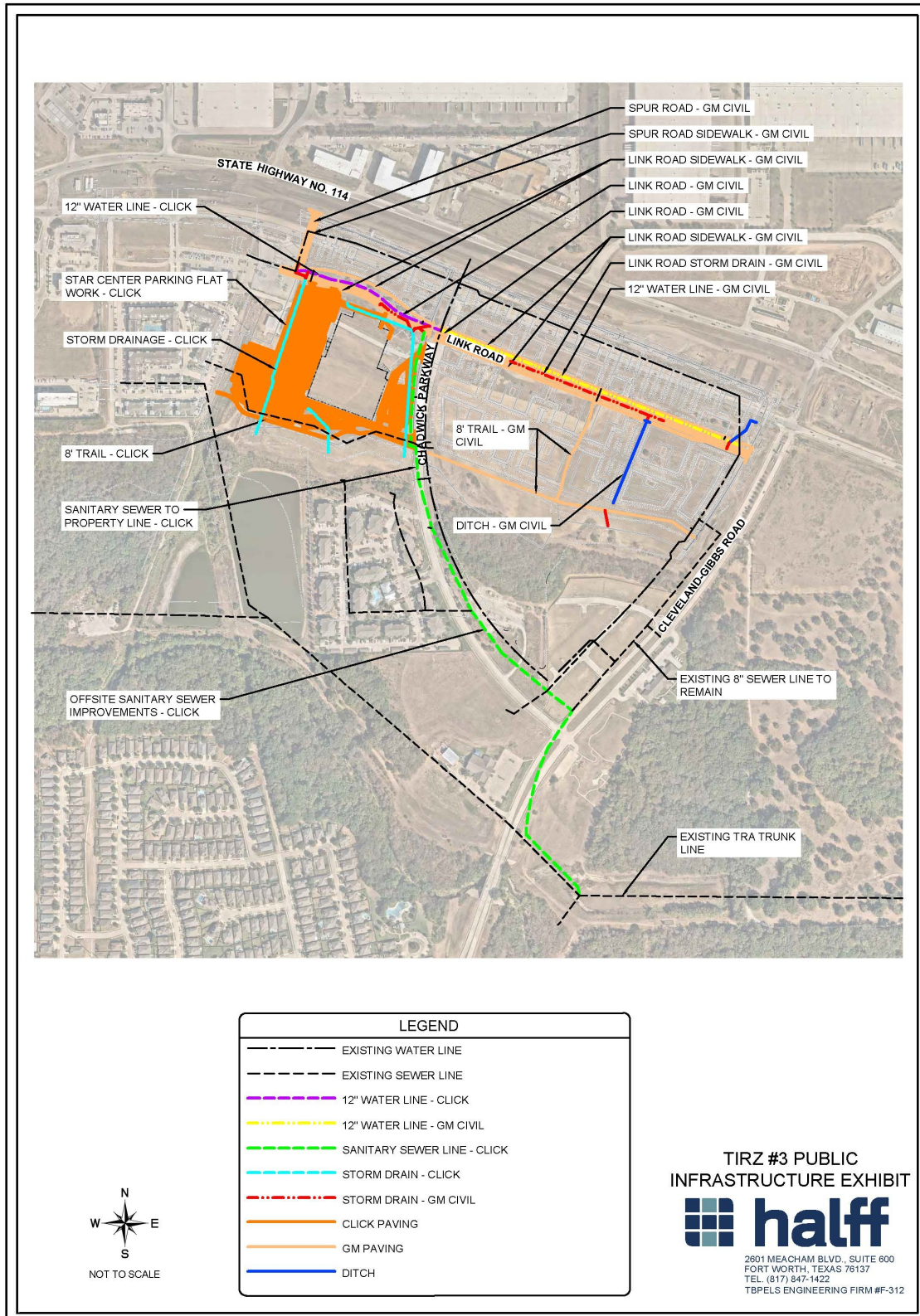
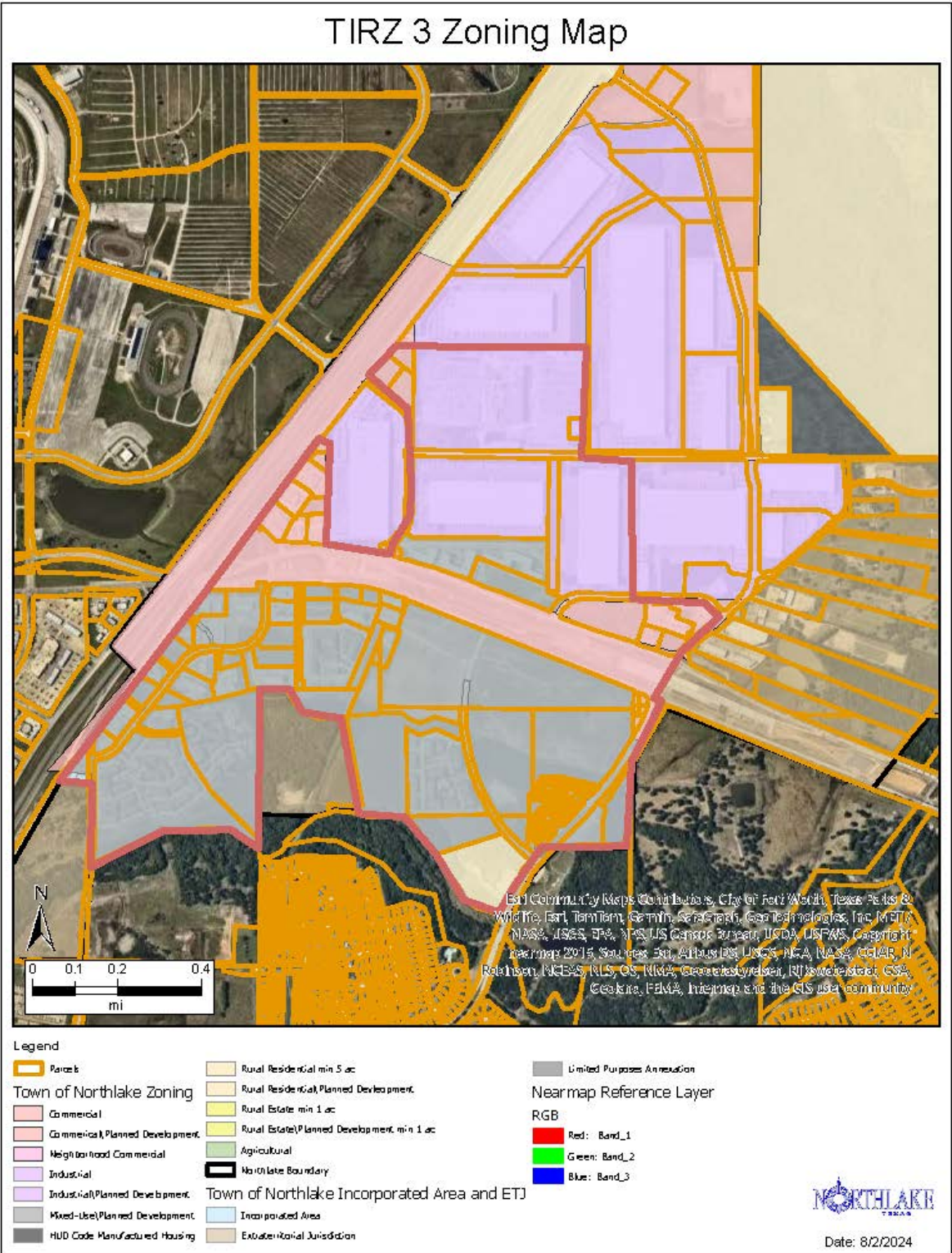


EXHIBIT G – PROPOSED USES OF THE PROPERTY



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE:	August 8, 2024
REF. DOC.:	Chadwick Farms Development Agreement (DA); TIRZ No. 3 Final Project and Financing Plan
SUBJECT:	Consider approval and authorization of the Board Chairman to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in Tax Increment Reinvestment Zone Number Three, in an amount not to exceed \$1,500,000, and recommendation for the Town Council to approve the same, all subject to final approval of the project and financing plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas
GOALS/ OBJECTIVES:	Invest in Infrastructure; 4.1 - Leverage funding sources for needed infrastructure financing, Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- Chadwick Farms Development Agreement (DA) approved December 14, 2023
 - Provided for transfer of site for Starcenter Multisport Northlake to Town
 - Outlined obligations of Developer and Town related to build-out of Chadwick Farms property
 - Terms of DA include:
 - Creation of Tax Increment Reinvestment Zone (TIRZ)
 - Upfront developer contribution of \$1M in two \$500K installments for construction of public improvements
 - Reimbursement of developer contribution from TIRZ
- Reimbursement Agreement
 - Reimbursement from TIRZ funds based on following priority:
 1. Administrative expenses
 2. Reimbursement of Town for Public Improvements that are TIRZ Project Improvements per Project and Financing Plan
 3. On annual basis, reimburse Developer at max. 4.5% APR with total interest not to exceed \$500K
 - Reimbursement amount to be paid from TIRZ increment attributable to 68-acre Chadwick Farms property within larger TIRZ
 - Approval of agreement required by TIRZ Board and Town Council

COUNCIL ACTION/DIRECTION:

Approve and authorize Board Chairman to execute Reimbursement Agreement and recommend Town Council approval of same

TIRZ NO. 3 REIMBURSEMENT AGREEMENT

This TIRZ NO. 3 Reimbursement Agreement (the “Agreement”) is entered into as of the ____ day of _____, 2024 (the “Effective Date”), by and between the **TOWN OF NORTHLAKE**, Texas, a home-rule municipality situated in Denton County, Texas (the “Town”), **CHADWICK FARMS, LTD.**, a Texas limited partnership (the “Developer”), and the **BOARD OF DIRECTORS** (the “Board”) of Reinvestment Zone Number Three, Town of Northlake, Texas (the “TIRZ”) created pursuant to the provisions of Chapter 311, Texas Tax Code, as amended (the “Act”).

RECITALS

WHEREAS, the Town, the Developer, and the Board are sometimes collectively referenced in this Agreement as “Parties” or, each individually, as a “Party”; and

WHEREAS, the Town and Developer entered into the Chadwick Farms Development Agreement dated December 14, 2023, (the “Development Agreement,” including any subsequent amendments thereto); and

WHEREAS, the TIRZ was created pursuant to Ordinance No. 24-0314A, adopted by the Town Council of the Town (the “Town Council”) on March 14, 2024, pursuant to the Act; and

WHEREAS, on _____, 2024, pursuant to Ordinance No. ____, the Town Council approved a Final Project and Finance Plan for the TIRZ (the “Project and Finance Plan”, attached hereto as **Exhibit B**); and

WHEREAS, the TIRZ boundaries are comprised of real property totaling approximately 478 acres; and

WHEREAS, the Developer owns or controls approximately 68 acres of Property located in the TIRZ boundaries, as further described by metes and bounds and depicted on **Exhibit A** attached hereto and made a part hereof for all purposes, and as shown or identified in the Project and Finance Plan;

WHEREAS, the Project and Finance Plan provides for the collection of fifty percent (50%) of the Town’s ad valorem tax increment attributable to the Property within the TIRZ, based on the Town’s tax rate each year and as authorized by law; and

WHEREAS, per the Project and Finance Plan, Town TIRZ Increment received by the Town shall be segregated and placed (as defined in the Project and Finance Plan) into the Town TIRZ Fund (as defined in the Project and Finance Plan) to pay for a portion of the TIRZ Projects (as defined in the Project and Finance Plan) including reimbursing the Town for Public Improvements that are TIRZ Project Improvements as provided for in the TIRZ Project and Finance Plan and reimbursing Developer for its \$1,000,000.00 contribution to the Town for the construction of Public Improvements, plus interest, in accordance with the Project and Finance Plan; and

WHEREAS, the Public Improvements shall be owned by the Town and maintained by the Town in the exercise of its governmental functions for the benefit of the Development and the TIRZ, and for the health, safety, and welfare of the general public; and

WHEREAS, the Parties have agreed to undertake their respective obligations related to the Development as set forth in the Development Agreement, and the Development Agreement and documents related to the TIRZ contain sufficient controls to ensure the public purposes are accomplished; and

WHEREAS, the Development would not occur but for the Developer's Contribution (defined below) toward the actual costs of construction of the Town's Public Improvements within the TIRZ; and

WHEREAS, the Town and the Board intend for the Town TIRZ Increment attributable to and collected from the Property to be: (i) used to pay Administrative Expenses (as defined in the Project and Finance Plan), (ii) to reimburse the Town for Public Improvements that are TIRZ Project Improvements as provided for in the TIRZ Project and Finance Plan, and (iii) on an annual basis to reimburse Developer for its \$1,000,000.00 contribution to the Town, with interest charged annually at a maximum rate of 4.5% APR, and which shall not exceed the amount of \$500,000 in total interest paid by the Town during the Term of this Agreement, for the construction of Public Improvements in accordance with the TIRZ Project and Finance Plan; and

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the Development Agreement and the TIRZ Project and Finance Plan.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the Parties, the Parties agree as follows:

ARTICLE I **THE DEVELOPMENT**

Section 1.01. Contribution for the Public Improvements. In conjunction with the development of the Property, the Developer has agreed to contribute \$1,000,000.00 to the Town for the construction of Public Improvements in accordance with the Development Agreement and the TIRZ Project and Finance Plan ("Developer's Contribution"):

- (a) The Town will pay any cost overruns related to the Public Improvements;
- (b) Developer's Contribution toward the Public Improvements will not exceed a total of one million dollars (\$1,000,000.00) to be paid in two installments of five hundred thousand dollars (\$500,000.00) each:
 - (i) Developer will pay the Town the first installment of five hundred thousand dollars (\$500,000.00) once all Transfer Conditions described in 5.1 of the Development Agreement have been completed and the Town provides Notice to Developer of the issuance of certificates of obligation for the Public Improvements;

(ii) Developer will pay the second installment of five hundred thousand dollars (\$500,000.00) no later than one year after the date of the first installment payment.

Section 1.02. Use of Town TIRZ Increment.

(a) In consideration for the Developer's Contribution toward the TIRZ Projects, the Town and the Board agree to dedicate fifty percent (50%) of the Town's ad valorem tax increment attributable to the Property, based on the Town's tax rate in effect on the date of the establishment of the TIRZ for a term of forty (40) years ("Town TIRZ Increment"), and with such revenues from the Town TIRZ Increment (the "Town TIRZ Revenues") to be collected by the Town in accordance with the TIRZ Project and Finance Plan and placed into a separate Town TIRZ Fund. Amounts in the Town TIRZ Fund shall not be co-mingled with any other fund and shall be separate and apart from all other funds held by or on behalf of the Town.

(b) The Town TIRZ Fund shall be used in the following order of priority:

(i) First, to pay administrative expenses of the TIRZ;

(ii) Second, to reimburse the Town for Public Improvements that are TIRZ Project Improvements as provided for in the TIRZ Project and Finance Plan; and

(iii) Third, on an annual basis to reimburse Developer for its \$1,000,000.00 contribution to the Town, with interest charged annually at a maximum rate of 4.5% APR, and which shall not exceed the amount of \$500,000 in total interest paid by the Town during the Term of this Agreement, for the construction of Public Improvements in accordance with the TIRZ Project and Finance Plan.

(c) Reimbursements made under Section 1.02(b) (iii), above, to the Developer shall be contingent upon Developer's on-going compliance with the terms and conditions of the Development Agreement. The amount of reimbursement is limited to \$1,500,000.00. After the Town has paid to the Developer \$1,500,000.00, or obligations under this Agreement have terminated in accordance with Section 2.01 below, the Town shall have no further obligation to pay any amount to the Developer.

Section 1.03 Limitation on Funds. Only the Town TIRZ Increment attributable to the Property, not the Town's General Fund or any other available TIRZ Funds, shall be available to pay amounts owing to the Developer pursuant to the terms of this Agreement. The Developer agrees and acknowledges that the obligations of the Town or the Board under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the Town or a debt of other obligation of the Board or the Town payable from any source other than the Town TIRZ Increment attributable to the Property.

ARTICLE II

MISCELLANEOUS PROVISIONS

Section 2.01. Term. This Agreement shall be in force and effect from the date of execution hereof until the earlier of: (i) December 31, 2064, or (ii) until at such time that the obligations of the Town and Board under Section 1.02 of this Agreement have been paid in full. If upon the expiration of the term, the obligations of the TIRZ have not been fully funded by the

Town TIRZ Increment attributable to the Property, the Town shall have no obligation to pay the shortfall and the term shall not be extended unless the Town extends the term in the Project and Finance Plan. The Parties agree that the term of the TIRZ shall not be reduced from December 31, 2064, unless the amounts required to be reimbursed to Developer in Section 1.02 have been paid in full.

Section 2.02 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; and (c) reflect the final intent of the Parties regarding the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

Section 2.03 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties. The Developer and any Assignee have the right (from time to time) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement to any person or entity (an “Assignee”) without the consent of the Town, but with Notice to the Town. The Developer shall maintain written records of all assignments made by the Developer to Assignees, including a copy of each executed assignment and, upon written request from any Party or Assignee, shall provide a copy of such records to the requesting person or entity, and this obligation shall survive the assigning Party’s sale, assignment, transfer, or other conveyance of any interest in this Agreement or the Property.

Any receivables due under this Agreement may be sold, transferred, or assigned by Developer to any person, including without limitation, to a trustee in connection with a trust indenture for third party financing, with written Notice to the Town in accordance with Section 2.04 of this Agreement and as allowed by law. The Developer may also collaterally assign the TIRZ receivables as collateral for any development loan or for any third-party financing, and the Developer may execute such documents and contracts as necessary to effectuate such loans or financings, with Notice provided to the Town.

Section 2.04 Notices. Any notice, submittal, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows or via email if provided below:

To the Town:

Town of Northlake
1500 Commons Circle, Suite 300
Northlake, TX 76226
Attn: Drew Corn, Town Manager

With a copy to:

Taylor, Olson, Adkins, Sralla & Elam, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107
Attn: Dean Roggia
Email: droggia@toase.com

To the Board:

Town of Northlake
1500 Commons Circle, Suite 300
Northlake, TX 76226
Attn: Drew Corn, Town Manager

To Developer:

c/o Western Securities (USA) Limited
2626 Howell Street, Suite 850
Dallas, Texas 75204
Attn: [_____]
Telephone: (469) 210-0461
Email: [_____]

with a copy to:

Western Securities Limited
909 – 17th Avenue, S.W., Suite 310
Calgary, Alberta T2T 0A4
Attn: Kris Hildebrand, Chief Legal Officer
Telephone: (403) 781-8122
Email: krish@westernsecurities.com

With a copy to:

Attn: Prabha Cinclair
2221 Stanmore Lane
Plano, Texas 75025
Cinclair Law, PLLC
Email: Prabha@cinclairlaw.com

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

Section 2.05 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

Section 2.06 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is necessary and required.

Section 2.07 Authority and Enforceability. The Town represents and warrants that this Agreement has been approved by official action of the Town Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the Town has been and is duly authorized to do so. The Board represents and warrants that this Agreement has been approved by official action of the Board in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the Board has been and is duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been and is duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

Section 2.08 Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

Section 2.09 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Exclusive venue for any action related to, arising out of, or brought in connection with this Agreement shall be in the Denton County State District Court.

Section 2.10 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except in writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 2.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 2.12 Complete Agreement. This Agreement embodies the entire Agreement between the Parties and cannot be varied or terminated except as set forth in this Agreement, or by written agreement of the Town, the Board and the Developer expressly amending the terms of this Agreement.

Section 2.13 Consideration. This Agreement is executed by the Parties without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

Section 2.14 Attorneys Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the Parties agree that in any such legal action each Party shall be responsible for their own applicable attorneys' fees and expenses incurred by reason of such action.

Section 2.15 Verifications of Statutory Representations and Covenants. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(b) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

(d) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(e) Notwithstanding anything contained herein, the representations and covenants contained in above sections (a), (b), (c), and (d) shall survive termination of the Agreement until the statute of limitations has run.

Section 2.16 1295 Compliance. Developer has submitted herewith a completed Form 1295 in connection with the Developer's participation in the execution of this Agreement generated by the Texas Ethics Commission (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Town hereby confirms receipt of the Form 1295 from the Developer, and the Town agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Developer and the Town understand and agree that, with the exception of information identifying the Town and the contract identification number, neither the Town nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the Town nor its consultants have verified such information.

[SIGNATURE PAGES FOLLOW]

EXECUTED BY THE PARTIES TO BE EFFECTIVE ON THE EFFECTIVE DATE:

TOWN OF NORTHLAKE, TEXAS

By: _____
Name: Drew Corn
Title: Town Manager

ATTEST:

By: _____
Name: Zolaina R. Parker
Title: Town Secretary

TIRZ NO. 3 BOARD:

REINVESTMENT ZONE NUMBER THREE,
TOWN OF NORTHLAKE, TEXAS

By: _____
Name: _____
Title: Chairman

ATTEST:

By: _____
Name: Zolaina R. Parker
Title: Town Secretary

DEVELOPER:

Chadwick Farms, LTD.
a Texas limited partnership

By: _____

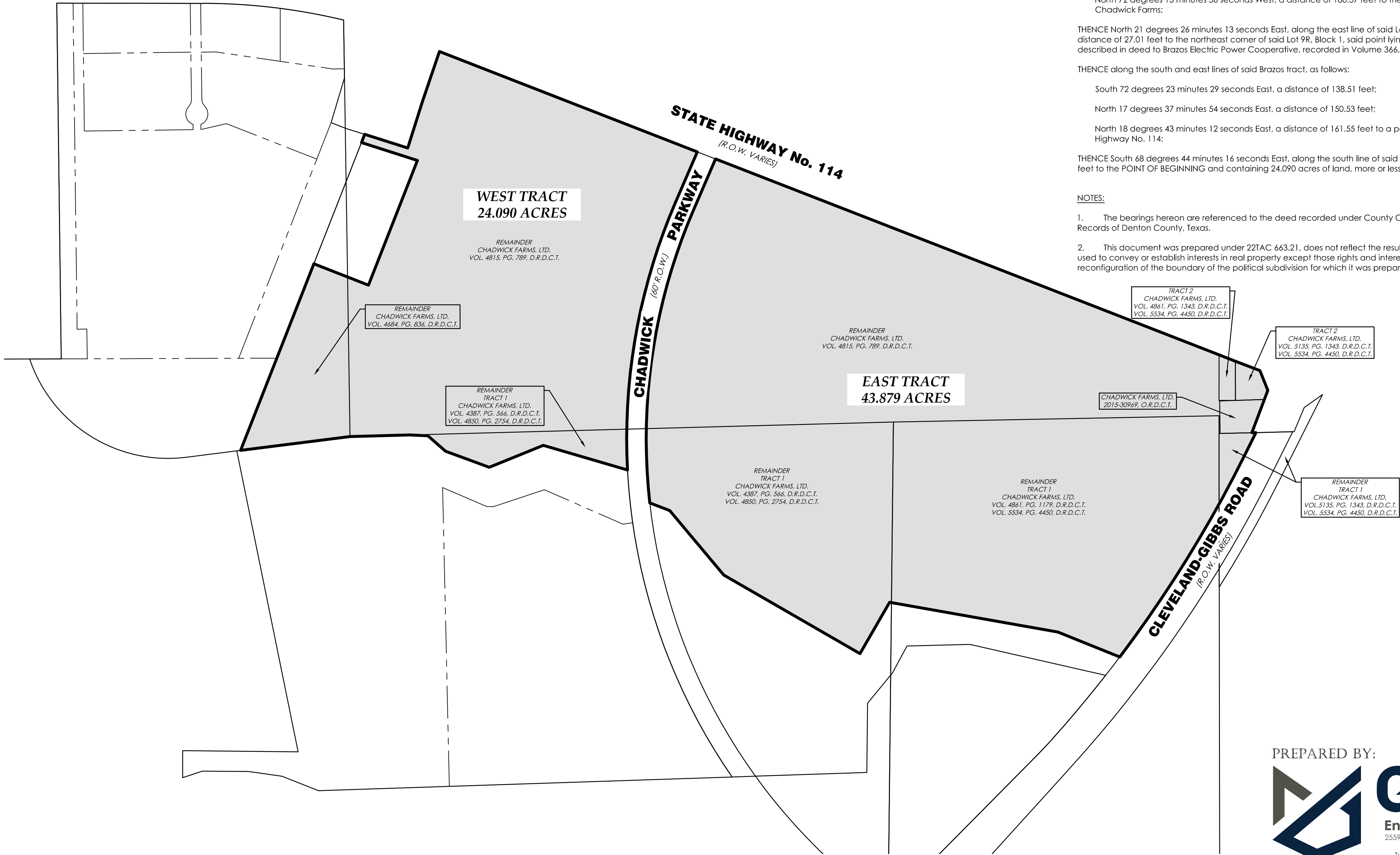
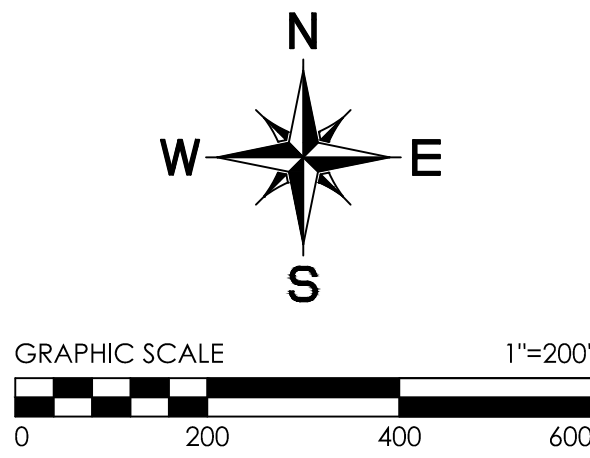
Name: [_____]

Title: [_____]

EXHIBIT A

Metes and Bounds Description and Depiction of the Property

EXHIBIT A



PROPERTY DESCRIPTION WEST TRACT

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated the Lewis Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas, being a portion of those tracts of land as described in deeds to Chadwick Farms, Ltd., recorded in Volume 4815, Page 789, Volume 4684, Page 836, and Tract 1 recorded in Volume 4387, Page 566 & Volume 4850, Page 2754, Deed Records, Denton County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at the intersection of the southerly line of State Highway No. 114 (R.O.W. varies) and the west line of Chadwick Parkway (60' R.O.W.);

THENCE along the west line of said Chadwick Parkway, as follows:

South 23 degrees 21 minutes 50 seconds West, a distance of 168.94 feet to the beginning of a curve to the left, having a radius of 1,830.00 feet;

Southwesterly, along said curve, having a central angle of 26 degrees 22 minutes 59 seconds, an arc distance of 842.66 feet, and a chord that bears South 10 degrees 10 minutes 21 seconds West, 835.23 feet to northeast corner of Lot 2, Block 1 of the final plat of Lots 1 and 2, Block 1, Chadwick Farms Subdivision, an addition to the Town of Northlake, Denton County, Texas as recorded in 2010-41, Official Records, Denton County, Texas (ORDCT);

THENCE departing the west line of said Chadwick Parkway, along the north line of said Lot 2, Block 1 of Chadwick Farms Subdivision, as follows:

North 73 degrees 42 minutes 02 seconds West, a distance of 269.40 feet;

South 67 degrees 58 minutes 57 seconds West, a distance of 179.10 feet;

North 69 degrees 52 minutes 06 seconds West, a distance of 142.93 feet;

North 48 degrees 52 minutes 09 seconds West, a distance of 71.85 feet;

North 87 degrees 13 minutes 45 seconds West, a distance of 56.00 feet;

South 88 degrees 28 minutes 34 seconds West, a distance of 183.35 feet;

South 82 degrees 47 minutes 34 seconds West, a distance of 338.77 feet to the southeast corner of Lot 8R, Block 1 of the final plat of Lots 1R-9R, Block 1, Chadwick Farms, an addition to the Town of Northlake, Denton County, Texas as recorded in 2020-96, ORDCT;

THENCE North 21 degrees 26 minutes 13 seconds East, along the east line of Lots 8R & 9R, Block 1 of said Chadwick Farms, a distance of 615.76 feet to the most westerly corner of a tract of land as described in deed to The Town of Northlake, recorded in 2019-153256, ORDCT;

THENCE along the southerly, easterly, and northerly lines of said Town of Northlake tract, as follows:

South 68 degrees 33 minutes 50 seconds East, a distance of 180.00 feet;

North 21 degrees 26 minutes 13 seconds East, a distance of 411.54 feet;

North 72 degrees 13 minutes 56 seconds West, a distance of 180.37 feet to the east line of said Lot 9R, Block 1 of said Chadwick Farms;

THENCE North 21 degrees 26 minutes 13 seconds East, along the east line of said Lot 9R, Block 1 of said Chadwick Farms, a distance of 27.01 feet to the northeast corner of said Lot 9R, Block 1, said point lying in the south line of a tract of land as described in deed to Brazos Electric Power Cooperative, recorded in Volume 366, Page 338 & Volume 1042, Page 439, DRDCT;

THENCE along the south and east lines of said Brazos tract, as follows:

South 72 degrees 23 minutes 29 seconds East, a distance of 138.51 feet;

North 17 degrees 37 minutes 54 seconds East, a distance of 150.53 feet;

North 18 degrees 43 minutes 12 seconds East, a distance of 161.55 feet to a point in the south line of aforementioned State Highway No. 114;

THENCE South 68 degrees 44 minutes 16 seconds East, along the south line of said State Highway No. 114, a distance of 850.03 feet to the POINT OF BEGINNING and containing 24.090 acres of land, more or less.

NOTES:

- The bearings hereon are referenced to the deed recorded under County Clerks File No. 99-R0075117 of the Deed Records of Denton County, Texas.
- This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PROPERTY DESCRIPTION EAST TRACT

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated the Lewis Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas, being all of those tracts of land as described in deeds to Chadwick Farms, Ltd., recorded in 2015-30969, Official Records, Denton County, Texas (ORDCT), Tract 2 recorded in deeds to Chadwick Farms, Ltd., recorded in Volume 4861, Page 1343 & Volume 5534, Page 4450, and Tract 2 recorded in Volume 5135, Page 1343 & Volume 5534, Page 4450, being a portion of those tracts of land as described in deeds to Chadwick Farms, Ltd., recorded in Volume 4815, Page 789, Tract 1 recorded in Volume 4387, Page 566 & Volume 4850, Page 2754, Tract 1 recorded in Volume 4861, Page 1179 & Volume 5534, Page 4450, and Tract 1 recorded in Volume 5135, Page 1343 & Volume 5534, Page 4450, Deed Records, Denton County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at the intersection of the northerly line of State Highway No. 114 (R.O.W. varies) and the east line of Chadwick Parkway (60' R.O.W.)

THENCE along the northerly line of said State Highway No. 114, as follows:

South 68 degrees 44 minutes 16 seconds East, a distance of 1,659.41 feet;

South 68 degrees 38 minutes 48 seconds East, a distance of 53.96 feet;

South 69 degrees 04 minutes 22 seconds East, a distance of 80.37 feet to the intersection with the west line of Cleveland - Gibbs Road (R.O.W. varies);

THENCE along the west line of said Cleveland - Gibbs Road, as follows:

South 22 degrees 02 minutes 17 seconds East, a distance of 65.33 feet;

South 20 degrees 40 minutes 35 seconds West, a distance of 139.21 feet;

North 88 degrees 38 minutes 25 seconds East, a distance of 12.59 feet;

South 26 degrees 28 minutes 27 seconds West, a distance of 78.18 feet to the beginning of a tangent curve to the right, having a radius of 3,950.00 feet;

Southwesterly, along said curve, having a central angle of 10 degrees 34 minutes 50 seconds, an arc distance of 729.42 feet, and a chord that bears South 31 degrees 45 minutes 51 seconds West, 728.39 feet;

THENCE departing the west line of said Cleveland - Gibbs Road, across said Chadwick Farms tract, as follows:

North 68 degrees 00 minutes 00 seconds West, non-tangent to said curve, a distance of 205.12 feet;

North 80 degrees 00 minutes 00 seconds West, a distance of 524.73 feet;

South 30 degrees 00 minutes 00 seconds West, a distance of 181.99 feet;

North 60 degrees 00 minutes 00 seconds West, a distance of 482.82 feet;

North 40 degrees 00 minutes 00 seconds West, a distance of 258.53 feet;

North 68 degrees 50 minutes 55 seconds West, a distance of 65.55 feet to a point in the east line of aforementioned Chadwick Parkway (60' R.O.W.), said point lying in a curve to the right having a radius of 1,770.00 feet;

THENCE along the east line of said Chadwick Parkway, as follows:

Northeasterly, along said curve having a central angle of 29 degrees 46 minutes 01 seconds, an arc distance of 919.57 feet, and a chord that bears North 08 degrees 28 minutes 49 seconds East, 909.27 feet to the end of said curve;

North 23 degrees 21 minutes 50 seconds East, tangent to said curve, a distance of 171.14 feet to the POINT OF BEGINNING and containing 43.879 acres of land, more or less.

NOTES:

- The bearings hereon are referenced to the deed recorded under County Clerks File No. 99-R0075117 of the Deed Records of Denton County, Texas.
- This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY:



**CHADWICK FARMS
MIXED USE EXHIBIT
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS**

EXHIBIT B

PROJECT AND FINANCE PLAN TIRZ NO. 3

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
Section: 6. ACTION ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

REF. DOC.: Texas Tax Code, Chapter 311; TIRZ No. 3 Creation Ordinance & Preliminary Project and Finance Plan

SUBJECT: Consider an Ordinance of the Town of Northlake, Texas, approving a Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Three, Town of Northlake, Texas; and providing an effective date

GOALS/ OBJECTIVES: Invest in Infrastructure; 4.1 - Leverage funding sources for needed infrastructure financing, Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- See TIRZ No. 3 item for copy of Final Project and Finance Plan
- After TIRZ board approval and recommendation, Town Council to approve Final Project and Finance Plan

COUNCIL ACTION/DIRECTION:

Approve Final Project and Finance Plan for Reinvestment Zone Number Three, Town of Northlake, Texas



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO. 24-0523A

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING A FINAL PROJECT AND FINANCE PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, TOWN OF NORTHLAKE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 14, 2024, the Town of Northlake, Texas (the "Town") approved and adopted Ordinance No. 24-0314A, pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), which among other things, created, established and designated Reinvestment Zone Number Three, Town of Northlake, Texas (the "Zone"); established a Board of Directors for the Zone; and established a tax increment fund (the "TIRZ Fund") into which the Town is required by the Act to deposit its tax increment for approximately 478 acres of land lying wholly within the Town limits of the Town (the "Property"); and

WHEREAS, the Zone Board of Directors convened in a public meeting on August 8, 2024 and recommended approval of a Final Project and Financing Plan attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the Town Council desires to approve the Final Project and Financing Plan (the "Plan").

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

- Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this Ordinance as if copied in their entirety, including the legislative and factual findings in Ordinance No. 24-0314A.
- Section 2.** The Plan for the Zone conforms with and satisfies all requirements set forth in Section 311.011 of the Act.
- Section 3.** The Town Council, pursuant to Section 311.011 of the Act finds that the Final Project and Financing Plan is economically feasible.
- Section 4.** The Board of Directors for the Zone have prepared and adopted this Plan, and have submitted it to this Town Council with a recommendation for approval. The Town Council hereby approves the Plan, a copy of which is attached hereto as Exhibit "A" and

is incorporated herein for all purposes.

Section 5. Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the Town Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the TIRZ Fund for the Zone for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the Town Council hereby authorizes the Board to exercise all of the powers of the Town under Chapter 380, Texas Local Government Code, as amended.

Section 6. Pursuant to Section 311.013(l) of the Act, fifty percent (50%) of the Town's ad valorem real and business personal property taxes collected and received by the Town on the Captured Appraised Value in the Zone, shall be the portion of the Town Tax Increment deposited into the TIRZ Fund for the Zone.

Section 7. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereto to any person or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 8. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on August 8, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: Chadwick Farms Development Agreement (DA); TIRZ No. 3 Final Project and Financing Plan
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute a Reimbursement Agreement with Chadwick Farms, Ltd., for public improvements in TIRZ No. 3, in an amount not to exceed \$1,500,000
GOALS/ Invest in Infrastructure; 4.1 - Leverage funding sources for needed infrastructure financing,
OBJECTIVES: Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- See TIRZ No. 3 item for copy of Reimbursement Agreement
- After TIRZ board approval and recommendation, Town Council to approve Reimbursement Agreement

COUNCIL ACTION/DIRECTION:

Approve and authorize Town Manager to execute Reimbursement Agreement



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT WITH CHADWICK FARMS, LTD., FOR PUBLIC IMPROVEMENTS IN TIRZ NO. 3, IN AN AMOUNT NOT TO EXCEED \$1,500,000

WHEREAS, the Town of Northlake (the "Town") and Chadwick Farms, Ltd. (the "Developer") entered into the Chadwick Farms Development Agreement dated December 14, 2023, (the "Development Agreement," including any subsequent amendments thereto); and

WHEREAS, Reinvestment Zone Number Three, Town of Northlake, Texas (the "TIRZ"), was created pursuant to Ordinance No. 24-0314A, adopted by the Town Council of the Town on March 14, 2024; and

WHEREAS, on August 8, 2024, the Town Council approved a Final Project and Financing Plan for the TIRZ (the "Project and Financing Plan"); and

WHEREAS, the Development Agreement and Project and Financing Plan provide for reimbursement of Developer's contribution for public improvements; and

WHEREAS, the TIRZ Board of Directors approved and recommended Town Council approval of the Reimbursement Agreement (the "Agreement") attached hereto and incorporated by reference as Exhibit "A"; and

WHEREAS, the Town Council approves and authorizes the Town Manager to execute the Agreement with the Developer for public improvements in the TIRZ in an amount not to exceed \$1,500,000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Agreement, having been reviewed by the Town Council of Northlake and found to be acceptable and in the best interest of the Town and its citizens, is hereby approved.

Section 3. The Town Manager is hereby authorized to execute the Agreement on behalf of the Town.

Section 4. The Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on August 8, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024
REF. DOC.: Northlake Home Rule Charter & Code of Ordinances
SUBJECT: Consider appointment for the Board of Adjustment Place 4, unexpired term, beginning August 8, 2024 and ending May 31, 2025
GOALS/ OBJECTIVES: Advance Northlake's Interest; 5.3 - Influence local- regional - and state issues

BACKGROUND INFORMATION:

- Per Northlake Charter, Town Council created Board of Adjustment
- BofA - Five (5) members, removal for cause only, Councilmembers cannot serve, two-year term
- Board member requirements per Charter
 - Registered voter and Northlake resident
- Equitable representation of areas and neighborhoods of Town

Place	Member Name	Term
1.	Thomas Lott	2023-2025
2.	Lisa Ham	2023-2025
3.	Robert Parker	2023-2025
4.	VACANT	2023-2025
5.	Dale Mauch	2023-2025

- No terms are expired
- Place 4 is vacant due to resignation of John Stewart
- Various residents have applied to be considered for appointment

COUNCIL ACTION/DIRECTION:

Appoint member for Place 4

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

REF. DOC.: Town of Northlake Fiscal Year 2023-2024 Adopted Budget

SUBJECT: Consider a Resolution of the Town of Northlake, Texas, awarding Bid No. 24-03 and authorizing the Town Manager to execute an agreement/contract with Acadia Services, LLC for construction of Catherine Branch Trunk Line Phase 2, in an amount not to exceed \$4,343,301

**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.4 - Provide adequate water and sewer infrastructure

BACKGROUND INFORMATION:

- Catherine Branch Trunk Line Phase 2 identified as a capital project priority
- Town engaged Halff, for design and bid assistance
- Engineer's estimate for construction was \$5.7M
- Request for bids initiated, Town received five bids
- Lowest responsible bidder was Acadia Service, LLC. for a base bid of \$4,343,301
- Town is utilizing CO's to fund project

COUNCIL ACTION/DIRECTION:

Award bid in amount of \$4,343,301, and contract with Acadia Services, LLC for sewer trunk line construction



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO. 24-37

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, AWARDED BID NO. 24-03 AND AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT/CONTRACT WITH ACADIA SERVICES, LLC FOR CONSTRUCTION OF CATHERINE BRANCH TRUNK LINE PHASE 2, IN AN AMOUNT NOT TO EXCEED \$4,343,301; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town Council of the Town of Northlake, Texas, understands the need to provide a sanitary sewer service to customers and the public; and

WHEREAS, Halff, designed the plans for Catherine Branch Trunk Line Phase 2; and

WHEREAS, the extension of Catherine Branch Trunk Line Phase 2 coincides with major developments in the south side of town; and

WHEREAS, the associated costs of this project will be CO's; and

WHEREAS, the Town has issued a request for bid for the project, received five bids and has qualified the lowest bidder, Acadia Services, LLC.; and

WHEREAS, Halff recommends the award to Acadia Services, LLC for an amount not to exceed \$4,343,301.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby finds and determines that a public purpose and necessity exists for the Town to enter into a construction contract for the Catherine Branch Trunk Line Phase 2 with consultation from Town staff and other Town consultants.

Section 3. The Town Council hereby authorizes the Town Manager to finalize and enter into a construction contract with Acadia Services, LLC for the Catherine Branch Trunk Line Phase 2, in an amount not to exceed \$4,343,301.

Section 4. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on August 8, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary



2601 Meacham Boulevard, Ste 600
Fort Worth, Texas 76137
(817) 847-1422

August 1, 2024
AVO 45636.001

Town of Northlake, Texas
C/O Mr. Eric Tamayo
Public Work Director
1500 Commons Circle, Suite 300
Northlake, Texas 76226

Re: Catherine Branch Trunk Line Phase 2 – Bid Summary and Reference Check Letter

Dear Mr. Tamayo

The following is a summary of the bids received, reference checks conducted, and bidder responsiveness.

Bid Summary

Bids were opened for the above-referenced project on Tuesday, July 30, 2024, at the Municipal Court, Suite 300 of Northlake Town Hall. Five (5) bids were received, ranging from a high base bid of \$5,860,823.50 to a low base bid of \$3,037,317.85. The apparent low bidder, Blue Star Utilities, LLC, asked to withdraw their bid due to an error in the bid proposal. Therefore, Acadia Services, LLC (Acadia), the apparent second-lowest bidder, was considered and found to be a complete responsive bidder.

Reference Checks

Reference #1

We contacted Gene Devore from RPMX Construction in relation to a project for Stone Creek Ranch – Phase 6B, as a reference provided by Acadia, at 2:50 PM on July 30, 2024. The project included site utilities such as water and sanitary sewer lines. Gene stated their overall opinion of Acadia is outstanding, and they have worked with Acadia for almost nine years. Gene stated that they encountered no problems during or after the project's completion and were on schedule for each deadline. Gene also stated that they were able to communicate professionally with the residents and business owners and had no problem understanding the construction plans and details. Finally, Gene stated they recently hired them again for another project and would continue hiring them for future projects.

Reference #2

We contacted Mike Albert of the City of Denton in relation to a project for the McKinney & Mayhill Intersection, which was provided as another reference by Acadia. The project involved utility relocations on the highway with 132 LF of 10" wastewater pipe, 655 LF of 12" PVC water pipe, 562 LF of 16" ductile iron water pipe, and 622 LF of 20" ductile iron water pipe. The first call was made at 3:00 PM on July 30, 2024; since there was no response, a voicemail was left. At 3:20 PM, on same day, we received a call back, and Mike stated that Acadia is an incredibly good company with great workmanship. Mike also stated that the work was as clean as utility work can be and that they

encountered no problems during or after the project's completion. Additionally, Acadia satisfied all the deadlines, understood the tasks, and encountered no problems with residents or business owners. Mike emphasized their excellent quality of work and expressed willingness to hire them again for future projects.

Reference #3

Another reference provided by Acadia that we contacted was Debby Bass of Kaufman County Municipal Utility District No. 12 in relation to a project for a lift station, 18" gravity sewer pipeline, and 16" force main. The first call was made at 3:10 PM on July 30, 2024, which went to voicemail, suggesting leaving a text message. At 3:50 PM on July 30, 2024, we received a response from Debby stating that Acadia completed the project four years ago and they performed well with no outstanding problems or any safety concerns. Finally, Debby stated that she would recommend them as contractors.

Reference #4

We contacted Clint Baker of Westwood Development in relation to a project for the Site utilities and John Day Road Construction as another reference provided by Acadia. at 3:15 PM on July 30, 2024, with no response.

A subsequent follow up call was conducted at 9:58 AM on July 31, 2024, with no response.

Reference #5

We contacted Tommy Mapp of City of Princeton in relation to a project for Tickey Creek Wastewater Improvements as our final reference provided by Acadia. at 3:20 PM on July 30, 2024, with no response.

A subsequent follow up call was conducted at 9:58 AM on July 31, 2024, with no response.

Bid Responsiveness

In relation to bidding requirements, Acadia appears to have attended pre bid meeting and submitted all documents and bonds necessary for consideration. The following documents and bonds were provided by Acadia, as part of their bid package.

- Bid Bond backed by FCCI Insurance Company in the appropriate 5% of greatest amount bid
- A signed Bid Proposal
- A list of construction jobs within the last 5 years as well as the references which were used for the preparation of the reference portion of this letter
- A list of all current projects

Section 252.043 in the Local Government Code states if competitive sealed bids are received, the contract must be awarded to the lowest responsible bidder or to the bidder who provides goods or services at the best value for the entity. After considering the purchase price, reputation of the



2601 Meacham Boulevard, Ste 600
Fort Worth, Texas 76137
(817) 847-1422

bidders, quality of the bidders' services based upon reference checks Halff Associates has determined that Acadia Services, LLC, is the lowest responsible bidder.

Please call me at (817) 764-7459 if you have any questions or comments.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Leah M. Hodge".

Leah M. Hodge, P.E.

Attachment

Town of Northlake
BID TABULATION
CATHERINE BRANCH TRUNK LINE PHASE 2
Town File No. TR-24-03
CONSTRUCTION CONTRACT TIME 360 DAYS
ADVERTISEMENT DATES: July 13 and July 20, 2024
BID OPENING DATE: July 30, 2024
Engineers Estimate: \$5.7M

Bidder				Blue Star Utilities, LLC 2600 Chambers St Venus, TX 76084		Acadia Services, LLC 351 W. Southlake Blvd. Southlake, TX 76092		Western Municipal Construction of Texas, LLC 402 Gulf Ave Justin, TX 76247		Black Rock Construction 1475 Heritage Pkwy #113 Mansfield, TX 76063		Wilco Underground, LLC 400 Industrial Blvd #402 Mansfield, TX 76063	
Bidlist Item No.	Description	Unit of Measure	Bid Quantity	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Construction Staking	LS	1	\$ 28,750.00	\$ 28,750.00	\$ 35,000.00	\$ 35,000.00	\$ 38,879.23	\$ 38,879.23	\$ 43,375.00	\$ 43,375.00	\$ 40,000.00	\$ 40,000.00
2	Traffic Control	LS	1	\$ 28,750.00	\$ 28,750.00	\$ 2,100.00	\$ 2,100.00	\$ 12,385.92	\$ 12,385.92	\$ 31,450.00	\$ 31,450.00	\$ 10,000.00	\$ 10,000.00
3	Storm Water Pollution Prevention Plan	LS	1	\$ 5,750.00	\$ 5,750.00	\$ 57,000.00	\$ 57,000.00	\$ 36,564.43	\$ 36,564.43	\$ 70,000.00	\$ 70,000.00	\$ 1,500.00	\$ 1,500.00
4	General Site Preparation (Including Mobilization)	Sta	127	\$ 457.00	\$ 58,039.00	\$ 142.00	\$ 18,034.00	\$ 6,051.42	\$ 768,530.34	\$ 700.00	\$ 88,900.00	\$ 900.00	\$ 114,300.00
5	Heavy Clearing	Ac	4	\$ 9,133.00	\$ 36,532.00	\$ 21,250.00	\$ 85,000.00	\$ 19,397.00	\$ 77,588.00	\$ 18,360.00	\$ 73,440.00	\$ 45,000.00	\$ 180,000.00
6	8" SDR 35 PVC Wastewater Line (Open Cut)	LF	30	\$ 81.00	\$ 2,430.00	\$ 73.00	\$ 2,190.00	\$ 220.34	\$ 6,610.20	\$ 231.00	\$ 6,930.00	\$ 155.00	\$ 4,650.00
7	8" SDR 26 PVC Wastewater Line (Open Cut)	LF	156	\$ 98.00	\$ 15,288.00	\$ 81.00	\$ 12,636.00	\$ 220.15	\$ 34,343.40	\$ 231.00	\$ 36,036.00	\$ 175.00	\$ 27,300.00
8	12" SDR 26 PVC Wastewater Line (Open Cut)	LF	10	\$ 151.00	\$ 1,510.00	\$ 121.00	\$ 1,210.00	\$ 160.28	\$ 1,602.80	\$ 292.00	\$ 2,920.00	\$ 300.00	\$ 3,000.00
9	15" SDR 35 PVC Wastewater Line (Open Cut)	LF	2,138	\$ 107.00	\$ 228,766.00	\$ 131.00	\$ 280,078.00	\$ 158.05	\$ 337,910.90	\$ 252.00	\$ 538,776.00	\$ 195.00	\$ 416,910.00
10	15" SDR 26 PVC Wastewater Line (Open Cut)	LF	2,779	\$ 130.00	\$ 361,270.00	\$ 125.00	\$ 347,375.00	\$ 152.50	\$ 423,797.50	\$ 265.00	\$ 736,435.00	\$ 195.00	\$ 541,905.00
11	18" PS 46 PVC Wastewater Line (Open Cut)	LF	4,721	\$ 135.00	\$ 637,335.00	\$ 134.00	\$ 632,614.00	\$ 195.43	\$ 922,625.03	\$ 262.00	\$ 1,236,902.00	\$ 200.00	\$ 944,200.00
12	21" PS 46 PVC Wastewater Line (Open Cut)	LF	2,527	\$ 158.00	\$ 399,266.00	\$ 169.00	\$ 427,063.00	\$ 223.31	\$ 564,304.37	\$ 280.00	\$ 707,560.00	\$ 245.00	\$ 619,115.00
13	24" PS 46 PVC Wastewater Line (Open Cut)	LF	10	\$ 249.00	\$ 2,490.00	\$ 309.00	\$ 3,090.00	\$ 303.43	\$ 3,034.30	\$ 295.00	\$ 2,950.00	\$ 350.00	\$ 3,500.00
14	Trench Safety for Wastewater Lines	LF	12,371	\$ 0.10	\$ 1,237.10	\$ 3.00	\$ 37,113.00	\$ 1.74	\$ 21,525.54	\$ 2.50	\$ 30,927.50	\$ 7.50	\$ 92,782.50
15	15" PVC Wastewater Line (In Casing)	LF	500	\$ 100.00	\$ 50,000.00	\$ 127.00	\$ 63,500.00	\$ 144.10	\$ 72,050.00	\$ 170.00	\$ 85,000.00	\$ 135.00	\$ 67,500.00
16	21" PS 46 PVC Wastewater Line (In Casing)	LF	68	\$ 110.00	\$ 7,480.00	\$ 210.00	\$ 14,280.00	\$ 199.81	\$ 13,587.08	\$ 265.00	\$ 18,020.00	\$ 265.00	\$ 18,020.00
17	24" I.D. x 3/8" Thick Steel Casing By Other Than Open Cut	LF	500	\$ 545.00	\$ 272,500.00	\$ 908.00	\$ 454,000.00	\$ 1,911.07	\$ 955,535.00	\$ 815.00	\$ 407,500.00	\$ 1,500.00	\$ 750,000.00
18	36" I.D. x 5/8" Thick Steel Casing With Threaded or Welded Joints	LF	68	\$ 449.00	\$ 30,532.00	\$ 850.00	\$ 57,800.00	\$ 2,393.84	\$ 162,781.12	\$ 500.00	\$ 34,000.00	\$ 750.00	\$ 51,000.00
19	5' Diameter Standard Wastewater Manhole (Up to 6' Deep)	Ea	36	\$ 11,498.00	\$ 413,928.00	\$ 17,675.00	\$ 636,300.00	\$ 13,816.60	\$ 497,397.60	\$ 22,550.00	\$ 811,800.00	\$ 30,000.00	\$ 1,080,000.00
20	Extra Depth for 5' Diameter Standard Wastewater Manhole	VF	361	\$ 683.00	\$ 246,563.00	\$ 830.00	\$ 299,630.00	\$ 795.09	\$ 287,027.49	\$ 955.00	\$ 344,755.00	\$ 250.00	\$ 90,250.00
21	Connect to Existing Wastewater Line	Ea	1	\$ 3,803.00	\$ 3,803.00	\$ 10,500.00	\$ 10,500.00	\$ 10,946.10	\$ 10,946.10	\$ 9,125.00	\$ 9,125.00	\$ 15,000.00	\$ 15,000.00
22	Seeding and Topsoil	SY	67,493	\$ 0.75	\$ 50,619.75	\$ 6.00	\$ 404,958.00	\$ 3.97	\$ 267,947.21	\$ 1.60	\$ 107,988.80	\$ 2.00	\$ 134,986.00
23	Soil Retention Blanket, Seeding and Topsoil	SY	1,521	\$ 3.00	\$ 4,563.00	\$ 135.00	\$ 205,335.00	\$ 40.15	\$ 61,068.15	\$ 10.00	\$ 15,210.00	\$ 7.50	\$ 11,407.50
24	Remove and Replace Existing Fence	LF	740	\$ 115.00	\$ 85,100.00	\$ 20.00	\$ 14,800.00	\$ 26.10	\$ 19,314.00	\$ 20.00	\$ 14,800.00	\$ 15.00	\$ 11,100.00
25	Post-Construction Television Inspection	LF	12,939	\$ 5.00	\$ 64,695.00	\$ 5.00	\$ 64,695.00	\$ 4.39	\$ 56,802.21	\$ 4.00	\$ 51,756.00	\$ 2.50	\$ 32,347.50
26	Railroad Crossing	LS	1	\$ 115.00	\$ 115.00	\$ 149,000.00	\$ 149,000.00	\$ 145,071.77	\$ 145,071.77	\$ 250,000.00	\$ 250,000.00	\$ 600,000.00	\$ 600,000.00
27	Temporary Construction Easement Agreement with Petrus	LS	1	\$ 6.00	\$ 6.00	\$ 28,000.00	\$ 28,000.00	\$ 5,802.87	\$ 5,802.87	\$ 50,000.70	\$ 50,000.70	\$ 50.00	\$ 50.00
			Total Base Bid		\$ 3,037,317.85		\$ 4,343,301.00		\$ 5,805,032.56		\$ 5,806,557.00		\$ 5,860,823.50
Highlighted fileds indicate corrected totals			Total Bid		\$ 3,037,317.85		\$ 4,343,301.00		\$ 5,805,032.56		\$ 5,806,557.00		\$ 5,860,823.50

Bids Certified Correct By:

Josh M Hodge

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

REF. DOC.: LOCAL GOVERNMENT CODE, SECTION 102, MUNICIPAL BUDGET AND TAX CODE, SECTION 26, PROPERTY TAX, ASSESSMENT

SUBJECT: Consider approval of a Resolution of the Town of Northlake, Texas, setting the proposed tax rate of \$0.295000 per \$100 valuation to be considered for Fiscal Year 2024-2025, and taking a record vote

GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.1 - Sustain the low property tax rate

BACKGROUND INFORMATION:

- Tax rate of \$0.295000 per \$100 valuation is proposed and recommended in the Proposed Budget for Fiscal Year 2024-2025
- Presented to council and available for public view on August 2, 2024
- This is not the vote on the tax rate, but a vote on considering the proposed tax rate
- The tax rate adoption should be set for September 12, 2024 after the public hearing
- The tax rate definitions are included below:

No-New-Revenue (NNR) Tax Rate:

- Tax rate that will generate same amount of tax revenue as previous year from the same property
- Rate serves as the benchmark from which all Truth-In-Taxation requirements are measured
- NNR rate for FY 2024-2025: \$0.273106 per \$100 valuation

NNR Maintenance & Operations (M&O) Rate:

- Tax rate that will generate same amount of tax revenue for maintenance and operations as previous year
- NNR M&O rate for FY 2024-2025: \$0.161041 per \$100 valuation

Voter-Approval Tax Rate:

- Maximum tax rate Town may adopt without requiring an election
- Voter-approval tax rate for FY 2024-2025: \$0.295000 per \$100 valuation
- Voter-approval M&O rate for FY 2024-2025: \$0.166677 per \$100 valuation

Debt Tax Rate:

- Tax rate required to generate revenue to meet debt service requirements
- Unlimited in terms of calculating the voter approval tax rate

- Debt tax rate for FY 2024-2025: \$0.128323 per \$100 valuation

De Minimis Rate:

- Tax rate required to generate an additional \$500,000 in revenue
- Rate only calculated for cities under 30,000 population
- De Minimis rate is \$0.305408 per \$100 valuation

Property Tax Rate Comparison

	FY 2023-2024	FY 2024-2025
No-New-Revenue Tax Rate	\$0.250026/\$100	\$0.273106/\$100
No-New-Revenue M&O Tax Rate:	\$0.177648/\$100	\$0.161041/\$100
Voter-Approval Tax Rate:	\$0.302553/\$100	\$0.295000/\$100
Debt Tax Rate:	\$0.117352/\$100	\$0.128323/\$100
De Minimis Tax Rate:	\$0.316590/\$100	\$0.305408/\$100

- The proposed tax rate of \$0.295000 per \$100 of valuation is not greater than the voter-approval tax rate
- Therefore, the Town of Northlake is not required to hold an election at which voters may accept or reject the proposed tax rate

COUNCIL ACTION/DIRECTION:

Review and take a record vote to consider the proposed property tax rate of \$0.295000 per \$100 of assessed valuation



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS SETTING FORTH THE PROPOSED AD VALOREM (PROPERTY) TAX RATE OF \$0.295000 PER \$100 OF ASSESSED VALUE FOR FISCAL YEAR 2024-2025, TO BE CONSIDERED FOR ADOPTION ON SEPTEMBER 12, 2024

WHEREAS, Chapter 26 of the Texas Tax Code sets out the procedural requirements for the adoption of a municipality's ad valorem (property) tax rate; and

WHEREAS, Texas Tax Code Section(c) provides that, after the assessor for the taxing unit submits the appraisal for the taxing unit to the governing body, an officer or employee designed by the governing body shall calculate the no-new-revenue tax rate and the voter approval tax rate for the taxing unit; and

WHEREAS, the proposed tax rate for the Town of Northlake, Texas for its 2024-25 Fiscal Year is \$0.295000 per \$100 assessed value; and

WHEREAS, the Town Council has set the Public Hearing dates for the Budget and Tax Rate on September 12, 2024, during the Regular Town Council Meeting, with Budget adoption following the public hearings.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby directs staff to prepare ordinances for consideration utilizing the proposed tax rate of \$0.295000 per \$100 assessed value for Fiscal Year 2024-2025, for adoption on September 12, 2024.

Section 3. The Town Secretary is directed to publish the required notices in compliance with the Texas Tax Code; Texas Local Government Code, and the Northlake Town Charter, in the paper of record.

Section 4. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on August 8, 2024.

Town of Northlake, Texas

Brian Montini, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 7. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 8. RECONVENE INTO OPEN SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: August 8, 2024

Section: 9. ADJOURN
