

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF DENTON APPROVING THE 2023/2024 TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (WESTPARK TIRZ) ANNUAL REPORT; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Denton recognizes the importance of its role in local economic development initiatives and programs; and

WHEREAS, the City has established Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) and established a Board of Directors for the District to promote development or redevelopment in the Industrial area pursuant to Ordinance No. 2012-366, authorized by the City Council on December 18, 2012, as provided by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, as amended; and

WHEREAS, on February 5, 2013, the City Council adopted Ordinance 2013-033 accepting an Agreement with Denton County to participate in TIRZ Number Two; and

WHEREAS, the Tax Increment Financing Act specifies that the governing body of a city shall submit an annual report on the financial status of the district to the Chief Executive Officer of each taxing unit that levies taxes on real property in a reinvestment zone, and a copy of the report shall be forwarded to the State Comptroller; and

WHEREAS, on May 14, 2025, the Westpark TIRZ District Board reviewed and recommended approval of the 2023/2024 Annual Report for Tax Increment Reinvestment Zone Number Two to the City Council; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. That the 2023/2024 Annual Report for Tax Increment Reinvestment Zone Number Two (Westpark TIRZ), City of Denton, Texas, a copy of which is attached here to as Exhibit A, is hereby accepted.

SECTION 2. That the City Manager or their designee is hereby authorized to submit the 2023/2024 Annual Report for Tax Increment Reinvestment Zone Number Two to the Chief Executive Officer of each taxing jurisdiction that levies tax on real property in the District; and to the State Comptroller, as required by state law.

SECTION 3. This resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Denton, and it is accordingly so resolved.

The motion to approve this resolution was made by _____ and seconded by _____, the resolution was passed and approved by the following vote [___ - ___]:

| | Aye | Nay | Abstain | Absent |
|--|------------|------------|----------------|---------------|
| Mayor Gerard Hudspeth: | _____ | _____ | _____ | _____ |
| Vicki Byrd, District 1: | _____ | _____ | _____ | _____ |
| Brian Beck, District 2: | _____ | _____ | _____ | _____ |
| Suzi Rumohr District 3: | _____ | _____ | _____ | _____ |
| Joe Holland, District 4: | _____ | _____ | _____ | _____ |
| Brandon Chase McGee, At Large Place 5: | _____ | _____ | _____ | _____ |
| Jill Jester, At Large Place 6: | _____ | _____ | _____ | _____ |

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:

LAUREN THODEN, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:

MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
Deputy City Attorney

**Tax Increment Reinvestment Zone Number Two
(Westpark TIRZ)
2023/2024 Annual Report**



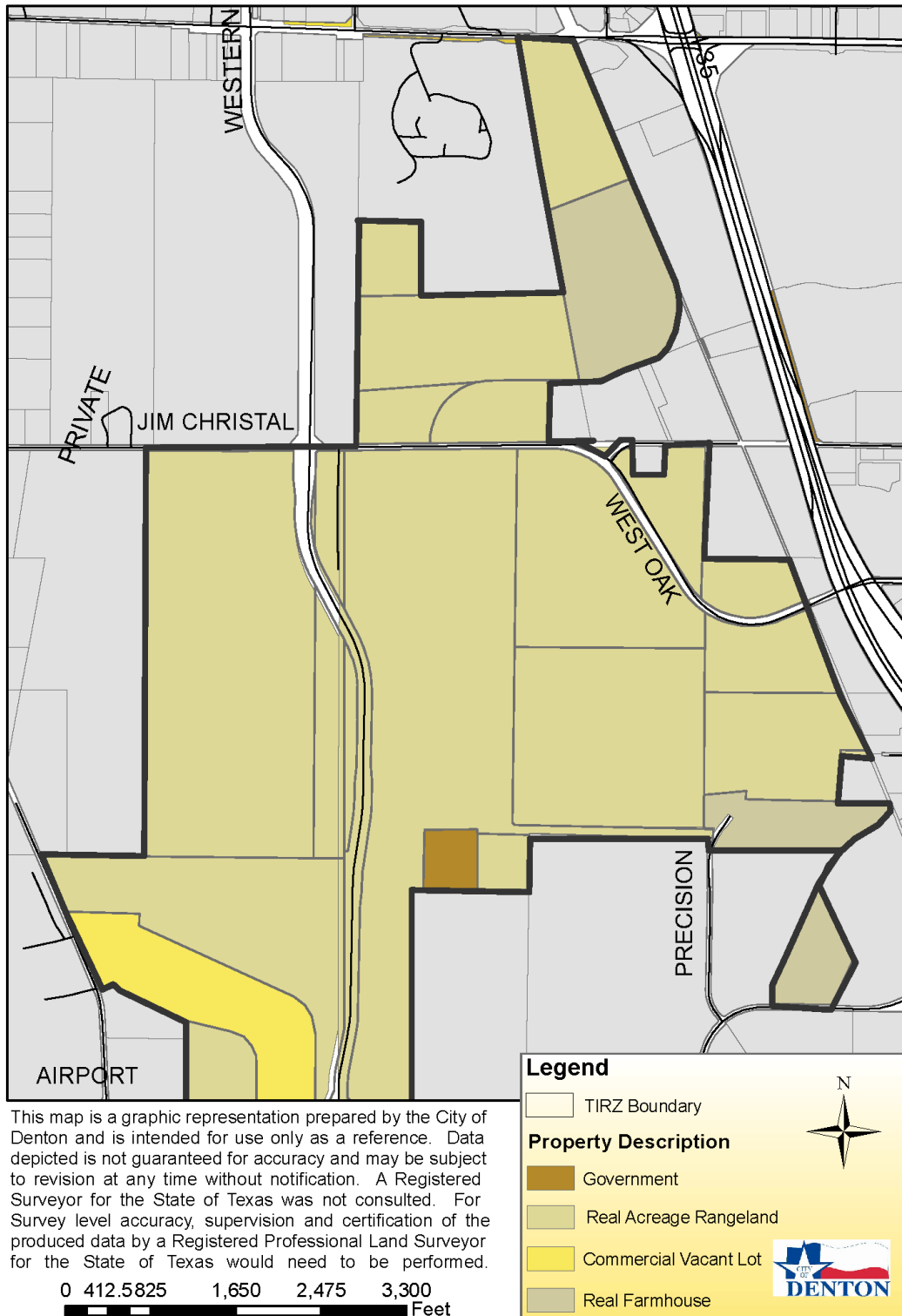
**City of Denton
Economic Development Department
401 N. Elm Street
Denton, Texas 76201
940-349-7776
www.dentonedp.com**

October 1, 2023 to September 30, 2024

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Tax Increment Reinvestment Zone Number Two



Mission Statement

The mission of the Tax Increment Reinvestment Zone (TIRZ) Number Two is to provide a source of funding for public infrastructure improvements to encourage and accelerate necessary development within the largest industrially zoned area within the City.

Background and Purpose

Tax increment financing originated as a tool for governments to publicly finance needed improvements and enhance infrastructure within a defined area in order to stimulate private development and redevelopment. A TIRZ is a defined area where public infrastructure improvements are deemed necessary to promote development. The costs of the improvements to the area are repaid by the contribution of future tax revenues. Specifically, each taxing entity may choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values. The additional tax revenue that is received from the affected properties is referred to as the tax increment. An ad valorem valuation base is established the first year, and the revenue from the increased valuation from subsequent years is allocated into a TIRZ fund to support development projects.

On December 17, 2012, the City Council adopted Ordinance No. 2012-366 designating and describing the boundaries of Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) for an industrial district of Denton, Texas; establishing the duration of the Zone; establishing a Tax Increment Fund; and establishing a Board of Directors for the Tax Increment Reinvestment Zone. The City's second TIRZ consists of approximately 800 acres and is located north of Airport Road. This industrial area (Westpark) lacks the public infrastructure necessary to encourage development.

The Westpark TIRZ took effect on January 1, 2013, and will terminate on December 31, 2036, or the date when all project costs are paid and any debt is retired, whichever comes first. It is estimated that the TIRZ would generate approximately \$14.3 million over a 25-year period for infrastructure improvements. The City and Denton County will contribute \$10 million and \$4.2 million into the TIRZ fund, respectively. According to the Finance Plan, the City would retain \$43.9 million and the County would retain \$18.8 million of real and business personal property revenue over the life of the TIRZ.

Participating Jurisdictions

Table 1: TIRZ Two Participating Jurisdictions

| Jurisdiction | Years | 2023/24 Tax Rate \$/\$100 Value | Percent of Tax Rate |
|----------------|-------|------------------------------------|------------------------|
| City of Denton | 1-10 | 0.560682* | 40 |
| | 11-25 | 0.560682** | 40 |
| Denton County | 1-10 | 0.189485* | 40 |
| | 11-25 | 0.312867** | 40 |

**Inception rate was 0.68975 for the City and .282867 for the County*

***Denotes estimate*

The TIRZ board is comprised of fourteen members. The City Council is responsible for appointing twelve members and designating the board Chair. The governing body of Denton County, which levies taxes on real property in the Westpark TIRZ, appoints one board member. Westray Group L.P, the developer, also appoints a single board representative.

District History and Accomplishments

This is the twelfth year of the Westpark TIRZ. The report period includes October 1, 2023 through September 30, 2024 (FY 2023/2024). During FY 2023/2024, \$883,732 was collected for the City's portion based on the last supplemental valuation of the calendar year from the Denton Central Appraisal District (DCAD). The City's and County's contribution in the TIRZ fund for FY 2023/2024 was \$883,732 and \$298,661, respectively. An additional \$108,061 in interest was earned for the period, bringing the total FY 2023/2024 contribution to \$1,290,454.

The Denton City Council adopted an ordinance accepting an agreement with Denton County to participate in the Westpark TIRZ and authorizing the City Manager to execute the agreement on February 5, 2013. On February 12, 2013, the board for the Westpark TIRZ was appointed by City Council. Economic Development staff coordinated with multiple City departments, the developer, and legal counsel to develop a reimbursement/developer agreement with the developer. The agreement was approved by the Denton City Council on May 13, 2014, through Ordinance No. 2014-142.

On August 23, 2016, the Denton City Council approved the addition of a seat to the Economic Development Partnership (EDP) Board for the Texas Woman's University President and Chancellor. The adoption of Ordinance No. 2016-249 brought the EDP Board membership to twelve total.

On November 8, 2016, the following changes were made to the Westpark TIRZ board Ordinance Nos. 2012-366, 2014-039 and 2015-370, through Ordinance 2016-354, to establish a TIRZ Number Two board composition that incorporates the current EDP Board:

The Board of Directors shall consist of fourteen (14) members, twelve (12) of whom shall be appointed by the City Council of the City. All members appointed to the board shall meet the eligibility requirements set forth in the Act. Board membership shall consist of the following:

- The twelve members of the Economic Development Partnership Board;
- One member shall be appointed by the governing body of Denton County; and
- One member shall be appointed by the “Developer,” Rayzor Investments, LLP.

On April 16, 2019, Denton City Council adopted Ordinance 19-635 revising the Bylaws of the Westpark TIRZ to ensure that the Bylaws were in accordance with the adopted TIRZ and EDP ordinances and to clarify the amendment to the Bylaws process.

On March 3, 2020, Denton City Council adopted two ordinances. Ordinance 20-440 revised the Bylaws of the Westpark TIRZ to address developer terms and appointment of the chair. Ordinance 20-441 amended Ordinance No. 2012-366, as amended by ordinances 2014-039, 2014-274, 2015-370, and 2016-354 relating to the Westpark TIRZ, to amend the number of terms the developer representative may serve on the board of directors.

The terms of the board members shall be two-year terms; the twelve (12) members appointed by City Council will serve terms concurrent with their EDP terms. A board member may serve no more than three consecutive terms, except the Developer appointee may serve unlimited terms but must be re-nominated upon expiration of each term. The City Council shall designate a member of the board to serve as chairman of the board of directors, and the board shall elect from its members a vice chairman and other officers as it sees fit.

Summary of TIRZ Two Board Meetings

The Westpark TIRZ Board recommended approval of the 2022/2023 Annual Report on February 14, 2024. The Board also participated in a TIRZ Board member orientation. The Board member attendance is shown in Table 2.

Table 2: Board Member Attendance

| Member | Company/Affiliation | Present 2/14/24 |
|---------------------------------------|-------------------------------|-----------------|
| Vacant (at time of meeting) | Denton County | |
| Tony Clark | Independent Bank | X |
| Gerard Hudspeth | City of Denton Council Member | X |
| Rick Woolfolk | Aviation | X |
| Jimmy Mejia | La Azteca | |
| Paul Meltzer | City of Denton Council Member | X |
| Brian Danhoff | Peterbilt | X |
| Kerry Gorre | Black Chamber of Commerce | X |
| Steve Edgar | Medical City Denton | X |
| Jeremy Fykes | Denton Chamber of Commerce | X |
| Lee Ramsey | Denton Chamber of Commerce | |
| Carine Feyten/Jason Tomlinson* | Texas Woman's University | X |
| Neal Smatresk/Aaron Roberts | University of North Texas | X |
| Selwyn Rayzor | Rayzor Investments | X |

| Ex-Officio Member | Company/Affiliation | Present 2/14/24 |
|-------------------|------------------------------------|-----------------|
| Sara Hensley | City Manager of Denton | |
| Erin Carter | Denton Chamber of Commerce | X |
| Susannah O'Bara | Denton Independent School District | |

**Indicates Proxy*

At the February 6, 2024 City Council meeting, Council confirmed the following EDP Board members as Westpark TIRZ members: Brian Danhof, Aaron Roberts, Rick Woolfolk, Jeremy W. Fykes, Gerard Hudspeth, and Kerry Goree. Steve Edgar was also appointed as Board Chair.

At the September 17, 2024 City Council Meeting, John Withers was appointed as the Westpark TIRZ Number Two Board Denton County representative.

During FY 2023-24, the TIRZ Board received reports and took action on the following items:

1. Elected a vice chair for TIRZ Number Two Board of Directors.
2. Approved the minutes of the March 8, 2023 meeting.
3. Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2024.
4. Recommended approval of the 2022/2023 Annual Report for TIRZ Number Two to City Council.

5. Receive a training and hold a discussion regarding TIRZ Number Two Board member orientation.

Budget and Project Status

The Westpark TIRZ district has established in its Project and Finance Plans a budget for public improvement expenditures necessary to support public infrastructure and private investment in the district. Table 3, which follows, provides the TIRZ projects and estimated costs.

Table 3: TIRZ Projects Costs

| PROJECT | ESTIMATED COST, \$M |
|------------------------|---------------------|
| Street Improvements | \$8,000,000 |
| Utilities and Drainage | \$5,000,000 |
| Industrial Projects | \$1,275,430 |
| TOTAL | \$14,275,430 |

Project Definitions

Street Improvements: includes the construction and reconstruction of paving improvements capable of handling heavy truck traffic and that provide common turning radius for semi trailers and may consist of, but are not limited to, primary and secondary major arterial thoroughfares and collector streets that will provide improved access within the industrial park, to State highways, and Interstate 35.

Utilities and Drainage: includes the extension of water and wastewater lines along the right-of-way of the streets within the zone. Water and wastewater lines will be built to adequately accommodate the zone at build-out and its anticipated industrial users.

A number of properties in the district are situated in the floodplain. Adequate stormwater drainage will be built to accommodate the maximum use of the land and comply with the drainage standards in the Denton Development Code.

Industrial Projects: may include grants, loans and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that stimulate economic development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development.

Revenues

According to Denton Central Appraisal District (DCAD) supplemental valuation figures, the FY 2023-24 total appraised valuation of taxable real property in the Westpark TIRZ was \$394,162,688.

This is a \$394,043,230 increase from the 2012 base value of \$119,458. The valuation and contribution into the TIRZ fund is illustrated in the tables below.

Table 4: City Certified and Supplemental TIRZ Two Valuation Summary

| Tax Year | Certified TIRZ Tax Value | Supplemental TIRZ Tax Value* | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Annual TIRZ Ad Valorem Revenue |
|---------------|--------------------------|------------------------------|---------------------------------|--------------|----------------------------|--------------------------------|
| 2013 | 119,458 | 119,458 | N/A | N/A | N/A | N/A |
| 2014 | 566,436 | 555,807 | 436,349 | 40% | 174,540 | 1,204 |
| 2015 | 120,538 | 120,538 | 1,080 | 40% | 432 | 3 |
| 2016 | 2,401,349 | 2,401,349 | 2,281,891 | 40% | 912,756 | 6,237 |
| 2017 | 63,108,366 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 160,711 |
| 2018 | 68,549,662 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 178,812 |
| 2019 | 110,654,075 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 281,041 |
| 2020 | 175,546,028 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 414,325 |
| 2021 | 226,991,678 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 513,401 |
| 2022 | 270,388,646 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 606,140 |
| 2023 | 394,162,688 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 883,732 |
| Totals | | | | | | \$3,045,606 |

Table 5: County Certified and Supplemental TIRZ Two Valuation Summary

| Tax Year | Certified Tax Value | Supplemental Tax Value* | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Annual TIRZ Ad Valorem Revenue |
|---------------|---------------------|-------------------------|---------------------------------|--------------|----------------------------|--------------------------------|
| 2013 | 119,458 | 119,458 | N/A | N/A | N/A | N/A |
| 2014 | 566,436 | 241,101 | 121,643 | 40% | 48,657 | 132 |
| 2015 | 120,538 | 120,538 | 1,080 | 40% | 432 | 1 |
| 2016 | 2,401,349 | 2,401,349 | 2,281,891 | 40% | 912,756 | 2,267 |
| 2017 | 63,108,366 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 59,918 |
| 2018 | 68,549,662 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 65,007 |
| 2019 | 110,654,075 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 107,227 |
| 2020 | 175,546,028 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 157,873 |
| 2021 | 226,991,678 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 211,491 |
| 2022 | 270,388,646 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 235,181 |
| 2023 | 394,162,688 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 298,661 |
| Totals | | | | | | \$1,137,758 |

Table 6: TIRZ Two Total Certified and Supplement Summary

| Tax Year | Certified Tax Value | Supplemental Tax Value | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Annual TIRZ Ad Valorem Revenue | Interest Income** | Total Expenditures | Total Revenue |
|--|---------------------|------------------------|---------------------------------|--------------|----------------------------|--------------------------------|-------------------|--------------------|------------------|
| 2013 | 119,458 | 119,458 | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 2014 | 566,436 | 555,807 | 436,349 | 40% | 174,540 | 1,336 | 7 | 0 | 1,343 |
| 2015 | 120,538 | 120,538 | 1,080 | 40% | 432 | 4 | 10 | 0 | 14 |
| 2016 | 2,401,349 | 2,401,349 | 2,281,891 | 40% | 912,756 | 8,505 | 81 | 0 | 8,586 |
| 2017 | 63,108,366 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 220,629 | 2,534 | 0 | 223,163 |
| 2018 | 68,549,662 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 243,819 | 8,885 | 198,991 | 53,713 |
| 2019 | 110,654,075 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 388,268 | 7,713 | 195,734 | 200,247 |
| 2020 | 175,546,028 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 572,199 | 4,995 | 197,336 | 379,858 |
| 2021 | 226,991,678 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 724,893 | 10,947 | 197,203 | 538,637 |
| 2022 | 270,388,646 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 841,321 | 62,123 | 862,709 | 40,735 |
| 2023 | 394,162,688 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 1,182,393 | 108,061 | 210,047 | 1,080,407 |
| Total City and County Contributions | | | | | | 4,183,367 | 205,356 | 1,862,020 | 2,526,703 |

Contribution 40%

* Tax Year 2014 - City uses Supplement 18 dated 12/23/14 and County uses Supplement 20 dated 1/30/2015.

*Tax Year 2023 - City used Supplement 19.

** Tax Year 2016 includes interest earned through 12/31.

Total Fund Balance at 9/30/24 is **\$2,526,703**.

The 800-acre Westpark TIRZ is adjacent to the Denton Airport Business Park. Currently, a portion of the land within the TIRZ boundary has an agricultural exemption. While the net taxable value, after the agricultural exemption, is \$394,162,688 the market value of the district is \$423,247,653. Once the property is sold and developed, the exemption will be removed and the valuation will more accurately reflect the market value of the land.

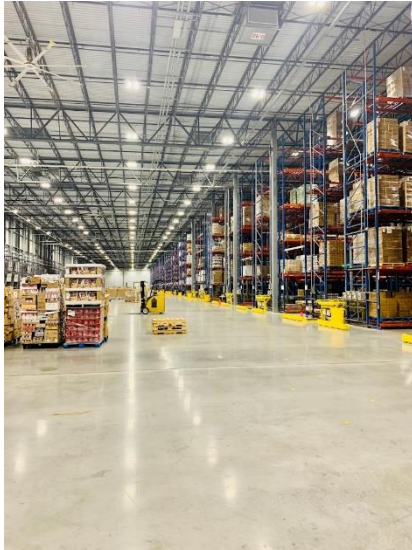
Expenditures

TIRZ expenditures in FY 2023-24 amounted to a total of \$210,047 for the WinCo Foods ad valorem TIRZ Grant. This is the sixth year of the agreement for WinCo Foods.



Under the Chapter 380 Agreement, WinCo Foods will pay 100% of the property taxes owed to the City and County and will receive a grant equal to 40% of the contribution of the City and County into the Tax Increment Fund (land and improvements) from the distribution center. Both entities participate in the Westpark TIRZ at a rate of 40%. Business personal property (equipment) is not included in the TIRZ contribution.

WinCo will receive 40% of the ad valorem tax contribution (land and improvements) into the Tax Increment Fund from the City and Denton County, 60% of the City's portion of the ad valorem by the project (excluding land, inventory, vehicles and supplies) until the construction costs for Phase I public improvements have been reimbursed.



The Agreement thresholds require a minimum valuation of \$50 million in real property improvements and business personal property value. Since WinCo Foods met their threshold requirements, they received ad valorem grant payments equal to:

- 40% of the ad valorem tax contribution (land and improvements) into the Tax Increment Fund from the City and Denton County in the amount of \$210,047, and
- 60% of the eligible amount of the real and personal property ad valorem taxes paid to the City (excluding land, inventory, vehicles and supplies) into the General Fund in the amount of \$236,261.

2023/2024 Work Program

The First Amendment to the Reimbursement Agreement was made in order to accommodate WinCo Foods, a company that acquired approximately 77 acres in the Westpark Tax Increment Reinvestment Zone Number Two.

WinCo Foods agreed to execute Phase I of the Reimbursement Agreement and was awarded an economic incentive to reimburse the improvements. The 800,000 square foot distribution facility is located on the west side of Western Boulevard, north of Airport Road. WinCo Foods is a regional retailer with multiple distribution facilities across the United States. The project received a Certificate of Occupancy in January 2017 and has created 165 jobs.

The terms of the grant agreement end when full reimbursement has occurred, and include the following forms of reimbursement: up to \$1 million for water lines, utilizing the City's Water Development Plan Line Fund; up to \$865,000 in reimbursement for the sewer lines, utilizing the City's Wastewater Development Plan Line Fund; 100% of the Sales and Use Tax for construction materials, furniture, fixtures, and equipment for the construction of the project; 100% of the tax increment collected in the Westpark TIRZ fund associated directly with the project, until full reimbursement occurs. The contribution includes the City's 40% contribution to the TIRZ fund annually. The City's remaining 60% of ad valorem revenue will also be utilized until full reimbursement occurs. It is anticipated that full reimbursement will occur in approximately ten

years. The first year after full reimbursement, the second term of the grant agreement shall commence, and will include the following: a 60% rebate of the City's ad valorem revenue for a period of four years.

Reimbursements for the utility Development Plan Line Fund and sales and use tax grant for construction have been processed. WinCo foods received a Certificate of Occupancy (CO) on January 18, 2017. The ad valorem and TIRZ grants commenced the first year following receipt by grantee of a CO in 2018.

On February 2, 2018, United States Cold Storage (USCS) closed on a 40-acre site on Jim Christal Road east of Western Boulevard in the Westpark Tax Increment Reinvestment Zone (TIRZ). USCS plans to offer storage, re-pack, and case pick, distribution and transportation solutions for production facilities in the United States and Mexico. Preliminary plans provide for rail service, export services to Mexico, cooler and freezer storage, and on-site customer offices.

USCS received a Certificate of Occupancy on April 14, 2020. The company invested approximately \$34 million in the project, created 44.4 million in new ad valorem value, for the 2023 tax year, in Denton. The electric demand is 1.5 megawatts annually, which make USCS a Top 25 customer for DME. The company currently employs 148 with an average salary of \$53,053.

The location of this project necessitated Phase II of the Westpark TIRZ improvements, which generally consisted of water and wastewater line extensions and improvements, drainage improvements, and road reconstruction, all along Jim Christal Road and West Oak Street.

In 2019, Tyson Sales and Distribution received an abatement of 25% of their business personal property only (which does not go into the TIRZ) for 6 years. The Company provides refrigerated warehousing and distribution services to the Tyson Foods, Inc. companies. The company had planned to construct 350,000+ square foot highly automated refrigerated distribution center next to USCS. The company was slated to employ 100 on a full-time basis with hourly wages ranging from \$20 to \$45. The grantee was required to create 95 jobs with an average hourly wage of \$23.58. A \$25.5 million business personal property valuation threshold was required in year one. This project was approved right before the pandemic and was put on hold, as the company reexamined and prioritized their expansions. The Agreement was terminated ab initio, as the grantee did not meet the timely requirement in the Agreement for the construction of the facility. Tyson is currently planning to develop a maintenance facility at site that was originally planned for a cold storage distribution facility.

A number of industrial projects, which will total over three million square feet, are currently underway in the zone and industrial area. The Retreat at Denton II, a multi-family development, has been constructed. The project includes 193 units on 21.9 acres in the southern section of the zone.

Ironwood Realty Partners and Scannell Properties have partnered on an industrial project, Denton Crossing @ I-35, which will house approximately 1.2 million square feet of industrial speculative space along Western Boulevard. There are a total of four buildings that have been constructed.

Exeter has completed a building (Exeter Westpark I) comprising 649,000 square feet, where W. Oak Street and Jim Christal meet, that is the newest distribution center for Lowe's Home Improvement. Exeter has also constructed three buildings adjacent to the TIRZ boundary at the northwest corner of Western Boulevard and Jim Christal Road. The square footage of these buildings are 324,000 square feet, 421,000 square feet, and 1,076,000 square feet. Ariat International has leased 500,000 square feet at 1011 Western Blvd.

Hunt Southwest is constructing a 227,420 square foot building on a 17-acre site on S. Western Boulevard and Jim Christal at the I-35 Convergence. To the north, property owners plan to build a 250,080 SF warehouse build-to-suit on seven of the acres, which was leased to Lotte Global Logistics.

Denton Point is comprised of two buildings totaling 242,320 square feet. Building 2 is a 130,000 SF facility located along Western Boulevard. Denton Point is a rail-served development ideal for manufacturing and supply chain use. Westcore, based in San Diego, purchased Denton Point for \$32 million. Denton 1 is occupied by a shipping and logistics operation, DHL.

Westpark Industrial is located in a 16-acre parcel on S. Western Boulevard, south of the Tyson plat, that is divided into two sites that each have speculative buildings totaling 242,378 square feet.

The Cold Creek Solutions and ARCO National Construction industrial project is a cold storage facility that is under construction along I-35 and North Elm on 20.3 acres.

Holt Lunsford has purchased 45 acres for a new project located at the corner of Western and Jim Christal. Plans for the industrial park are still in the design phase.

Appendix A:
TIRZ Two (Westpark)
Balance Sheet

City of Denton

| Tax Year | Certified Tax Value | Fiscal Year as of 9/30 | Supplemental Tax Value* | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Tax Rate | Annual TIRZ Ad Valorem Revenue |
|----------|---------------------|------------------------|-------------------------|---------------------------------|--------------|----------------------------|-----------|--------------------------------|
| 2013 | \$ 119,458 | 2013-2014 | \$ 119,458 | N/A | N/A | N/A | | N/A |
| 2014 | 566,436 | 2014-2015 | 555,807 | 436,349 | 40% | 174,540 | 0.689750% | 1,204 |
| 2015 | 120,538 | 2015-2016 | 120,538 | 1,080 | 40% | 432 | 0.689750% | 3 |
| 2016 | 2,401,349 | 2016-2017 | 2,401,349 | 2,281,891 | 40% | 912,756 | 0.683340% | 6,237 |
| 2017 | 63,108,366 | 2017-2018 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 0.637856% | 160,711 |
| 2018 | 68,549,662 | 2018-2019 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 0.620477% | 178,812 |
| 2019 | 110,654,075 | 2019-2020 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 0.590454% | 281,041 |
| 2020 | 175,546,028 | 2020-2021 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 0.590454% | 414,325 |
| 2021 | 226,991,678 | 2021-2022 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 0.565823% | 513,401 |
| 2022 | 270,388,646 | 2022-2023 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 0.560682% | 606,140 |
| 2023 | 394,162,688 | 2023-2024 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 0.560682% | 883,732 |
| Totals | | | | | | | | <u>\$ 3,045,606</u> |

Denton County

| Tax Year | Certified Tax Value | Fiscal Year as of 9/30 | Supplemental Tax Value* | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Tax Rate | Annual TIRZ Ad Valorem Revenue |
|----------|---------------------|------------------------|-------------------------|---------------------------------|--------------|----------------------------|----------|--------------------------------|
| 2013 | \$ 119,458 | 2013-2014 | \$ 119,458 | N/A | N/A | N/A | | N/A |
| 2014 | 566,436 | 2014-2015 | 241,101 | 121,643 | 40% | 48,657 | 0.27220% | 132 |
| 2015 | 120,538 | 2015-2016 | 120,538 | 1,080 | 40% | 432 | 0.26200% | 1 |
| 2016 | 2,401,349 | 2016-2017 | 2,401,349 | 2,281,891 | 40% | 912,756 | 0.24841% | 2,267 |
| 2017 | 63,108,366 | 2017-2018 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 0.23781% | 59,918 |
| 2018 | 68,549,662 | 2018-2019 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 0.22557% | 65,007 |
| 2019 | 110,654,075 | 2019-2020 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 0.22528% | 107,227 |
| 2020 | 175,546,028 | 2020-2021 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 0.22499% | 157,873 |
| 2021 | 226,991,678 | 2021-2022 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 0.23309% | 211,491 |
| 2022 | 270,388,646 | 2022-2023 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 0.21754% | 235,181 |
| 2023 | 394,162,688 | 2023-2024 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 0.18949% | 298,661 |
| Totals | | | | | | | | <u>\$ 1,137,758</u> |

Total

| Tax Year | Certified Tax Value | Fiscal Year as of 9/30 | Supplemental Tax Value* | Incremental Increase (Decrease) | Contribution | Adjusted Incremental Value | Combined Tax Rate | Annual TIRZ Ad Valorem Revenue | Interest Income*** | Total Revenue | Total Expenditures | Fund Balance** |
|----------|---------------------|------------------------|-------------------------|---------------------------------|--------------|----------------------------|-------------------|--------------------------------|--------------------|---------------------|---------------------|---------------------|
| 2013 | \$ 119,458 | 2013-2014 | \$ 119,458 | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | N/A |
| 2014 | 566,436 | 2014-2015 | 555,807 | 436,349 | 40% | 174,540 | 0.961950% | 1,336 | 7 | 1,343 | - | 1,343 |
| 2015 | 120,538 | 2015-2016 | 120,538 | 1,080 | 40% | 432 | 0.951750% | 4 | 10 | 14 | - | 14 |
| 2016 | 2,401,349 | 2016-2017 | 2,401,349 | 2,281,891 | 40% | 912,756 | 0.931749% | 8,505 | 81 | 8,586 | - | 8,586 |
| 2017 | 63,108,366 | 2017-2018 | 63,108,366 | 62,988,908 | 40% | 25,195,563 | 0.875668% | 220,629 | 2,534 | 223,163 | - | 223,163 |
| 2018 | 68,549,662 | 2018-2019 | 72,165,650 | 72,046,192 | 40% | 28,818,477 | 0.846051% | 243,819 | 8,885 | 252,704 | 198,991 | 53,713 |
| 2019 | 110,654,075 | 2019-2020 | 119,113,120 | 118,993,662 | 40% | 47,597,465 | 0.815732% | 388,268 | 7,713 | 395,981 | 195,734 | 200,247 |
| 2020 | 175,546,028 | 2020-2021 | 175,546,028 | 175,426,570 | 40% | 70,170,628 | 0.815439% | 572,199 | 4,995 | 577,194 | 197,336 | 379,858 |
| 2021 | 226,991,678 | 2021-2022 | 226,957,789 | 226,838,331 | 40% | 90,735,332 | 0.798909% | 724,893 | 10,947 | 735,840 | 197,203 | 538,637 |
| 2022 | 270,388,646 | 2022-2023 | 270,388,646 | 270,269,188 | 40% | 108,107,675 | 0.778225% | 841,321 | 62,123 | 903,444 | 862,709 | 40,735 |
| 2023 | 394,162,688 | 2023-2024 | 394,162,688 | 394,043,230 | 40% | 157,617,292 | 0.750167% | 1,182,393 | 108,061 | 1,290,454 | 210,047 | 1,080,407 |
| Totals | | | | | | | | <u>\$ 4,183,367</u> | <u>\$ 205,356</u> | <u>\$ 4,388,723</u> | <u>\$ 1,862,020</u> | <u>\$ 2,526,703</u> |

* Tax Year 2014 - City uses Supplement #18 dated 12/23/14 and County uses Supplement #20 dated 1/30/2015.

* Tax Year 2022- City used Supplement 17.

**Fund Balance as of September 30, 2024 is \$2,526,703 which includes the Winco expense of \$210,047.