**CITY OF SAGINAW, TEXAS**

**ORDINANCE NO. 2025-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, AMENDING THE PROJECT COSTS OF REINVESTMENT ZONE NUMBER ONE, CITY OF SAGINAW, TEXAS; APPROVING AN AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN FOR REINVESTMENT ZONE NUMBER ONE, CITY OF SAGINAW, TEXAS; MAKING CERTAIN FINDINGS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, the City of Saginaw, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, pursuant to and as required by the Act, the City Council of the City (the "City Council") prepared a *Reinvestment Zone Number One, City of Saginaw, Texas, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") for Reinvestment Zone Number One, City of Saginaw, Texas ("TIRZ No. 1"); and

**WHEREAS**, on November 2, 2021, the City Council approved the Preliminary Project and Finance Plan by Ordinance No. 2021-24 creating: (i) TIRZ No. 1 (the "Creation Ordinance"), containing approximately 295.44 acres, and (ii) the board of directors for TIRZ No. 1 (the "Board"); and

**WHEREAS**, on November 16, 2021, the City Council approved Ordinance No. 2021-27 which approved the *Reinvestment Zone Number One, City of Saginaw, Texas, Final Project and Finance Plan* (the "Final Project and Finance Plan"); and

**WHEREAS**, on March 1, 2022, Tarrant County (the "County") agreed to participate in TIRZ No. 1 by approving a participation agreement; and

**WHEREAS**, on June 21, 2022, Tarrant County College District (the "College") agreed to participate in TIRZ No. 1 by approving a participation agreement: and

**WHEREAS**, pursuant to Section 311.011(e) of the Act, the City may amend the estimated project costs of TIRZ No. 1, including adding to or removing projects costs from TIRZ No. 1, subject to the requirements of the Act; and

**WHEREAS**, the Board has determined it is in the best interest of the City to amend the total estimated project costs for TIRZ No. 1 (the "Amended Projects"), as further described in

**Section 7** of the *Reinvestment Zone Number One, City of Saginaw, Texas, Amended and Restated Final Project and Finance Plan* (the "Amended Plan"), attached hereto as **Exhibit A** for all purposes; and

**WHEREAS,** a notice of public hearing on amending TIRZ No. 1 was published in the Fort Worth Star-Telegram, a newspaper of general circulation within the City, on March 21, 2025, which date is not later than the seventh ($7^{th}$) day prior to the public hearing held on April 1, 2025; and

**WHEREAS**, on April 1, 2025, the City Council held a public hearing on the following: (i) amending the project costs for TIRZ No. 1, and (ii) considering the approval of the Amended Plan; and

**WHEREAS**, at the public hearing on April 1, 2025, interested persons were allowed to speak for or against the Amended Projects in TIRZ No. 1, the Amended Plan, and the concept of tax increment financing; and

**WHEREAS**, the City has taken all actions required to amend TIRZ No. 1 including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the amendment of TIRZ No. 1; and

**WHEREAS**, on April 1, 2025, the Board recommended approval of the Amended Plan, a copy of which is attached hereto as **Exhibit A** for all purposes; and

**WHEREAS**, pursuant to Section 311.011(d), Texas Tax Code, the City Council finds that the Amended Plan is feasible.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS:**

## SECTION 1. RECITALS.

That the recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

## SECTION 2. PROJECT COSTS AMENDMENT.

That the City Council does hereby amend the total estimated project costs of TIRZ No. 1, as further described in the Amended Plan attached hereto as **Exhibit A** and incorporated herein for all purposes.

## SECTION 3. AMENDED PLAN.

That the City Council does hereby approve the Amended Plan, a copy of which is attached

hereto as **Exhibit A** and incorporated herein for all purposes.

**SECTION 4. PROVISIONS CUMULATIVE**

This Ordinance shall be cumulative of all provisions of ordinances and of the Saginaw City Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 5. SEVERABILITY.**

That if any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

**SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its passage in accordance with the Charter of the City, as provided by law.

**PASSED, AND APPROVED ON THIS THE 1st DAY OF APRIL 2025.**

Mayor Todd Flippo

**ATTEST:**

Vicky Vega, City Secretary

CITY OF SAGINAW TEXAS
CORPORATE
SEAL

**APPROVED AS TO FORM AND LEGALITY:**

Bryn Meredith, City Attorney

**Exhibit A**

**Reinvestment Zone Number One, City of Saginaw, Texas,**
**Amended and Restated Final Project and Finance Plan**

*[Remainder of page intentionally left blank.]*

# REINVESTMENT ZONE NUMBER ONE, CITY OF SAGINAW, TEXAS AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN

APRIL 1, 2025

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## SECTION 1: DEFINITIONS

Capitalized terms used in this 2025 Amended Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this 2025 Amended Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," "Appendix," or an "Exhibit," shall be a reference to a Section of this 2025 Amended Plan or an Exhibit or an Appendix attached to and made a part of this 2025 Amended Plan for all purposes.

"**2025 Amended Plan**" means this *Reinvestment Zone Number One, City of Saginaw, Texas, Amended and Restated Final Project and Finance Plan*, approved on April 1, 2025, by the Amending Ordinance approved by the City Council, which serves to replace the Final Plan in its entirety.

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

"**Administrator**" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2025 Amended Plan or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the Zone. The initial Administrator is P3Works, LLC.

"**Administrative Costs**" means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including, but not limited to, costs and expenses for (1) the Administrator; (2) City Staff; (3) planning, engineering, and legal services; (4) organizational, publicizing, and implementations costs; (5) costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone; and (6) 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 2025 Amended Plan for the Zone.

"**Amending Ordinance**" means an ordinance considered by the City Council on April 1, 2025, approving this 2025 Amended Plan, adding certain projects to the Zone, and amending the Project Costs of the Zone.

"**Appraisal District**" means the Tarrant Appraisal District.

"**Board**" means the Board of Directors for the Zone.

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

"**City**" means the City of Saginaw, Texas.

"**City Council**" means the governing body of the City.

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

"**College**" means Tarrant County College District, Texas.

"**College TIRZ Increment**" means the portion of the College's ad valorem tax increment equal to fifty percent (50%) of the ad valorem real property taxes collected and received by the College on the Captured Appraised Value in the Zone, effective January 1, 2022, through December 31, 2051, pursuant to the College Participation Agreement, as further described in **Section 12**.

"**College Participation Agreement**" means that certain Agreement to Participate in Reinvestment Zone Number One, City of Saginaw, Texas, approved by the College on April 21, 2022, detailing the City and College's participation in the Zone.

"**County**" means Tarrant County, Texas.

"**County TIRZ Increment**" means the portion of the County's ad valorem tax increment equal to fifty percent (50%) of the ad valorem real property taxes collected and received by the County on the Captured Appraised Value in the Zone, effective January 1, 2022, through December 31, 2051, pursuant to the County Participation Agreement, as further described in **Section 12**.

"**County Participation Agreement**" means that certain Agreement to Participate in Reinvestment Zone Number One, City of Saginaw, Texas approved by the County on March 1, 2022, detailing the City and County's participation in the Zone.

"**Creation Ordinance**" means Ordinance No. 2021-24 adopted by the City Council on November 2, 2021, designating the creation of the Zone and the Board.

"**Feasibility Study**" means the economic feasibility study as projected, at the time of the Creation Ordinance, over the term of the Zone and as updated and amended by this 2025 Amended Plan, and focuses only on direct financial benefits, as further described in **Section 9**, and shown on **Exhibit E**.

**"Final Plan"** means the Reinvestment Zone Number One, City of Saginaw, Texas, Final Project and Finance Plan adopted by the City Council on November 16, 2021, by approval of Ordinance No. 2021-27.

**"Non-Project Costs"** means those certain costs that will be spent to develop in 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 One, City of Saginaw, Texas, Preliminary Project and Finance Plan*, approved by the City Council on November 2, 2021 by the Creation Ordinance.

"**Project Costs**" means the total actual costs for projects in the Zone, a portion of which to be financed by the Zone, including the Public Improvements, and the Administrative Costs, as described in **Section 8** and shown on **Exhibit C**.

"**Property**" means the estimated 295.44 acres of land that make up the Zone as depicted on **Exhibit A** and described in **Exhibit H**.

"**Public Improvements**" means the public improvements to be financed in whole or in part by the Zone, either directly or indirectly, which includes streets, water, sanitary sewer, sidewalks, detention ponds, storm drainage, remediation, asbestos abatement, demolition and site removal, soft costs and related infrastructure that serves the Property, including Tier 1 Projects, and Tier 2 Projects.

"**Public Improvement Costs**" means the total cost to construct the Public Improvements, detailed on **Exhibit C**.

"**Tax Increment Base**" means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

"**Tier 1 Projects**" means those certain Public Improvements, including demolition and site removal, anticipated to be funded in part or in whole from the City TIRZ Increment, as described in **Exhibit C**.

**"Tier 2 Projects"** means Public Improvements that are anticipated to be funded from all participating tax entities, as described in **Exhibit C**.

"**TIRZ No. 1 Fund**" means the tax increment fund created by the City and segregated from all other funds of the City, which the City TIRZ Increment, County TIRZ Increment, and College TIRZ Increment is deposited annually.

"**Zone**" means Reinvestment Zone Number One, City of Saginaw, Texas, as depicted on **Exhibit A**, and parcels identified on **Exhibit H**, created by the City Council by the Creation Ordinance.

## SECTION 2: INTRODUCTION

### 2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council has determined that (1) development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, (2) the Zone is feasible, and (3) the creation of the Zone is in the best interest of the City 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 City designating the Zone, retard 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 City; or
3) is in a federally assisted new community located in the City 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 City 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 City 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 City and in industrial districts created by the City.

## 2.3 The Zone

The City Council created the Zone which includes the Property and is located within the corporate limits of the City. The Property is currently zoned agriculture, community commercial, planned development, light industrial, community facilities, multifamily and single-family. The Property is undeveloped, or underdeveloped, and due to its size, location, and physical characteristics, development or redevelopment would not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately unproductive or underdeveloped due to factors such as aging of public infrastructure, and portions of the Property are open and/or undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development or redevelopment to the Zone 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. If the Public Improvements, and other projects are financed as contemplated by this 2025 Amended Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, County, and College, a quality residential and commercial development.

## 2.4 Preliminary Plan and Hearing

Before the City Council adopted the Creation Ordinance, the City 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 City 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 is provided within this 2025 Amended Plan, which requires approval by the Board and by the City Council.

## 2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council adopted the Creation Ordinance in accordance with the Act creating the Zone finding that (1) development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) the Zone is feasible, (3) 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 City. Among other provisions required by the Act, the Creation Ordinance appointed the Board, and (4) that the Zone met the eligibility requirements of the Act.

### 2.6 Board Recommendations

After the creation of the Zone, the Board reviewed the Final Plan and recommended approval to the City Council, pursuant to which the City will contribute the City TIRZ Increment into the TIRZ No. 1 Fund to fund the costs of the Public Improvements benefiting the Zone.

On April 1, 2025, the Board reviewed this 2025 Amended Plan and recommended the City Council amend the Public Improvements, including the estimated Project Costs within the Zone.

### 2.7 Council Action

The City Council took into consideration the recommendations of the Board and approved the Final Plan, the County Participation Agreement, and the College Participation Agreement.

On April 1, 2025, the City Council considered the Amending Ordinance, which amended certain Public Improvements to the Project Costs of the Zone, including amending estimated costs for the Public Improvements, and approved this 2025 Amended Plan.

## SECTION 3: DESCRIPTION AND MAPS

### 3.1 Existing Uses and Conditions

The Property is currently located within the corporate limits of the City and is zoned agriculture, community commercial, planned development, light industrial, community facilities, multifamily and single-family, in accordance with the City's zoning ordinance. The Property is undeveloped and underdeveloped, and there is limited or aging public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown on **Exhibit A**.

### 3.2 Proposed Uses

The Property is intended to be developed as single-family residential, multi-family residential, commercial retail, and medical office or storage.

### 3.3 Boundary Map

The boundary map of the Property is shown on **Exhibit A** and provides sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

### 3.4 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

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

The Property is wholly located in the corporate limits of the City and is subject to the City's zoning regulation. The City 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 or will be due to the implementation of this 2025 Amended Plan.

## SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are private costs that will be 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 is estimated to be approximately $293,600,292.

## SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

### 7.1 Categories of Public Improvements

The Public Improvements to be financed by the Zone are depicted in **Exhibit C**. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

### 7.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending this 2025 Amended Plan.

## SECTION 8: ESTIMATED PROJECT COSTS

### 8.1 Project Costs

The total Project Costs, which includes the Public Improvement Costs and the Administrative Costs, are estimated to be approximately $49,439,137 as shown on **Exhibit C.**

### 8.2 Estimated Public Improvements Costs

The estimated Public Improvement Costs within the Zone are split between two categories, the Tier 1 Projects, estimated at $268,200, and the Tier 2 Projects, estimated at $48,765,257

### 8.3 Estimated Administrative Costs

At the time of the Final Plan, the initial Administrative Costs were estimated to be $10,000 annually and escalated at two percent (2%) thereafter and shall be paid each year from the TIRZ No. 1 Fund before Public Improvement Costs are paid.

### 8.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone was created, and throughout the duration of the Zone. It is estimated the Public Improvement Costs will be incurred between the calendar years 2022 through 2031, as shown on **Exhibit D**.

## SECTION 9: ECONOMIC FEASIBILITY

For purposes of this 2025 Amended Plan, the Feasibility Study of the Zone has been projected over the term of the Zone, as shown on **Exhibit E**. This evaluation focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately $88,362,445 in total new real property tax revenue, and the contributing taxing entities will retain $44,181,222. The remaining additional revenue will be deposited in the TIRZ No. 1 Fund to pay Project Costs.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be $27,490,334, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be $27,490,334 over the term.

The Feasibility Study shows the cumulative County TIRZ Increment is estimated to be $10,439,495, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated pursuant to the County Participation Agreement. The remainder of

the new County real property tax revenue generated within the Zone and retained by the County is estimated to be $10,439,495 over the term.

The Feasibility Study shows the cumulative College TIRZ Increment is estimated to be $6,251,394, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated pursuant to the College Participation Agreement. The remainder of the new College real property tax revenue generated within the Zone and retained by the College is estimated to be $6,251,394 over the term.

The remainder of the new real property tax revenue generated within the Zone will be available to pay Project Costs, until the term expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (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 issued by the participating entities secured by the tax increments pursuant to the Act are contemplated at the time of this 2025 Amended Plan.

## SECTION 11: APPRAISED VALUE

### 11.1 Tax Increment Base

The Tax Increment Base of the Property is $1,992,383, as confirmed by the Appraisal District at the time the Zone was created.

### 11.2 Estimated Captured Appraised Value

Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone. 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 $533,916,549, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate annual payment of the City TIRZ Increment, County TIRZ Increment, and College TIRZ Increment due to the TIRZ No. 1 Fund.

## SECTION 12: METHOD OF FINANCING

This 2025 Amended Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 1 Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the

Captured Appraised Value in the Zone levied and collected that constitutes the City TIRZ Increment for that year. For example, in FY 2024 the City tax rate was $0.493747 per $100 of assessed value therefore the City will contribute $0.2468735 per $100 of the Captured Appraised Value in the Zone levied and collected.

The County Participation Agreement obligates the County to deposit the County TIRZ Increment for the Tier 2 Projects into the TIRZ No. 1 Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the Captured Appraised Value in the Zone levied and collected that constitutes the County TIRZ Increment for that year, up to the maximum cumulative contribution of $11,986,383. For example, in FY 2024 the County tax rate was $0.18750 per $100 of assessed value therefore the County will contribute $0.09375 per $100 of the Captured Appraised Value in the Zone levied and collected.

The College Participation Agreement obligates the College to deposit the College TIRZ Increment for the Tier 2 Projects into the TIRZ No. 1 Fund each year for the duration of the Zone an amount equal to fifty percent (50%) of the Captured Appraised Value in the Zone levied and collected that constitutes the College TIRZ Increment for that year, up to the maximum cumulative contribution of $6,813,395. For example, in FY 2024 the College tax rate was $0.11228 per $100 of assessed value therefore the College will contribute $0.05614 per $100 of the Captured Appraised Value in the Zone levied and collected.

Funds deposited into the TIRZ No. 1 Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ No. 1 Fund shall next be used to fund the Public Improvements. All payments of Project Costs shall be made solely from the TIRZ No. 1 Fund and from no other funds of the City, County, or College unless otherwise approved by the governing body, and the TIRZ No. 1 Fund shall only be used to pay the Project Costs in accordance with this 2025 Amended Plan, the County Participation Agreement, and the College Participation Agreement. The City may amend this 2025 Amended Plan in compliance with the Act, 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 at the creation of the Zone, and shall continue for thirty (30) years until December 31, 2051, with the last payment due by January 31, 2052, 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 the Project Costs have been fully funded. If upon the expiration of the stated term of the Zone, the Project Costs have not been fully funded, the City, County and College shall have no obligation to pay the shortfall, and the term of the Zone shall not be extended. The provisions of this section shall be included in the County Participation Agreement, and College Participation Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

*[Remainder of page intentionally left blank.]*

## EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this 2025 Amended Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this 2025 Amended Plan for all purposes.

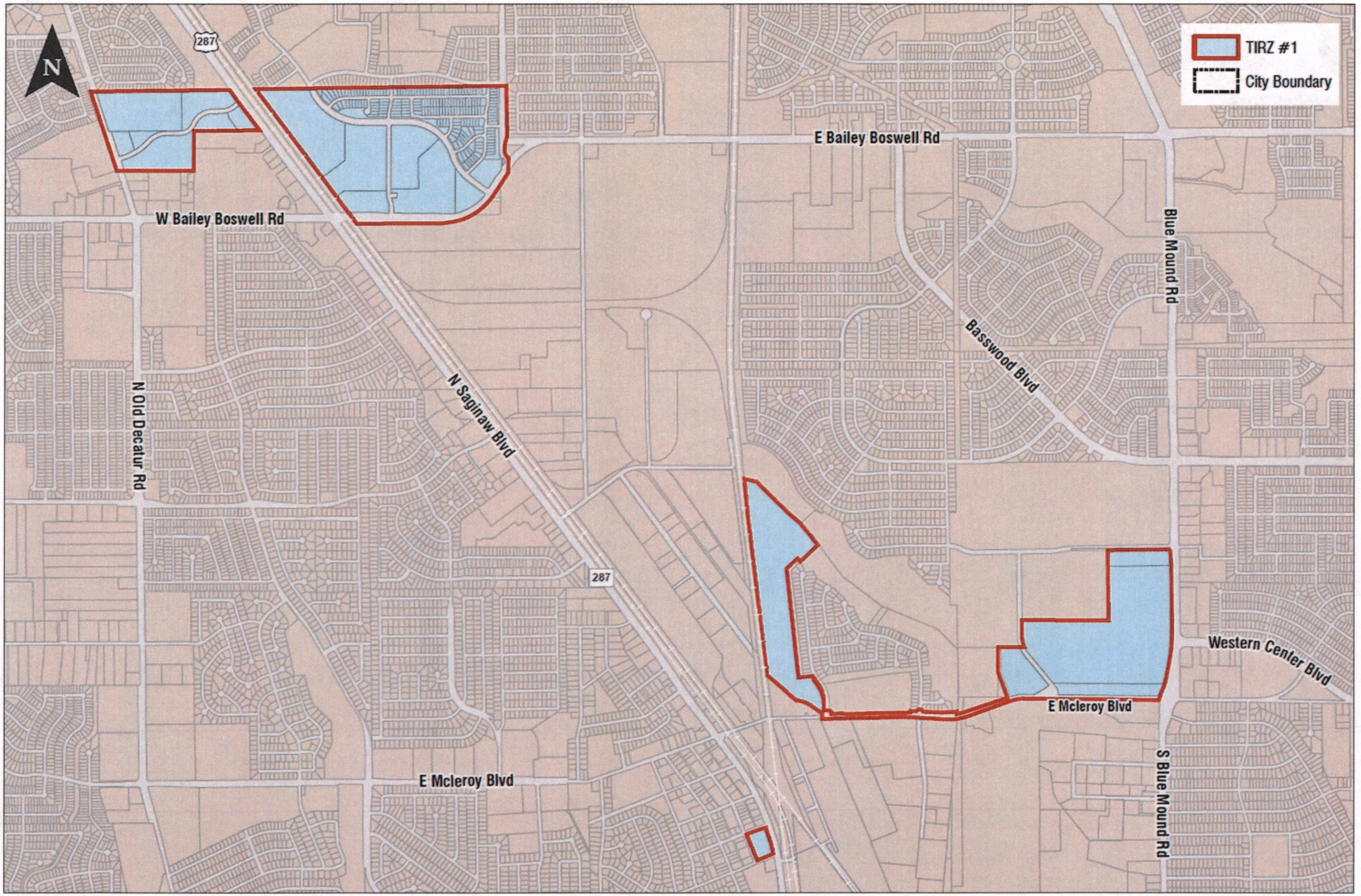
| | |
|---|---|
| **Exhibit A** | Map of the Zone |
| **Exhibit B** | Non-Project Costs |
| **Exhibit C** | Project Costs |
| **Exhibit D** | Estimated Timeline of Incurred Costs |
| **Exhibit E** | Feasibility Study |
| **Exhibit F** | Proposed Uses of the Zone |
| **Exhibit G** | Map of the Public Improvements |
| **Exhibit H** | Parcel Identification |

## APPENDICES

The following Appendices are attached to and made a part of this 2025 Amended Plan for all purposes:

| | |
|---|---|
| **Appendix A** | Retired Fire Station and Senior Center Demolition Plan |
| **Appendix B** | E. McLeroy Blvd Project Costs Projection |

# EXHIBIT A – MAP OF THE ZONE



# EXHIBIT B – NON-PROJECT COSTS

**Reinvestment Zone Number One, City of Saginaw, Texas**
**Non-Project Costs**

| Land Use[1] | Units/SF[2] | Finished Lot Value | | Buildout Value | | Estimated Non-Project Costs |
|---|---|---|---|---|---|---|
| | | Per Unit/SF[2] | Total[1] | Per Unit/SF[2] | Total[1] | |
| Single-Family | 196 | $ 55,000 | $ 10,780,000 | $ 315,000 | $ 61,740,000 | $ 50,960,000 |
| Multifamily | 630 | $ 27,937 | $ 17,600,000 | $ 139,683 | $ 88,000,000 | $ 70,400,000 |
| Retail I | 45,000 | $ 70 | $ 3,150,000 | $ 350 | $ 15,750,000 | $ 12,600,000 |
| Retail II | 37,000 | $ 90 | $ 3,330,000 | $ 450 | $ 16,650,000 | $ 13,320,000 |
| Medical Office/Storage | 52,635 | $ 19 | $ 1,000,065 | $ 95 | $ 5,000,325 | $ 4,000,260 |
| Multifamily - BTR | 250 | $ 42,000 | $ 10,500,000 | $ 210,000 | $ 52,500,000 | $ 42,000,000 |
| Multifamily | 340 | $ 40,000 | $ 13,600,000 | $ 200,000 | $ 68,000,000 | $ 54,400,000 |
| Retail III | 192,308 | $ 26 | $ 5,000,008 | $ 130 | $ 25,000,040 | $ 20,000,032 |
| Commercial | 150,000 | $ 43 | $ 6,480,000 | $ 216 | $ 32,400,000 | $ 25,920,000 |
| **Total** | | | **$ 71,440,073** | | **$ 365,040,365** | **$ 293,600,292** |

(1) Based on data provided by developers at the time of the Final Plan for certain costs spent to develop in the Zone.
(2) Shown per unit for residential, and per square foot for retail, medical office/storage, and commercial.

# EXHIBIT C – PROJECT COSTS

**Reinvestment Zone Number One, City of Saginaw, Texas**
**Project Costs**

| Project Costs | | |
|---|---|---|
| **Tier 1 Projects**[1] | | |
| Demolition[2] | $ | 268,200 |
| *Subtotal* | $ | *268,200* |
| **Tier 2 Projects** | | |
| Street | $ | 15,720,112 |
| Water | $ | 1,399,863 |
| Sanitary Sewer | $ | 756,112 |
| Sidewalks | $ | 75,000 |
| Remediation | $ | 1,000,000 |
| Detention Ponds | $ | 994,914 |
| Storm Drainage | $ | 4,140,834 |
| Soft Costs | $ | 3,822,427 |
| Retired Fire Station - Asbestos Abatement[2] | $ | 55,995 |
| E. McLeroy Blvd (Western Center Ex)[3] | $ | 10,000,000 |
| E. McLeroy Blvd Ph. 2b[3] | $ | 10,800,000 |
| *Subtotal* | $ | *48,765,257* |
| **Public Improvement Costs Subtotal** | **$** | **49,033,457** |
| Administrative Costs | $ | 405,681 |
| **Total Project Costs** | **$** | **49,439,137** |

(1) Tier 1 Projects to be funded from the City TIRZ Increment.
(2) Costs further shown and described on Appendix A.
(3) Costs further shown and described on Appendix B.

# EXHIBIT D – ESTIMATED TIMELINE OF INCURRED COSTS

**Reinvestment Zone Number One, City of Saginaw, Texas**
**Timeline to Incur Project Costs**

| Zone Year | Calendar Year | Total Project Costs[1,2] | |
|---|---|---|---|
| | | Annual | Cumulative |
| Base | 2021 | $ - | $ - |
| 1 | 2022 | $ 339,638 | $ 339,638 |
| 2 | 2023 | $ 2,859,240 | $ 3,198,877 |
| 3 | 2024 | $ 7,752,753 | $ 10,951,631 |
| 4 | 2025 | $ 11,542,408 | $ 22,494,039 |
| 5 | 2026 | $ 12,067,613 | $ 34,561,652 |
| 6 | 2027 | $ 5,834,336 | $ 40,395,988 |
| 7 | 2028 | $ 2,132,427 | $ 42,528,415 |
| 8 | 2029 | $ 2,216,336 | $ 44,744,751 |
| 9 | 2030 | $ 2,082,018 | $ 46,826,769 |
| 10 | 2031 | $ 2,206,688 | $ 49,033,457 |
| **Total** | | **$ 49,033,457** | |

(1) As of the time of the Final Plan and updated in this 2025 Amended Plan, this timeline is provided for illustration purposes only and is subject to change.
(2) Timeline does not include Administrative Costs, which shall be incurred annually throughout the duration of the Zone.

# EXHIBIT E – FEASIBILITY STUDY

## Reinvestment Zone Number One, City of Saginaw, Texas
## Feasibility Study

| Zone Year | Tax Year | Growth/ Year[1] | Added Development Value | Net Taxable Value[1] | Captured Appraised Value | City TIRZ Increment % | City TIRZ Increment Annual | City TIRZ Increment Cumulative | County TIRZ Increment % | County TIRZ Increment Annual | County TIRZ Increment Cumulative | College District TIRZ Increment % | College District TIRZ Increment Annual | College District TIRZ Increment Cumulative | TIRZ Fund Annual | TIRZ Fund Cumulative |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base | 2021 | | | $ 1,992,383 | | 50% | $ - | $ - | 50% | $ - | $ - | 50% | $ - | $ - | | |
| 1 | 2022 | | $ 2,528,507 | $ 4,520,890 | $ 2,528,507 | 50% | $ - | $ - | 50% | $ - | $ - | 50% | $ - | $ - | $ - | $ - |
| 2 | 2023 | | $ 21,286,240 | $ 25,807,130 | $ 23,814,747 | 50% | $ 6,306 | $ 6,306 | 50% | $ 2,459 | $ 2,459 | 50% | $ 1,418 | $ 1,418 | $ 10,183 | $ 10,183 |
| 3 | 2024 | | $ 57,717,079 | $ 83,524,209 | $ 81,531,826 | 50% | $ 58,792 | $ 65,098 | 50% | $ 22,326 | $ 24,785 | 50% | $ 13,370 | $ 14,788 | $ 94,488 | $ 104,671 |
| 4 | 2025 | 2% | $ 85,930,000 | $ 171,124,693 | $ 169,132,310 | 50% | $ 201,280 | $ 266,378 | 50% | $ 76,436 | $ 101,221 | 50% | $ 45,772 | $ 60,560 | $ 323,489 | $ 428,160 |
| 5 | 2026 | 2% | $ 89,840,000 | $ 264,387,187 | $ 262,394,804 | 50% | $ 417,543 | $ 683,921 | 50% | $ 158,562 | $ 259,783 | 50% | $ 94,951 | $ 155,511 | $ 671,055 | $ 1,099,215 |
| 6 | 2027 | 2% | $ 43,435,000 | $ 313,109,931 | $ 311,117,548 | 50% | $ 647,783 | $ 1,331,705 | 50% | $ 245,995 | $ 505,778 | 50% | $ 147,308 | $ 302,819 | $ 1,041,087 | $ 2,140,302 |
| 7 | 2028 | 2% | $ 15,875,325 | $ 335,247,454 | $ 333,255,071 | 50% | $ 768,067 | $ 2,099,771 | 50% | $ 291,673 | $ 797,451 | 50% | $ 174,661 | $ 477,480 | $ 1,234,401 | $ 3,374,702 |
| 8 | 2029 | 2% | $ 16,500,000 | $ 358,452,403 | $ 356,460,020 | 50% | $ 822,718 | $ 2,922,490 | 50% | $ 312,427 | $ 1,109,877 | 50% | $ 187,089 | $ 664,570 | $ 1,322,234 | $ 4,696,937 |
| 9 | 2030 | 0.00% | $ 15,500,040 | $ 373,952,443 | $ 371,960,060 | 50% | $ 880,005 | $ 3,802,495 | 50% | $ 334,181 | $ 1,444,059 | 50% | $ 200,117 | $ 864,686 | $ 1,414,303 | $ 6,111,240 |
| 10 | 2031 | 0.00% | $ 16,428,174 | $ 390,380,617 | $ 388,388,234 | 50% | $ 918,271 | $ 4,720,766 | 50% | $ 348,713 | $ 1,792,771 | 50% | $ 208,818 | $ 1,073,505 | $ 1,475,802 | $ 7,587,042 |
| 11 | 2032 | 2% | $ - | $ 398,188,230 | $ 396,195,847 | 50% | $ 958,828 | $ 5,679,594 | 50% | $ 364,114 | $ 2,156,885 | 50% | $ 218,041 | $ 1,291,546 | $ 1,540,983 | $ 9,128,025 |
| 12 | 2033 | 2% | $ - | $ 406,151,994 | $ 404,159,611 | 50% | $ 978,103 | $ 6,657,696 | 50% | $ 371,434 | $ 2,528,319 | 50% | $ 222,424 | $ 1,513,970 | $ 1,571,961 | $ 10,699,985 |
| 13 | 2034 | 2% | $ - | $ 414,275,034 | $ 412,282,651 | 50% | $ 997,763 | $ 7,655,459 | 50% | $ 378,900 | $ 2,907,218 | 50% | $ 226,895 | $ 1,740,866 | $ 1,603,558 | $ 12,303,543 |
| 14 | 2035 | 2% | $ - | $ 422,560,535 | $ 420,568,152 | 50% | $ 1,017,817 | $ 8,673,276 | 50% | $ 386,515 | $ 3,293,733 | 50% | $ 231,455 | $ 1,972,321 | $ 1,635,787 | $ 13,939,330 |
| 15 | 2036 | 2% | $ - | $ 431,011,746 | $ 429,019,363 | 50% | $ 1,038,271 | $ 9,711,547 | 50% | $ 394,283 | $ 3,688,016 | 50% | $ 236,107 | $ 2,208,428 | $ 1,668,661 | $ 15,607,991 |
| 16 | 2037 | 2% | $ - | $ 439,631,981 | $ 437,639,598 | 50% | $ 1,059,135 | $ 10,770,682 | 50% | $ 402,206 | $ 4,090,222 | 50% | $ 240,851 | $ 2,449,279 | $ 1,702,192 | $ 17,310,183 |
| 17 | 2038 | 2% | $ - | $ 448,424,620 | $ 446,432,237 | 50% | $ 1,080,416 | $ 11,851,098 | 50% | $ 410,287 | $ 4,500,509 | 50% | $ 245,691 | $ 2,694,970 | $ 1,736,394 | $ 19,046,577 |
| 18 | 2039 | 2% | $ - | $ 457,393,113 | $ 455,400,730 | 50% | $ 1,102,123 | $ 12,953,221 | 50% | $ 418,530 | $ 4,919,039 | 50% | $ 250,627 | $ 2,945,597 | $ 1,771,280 | $ 20,817,858 |
| 19 | 2040 | 0.00% | $ - | $ 457,393,113 | $ 455,400,730 | 50% | $ 1,124,264 | $ 14,077,485 | 50% | $ 426,938 | $ 5,345,977 | 50% | $ 255,662 | $ 3,201,259 | $ 1,806,864 | $ 22,624,722 |
| 20 | 2041 | 0.00% | $ - | $ 457,393,113 | $ 455,400,730 | 50% | $ 1,124,264 | $ 15,201,749 | 50% | $ 426,938 | $ 5,772,915 | 50% | $ 255,662 | $ 3,456,921 | $ 1,806,864 | $ 24,431,585 |
| 21 | 2042 | 2% | $ - | $ 466,540,975 | $ 464,548,592 | 50% | $ 1,124,264 | $ 16,326,012 | 50% | $ 426,938 | $ 6,199,854 | 50% | $ 255,662 | $ 3,712,583 | $ 1,806,864 | $ 26,238,449 |
| 22 | 2043 | 2% | $ - | $ 475,871,794 | $ 473,879,411 | 50% | $ 1,146,847 | $ 17,472,860 | 50% | $ 435,514 | $ 6,635,368 | 50% | $ 260,798 | $ 3,973,381 | $ 1,843,159 | $ 28,081,609 |
| 23 | 2044 | 2% | $ - | $ 485,389,230 | $ 483,396,847 | 50% | $ 1,169,883 | $ 18,642,742 | 50% | $ 444,262 | $ 7,079,630 | 50% | $ 266,036 | $ 4,239,417 | $ 1,880,181 | $ 29,961,789 |
| 24 | 2045 | 2% | $ - | $ 495,097,015 | $ 493,104,632 | 50% | $ 1,193,379 | $ 19,836,121 | 50% | $ 453,185 | $ 7,532,814 | 50% | $ 271,379 | $ 4,510,796 | $ 1,917,942 | $ 31,879,731 |
| 25 | 2046 | 2% | $ - | $ 504,998,955 | $ 503,006,572 | 50% | $ 1,217,345 | $ 21,053,466 | 50% | $ 462,286 | $ 7,995,100 | 50% | $ 276,829 | $ 4,787,625 | $ 1,956,459 | $ 33,836,191 |
| 26 | 2047 | 2% | $ - | $ 515,098,934 | $ 513,106,551 | 50% | $ 1,241,790 | $ 22,295,256 | 50% | $ 471,569 | $ 8,466,669 | 50% | $ 282,388 | $ 5,070,013 | $ 1,995,746 | $ 35,831,937 |
| 27 | 2048 | 2% | $ - | $ 525,400,913 | $ 523,408,530 | 50% | $ 1,266,724 | $ 23,561,980 | 50% | $ 481,037 | $ 8,947,706 | 50% | $ 288,058 | $ 5,358,071 | $ 2,035,820 | $ 37,867,757 |
| 28 | 2049 | 2% | $ - | $ 535,908,931 | $ 533,916,548 | 50% | $ 1,292,157 | $ 24,854,137 | 50% | $ 490,695 | $ 9,438,402 | 50% | $ 293,842 | $ 5,651,912 | $ 2,076,694 | $ 39,944,451 |
| 29 | 2050 | 0.00% | $ - | $ 535,908,931 | $ 533,916,548 | 50% | $ 1,318,098 | $ 26,172,235 | 50% | $ 500,547 | $ 9,938,948 | 50% | $ 299,741 | $ 5,951,653 | $ 2,118,386 | $ 42,062,836 |
| 30 | 2051 | 0.00% | $ - | $ 535,908,931 | $ 533,916,548 | 50% | $ 1,318,098 | $ 27,490,334 | 50% | $ 500,547 | $ 10,439,495 | 50% | $ 299,741 | $ 6,251,394 | $ 2,118,386 | $ 44,181,222 |
| **Total** | | | **$ 365,040,365** | | | | **$ 27,490,334** | | | **$ 10,439,495** | | | **$ 6,251,394** | | **$ 44,181,222** | |

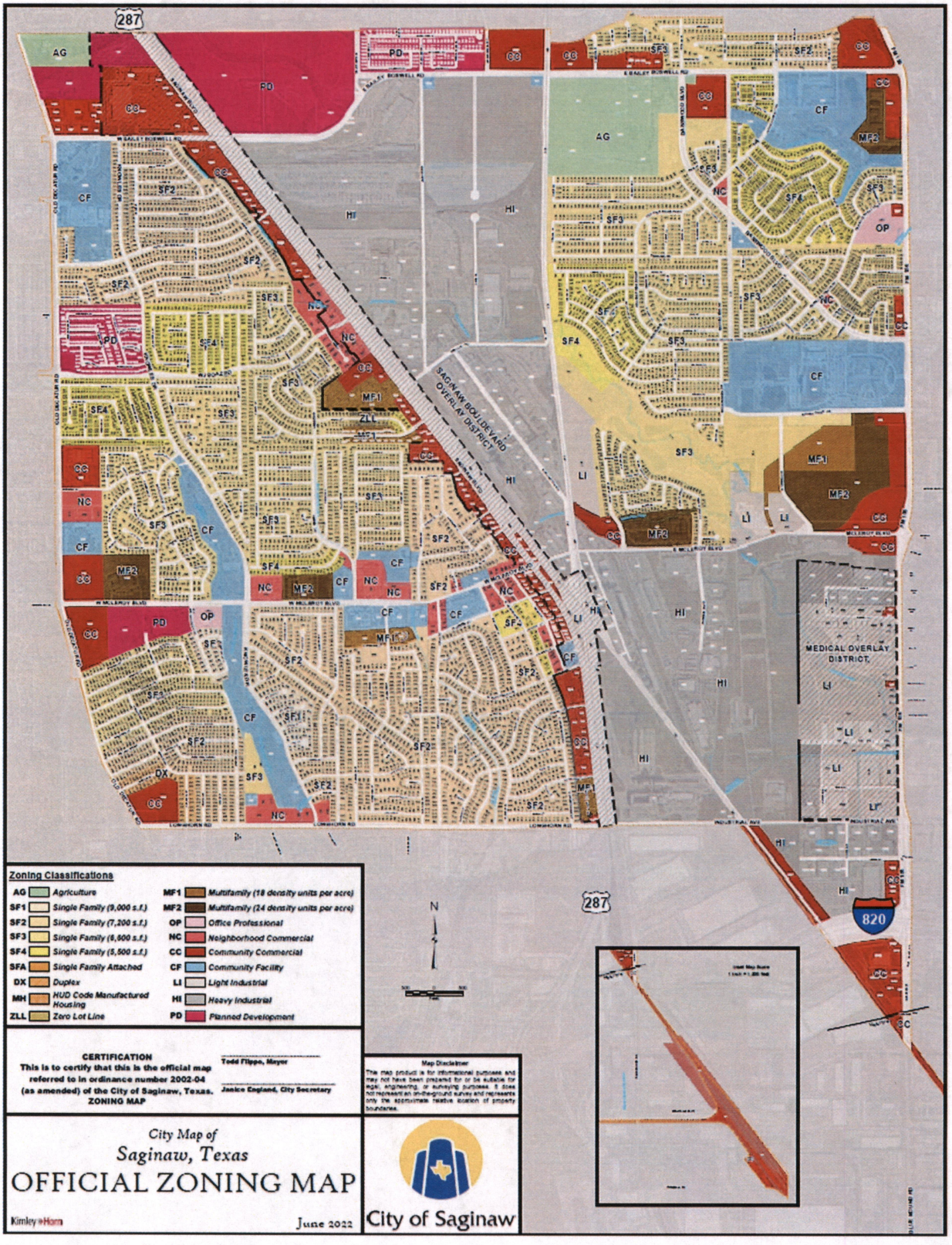
| Assumptions | |
|---|---|
| Property Base Value[2] | $ 1,992,383 |

**Footnotes**

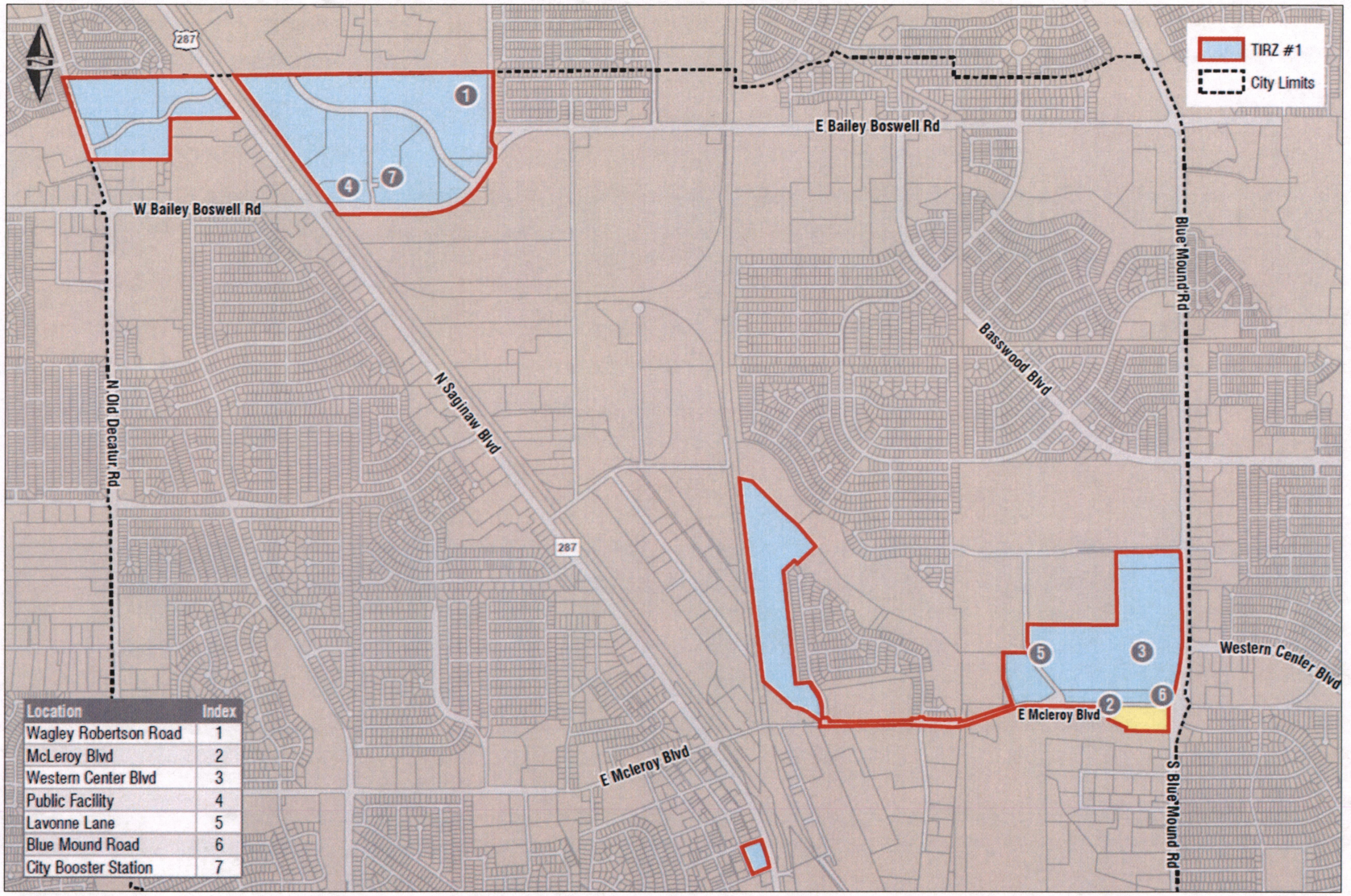
1) Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn. Years 2022-2024 based on certified values.

2) Base Taxable Value as provided by the Appraisal District.

# EXHIBIT F – PROPOSED USES OF THE ZONE



# EXHIBIT G – MAP OF PUBLIC IMPROVEMENTS




| Location | Index |
|---|---|
| Wagley Robertson Road | 1 |
| McLeroy Blvd | 2 |
| Western Center Blvd | 3 |
| Public Facility | 4 |
| Lavonne Lane | 5 |
| Blue Mound Road | 6 |
| City Booster Station | 7 |

# EXHIBIT H – PARCEL IDENTIFICATION

| Property ID |
|---|
| 2643871 |
| 2643898 |
| 4769236 |
| 6624278 |
| 4232925 |
| 3771849 |
| 4600061 |
| 6819451 |
| 7122403 |
| 42951907 |
| 42951915 |
| 42987235 |
| 42987243 |
| 42992778 |
| 42820977 |
| 42859369 |
| 42929782 |
| 3771830 |
| 4600029 |
| 4601203 |
| 4601238 |
| 41483030 |
| 42980303 |
| 43015215 |
| 43015223 |
| 43015231 |
| 43015240 |
| 43015258 |
| 43015266 |
| 43015274 |
| 43015282 |
| 43015291 |
| 43015304 |
| 43015312 |
| 43015321 |
| 43015339 |
| 43015347 |
| 43015355 |
| 43015363 |
| 43015371 |

| Property ID |
|---|
| 43015380 |
| 43015398 |
| 43015401 |
| 43015410 |
| 43015428 |
| 43015436 |
| 43015444 |
| 43015452 |
| 43015461 |
| 43015479 |
| 43015487 |
| 43015495 |
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| 43015525 |
| 43015533 |
| 43015541 |
| 43015550 |
| 43015568 |
| 43015576 |
| 43015584 |
| 43015592 |
| 43015606 |
| 43015614 |
| 43015622 |
| 43015631 |
| 43015649 |
| 43015657 |
| 43015665 |
| 43015673 |
| 43015681 |
| 43015690 |
| 43015703 |
| 43015711 |
| 43015720 |
| 43015738 |
| 43015746 |
| 43015754 |
| 43015762 |
| 43015771 |

| Property ID |
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| 43015819 |
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| 43015983 |
| 43015991 |
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| 43016050 |
| 43016068 |
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| 43016084 |
| 43016092 |
| 43016106 |
| 43016114 |
| 43016122 |
| 43016131 |
| 43016149 |
| 43016157 |
| 43016165 |
| 43016173 |

| Property ID |
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| 43016190 |
| 43016203 |
| 43016211 |
| 43016220 |
| 43016238 |
| 43016246 |
| 43016254 |
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| 43016271 |
| 43016289 |
| 43016297 |
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| 43016343 |
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| 43016360 |
| 43016378 |
| 43016386 |
| 43016394 |
| 43016408 |
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| 43016424 |
| 43016432 |
| 43016441 |
| 43016459 |
| 43016467 |
| 43016475 |
| 43016483 |
| 43016491 |
| 43016505 |
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| 43016521 |
| 43016530 |
| 43016548 |
| 43016556 |
| 43016564 |
| 43016572 |

| Property ID |
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| 43016602 |
| 43016611 |
| 43016629 |
| 43016637 |
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| 43016653 |
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| 43016670 |
| 43016688 |
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| 43016700 |
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| 43016742 |
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| 43016823 |
| 43016831 |
| 43016840 |
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| 43016866 |
| 43016874 |
| 43016882 |
| 43016891 |
| 43016904 |
| 43016912 |
| 43016921 |
| 43016939 |
| 43016947 |
| 43016955 |
| 43016963 |
| 43016971 |

| Property ID |
|---|
| 43016980 |
| 43016998 |
| 43017005 |
| 43017013 |
| 43017021 |
| 43017030 |
| 43017048 |
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| 43017081 |
| 43017099 |
| 43017102 |
| 43017111 |
| 43017129 |
| 43017137 |
| 43017145 |
| 43017153 |
| 43017161 |
| 43017170 |
| 43017188 |
| 43017196 |
| 43017200 |
| 43017218 |
| 43017226 |
| 43017234 |
| 43017242 |
| 43017251 |

**Saginaw Fire Department**
700 W McLeroy Blvd. Saginaw, Texas 76179
Tel: 817-230-0412 Fax: 817-232-3731

DOUG SPEARS
FIRE CHIEF

**TO:** City Manager Gabe Reaume

**FROM:** Fire Chief Doug Spears

**DATE:** September 12, 2024

**RE:** Retired Fire Station and Senior Center Properties

As discussed, cost estimates were solicited for demolition of the retired fire station and senior center log cabin properties to provide some options and considerations regarding future development at the site. With the likelihood of the fire station building containing asbestos, an asbestos survey was conducted that did unfortunately reveal its presence at the site primarily, but not exclusively on the admin/most southern side of the building. The fire station building will require some asbestos abatement however the log cabin is asbestos free. Below is a breakdown of the contractor provided demolition estimates.

- $ 1,795 Asbestos survey/inspection, *completed and paid*
- $ 10,200 Asbestos consulting providing project specs/planning, project management, required air monitoring and compliance assurance with the multiple abatement regulations and regulatory authorities
- $ 44,000 Asbestos demo and site removal
- $ 263,200 Building-site demo down to natural state
  - $ 29,980 Senior center building demo/removal
  - $ 96,335 Fire station building demo/removal
  - $ 86,470 Site paving demo/removal
  - $ 41,700 Site stabilization
  - $ 8,700 Payment & performance bonds
- $ 5,000 Oncor removal of overhead power utility lines and poles across the property – required for demolition to occur

**$ 324,195 Total**

This essentially scrapes the site down to dirt grade level, includes safety fencing, erosion and stormwater runoff control, addresses regulatory compliance and reporting, hydro mulching of the clean site with temporary irrigation until turf established, contractor(s) insurance, and payment and performance bonds.

Items for consideration:

- Cost of this work will be borne by either the city, if the city were to choose to proceed with demo, or the eventual developer or occupant
- The city moving forward with or completing the demo has the potential to make the site more appealing to interested projects or development
- Having the site already cleared has the potential to expedite any future project or development by forgoing the time for demo and the redundancy of the demo surveys/quotes the city has completed
- The more complex, time consuming or scheduling challenged tasks could be undertaken by the city with the actual building demolition left for the developer or occupant. This could include the Oncor and asbestos abatement work.
- The growing mold issue, roof leaks and general deterioration and appearance of the fire station building could force the city to have to move forward on partial or the whole of demolition activities before an eventual project or development is chosen or underway. The access by persons has been restricted due to the mold hazard.
- There is a considerable amount of vagrant traffic along that area of Saginaw Boulevard and particularly around the fire station property. The longer the buildings remain standing vacant the greater the potential for vagrant access into the buildings.

The cost to the city to tackle the demolition is substantial but as highlighted it could provide enticement to development of a project the city has been seeking and potentially at a quicker pace than would otherwise occur with the initial hurdle of demolition.

# APPENDIX B – E. MCLEROY BLVD PROJECT COSTS PROJECTION

**City of Saginaw**
***Preliminary Roadway Project Cost Projection***

*Kimley-Horn and Associates, Inc.*
Updated: 5/17/2018

| **Project Information:** | | **Description:** |
|---|---|---|
| **Name:** | E. McLeroy Blvd (Western Center Ex) | **PRELIMINARY Opinion of Probable Construction Cost for proposed 4 lane divided minor arterial roadway - NO DESIGN COMPLETED** |
| **Limits:** | S Curve to FM 156 | |
| **Class:** | M4D | |
| **Length (lf):** | 1,900 | |

**Roadway Construction Cost Projection**

| No. | Item Description | Quantity | Unit | Unit Price | Item Cost |
|---|---|---|---|---|---|
| 103 | Unclassified Street Excavation | 6,333 | cy | $ 35.00 | $ 221,667 |
| 203 | 8" Lime Stabilization (with Lime @ 48#/sy) | 12,244 | sy | $ 20.00 | $ 244,889 |
| 303 | 9" Concrete Pavement | 11,400 | sy | $ 110.00 | $ 1,254,000 |
| 403 | 5' Concrete Sidewalk | 19,000 | sf | $ 10.00 | $ 190,000 |
| 404 | Concrete Driveway Approach | 12 | ea | $ 7,500.00 | $ 90,000 |
| 701 | Turn Lanes and Median Openings | 3,000 | sy | $ 125.00 | $ 375,000 |
| | | | | **Paving Construction Cost Subtotal:** | **$ 2,375,556** |

**Major Construction Component Allowances:**

| | Item Description | Notes | Allowance | Item Cost |
|---|---|---|---|---|
| ☑ | Mobilization | | 10% | $ 237,556 |
| ☑ | Site Preparation | | 5% | $ 118,778 |
| ☑ | Traffic Control | | 5% | $ 118,778 |
| ☑ | Pavement Markings/Markers | | 3% | $ 71,267 |
| ☑ | Roadway Drainage | Standard Internal System | 35% | $ 831,444 |
| ☐ | Special Drainage Structures | | | |
| ☑ | Traffic Signals - Permanent | Signal at FM 156 - Adjustments | | $ 150,000 |
| ☑ | Water | Adjustments | 5% | $ 118,778 |
| ☑ | Sewer | 12" Sanitary Sewer | | $ 800,000 |
| ☑ | Landscaping (Basic) | Median and Parkway hydroseed | 5% | $ 118,778 |
| ☐ | Landscaping (Special) | None Anticipated | 0% | $ - |
| ☐ | Irrigation | None Anticipated | 0% | $ - |
| ☑ | Illumination | | 6% | $ 142,533 |
| ☐ | Franchise Utilities | No Cost to City Anticipated | 0% | $ - |
| ☑ | *Other:* | Pavement Tie-In Transitions | | $ 200,000 |
| | | | **Allowance Subtotal:** | **$ 2,907,911** |
| | | | **Paving and Allowance Subtotal:** | **$ 5,283,467** |
| | | | **Construction Contingency:** 20% | $ 1,056,533 |
| | | | **Construction Cost TOTAL:** | **$ 6,340,000** |

**Project Cost Summary**

| Item Description | Notes: | Start Year | Allowance | Item Cost |
|---|---|---|---|---|
| **Construction:** | | | - | $ 6,340,000 |
| **Inflation Contingency** | | 2028 | 12% | $ 710,000 |
| **Engineering, Geotech, Survey, Bidding, CCA** | | | 15% | $ 950,000 |
| **ROW/Easement Acquisition:** | New Roadway Alignment (100' x 1,900) | | | $ 2,000,000 |
| | | | **Project Cost TOTAL:** | **$ 10,000,000** |

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

## City of Saginaw

***Preliminary Roadway Project Cost Projection***

| **Project Information:** | | **Description:** |
|---|---|---|
| Name: | E. McLeroy Blvd Ph. 2b | PRELIMINARY Opinion of Probable Construction Cost for proposed collector-grade roadway - NO DESIGN COMPLETED |
| Limits: | Spring Hollow Dr to Lavonne Ln | |
| Class: | M4D | |
| Length (lf): | 3,300 | |

**Roadway Construction Cost Projection**

| No. | Item Description | Quantity | Unit | Unit Price | Item Cost |
|---|---|---|---|---|---|
| 103 | Unclassified Street Excavation | 11,000 | cy | $ 35.00 | $ 385,000 |
| 203 | 8" Lime Stabilization (with Lime @ 48#/sy) | 21,267 | sy | $ 20.00 | $ 425,333 |
| 303 | 9" Concrete Pavement | 19,800 | sy | $ 110.00 | $ 2,178,000 |
| 403 | 5' Concrete Sidewalk | 33,000 | sf | $ 10.00 | $ 330,000 |
| 404 | Concrete Driveway Approach | 25 | ea | $ 7,500.00 | $ 187,500 |
| 405 | Median Openings and Turn Lanes | 2,409 | sy | $ 125.00 | $ 301,125 |
| | | | | **Paving Construction Cost Subtotal:** | **$ 3,806,958** |

**Major Construction Component Allowances:**

| | Item Description | Notes | Allowance | Item Cost |
|---|---|---|---|---|
| ☑ | Mobilization | | 10% | $ 380,696 |
| ☑ | Site Preparation | | 5% | $ 190,348 |
| ☑ | Traffic Control | | 8% | $ 304,557 |
| ☑ | Pavement Markings/Markers | | 3% | $ 114,209 |
| ☑ | Roadway Drainage | Standard Internal System | 25% | $ 951,740 |
| ☑ | Special Drainage Structures | Major Storm Crossing | | $ 500,000 |
| ☐ | Traffic Signals - Permanent | | | $ - |
| ☐ | Traffic Signals - Temporary | | | $ - |
| ☑ | Water | Minor Adjustments | 3% | $ 114,209 |
| ☑ | Sewer | Minor Adjustments | 3% | $ 114,209 |
| ☑ | Landscaping (Basic) | Median and Parkway hydroseed | 5% | $ 190,348 |
| ☑ | Landscaping (Special) | Trees in Median | 5% | $ 190,348 |
| ☐ | Irrigation | None Anticipated | 0% | $ - |
| ☑ | Illumination | | 6% | $ 228,418 |
| ☐ | Franchise Utilities | No Cost to City Anticipated | 0% | $ - |
| ▭ | *Other:* | | | |
| | | | **Allowance Subtotal:** | **$ 3,279,080** |
| | | | **Paving and Allowance Subtotal:** | **$ 7,086,038** |
| | | | **Construction Contingency:** 20% | **$ 1,413,962** |
| | | | **Construction Cost TOTAL:** | **$ 8,500,000** |

**Project Cost Summary**

| Item Description | Notes: | Start Year | Allowance | Item Cost |
|---|---|---|---|---|
| Construction: | | | - | $ 8,500,000 |
| Engineering, Geotech, Survey, Bidding, CCA | | | 15% | $ 1,300,000 |
| ROW/Easement Acquisition: | | | 12% | $ 1,020,000 |
| Inflation Contingency: | | | | $ - |
| | | | **Project Cost TOTAL:** | **$ 10,800,000** |

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