



**Ordinance No.
2021-266**

An ordinance designating 210.9 acres within the jurisdiction of the City of Victoria as a Tax Increment Financing District to be known as "Reinvestment Zone Number One, City of Victoria, Texas."

Whereas, the Texas Legislature has authorized cities to establish reinvestment zones by its enactment of the Tax Increment Financing Act, Chapter 311, Texas Tax Code ("Act")

Whereas, the City has prepared a preliminary reinvestment zone project and financing plan, a true and correct copy of which is attached to and incorporated into this ordinance as Exhibit "B," and has taken and shall take all other actions required under Section 311.003 of the Act;

Whereas, the preliminary reinvestment zone financing plan provides that the ad valorem taxes of the City constituting its tax increment are to be deposited into the Tax Increment Fund created by this ordinance, and that ad valorem taxes of any other taxing units constituting their respective tax increments may also be utilized for the purposes described in the preliminary financing plan;

Whereas, in compliance with the Act, the City called a public hearing to hear public comment on the creation of the proposed zone and its benefits to the City and the property in the proposed zone;

Whereas, in compliance with the Act, notice of the public hearing was published in the Victoria Advocate, a daily newspaper having general circulation in the City, the publication date being not later than seven days prior to the date of the public hearing;

Whereas, the hearing was convened at the time and place mentioned in the published notice, to-wit, on December 7, 2021, at the Regular Meeting of the City Council commencing at 5:00 p.m., at the City Hall of the City, which hearing was conducted, in accordance with the Texas Open Meetings Act, and then closed;

Whereas, the City, at the hearing, invited and permitted any interested person to speak for or against the creation of the zone, its boundaries, and the concept of tax increment financing;

Whereas, all owners of property located within the proposed zone were given a reasonable opportunity to protest the inclusion of the property in the proposed zone;

Whereas, City Council considered all information provided to it relevant to the merits of creating the zone, consistent with the criteria in Chapter 311; and

Whereas, all requirements of the Act have been met.

Now therefore, be it ordained by the City Council of the City of Victoria, Texas:

1. **Findings.** The City Council, after conducting the above-described public hearing and having heard all evidence and testimony, makes the following findings and determinations based on the evidence and testimony presented to it:

(a) That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) That the Zone is a contiguous geographic area located wholly within the corporate limits of the City.

(c) That the proposed zone meets the criteria and requirements of Texas Tax Code §311.005 because the Zone is an area that substantially impairs the growth of the municipality creating the Zone.

(d) That the total appraised value of taxable real property in the proposed reinvestment zone and in existing reinvestment zones within the City according to the most recent appraisal rolls for the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City.

(e) That the improvements to be implemented in the proposed zone will significantly enhance the value of all taxable real property in the proposed zone and will be of general benefit to the City.

(f) The development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

2. **Designation and Name of the Zone.** The City Council designates as a reinvestment zone the area depicted by parcel map in Exhibit "A" to promote development and redevelopment of the area, which development or redevelopment the City Council determines will not occur solely through private investment in the reasonably foreseeable future. The reinvestment zone shall be identified as Reinvestment Zone Number One, City of Victoria, Texas" ("Zone" or "Reinvestment Zone"). The Zone may be informally referred to as TIRZ #1.

3. **Board of Directors.** A Board of Directors for the Zone (the "Board") is established, which consists of up to seven (7) members. The Board shall be appointed as follows:

(a) Under Section 311.009(b), Tax Code, the respective governing bodies of each taxing unit other than the City each may appoint one member of the Board if the taxing unit has approved the payment of all or part of the tax increment produced by the unit into the tax increment fund for the zone. Each governing body may waive its right to appoint a director and is deemed to have waived the right if it has not made the appointment within thirty days of receiving written notice of its right to appoint.

(b) The remaining members of the Board are appointed by the City Council of the City. All members appointed by the Board must meet eligibility requirements, as set forth in the Act.

(c) Terms of Board members, except for the members of the state senate and state house of representatives, are two years. Officers must be appointed as provided in the Act.

(d) The Board shall make recommendations to the City Council concerning the administration of the Zone. The Board shall prepare and adopt a project plan and reinvestment zone financing plan for the Zone and submit the plans to the City Council for its approval under Section 311.011, Texas Tax Code. The Board shall exercise other powers and responsibilities with respect to the Zone only to the extent expressly granted by the City Council by ordinance or resolution.

4. **Duration of the Zone.** The Zone shall take effect immediately upon the passage of this Ordinance. Termination of the Zone occurs on December 31, 2046, at an earlier or later time designated by subsequent ordinance of the City Council, or at the time as all project costs, and all tax increment bonds and interest on any bonds, have been paid in full.

5. **Tax Increment Base.** That the Tax Increment Base of the City or any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, determined as of January 1, 2021, the year in which the Zone is designated as a reinvestment zone (the "Tax Increment Base"), is shown in Table 1 of the preliminary project and financing plan attached hereto as Exhibit "B", and incorporated into this ordinance.

6. **Tax Increment Fund.** There is created and established a Tax Increment Fund for the Zone, which may be divided into the accounts and subaccounts, as deemed necessary or convenient under generally accepted accounting principles for government, into which all tax increments, less any amounts not required to be paid into the Tax Increment Fund under the Act, are to be deposited. The Tax Increment Fund may be utilized only for purposes permitted by the Act and managed under the Act.

7. **City's Pledged Increment.** The City pledges to contribute to the Tax Increment Fund 100% of the increment on all taxable real property in the Zone for the duration of the Zone, except as provided in this Section. The pledged increment also does not include any look-back taxes collected in accordance with Texas Tax Code §23.55 related to the change of use of the open-space land.

8. **Implementation of the Project Plan.** The City Council finds that the creation of the Zone and the expenditure of moneys on deposit in the Tax Increment Fund, which are necessary or convenient to the creation of the Zone or to the implementation of the project plan for the Zone, constitute a program to promote local economic development and to stimulate business and commercial activity in the City.

9. **Severability.** If for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision of this ordinance be given full force and effect for its purpose.

Passed, First Reading, this the 7th day of December, 2021

Ayes: 7

Nays: 0

Abstentions: 0

Passed, Second and Third Reading, this the 14th day of December, 2021

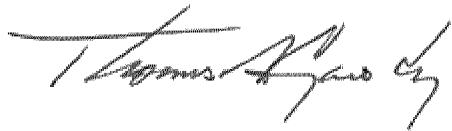
Ayes: 7

Nays: 0

Abstentions: 0
Approved and adopted, this the 14th day of December, 2021



Jeff Bauknight
Mayor of the City of Victoria



Thomas A. Gwosdz,
City Attorney



April Hilbrich,
City Secretary



Downtown Tax Increment Reinvestment Zone Preliminary Project & Financing Plan

City of Victoria, Texas
November 19, 2021



Prepared by



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Section 1 – Project Plan

Overview

The City of Victoria, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund a portion of the infrastructure and maintenance costs associated with redeveloping Downtown Victoria. The need and justification for these improvements can be found in the recently completed *Downtown Plan* developed by Freese and Nichols, Inc. The proposed new zone would be named TIRZ #1 – Downtown Victoria (REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are in Chapter 311 of the State of Texas Tax Code. This preliminary feasibility study and project plan is required by state law. However, to assist Victoria and other taxing entities in understanding the overall financing plan, TXP has included preliminary revenue projections assuming other entities participate in the TIRZ.

Existing Tax Increment Financing Districts in the City of Victoria

There are no existing TIRZs in Victoria. According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new TIRZ (excluding publicly owned property) is used for residential purposes at the time of designation. The proposed REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA complies with these state rules.

Description of the Tax Increment Reinvestment Zone Number One

The proposed REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA will cover approximately 210.9 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$67.4 million. See the appendices for the list of properties within the TIRZ.

Table 1: Existing Land Use of Proposed REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA (2021)

Land Use	Est. Parcel Count	Acreage	City of Victoria Taxable Value
A - Single Family	106	26.5	\$17,157,535
B – Multifamily	7	1.5	\$688,770
C – Vacant Lots	24	4.4	\$343,200
F – Commercial	164	50.3	\$49,161,078
J – Railroad	1	9.5	\$11,320
City	8	10.0	\$0
County	25	12.1	\$0

Education	4	2.6	\$0
Federal	1	1.5	\$0
Religious	30	20.4	\$0
Total	370	138.9	\$67,361,903

Source: Victoria Central Appraisal District; TXP, Inc.

Figure 1: Downtown Victoria TIRZ Geographic Boundary

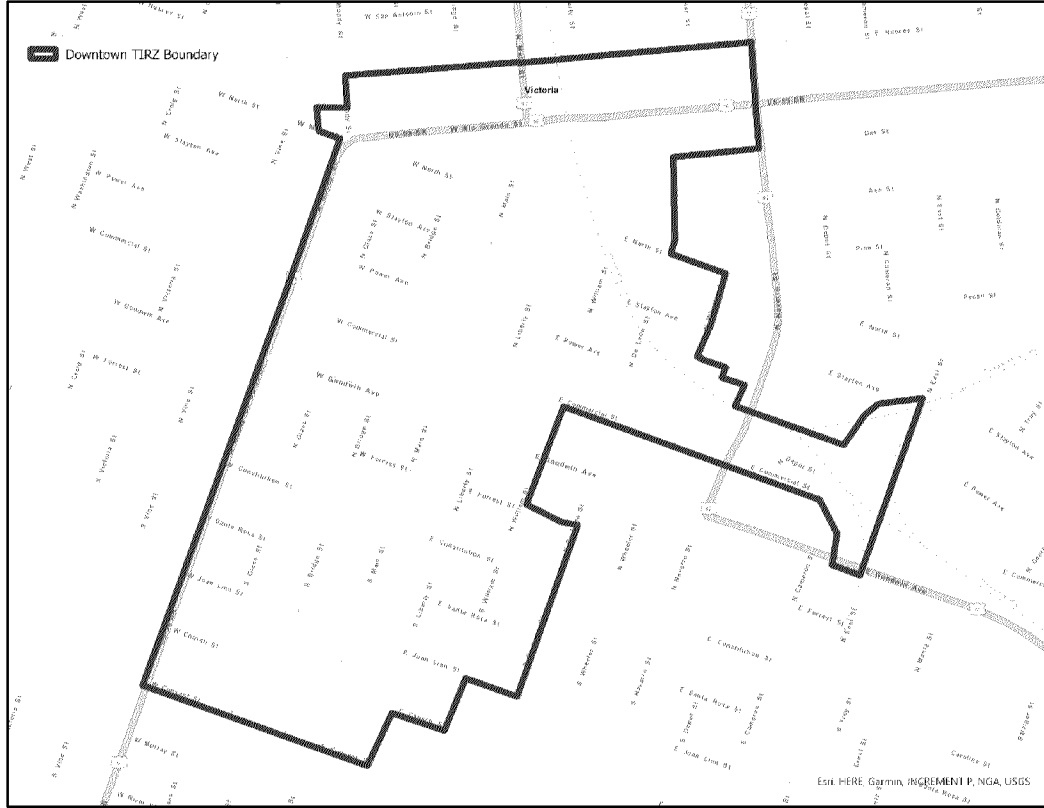
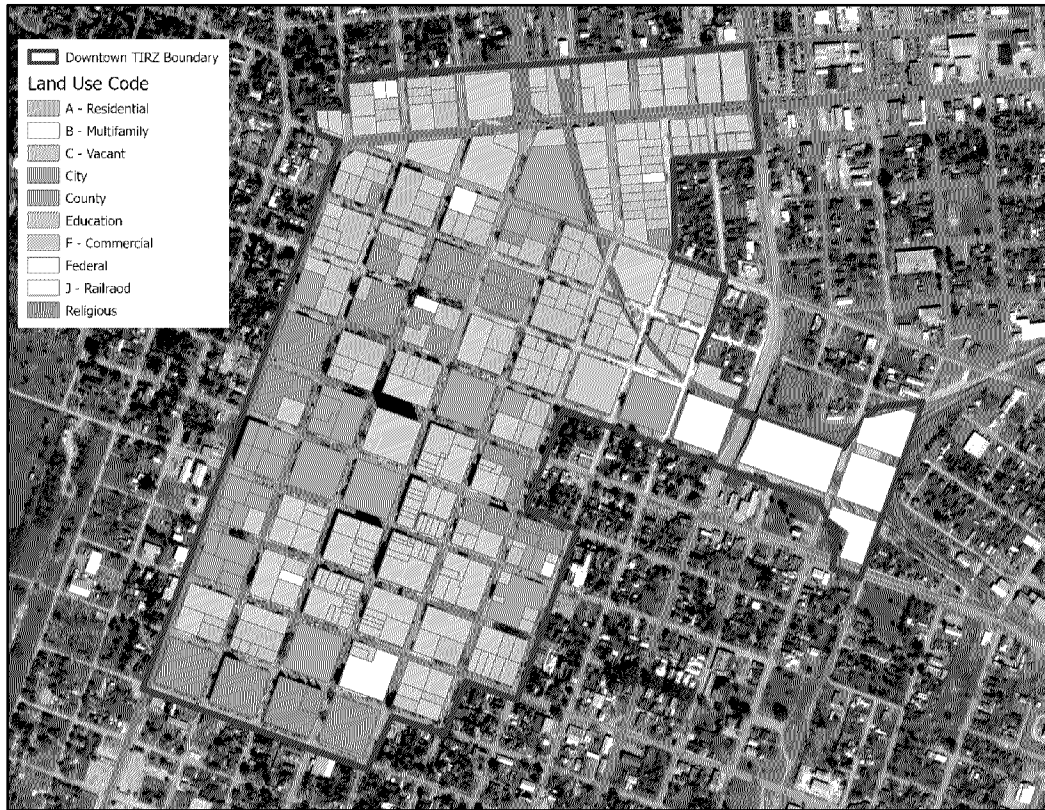


Figure 2: Existing Land Use within the Downtown TIRZ



Existing Zoning and Land Use Guidelines Applicable to REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA

Existing City of Victoria land use, zoning guidelines, and policies would apply to all properties within the city limits.

Taxing Jurisdictions Applicable to TIRZ

The proposed REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA is located within the following taxing jurisdictions:

- City of Victoria
- Victoria County
- Navigation District
- Victoria County Ground Water District
- Victoria County Junior College District
- Victoria ISD

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

Section 2 – Project Plan Improvements

REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA will provide support for catalytic infrastructure and economic development projects that will facilitate the redevelopment of properties within Downtown Victoria. The need and justification for these improvements can be found in the recently completed *Downtown Plan*. The Victoria City Council adopted the *Downtown Plan* in October 2021.

Public infrastructure investment is required to redevelop the Downtown area. This is the priority area of REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. The anticipated project costs are divided into five major categories.

Eligible Project Costs

1. Parks & Streetscape Enhancements

This category includes gateway features, linear parks, corridor landscaping, public plazas, etc.

2. Infrastructure Improvements

This category includes water, sanitary sewer and storm water improvements, roadway and street intersection enhancements, public transportation, relocation of aboveground utilities, public sidewalks, public buildings, etc.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in creating the tax base that facilitates implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Non-Project Costs

It is not possible to quantify other non-project costs at this time, other than to say that they are anticipated.

5. Administration & Implementation

Administration costs, including reasonable charges for time spent by City of Victoria employees, will be eligible for reimbursement as project costs.

Section 3 – Financing Plan

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

Public Sector Entities Participating in REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA

All project costs will be paid through the contribution of incremental property taxes collections. This preliminary plan assumes that the City of Victoria and other taxing entities except the school district and water district will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years.

Table 2: Taxing Jurisdictions within the Downtown REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA

Entity	Property Tax Rate per \$100 (2021)
City of Victoria	\$0.5882
Victoria County	\$0.3959
Navigation District	\$0.0297
Victoria County Junior College District	\$0.2076
Victoria County Ground Water District	\$0.0080
Victoria ISD	\$1.1682

Source: TXP, Inc.

Financial Forecast Assumptions

- **TIRZ Duration** – TXP has assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – TXP has assumed the City of Victoria and other taxing entities will contribute a portion of their total incremental tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$67.4 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 2.5 percent per year.
- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patterns** – To provide an order of magnitude estimate, TXP has conservatively assumed \$100,000 per year in new taxable real property value will be built.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022 (total 2022 value less 2021 baseline value). Note, 2022 taxes are not due until January 2023.

Table 3: Preliminary REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA Taxable Property Value

Year	Period	City of Victoria	Victoria County	Victoria College	Navigation District
2021	0	\$67,361,903	\$67,477,903	\$67,071,903	\$67,651,903
2022	1	\$69,145,951	\$69,264,851	\$68,848,701	\$69,443,201
2023	2	\$70,977,099	\$71,098,972	\$70,672,418	\$71,281,781
2024	3	\$72,856,589	\$72,981,509	\$72,544,291	\$73,168,888
2025	4	\$74,785,693	\$74,913,735	\$74,465,587	\$75,105,799
2026	5	\$76,765,717	\$76,896,960	\$76,437,608	\$77,093,825
2027	6	\$78,798,000	\$78,932,525	\$78,461,689	\$79,134,312
2028	7	\$80,883,920	\$81,021,807	\$80,539,201	\$81,228,639
2029	8	\$83,024,886	\$83,166,221	\$82,671,550	\$83,378,223
2030	9	\$85,222,349	\$85,367,217	\$84,860,179	\$85,584,519
2031	10	\$87,477,794	\$87,626,284	\$87,106,569	\$87,849,018
2032	11	\$89,792,747	\$89,944,949	\$89,412,242	\$90,173,252
2033	12	\$92,168,775	\$92,324,782	\$91,778,757	\$92,558,792
2034	13	\$94,607,483	\$94,767,390	\$94,207,715	\$95,007,251
2035	14	\$97,110,521	\$97,274,426	\$96,700,759	\$97,520,283
2036	15	\$99,679,581	\$99,847,584	\$99,259,575	\$100,099,588
2037	16	\$102,316,401	\$102,488,603	\$101,885,894	\$102,746,907
2038	17	\$105,022,761	\$105,199,269	\$104,581,492	\$105,464,031
2039	18	\$107,800,492	\$107,981,413	\$107,348,191	\$108,252,793
2040	19	\$110,651,470	\$110,836,914	\$110,187,862	\$111,115,079
2041	20	\$113,577,622	\$113,767,702	\$113,102,423	\$114,052,821
2042	21	\$116,580,924	\$116,775,756	\$116,093,846	\$117,068,003
2043	22	\$119,663,406	\$119,863,108	\$119,164,150	\$120,162,661
2044	23	\$122,827,148	\$123,031,843	\$122,315,411	\$123,338,885
2045	24	\$126,074,288	\$126,284,100	\$125,549,757	\$126,598,818
2046	25	\$129,407,017	\$129,622,075	\$128,869,374	\$129,944,661

Source: TXP, Inc.

Table 4: Preliminary REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA Taxable Property Value Increment

Year	Period	City of Victoria	Victoria County	Victoria College	Navigation District
2021	0	\$0	\$0	\$0	\$0
2022	1	\$1,784,048	\$1,786,948	\$1,776,798	\$1,791,298
2023	2	\$3,615,196	\$3,621,069	\$3,600,515	\$3,629,878
2024	3	\$5,494,686	\$5,503,606	\$5,472,388	\$5,516,985
2025	4	\$7,423,790	\$7,435,832	\$7,393,684	\$7,453,896
2026	5	\$9,403,814	\$9,419,057	\$9,365,705	\$9,441,922
2027	6	\$11,436,097	\$11,454,622	\$11,389,786	\$11,482,409
2028	7	\$13,522,017	\$13,543,904	\$13,467,298	\$13,576,736
2029	8	\$15,662,983	\$15,688,318	\$15,599,647	\$15,726,320
2030	9	\$17,860,446	\$17,889,314	\$17,788,276	\$17,932,616
2031	10	\$20,115,891	\$20,148,381	\$20,034,666	\$20,197,115
2032	11	\$22,430,844	\$22,467,046	\$22,340,339	\$22,521,349
2033	12	\$24,806,872	\$24,846,879	\$24,706,854	\$24,906,889
2034	13	\$27,245,580	\$27,289,487	\$27,135,812	\$27,355,348
2035	14	\$29,748,618	\$29,796,523	\$29,628,856	\$29,868,380
2036	15	\$32,317,678	\$32,369,681	\$32,187,672	\$32,447,685
2037	16	\$34,954,498	\$35,010,700	\$34,813,991	\$35,095,004
2038	17	\$37,660,858	\$37,721,366	\$37,509,589	\$37,812,128
2039	18	\$40,438,589	\$40,503,510	\$40,276,288	\$40,600,890
2040	19	\$43,289,567	\$43,359,011	\$43,115,959	\$43,463,176
2041	20	\$46,215,719	\$46,289,799	\$46,030,520	\$46,400,918
2042	21	\$49,219,021	\$49,297,853	\$49,021,943	\$49,416,100
2043	22	\$52,301,503	\$52,385,205	\$52,092,247	\$52,510,758
2044	23	\$55,465,245	\$55,553,940	\$55,243,508	\$55,686,982
2045	24	\$58,712,385	\$58,806,197	\$58,477,854	\$58,946,915
2046	25	\$62,045,114	\$62,144,172	\$61,797,471	\$62,292,758

Source: TXP, Inc.

Table 5: Preliminary REINVESTMENT ZONE NUMBER ONE, CITY OF VICTORIA Taxable Revenue Increment @ 100% Contribution

Year	Period	City of Victoria	Victoria County	Victoria College	Navigation District	Total
2021	0	\$0	\$0	\$0	\$0	\$0
2022	1	\$10,494	\$7,075	\$3,689	\$532	\$21,789
2023	2	\$21,265	\$14,336	\$7,475	\$1,078	\$44,153
2024	3	\$32,320	\$21,789	\$11,361	\$1,639	\$67,108
2025	4	\$43,667	\$29,438	\$15,349	\$2,214	\$90,668
2026	5	\$55,313	\$37,290	\$19,443	\$2,804	\$114,851
2027	6	\$67,267	\$45,349	\$23,645	\$3,410	\$139,671
2028	7	\$79,537	\$53,620	\$27,958	\$4,032	\$165,147
2029	8	\$92,130	\$62,110	\$32,385	\$4,671	\$191,295
2030	9	\$105,055	\$70,824	\$36,928	\$5,326	\$218,133
2031	10	\$118,322	\$79,767	\$41,592	\$5,999	\$245,680
2032	11	\$131,938	\$88,947	\$46,379	\$6,689	\$273,953
2033	12	\$145,914	\$98,369	\$51,291	\$7,397	\$302,972
2034	13	\$160,259	\$108,039	\$56,334	\$8,125	\$332,756
2035	14	\$174,981	\$117,964	\$61,510	\$8,871	\$363,326
2036	15	\$190,093	\$128,152	\$66,822	\$9,637	\$394,703
2037	16	\$205,602	\$138,607	\$72,274	\$10,423	\$426,907
2038	17	\$221,521	\$149,339	\$77,870	\$11,230	\$459,960
2039	18	\$237,860	\$160,353	\$83,614	\$12,058	\$493,885
2040	19	\$254,629	\$171,658	\$89,509	\$12,909	\$528,705
2041	20	\$271,841	\$183,261	\$95,559	\$13,781	\$564,443
2042	21	\$289,506	\$195,170	\$101,770	\$14,677	\$601,123
2043	22	\$307,637	\$207,393	\$108,144	\$15,596	\$638,770
2044	23	\$326,247	\$219,938	\$114,686	\$16,539	\$677,409
2045	24	\$345,346	\$232,814	\$121,400	\$17,507	\$717,067
2046	25	\$364,949	\$246,029	\$128,292	\$18,501	\$757,771
Total		\$4,253,692	\$2,867,632	\$1,495,276	\$215,644	\$8,832,244

Source: TXP, Inc.

Conclusion

Based on the preliminary development concepts and activity zones within this area, anticipated tax revenue, and market demand projections, a TIRZ is economically and financially feasible. The TIRZ could generate significant revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate \$8.8 million in nominal TIRZ revenue. Using a 5.0 percent discount rate, the anticipated TIRZ could generate \$3.9 million.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix 1: Specific Properties within the Downtown TIRZ #1

Table 6.1: Properties within the Downtown TIRZ

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
41584	46209	62952	63047	63139	63247
41585	46210	62953	63048	63142	63248
41586	46211	62954	63049	63143	63249
41587	49749	62955	63050	63144	63251
41588	49750	62956	63051	63145	63252
41589	49752	62957	63052	63146	63253
41592	49753	62958	63053	63147	63254
41593	49754	62959	63054	63148	63255
41594	49846	62960	63055	63149	63256
41595	49848	62961	63056	63150	63257
41597	49849	62962	63057	63151	63258
41598	49898	62964	63058	63152	63259
41599	49899	62966	63059	63153	63262
41600	49900	62968	63060	63155	63263
41601	49908	62969	63061	63156	63264
41602	52825	62970	63062	63158	63265
41604	52887	62971	63063	63161	63266
41605	52889	62972	63064	63162	63267
41606	52890	62973	63065	63163	63269
41607	52891	62975	63067	63164	63270
41608	52892	62976	63068	63165	63271
41609	52893	62977	63070	63166	63272
41610	53303	62978	63071	63168	63273
41612	62278	62979	63072	63170	63274
41613	62279	62980	63123	63171	63275
41614	62280	62981	63124	63173	63276
41615	62281	62982	63125	63174	63277
41616	62282	62983	63126	63175	63278
41617	62326	62984	63127	63234	63279
41618	62941	62985	63128	63235	63280
41619	62942	62986	63129	63236	63281
41620	62943	63036	63130	63237	63282
41621	62944	63037	63131	63238	63286
41622	62945	63038	63132	63239	63287
41623	62946	63039	63133	63240	63341
41624	62947	63040	63134	63241	63342
41625	62948	63041	63135	63242	63344
41627	62949	63042	63136	63243	63346
46207	62950	63043	63137	63245	63347
46208	62951	63046	63138	63246	63348

Source: TXP, Inc.

Table 6.2: Properties within the Downtown TIRZ

Property ID	Property ID	Property ID	Property ID	Property ID	Property ID
63349	63395	63609	20400073		
63350	63458	63707	20406821		
63351	63459	78573	20406822		
63352	63461	81588	20409282		
63353	63462	81831	20409283		
63354	63463	81963	20409284		
63355	63464	81964	20410324		
63356	63465	81965	20411534		
63358	63466	81967	20411535		
63359	63468	81968			
63360	63470	81973			
63361	63473	81974			
63363	63476	81975			
63364	63477	81976			
63367	63478	81978			
63369	63479	81983			
63370	63480	81990			
63371	63481	83788			
63372	63482	131410			
63373	63483	133910			
63374	63502	134005			
63375	63503	134207			
63376	63504	134208			
63377	63505	9800562			
63379	63506	20303819			
63380	63509	20303820			
63381	63510	20317600			
63382	63512	20374163			
63383	63596	20374164			
63384	63597	20374351			
63385	63598	20378835			
63386	63599	20385059			
63387	63600	20388661			
63388	63601	20389076			
63389	63603	20389077			
63390	63604	20389078			
63391	63605	20394804			
63392	63606	20395711			
63393	63607	20395712			
63394	63608	20400072			

Source: TXP, Inc.

Legal Disclaimer

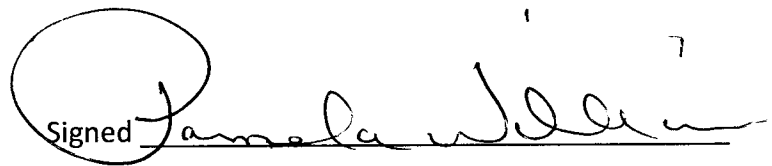
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STATE OF TEXAS
COUNTY OF VICTORIA

Before me, a Notary Public in and for said County and State, this day personally appeared PAMELA WILLIAMS, Multi Media Sales Assistant for the VICTORIA ADVOCATE published by the VICTORIA ADVOCATE, which has general circulation in VICTORIA County, Texas and distributed in other surrounding Counties (Calhoun, Dewitt, Goliad, Gonzales, Jackson, Karnes, Lavaca, Matagorda, Refugio and Wharton); and who, after being duly sworn, did dispose and say that the following clipping of an advertisement was published in the above named paper on the following dates:

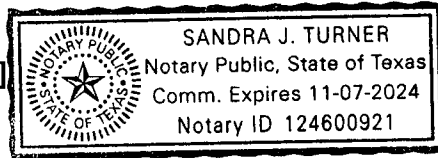
Friday, November 26th, 2021

Signed 

Subscribed and sworn to before me, this 1st day of December 2021.

Notary Public 
VICTORIA County, TX

[place notary seal here]



Notice of Public Hearing

Notice to the Public: State of Texas, County of Victoria

Notice is Hereby Given to the Citizens of Victoria, Texas of a Public Hearing Before the City Council

Notice is hereby given to all interested persons that a public hearing will be held on the 7th day of December 2021 at 5:00 PM. at Council Chambers, 105 W. Juan Linn, Victoria, Texas.

The nature of such public hearing will be to consider the following: Consider the creation of the Victoria Downtown Tax Increment Reinvestment Zone (Victoria Downtown TIRZ). At the hearing, any interested persons may speak for or against the creation of the TIRZ, its proposed boundaries or the concept of the tax increment financing. A copy of the proposed ordinance shall be on file with the City Secretary and available for review by the public.

This notice is being published seven (7) days prior to the hearing and a copy is being furnished to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone.

The approximate street location of Victoria Downtown TIRZ is real property located in the downtown area of Victoria and copies of the description and drawings of Victoria Downtown TIRZ are available in the City Secretary's office in City Hall.