

City of Manvel
South Manvel Development Authority
Board of Directors

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551) OF THE TEXAS GOVERNMENT CODE). THE BOARD OF DIRECTORS OF THE SOUTH MANVEL DEVELOPMENT AUTHORITY WILL HOLD A TELECONFERENCE MEETING ON **APRIL 15, 2021 AT 5:00 P.M.**, FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 221 218 106#**

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com. A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.**

*****All Public Comment Requests must be received before 3:00 p.m., April 15, 2021.**

Board Agenda

April 15, 2021

5:00 p.m.

- 1. Call to Order**
- 2. Citizen comments**
- 3. Approval of the Board Minutes dated August 20, 2020**
- 4. Annual Report**
 - a. Approval of the 2018 Annual Report
 - b. Approval of the 2019 Annual Report
- 5. Seven Oaks/Meridiana**
 - a. Project status update
- 6. Staff Reports**
 - a. Consideration and possible action to authorize the city staff to obtain the services of auditing firms and other financial consultants.

City of Manvel
South Manvel Development Authority
Board of Directors

7. Adjourn

I hereby certify that the above notice of meeting South Manvel Development Authority Board of Directors was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) at 3:00 p.m. on April 12, 2021.



Tammy Bell, City Secretary

**TAX INCREMENT REINVESTMENT ZONE
NUMBER THREE**

CITY OF MANVEL, TEXAS



2018 ANNUAL REPORT

October 1, 2018 thru September 30, 2019

TABLE OF CONTENTS

City Council 2018-2019.....	1
Board of Directors 2018-2019.....	2
Description of the Zone.....	3
Purpose of the Zone.....	4
State of the Zone and Plan Implementation in 2018.....	5
Revenue.....	5
Expenditures.....	6
Interest Due on Outstanding Bonds.....	6
Base Value & Captured Appraised Value.....	6
Increment Received by Participating Jurisdiction.....	6
TIRZ #3 Increment Allocation Table.....	7

DRAFT-BOARD APPROVAL NEEDED

CITY OF MANVEL, TEXAS

CITY COUNCIL

Mayor.....Debra Davison

Council Position 1.....Larry Akery

Council Position 2.....Lorraine Hehn

Council Position 3.....Brian Wilmer

Council Position 4 (first half).....Melissa Sifuentes

Council Position 4(second half).....Dan Davis

Council Position 5.....Jason Albert

Council Position 6.....Jerome Hudson

DRAFT-BOARD APPROVAL NEEDED

TAX INCREMENT REINVESTMENT ZONE
NUMBER THREE

BOARD OF DIRECTORS

- Position 1.....Debra Davison
- Position 2.....Nichole Mitchel
- Position 3.....Kim Bickham
- Position 4 (first half).....Michael Higgins
- Position 4(second half).....Chris Thomas
- Position 5.....Devin Jones

DRAFT-BOARD APPROVAL NEEDED

DESCRIPTION OF ZONE

In accordance with the Tax Increment Financing Act (Chapter 311, Tax Code), Ordinance 2010-0-06 of the City of Manvel, Texas (the "City") established Tax Reinvestment Zone Number Three, City of Manvel, Texas, (the "Zone" or "TIRZ") on May 10, 2010. The Zone consists of approximately 2,403.78 acres located in Brazoria County, Texas (the "County") (Figure 1). The City envisions that the District will serve a vital and long-term role in creating and sustaining revitalization opportunities.

The creation of the Zone was instrumental in facilitating the development of the master planned community project in Manvel. The Seven Oaks Project consists of commercial, single family, mixed-use development spanning across two cities, Manvel and Iowa Colony. The project proposed that for any meaningful redevelopment of the area to occur, extensive construction of new infrastructure would be required.

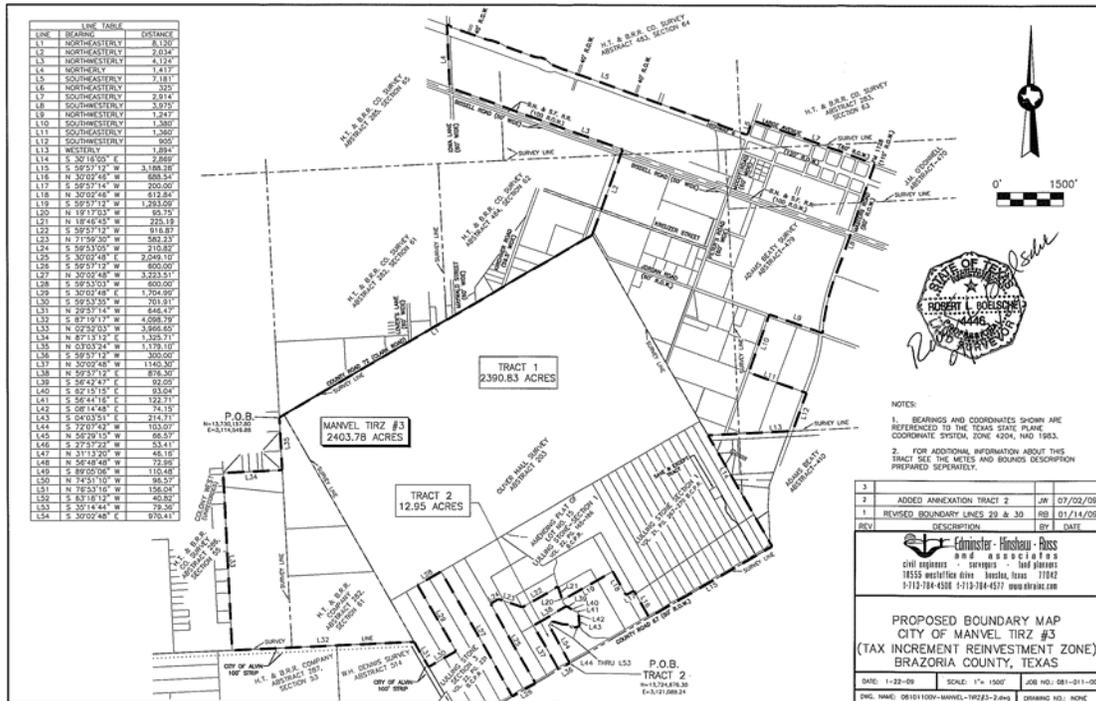


Figure 1: Manvel TIRZ 3 Boundary Map

PURPOSE OF ZONE

This TIRZ was proposed in response to trends that showed Manvel and its commercial tax base at risk of slow to no growth. The TIRZ would provide the financing and management tools needed to help stimulate the development of commercial and residential areas. The purpose of the Zone is to facilitate the redevelopment and will be the catalyst project to provide the momentum for further redevelopment within the Zone.

The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Manvel (the City), Brazoria County (the County), and any other taxing entities that may participate in the future.

The City Council, in adopting the ordinances creating the Zone, found that the development described in the Reinvestment Zone Financing Plan (the Project Plan) would not likely occur, to the quality, standards and densities described in the Project Plan, but for the creation of the Zone.

The City Council further found that improvements in the Zone would significantly enhance the value of all taxable real property in the Zone and would be of general benefit to the City. The Zone will pursue its objective by acting as a financing vehicle for regional public improvements, as described in the Project Plan. The methods of financing and the sources of funding available to the Zone, including the participation levels of the various participating entities, including the City and Brazoria County are described in the Project Plan.

The Project Plan & Reinvestment Zone Financing Plan (the "Plan") has been prepared in accordance with the requirements of Chapter 311 of the Texas Tax Code and outlines the improvements to be funded and implemented by the Zone.

STATE OF THE ZONE AND PLAN IMPLEMENTATION IN 2018

Revenue

The information provided in this section is in accordance with § 311.016 (a) (1) of the Texas Tax Code, which requires inclusion of the amount and source of revenue in the tax increment fund established for the Zone.

The City of Manvel and Brazoria County are the sole participating taxing entities in the Zone. The following tables show the participating jurisdictions and the amount and source of revenue in the Zone. The Zone was created for the duration of 40 years and the City has committed to 50% of its sales tax and 100% of its property tax, less cost of service, for the 40 years, or until dissolved by the City. Brazoria County has committed 40.49% of its property tax beginning in 2012 (unless an earlier date is agreed to) for a period of 30 years from the first year of payment.

Jurisdiction	2010 Base Year	2018 Tax Rate	Years
City of Manvel Sales Tax	1.5%	1.5%	2010-2050
City of Manvel Property Tax	\$0.587863/\$100	\$0.690000/\$100	2010-2050
Brazoria County Property Tax	\$0.403101/\$100	\$0.367914/\$100	2013-2043
Brazoria County Bridge Property Tax	\$0.060000/\$100	\$0.060000/\$100	2013-2043

Tax Rate Source: Brazoria County Central Appraisal District

Table A: Participation Schedule

TIRZ YEAR	CITY SERVICE PAYMENT	YEARS
1-10	\$430 per Residential Unit	2011-2020
11-20	\$645 per Residential Unit	2021-2030
21-40	\$1,000 per Residential Unit	2031-2050

Table B: Cost of Service Payment to the City

TAXING ENTITY	2010 BASE VALUE	2018 VALUE	2018 INCREMENT
City of Manvel Sales Tax	\$47,854	\$66,000	\$18,146
City of Manvel Property Tax	\$20,235,072	\$26,018,242	\$5,783,170
Brazoria County Property Tax	\$19,210,415	\$24,905,606	\$5,695,191
Brazoria County Bridge Property Tax	\$19,111,404	\$24,845,606	\$5,734,202

Table C: Increment Generated from Base Year to Present

Expenditures

The information provided in this section is in accordance with § 311.016 (a) (2) of the Texas Tax Code, which requires inclusion of the amount and purpose of expenditures from the fund.

The Board of Directors of the Zone has been granted by City Council, in accordance with Section 311.010 of the Texas Tax Code, the power to administer, manage and operate the Zone and to implement the Plan. The Zone was created on May 10, 2010. The Board of Directors for the Zone was appointed at the same meeting. The Board has met when needed since their appointment.

\$360.00 in expenditures were paid during 2018 (City FY 2019) for administration. Since inception, \$18,593.58 has been paid by the Zone for administrative services.

Interest Due on Outstanding Bonds

The information provided in this section is in accordance with § 311.016 (a) (3) of the Texas Tax Code, which requires inclusion of the amount of principal and interest due on outstanding bonded indebtedness.

The Zone issued no debt and therefore had no interest due on outstanding bonds.

Base Value & Captured Appraised Value

The information provided in this section is in accordance with § 311.016 (a) (4) of the Texas Tax Code, which requires inclusion of the tax increment base and current captured appraised value retained by the Zone.

The captured appraised value of the Zone is the total appraised value of all real property located within the Zone, less the tax increment base value. In each year subsequent to the base year, the Zone will receive tax increment revenue based on ad valorem property taxes levied and collected by each participating taxing unit on the captured appraised value of the Zone. Please refer to Exhibit A for detailed information.

Increment Received by Participating Jurisdiction

The information provided in this section is in accordance with § 311.016 (a) (5) of the Texas Tax Code, which requires inclusion of the captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Plan.

In 2018, the City and Brazoria County were the only two taxing entities participating in the Zone. The revenue generated from captured value for tax year 2018 (City FY 2019) was scheduled to be \$60,152.39 as shown in Exhibit A

Revenues:	2010	2011	2012	2013	2014	2015	2016	2017	2018	Grand Total
Sales Tax Collected in District	\$47,853.57	\$52,190.04	\$57,199.60	\$69,183.60	\$76,776.52	\$61,889.69	\$66,771.71	\$65,830.50	\$66,000.00	\$569,645.23
Increment over Base Value (2010)	\$0.00	\$4,336.47	\$9,346.03	\$21,330.03	\$28,872.95	\$14,036.12	\$18,918.14	\$17,976.93	\$18,146.43	
City Share (excludes restricted collections **)	\$0.00	\$2,890.98	\$6,230.69	\$14,220.02	\$19,248.63	\$9,357.41	\$12,612.09	\$11,984.62	\$12,097.62	\$88,642.07
TIRZ Share (to be transferred)	\$0.00	\$1,445.49	\$3,115.34	\$7,110.01	\$9,624.32	\$4,678.71	\$6,306.05	\$5,992.31	\$6,048.81	\$44,321.03
City of Manvel Property Tax Value	\$20,624,212.00	\$19,804,309.00	\$19,957,796.00	\$20,086,078.00	\$20,624,212.00	\$21,234,230.00	\$24,945,891.00	\$27,896,674.00	\$26,018,242.00	
City of Manvel Base Property Tax Value	\$20,624,212.00	\$20,157,085.00	\$20,340,555.00	\$20,308,103.00	\$20,340,946.00	\$19,954,906.00	\$19,880,386.00	\$19,880,388.00	\$20,235,072.00	
Increment over Base Value	\$0.00	(\$352,776.00)	(\$382,759.00)	(\$222,025.00)	\$283,266.00	\$1,279,324.00	\$5,065,505.00	\$8,016,286.00	\$5,783,170.00	
TIF Captured Value	\$689,322.00	\$779,827.00	\$1,204,414.00	\$1,991,666.00	\$2,798,294.00	\$6,904,467.00	\$10,105,731.00	\$9,088,499.00	\$9,088,499.00	
TIRZ Share	\$4,052.27	\$4,584.31	\$7,080.30	\$11,551.66	\$16,230.11	\$39,355.46	\$57,602.67	\$62,710.23	\$62,710.23	\$203,167.01
TIRZ Penalty & Interest	\$0.00	\$0.00	\$0.00	\$10.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.49
Number of Accounts	290	290	293	294	294	287	285	289	298	
Less: Cost of Service, administrative services	\$0.00	(\$24,940.00)	(\$24,940.00)	(\$32,007.21)	(\$29,856.05)	(\$29,857.32)	(\$28,646.30)	(\$28,917.70)	(\$27,020.00)	(\$216,283.58)
Total TIRZ Taxes to be Collected by City	\$0.00	(\$20,887.73)	(\$20,355.69)	(\$24,916.42)	(\$18,304.39)	(\$13,777.21)	\$10,710.16	\$28,684.97	\$35,690.23	(\$33,106.08)
Total to be Collected by City of Manvel in TIRZ District	\$0.00	(\$19,442.24)	(\$17,240.34)	(\$17,806.41)	(\$8,680.07)	(\$9,048.51)	\$17,016.21	\$34,677.28	\$41,739.04	\$21,214.96
Brazoria County General Government Base Value (Unit 1)		\$19,126,436.00	\$19,315,974.00	\$19,290,014.00	\$19,316,289.00	\$19,019,219.00	\$18,944,699.00	\$18,944,701.00	\$19,210,415.00	
Brazoria County General Government Taxable Value (Unit 1)		\$18,781,097.00	\$18,912,838.00	\$19,047,445.00	\$19,992,434.00	\$20,289,729.00	\$23,923,557.00	\$26,799,875.00	\$24,905,606.00	
Brazoria County General Government Increment over Base		(\$345,339.00)	(\$403,136.00)	(\$242,569.00)	\$276,145.00	\$1,270,510.00	\$4,978,858.00	\$7,849,174.00	\$5,695,191.00	
Brazoria County General Government Captured Value		\$696,987.00	\$756,127.00	\$1,144,182.00	\$1,948,880.00	\$2,743,966.00	\$6,775,051.00	\$9,894,069.00	\$8,914,016.00	
Brazoria County General Government TaxRate		.413107/\$100	.425860/\$100	.432020/\$100	.438500/\$100	.426000/\$100	.397405/\$100	.382341/\$100	.367914/\$100	
Brazoria County General Government TaxShare (40.49%)		\$1,165.81	\$1,303.80	\$2,001.46	\$3,460.21	\$4,733.00	\$10,901.69	\$15,232.59	\$13,279.07	
Brazoria County Bridge Base Value (Unit 9)		\$19,021,436.00	\$19,213,974.00	\$19,184,261.00	\$19,714,280.00	\$18,923,210.00	\$18,848,690.00	\$18,848,690.00	\$19,111,404.00	
Brazoria County Bridge Taxable Value (Unit 9)		\$18,685,097.00	\$18,819,838.00	\$18,963,445.00	\$19,517,434.00	\$20,217,729.00	\$23,857,557.00	\$26,730,875.00	\$24,845,606.00	
Brazoria County Bridge Increment over Base		(\$336,339.00)	(\$394,136.00)	(\$220,816.00)	\$303,154.00	\$1,294,519.00	\$5,008,867.00	\$7,882,185.00	\$5,734,202.00	
Brazoria County Bridge Captured Value		\$696,987.00	\$755,812.00	\$1,150,935.00	\$1,957,057.00	\$2,749,975.00	\$6,778,060.00	\$9,896,360.00	\$8,920,027.00	
Brazoria County Bridge TaxRate		.060000/\$100	.060000/\$100	.060000/\$100	.060000/\$100	.060000/\$100	.060000/\$100	.060000/\$100	.060000/\$100	
Brazoria County Bridge TaxShare (40.49%)		\$169.33	\$183.62	\$279.61	\$475.45	\$668.08	\$1,646.66	\$2,404.22	\$2,167.03	
Total TIRZ Taxes to be Collected by County		\$1,335.14	\$1,487.41	\$2,281.07	\$3,935.66	\$5,401.07	\$12,548.35	\$17,636.81	\$15,446.10	\$79,993.99
Amount Remitted by County (paid in July, based on 7/1 to 6/30 previous)						\$6,754.74	\$41,237.43	\$17,996.67	\$18,413.35	\$84,402.19
** Restricted Collections include funds for MEDC and/or Street Improvements as restricted by law.										

Exhibit A: TIRZ #3 Increment Allocation Table

**TAX INCREMENT REINVESTMENT ZONE
NUMBER THREE**

CITY OF MANVEL, TEXAS



2019 ANNUAL REPORT

October 1, 2019 thru September 30, 2020

TABLE OF CONTENTS

City Council 2019-2020.....	1
Board of Directors 2019-2020.....	2
Description of the Zone.....	3
Purpose of the Zone.....	4
State of the Zone and Plan Implementation in 2019.....	5
Revenue.....	5
Expenditures.....	6
Interest Due on Outstanding Bonds.....	6
Base Value & Captured Appraised Value.....	6
Increment Received by Participating Jurisdiction.....	6
TIRZ #3 Increment Allocation Table.....	7

DRAFT - BOARD APPROVAL NEEDED

CITY OF MANVEL, TEXAS

CITY COUNCIL

Mayor.....Debra Davison

Council Position 1.....Larry Akery

Council Position 2.....Lorraine Hehn

Council Position 3.....Brian Wilmer

Council Position 4.....Dan Davis

Council Position 5.....Jason Albert

Council Position 6.....Jerome Hudson

DRAFT - BOARD APPROVAL NEEDED

TAX INCREMENT REINVESTMENT ZONE
NUMBER THREE

BOARD OF DIRECTORS

- Position 1.....Debra Davison
- Position 2.....Nichole Mitchel
- Position 3.....Kim Bickham
- Position 4.....Chris Thomas
- Position 5.....Devin Jones

DRAFT - BOARD APPROVAL NEEDED

DESCRIPTION OF ZONE

In accordance with the Tax Increment Financing Act (Chapter 311, Tax Code), Ordinance 2010-0-06 of the City of Manvel, Texas (the "City") established Tax Reinvestment Zone Number Three, City of Manvel, Texas, (the "Zone" or "TIRZ") on May 10, 2010. The Zone consists of approximately 2,403.78 acres located in Brazoria County, Texas (the "County") (Figure 1). The City envisions that the District will serve a vital and long-term role in creating and sustaining revitalization opportunities.

The creation of the Zone was instrumental in facilitating the development of the master planned community project in Manvel. The Seven Oaks Project consists of commercial, single family, mixed-use development spanning across two cities, Manvel and Iowa Colony. The project proposed that for any meaningful redevelopment of the area to occur, extensive construction of new infrastructure would be required.

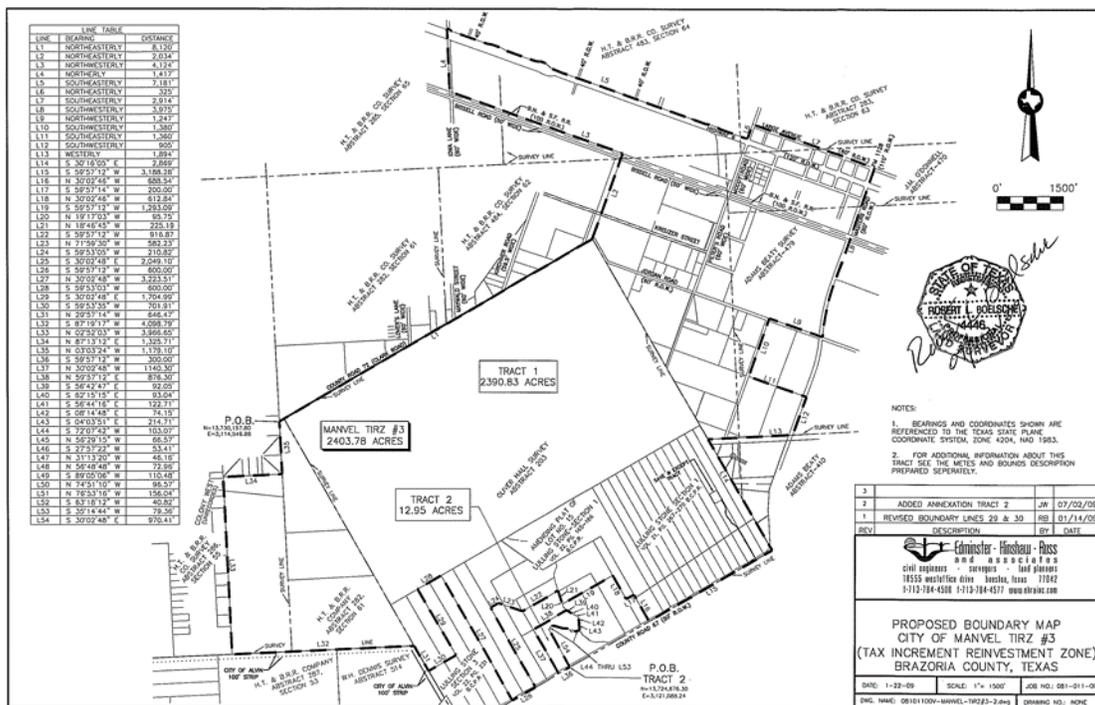


Figure 1: Manvel TIRZ 3 Boundary Map

PURPOSE OF ZONE

This TIRZ was proposed in response to trends that showed Manvel and its commercial tax base at risk of slow to no growth. The TIRZ would provide the financing and management tools needed to help stimulate the development of commercial and residential areas. The purpose of the Zone is to facilitate the redevelopment and will be the catalyst project to provide the momentum for further redevelopment within the Zone.

The objective of the Zone is to facilitate quality mixed-use development with a self-sustaining tax base for the City of Manvel (the City), Brazoria County (the County), and any other taxing entities that may participate in the future.

The City Council, in adopting the ordinances creating the Zone, found that the development described in the Reinvestment Zone Financing Plan (the Project Plan) would not likely occur, to the quality, standards and densities described in the Project Plan, but for the creation of the Zone.

The City Council further found that improvements in the Zone would significantly enhance the value of all taxable real property in the Zone and would be of general benefit to the City. The Zone will pursue its objective by acting as a financing vehicle for regional public improvements, as described in the Project Plan. The methods of financing and the sources of funding available to the Zone, including the participation levels of the various participating entities, including the City and Brazoria County are described in the Project Plan.

The Project Plan & Reinvestment Zone Financing Plan (the "Plan") has been prepared in accordance with the requirements of Chapter 311 of the Texas Tax Code and outlines the improvements to be funded and implemented by the Zone.

STATE OF THE ZONE AND PLAN IMPLEMENTATION IN 2019

Revenue

The information provided in this section is in accordance with § 311.016 (a) (1) of the Texas Tax Code, which requires inclusion of the amount and source of revenue in the tax increment fund established for the Zone.

The City of Manvel and Brazoria County are the sole participating taxing entities in the Zone. The following tables show the participating jurisdictions and the amount and source of revenue in the Zone. The Zone was created for the duration of 40 years and the City has committed to 50% of its sales tax and 100% of its property tax, less cost of service, for the 40 years, or until dissolved by the City. Brazoria County has committed 40.49% of its property tax beginning in 2012 (unless an earlier date is agreed to) for a period of 30 years from the first year of payment.

Jurisdiction	2010 Base Year	2019 Tax Rate	Years
City of Manvel Sales Tax	1.5%	1.5%	2010-2050
City of Manvel Property Tax	\$0.587863/\$100	\$0.640000/\$100	2010-2050
Brazoria County Property Tax	\$0.403101/\$100	\$0.365233/\$100	2013-2043
Brazoria County Bridge Property Tax	\$0.060000/\$100	\$0.050000/\$100	2013-2043

Tax Rate Source: Brazoria County Central Appraisal District

Table A: Participation Schedule

TIRZ YEAR	CITY SERVICE PAYMENT	YEARS
1-10	\$430 per Residential Unit	2011-2020
11-20	\$645 per Residential Unit	2021-2030
21-40	\$1,000 per Residential Unit	2031-2050

Table B: Cost of Service Payment to the City

TAXING ENTITY	2010 BASE VALUE	2019 VALUE	2019 INCREMENT
City of Manvel Sales Tax	\$47,854	\$68,124	\$20,271
City of Manvel Property Tax	\$20,235,056	\$26,510,710	\$6,275,654
Brazoria County Property Tax	\$19,210,399	\$25,383,755	\$6,173,356
Brazoria County Bridge Property Tax	\$19,111,388	\$25,323,755	\$6,212,367

Table C: Increment Generated from Base Year to Present

Expenditures

The information provided in this section is in accordance with § 311.016 (a) (2) of the Texas Tax Code, which requires inclusion of the amount and purpose of expenditures from the fund.

The Board of Directors of the Zone has been granted by City Council, in accordance with Section 311.010 of the Texas Tax Code, the power to administer, manage and operate the Zone and to implement the Plan. The Zone was created on May 10, 2010. The Board of Directors for the Zone was appointed at the same meeting. The Board has met when needed since their appointment.

\$6,625.00 in expenditures were paid during 2019 (City FY 2020) for administration. Since inception, \$25,218.58 has been paid by the Zone for administrative services.

Interest Due on Outstanding Bonds

The information provided in this section is in accordance with § 311.016 (a) (3) of the Texas Tax Code, which requires inclusion of the amount of principal and interest due on outstanding bonded indebtedness.

The Zone issued no debt and therefore had no interest due on outstanding bonds.

Base Value & Captured Appraised Value

The information provided in this section is in accordance with § 311.016 (a) (4) of the Texas Tax Code, which requires inclusion of the tax increment base and current captured appraised value retained by the Zone.

The captured appraised value of the Zone is the total appraised value of all real property located within the Zone, less the tax increment base value. In each year subsequent to the base year, the Zone will receive tax increment revenue based on ad valorem property taxes levied and collected by each participating taxing unit on the captured appraised value of the Zone. Please refer to Exhibit A for detailed information.

Increment Received by Participating Jurisdiction

The information provided in this section is in accordance with § 311.016 (a) (5) of the Texas Tax Code, which requires inclusion of the captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Plan.

In 2019, the City and Brazoria County were the only two taxing entities participating in the Zone. The revenue generated from captured value for tax year 2019 (City FY 2020) was scheduled to be \$51,646.29 as shown in Exhibit A

Revenues:	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Grand Total
Sales Tax Collected in District	\$47,853.57	\$52,190.04	\$57,199.60	\$69,183.60	\$76,726.52	\$61,889.69	\$66,771.71	\$65,830.50	\$66,000.00	\$68,124.37	\$631,769.60
Increment over Base Value (2010)	\$0.00	\$4,336.47	\$9,346.03	\$21,330.03	\$29,872.95	\$14,036.12	\$18,978.14	\$17,976.93	\$18,446.43	\$20,270.80	
City Share (excludes restricted collections **)	\$0.00	\$2,890.98	\$6,290.69	\$14,220.02	\$19,248.63	\$9,357.41	\$12,612.09	\$11,984.62	\$12,097.62	\$13,513.87	\$102,155.93
TIRZ Share (to be transferred)	\$0.00	\$1,445.49	\$3,115.34	\$7,110.01	\$9,624.32	\$4,678.71	\$6,316.05	\$5,992.31	\$6,048.81	\$6,756.93	\$51,077.97
City of Manvel Property Tax Value	\$20,624,212.00	\$19,804,309.00	\$19,957,796.00	\$20,086,078.00	\$20,624,212.00	\$21,234,230.00	\$24,945,891.00	\$27,896,674.00	\$26,018,242.00	\$26,510,710.00	
City of Manvel Base Property Tax Value	\$20,624,212.00	\$20,157,085.00	\$20,340,555.00	\$20,308,103.00	\$20,340,946.00	\$19,954,906.00	\$19,880,386.00	\$19,880,388.00	\$20,235,072.00	\$20,235,056.00	
Increment over Base Value	\$0.00	(\$32,776.00)	(\$382,759.00)	(\$22,025.00)	\$283,266.00	\$1,279,324.00	\$5,065,505.00	\$8,016,286.00	\$5,783,170.00	\$6,275,654.00	
TIF Captured Value	\$689,322.00	\$779,827.00	\$779,827.00	\$1,204,414.00	\$1,991,666.00	\$2,798,294.00	\$6,904,467.00	\$10,105,731.00	\$9,088,439.00	\$9,711,878.00	
TIRZ Share	\$405,227.00	\$458,431.00	\$458,431.00	\$7,080.30	\$11,551.66	\$16,230.11	\$39,355.46	\$57,602.67	\$62,710.23	\$62,156.02	\$653,323.03
TIRZ Penalty & Interest	\$0.00	\$0.00	\$0.00	\$10.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.49
Number of Accounts	290	290	293	294	294	287	285	289	298	302	
Less: Cost of Service, administrative services	\$0.00	(\$24,940.00)	(\$24,940.00)	(\$32,007.21)	(\$29,856.05)	(\$29,957.32)	(\$28,645.30)	(\$28,917.70)	(\$27,000.00)	(\$33,285.00)	(\$259,568.58)
Total TIRZ Taxes to be Collected by City	\$0.00	(\$20,887.73)	(\$20,355.69)	(\$24,916.42)	(\$18,304.39)	(\$13,727.21)	\$10,710.16	\$28,684.97	\$35,690.23	\$28,871.02	\$5,764.94
Total to be Collected by City of Manvel in TIRZ District	\$0.00	(\$19,442.24)	(\$17,240.34)	(\$17,806.41)	(\$8,680.07)	(\$9,048.51)	\$17,016.21	\$34,677.28	\$41,739.04	\$35,627.95	\$56,842.91
Brazoria County General Government Base Value (Unit 1)	\$19,126,436.00	\$19,126,436.00	\$19,315,974.00	\$19,290,014.00	\$19,316,289.00	\$19,019,219.00	\$18,944,699.00	\$18,944,701.00	\$19,210,415.00	\$19,210,399.00	
Brazoria County General Government Taxable Value (Unit 1)	\$18,781,097.00	\$18,781,097.00	\$18,912,838.00	\$19,047,445.00	\$19,592,494.00	\$20,289,729.00	\$23,923,557.00	\$26,793,875.00	\$24,905,606.00	\$25,383,755.00	
Brazoria County General Government Increment over Base	(\$345,339.00)	(\$345,339.00)	(\$403,136.00)	(\$242,589.00)	\$276,145.00	\$1,270,510.00	\$4,978,858.00	\$7,849,174.00	\$5,695,191.00	\$6,173,356.00	
Brazoria County General Government Captured Value	\$696,987.00	\$756,127.00	\$756,127.00	\$1,144,182.00	\$1,948,880.00	\$2,743,966.00	\$6,775,051.00	\$9,894,069.00	\$8,914,016.00	\$9,594,799.00	
Brazoria County General Government Tax Rate	413.01/1000	425.860/1000	425.860/1000	430.20/1000	438.50/1000	426.00/1000	397.40/1000	380.234/1000	367.914/1000	365.233/1000	
Brazoria County General Government Tax Share (40.49%)	\$1,165.81	\$1,303.80	\$1,303.80	\$2,001.46	\$3,460.21	\$4,733.00	\$10,910.69	\$15,232.59	\$13,279.07	\$14,189.06	
Brazoria County Bridge Base Value (Unit 9)	\$19,021,436.00	\$19,213,974.00	\$19,213,974.00	\$19,184,761.00	\$19,214,280.00	\$18,923,210.00	\$18,848,690.00	\$18,848,690.00	\$19,111,404.00	\$19,111,388.00	
Brazoria County Bridge Taxable Value (Unit 9)	\$18,885,097.00	\$18,889,838.00	\$18,889,838.00	\$18,963,445.00	\$19,517,434.00	\$20,217,729.00	\$23,857,557.00	\$26,730,875.00	\$24,845,606.00	\$25,323,755.00	
Brazoria County Bridge Increment over Base	(\$336,339.00)	(\$394,136.00)	(\$394,136.00)	(\$220,816.00)	\$303,154.00	\$1,294,519.00	\$5,008,867.00	\$7,882,185.00	\$5,734,202.00	\$6,212,367.00	
Brazoria County Bridge Captured Value	\$696,987.00	\$755,812.00	\$755,812.00	\$1,150,935.00	\$1,957,057.00	\$2,749,975.00	\$6,778,060.00	\$9,896,360.00	\$8,920,027.00	\$9,596,310.00	
Brazoria County Bridge Tax Rate	660.000/1000	660.000/1000	660.000/1000	660.000/1000	660.000/1000	660.000/1000	660.000/1000	660.000/1000	660.000/1000	650.000/1000	
Brazoria County Bridge Tax Share (40.49%)	\$169.33	\$183.62	\$183.62	\$279.61	\$475.45	\$668.08	\$1,946.66	\$2,404.22	\$2,167.03	\$1,942.77	
Total TIRZ Taxes to be Collected by County	\$1,335.14	\$1,487.41	\$1,487.41	\$2,281.07	\$3,935.66	\$5,401.07	\$12,548.35	\$17,636.81	\$15,446.10	\$16,131.83	\$76,203.44
Amount Remitted by County (paid in July, based on 7/1 to 6/30 previous)					\$6,754.74	\$41,237.43			\$18,413.35	\$16,018.34	\$100,420.53
** Restricted Collections include funds for MEDCard/for Street Improvements as restricted by law.											

Exhibit A: TIRZ #3 Increment Allocation Table