



Prosper is a place where everyone matters.

AGENDAS

**Meeting of the Town of Prosper Tax
Increment Reinvestment Zone No. 1
Board of Directors**

**Meeting of the Town of Prosper Tax
Increment Reinvestment Zone No. 2
Board of Directors**

Meeting of the Prosper Town Council

Prosper Municipal Chambers
108 W. Broadway, Prosper, Texas
Tuesday, January 26, 2016
6:00 p.m.

Meeting of the Town of Prosper Tax Increment Reinvestment Zone No. 1 Board of Directors

Time: 6:00 p.m.

1. Call to Order/Roll Call.
2. Receive the 2015 Annual Report.
3. Adjourn.

Meeting of the Town of Prosper Tax Increment Reinvestment Zone No. 2 Board of Directors

**Time: Immediately following the Meeting of the Tax Increment Reinvestment Zone No. 1
Board of Directors**

1. Call to Order/Roll Call.
2. Receive the 2015 Annual Report.
3. Adjourn.

Meeting of the Prosper Town Council

**Time: Immediately following the Meeting of the Tax Increment Reinvestment Zone No. 2
Board of Directors**

1. Call to Order/Roll Call.
2. Invocation, Pledge of Allegiance and Pledge to the Texas Flag.
3. Announcements of recent and upcoming events.

4. CONSENT AGENDA:

(Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council Members or staff.)

- 4a.** Consider and act upon minutes from the following Town Council meetings. **(RB)**
 - Regular Meeting – December 8, 2015
- 4b.** Consider and act upon rejecting all bids received for Bid No. 2016-10-B Prosper Road Improvements Project 2016 - Harper Road Repair. **(JC)**
- 4c.** Consider and act upon a resolution authorizing the reduction and release of the Town of Prosper's extraterritorial jurisdiction and entering into a development agreement, as a result of the Interlocal Agreement between the Town of Prosper, Texas, the Town of Little Elm, Texas, and the City of Aubrey, Texas, for the Allocation of Extraterritorial Jurisdiction, and Development Agreement between the Town of Prosper and Hillwood Enterprises, L.P., by removing 108± acres of land from the Town's extraterritorial jurisdiction, generally located west of FM 1385 and north of Fishtrap Road, and authorizing the Town Manager to execute same. **(HW)**
- 4d.** Consider and act upon an ordinance repealing Section 12.07.002, "County Road 81," of Chapter 12, "Traffic and Vehicles," of the Code of Ordinances of the Town of Prosper, Texas, and authorizing the Mayor to execute same. **(HW)**

5. CITIZEN COMMENTS:

(The public is invited to address the Council on any topic. However, the Council is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting.)

REGULAR AGENDA:

(If you wish to address the Council during the regular agenda portion of the meeting, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary prior to the meeting. Citizens wishing to address the Council for items listed as public hearings will be recognized by the Mayor. Those wishing to speak on a non-public hearing related item will be recognized on a case-by-case basis, at the discretion of the Mayor and Town Council.)

PUBLIC HEARINGS:

- 6.** Conduct a Public Hearing, and consider and act upon a request to rezone 15.7± acres, from Commercial (C) and Planned Development-25 (PD-25) to Planned Development-Retail (PD-R), located on north side of US 380, 580± feet west of Custer Road. (Z15-0011). **(JW)**
- 7.** Conduct a Public Hearing, and consider and act upon a request for a Special Purpose Sign District for Kroger, on 23.4± acres, located on the northwest corner of US 380 and Custer Road. (MD15-0004). **(JW)**

DEPARTMENT ITEMS:

8. Discussion on Town Hall/Multi-Purpose Facility. **(HW)**
9. Consider and act upon authorizing the Town Manager to execute a Wastewater Impact Fees Reimbursement Agreement between TVG Texas I, LLC, and the Town of Prosper, Texas, related to the extension of wastewater lines to serve the Windsong Ranch development. **(HW)**
10. Consider and act upon authorizing the Town Manager to execute a Roadway Impact Fees Reimbursement Agreement between TVG Texas I, LLC, and the Town of Prosper, Texas, related to the extension of thoroughfares to serve the Windsong Ranch development. **(HW)**

11. **EXECUTIVE SESSION:**

Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

- 11a. Section 551.087 – To discuss and consider economic development incentives.*
- 11b. Section 551.072 – To discuss and consider purchase, exchange, lease or value of real property for municipal purposes and all matters incident and related thereto.*
- 11c. Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with annexation agreements in Town ETJ areas, development issues associated with areas subject to annexation agreements, and all matters incident and related thereto.*
- 11d. Section 551.071 – Consultation with the Town Attorney regarding legal issues associated with the Texas Department of Housing and Community Affairs HTC Program, including requirements under Title 10, Chapter 10 of the Texas Administrative Code, and all matters incident and related thereto.*

12. Reconvene in Regular Session and take any action necessary as a result of the Closed Session.
13. Possibly direct Town staff to schedule topic(s) for discussion at a future meeting.
 - Discussion of Capital Improvement Advisory Committee (CIAC) pursuant to Chapter 395 of the Texas Local Government Code. **(HW)**
14. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 121 W. Broadway Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted on January 22, 2016, by 5:00 p.m., and remained so posted at least 72 hours before said meeting was convened.

Robyn Battle, Town Secretary

Date Noticed Removed

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.



Town of Prosper, Texas

Tax Increment Reinvestment Zone #1 (TIRZ #1)

ANNUAL REPORT

2015

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Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2015

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

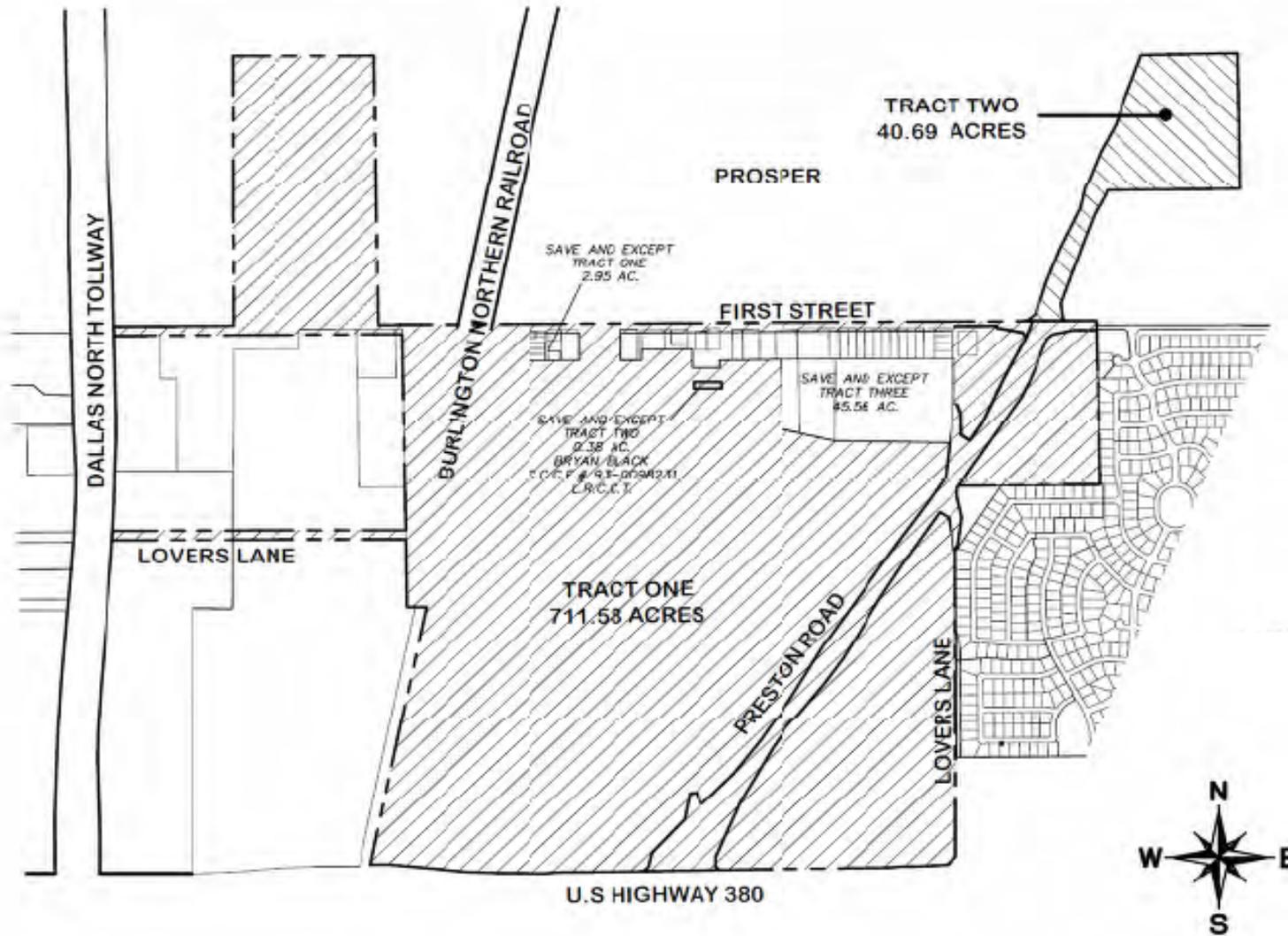
In December 2015, the Town of Prosper Town Council appointed members for the Tax Increment Reinvestment Zone #1 (TIRZ #1) Board of Directors. The TIRZ Board of Directors meeting is scheduled to be held on January 26, 2016. The Annual Report will be presented at this meeting to be considered and possibly approved by the Board. In the latter part of 2015, Blue Star Land commenced construction on its Gates of Prosper development at the northeast corner of US Hwy 380 and Preston Rd. with the installation of a large sewer line from the west, thus marking the first improvements made to the TIRZ #1 site.

Board members appointed and currently serving are: Town—Ray Smith, Michael Korbuly, Kenneth Dugger, Curry Vogelsang, Jr., Meigs Miller, Mike Davis, and Jason Dixon. Collin County—Susan Fletcher. Prosper EDC – David Bristol.

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2015

TIRZ BOUNDARY MAP



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS

SUMMARY OF PROJECT COSTS				
DESCRIPTION	TOTAL COST	TIRZ ELIGIBLE CIP COST	TIRZ ELIGIBLE PUBLIC COST	DEVELOPER COST
Thoroughfare	\$57,667,225.00	\$24,756,875.00	\$6,858,100.00	\$26,052,250.00
Wastewater	\$8,599,240.00	\$5,697,850.00	\$0.00	\$2,901,390.00
Water	\$9,256,850.00	\$2,753,100.00	\$2,614,000.00	\$3,889,750.00
Drainage and Detention/Retention	\$9,756,100.00	\$1,446,000.00	\$5,221,050.00	\$3,089,050.00
Utility Relocations	\$3,850,000.00	\$0.00	\$1,925,000.00	\$1,925,000.00
Electrical Duct Bank	\$5,530,000.00	\$0.00	\$2,500,000.00	\$3,030,000.00
Parks / Open Space	\$5,200,000.00	\$0.00	\$2,500,000.00	\$2,700,000.00
Entry Features and Roundabout	\$3,275,000.00	\$0.00	\$1,637,500.00	\$1,637,500.00
GRAND TOTAL	\$103,134,415.00	\$34,653,825.00	\$23,255,650.00	\$45,224,940.00
TOTAL TIRZ ELIGIBLE COSTS		\$57,909,475		

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

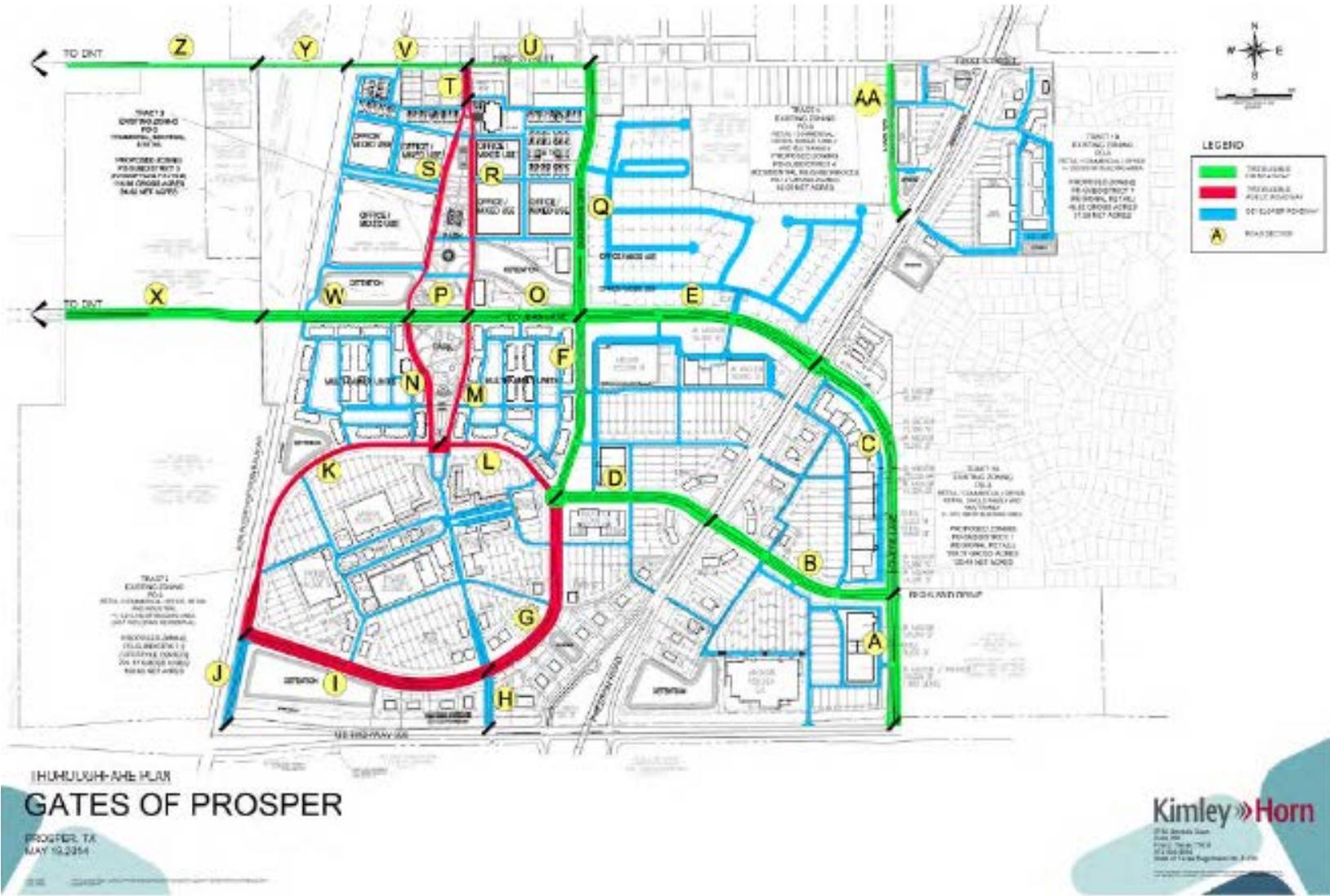
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

SUMMARY OF PROJECT COSTS BY PHASE									
DESCRIPTION	TOTAL COST	PHASE 1A	PHASE 1B	PHASE 2A	PHASE 2B	PHASE 3A	PHASE 3B	PHASE 4A	
Thoroughfare	TOTAL	\$57,667,225.00	\$9,219,035.71	\$6,367,410.71	\$16,063,285.71	\$2,935,885.71	\$6,159,785.71	\$6,651,785.71	\$10,270,035.71
	TIRZ ELIG. CIP	\$24,756,875.00	\$4,139,392.86	\$4,515,267.86	\$302,142.86	\$2,158,142.86	\$1,788,392.86	\$1,650,642.86	\$10,202,892.86
	TIRZ ELIG. PUBLIC	\$6,858,100.00	\$67,142.86	\$67,142.86	\$4,310,642.86	\$777,742.86	\$67,142.86	\$1,501,142.86	\$67,142.86
	DEVELOPER COST	\$26,052,250.00	\$5,012,500.00	\$1,785,000.00	\$11,450,500.00	\$0.00	\$4,304,250.00	\$3,500,000.00	\$0.00
Wastewater	TOTAL	\$8,599,240.00	\$5,901,350.00	\$671,450.00	\$1,113,300.00	\$0.00	\$344,340.00	\$568,800.00	\$0.00
	TIRZ ELIG. CIP	\$5,697,850.00	\$5,210,000.00	\$487,850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DEVELOPER COST	\$2,901,390.00	\$691,350.00	\$183,600.00	\$1,113,300.00	\$0.00	\$344,340.00	\$568,800.00	\$0.00
Water	TOTAL	\$9,256,850.00	\$1,259,700.00	\$2,053,300.00	\$3,487,850.00	\$360,000.00	\$587,600.00	\$1,243,400.00	\$265,000.00
	TIRZ ELIG. CIP	\$2,753,100.00	\$0.00	\$1,291,500.00	\$1,003,200.00	\$0.00	\$0.00	\$458,400.00	\$0.00
	TIRZ ELIG. PUBLIC	\$2,614,000.00	\$468,000.00	\$466,000.00	\$645,000.00	\$360,000.00	\$205,000.00	\$205,000.00	\$265,000.00
	DEVELOPER COST	\$3,889,750.00	\$791,700.00	\$295,800.00	\$1,839,650.00	\$0.00	\$382,600.00	\$580,000.00	\$0.00
Drainage and Detention/Retention	TOTAL	\$9,756,100.00	\$2,043,928.57	\$1,474,128.57	\$2,631,928.57	\$606,328.57	\$807,128.57	\$1,692,728.57	\$499,928.57
	TIRZ ELIG. CIP	\$1,446,000.00	\$365,400.00	\$974,200.00	\$0.00	\$106,400.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$5,221,050.00	\$839,264.29	\$249,964.29	\$2,381,964.29	\$249,964.29	\$403,564.29	\$846,364.29	\$249,964.29
	DEVELOPER COST	\$3,089,050.00	\$839,264.29	\$249,964.29	\$249,964.29	\$249,964.29	\$403,564.29	\$846,364.29	\$249,964.29
Utility Relocations	TOTAL	\$3,850,000.00	\$0.00	\$0.00	\$2,200,000.00	\$0.00	\$0.00	\$450,000.00	\$1,200,000.00
	TIRZ ELIG. CIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$1,925,000.00	\$0.00	\$0.00	\$1,100,000.00	\$0.00	\$0.00	\$225,000.00	\$600,000.00
	DEVELOPER COST	\$1,925,000.00	\$0.00	\$0.00	\$1,100,000.00	\$0.00	\$0.00	\$225,000.00	\$600,000.00
Electrical Duct Bank	TOTAL	\$5,530,000.00	\$790,000.00	\$1,752,500.00	\$1,095,000.00	\$472,500.00	\$0.00	\$262,500.00	\$1,157,500.00
	TIRZ ELIG. CIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$2,500,000.00	\$790,000.00	\$1,710,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	DEVELOPER COST	\$3,030,000.00	\$0.00	\$42,500.00	\$1,095,000.00	\$472,500.00	\$0.00	\$262,500.00	\$1,157,500.00
Parks / Open Space	TOTAL	\$5,200,000.00	\$260,000.00	\$260,000.00	\$260,000.00	\$2,080,000.00	\$260,000.00	\$2,080,000.00	\$0.00
	TIRZ ELIG. CIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$2,500,000.00	\$260,000.00	\$260,000.00	\$260,000.00	\$1,720,000.00	\$0.00	\$0.00	\$0.00
	DEVELOPER COST	\$2,700,000.00	\$0.00	\$0.00	\$0.00	\$360,000.00	\$260,000.00	\$2,080,000.00	\$0.00
Entry Features and Roundabout	TOTAL	\$3,275,000.00	\$467,857.14	\$467,857.14	\$467,857.14	\$467,857.14	\$467,857.14	\$467,857.14	\$467,857.14
	TIRZ ELIG. CIP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TIRZ ELIG. PUBLIC	\$1,637,500.00	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57
	DEVELOPER COST	\$1,637,500.00	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57	\$233,928.57
TOTALS	TOTAL	\$103,134,415.00	\$19,941,871.43	\$13,046,646.43	\$27,319,221.43	\$6,922,571.43	\$8,626,711.43	\$13,417,071.43	\$13,860,321.43
	TIRZ ELIG. CIP	\$34,653,825.00	\$9,714,792.86	\$7,268,817.86	\$1,305,342.86	\$2,264,542.86	\$1,788,392.86	\$2,109,042.86	\$10,202,892.86
	TIRZ ELIG. PUBLIC	\$23,255,650.00	\$2,658,335.71	\$2,987,035.71	\$8,931,535.71	\$3,341,635.71	\$909,635.71	\$3,011,435.71	\$1,416,035.71
	DEVELOPER COST	\$45,224,940.00	\$7,568,742.86	\$2,790,792.86	\$17,082,342.86	\$1,316,392.86	\$5,928,682.86	\$8,296,592.86	\$2,241,392.86

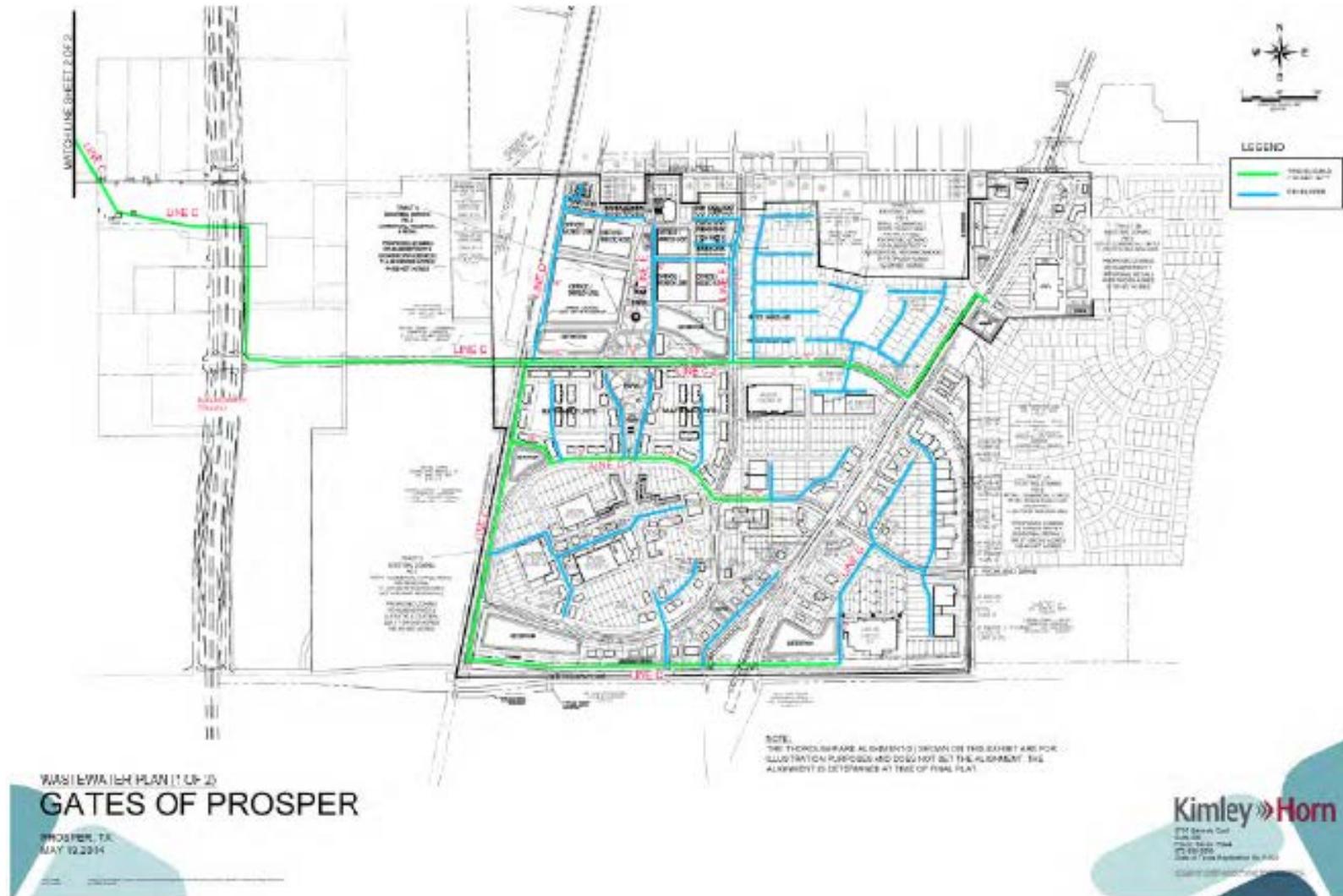
Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



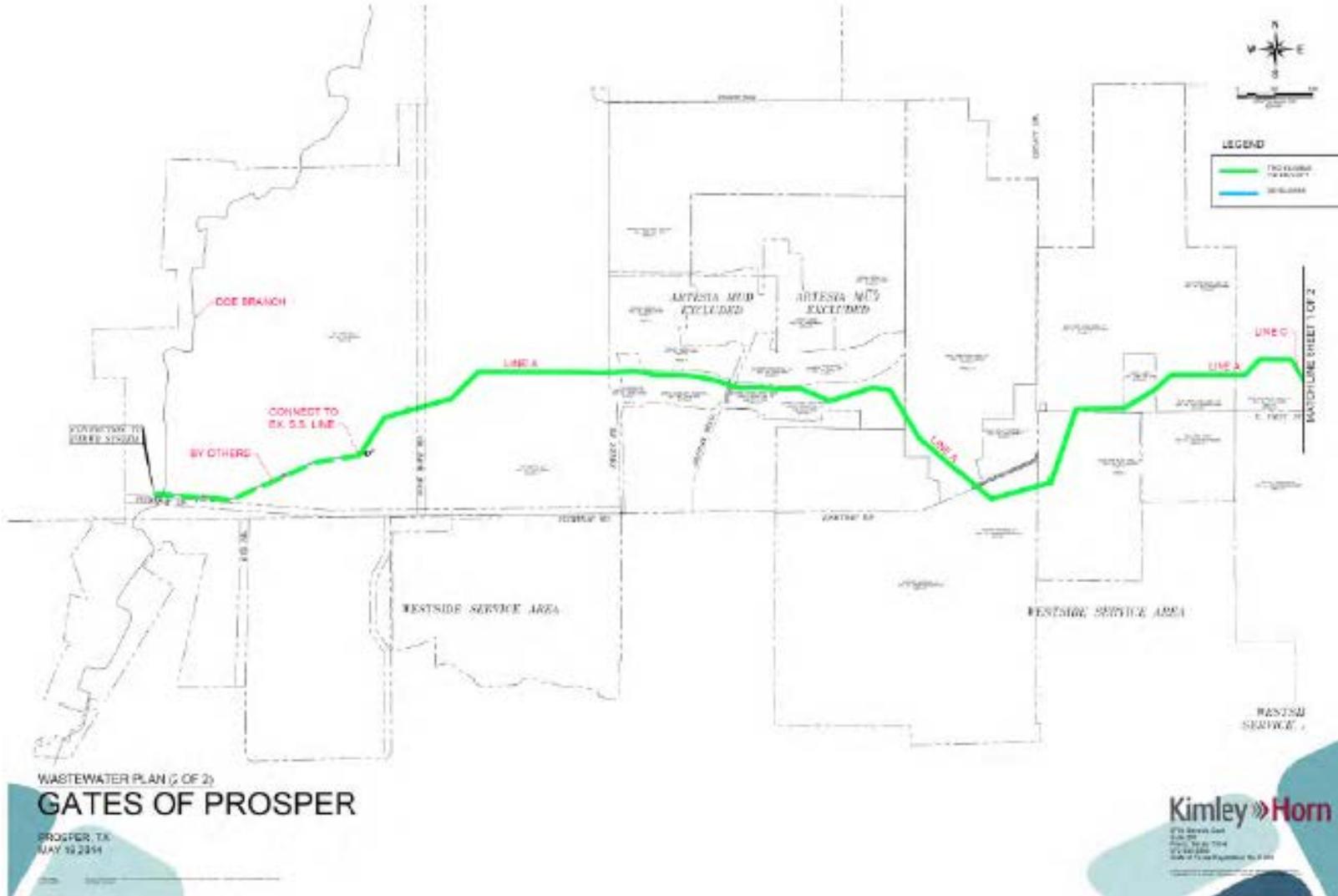
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Tax Increment Reinvestment Zone #2
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PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



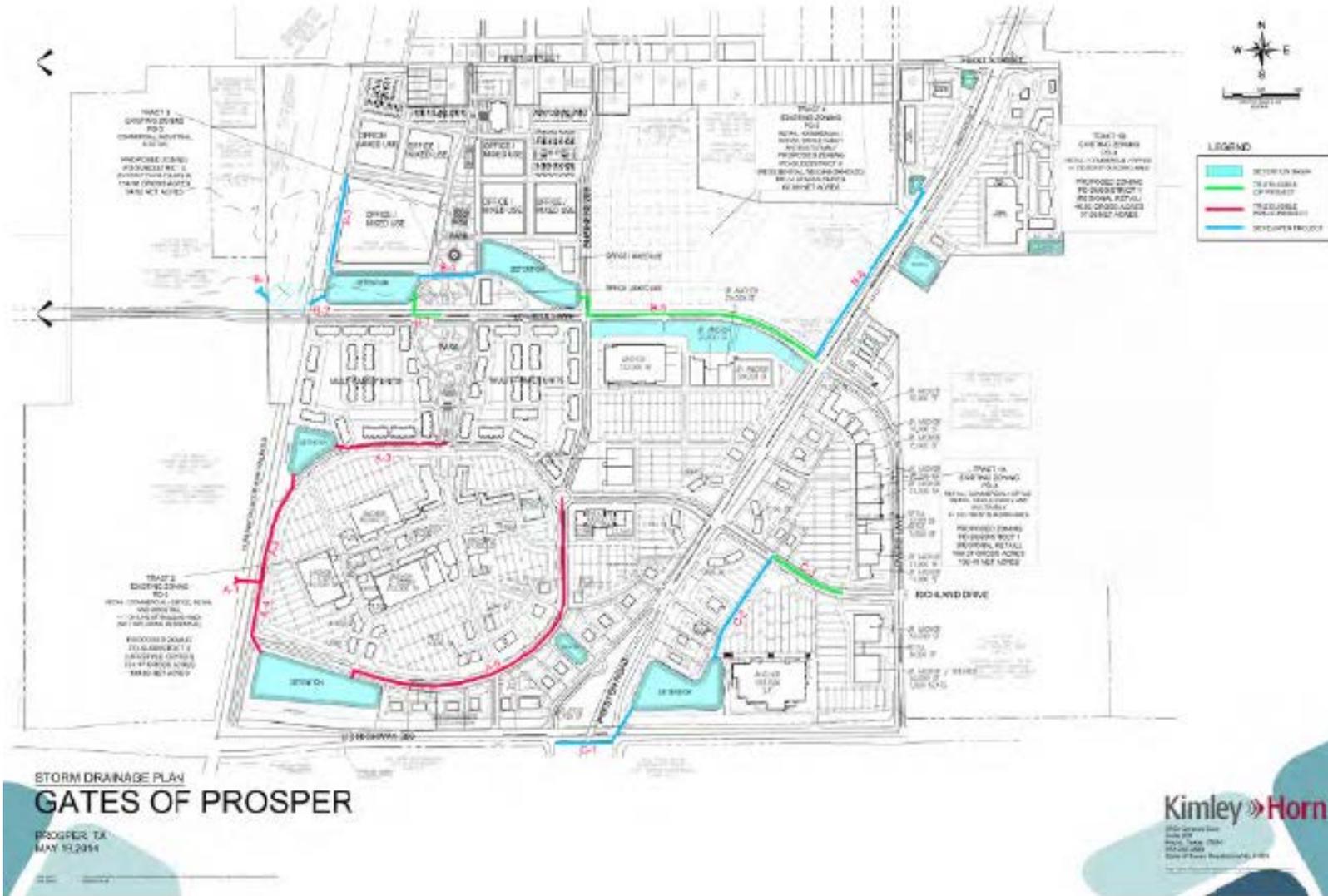
Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



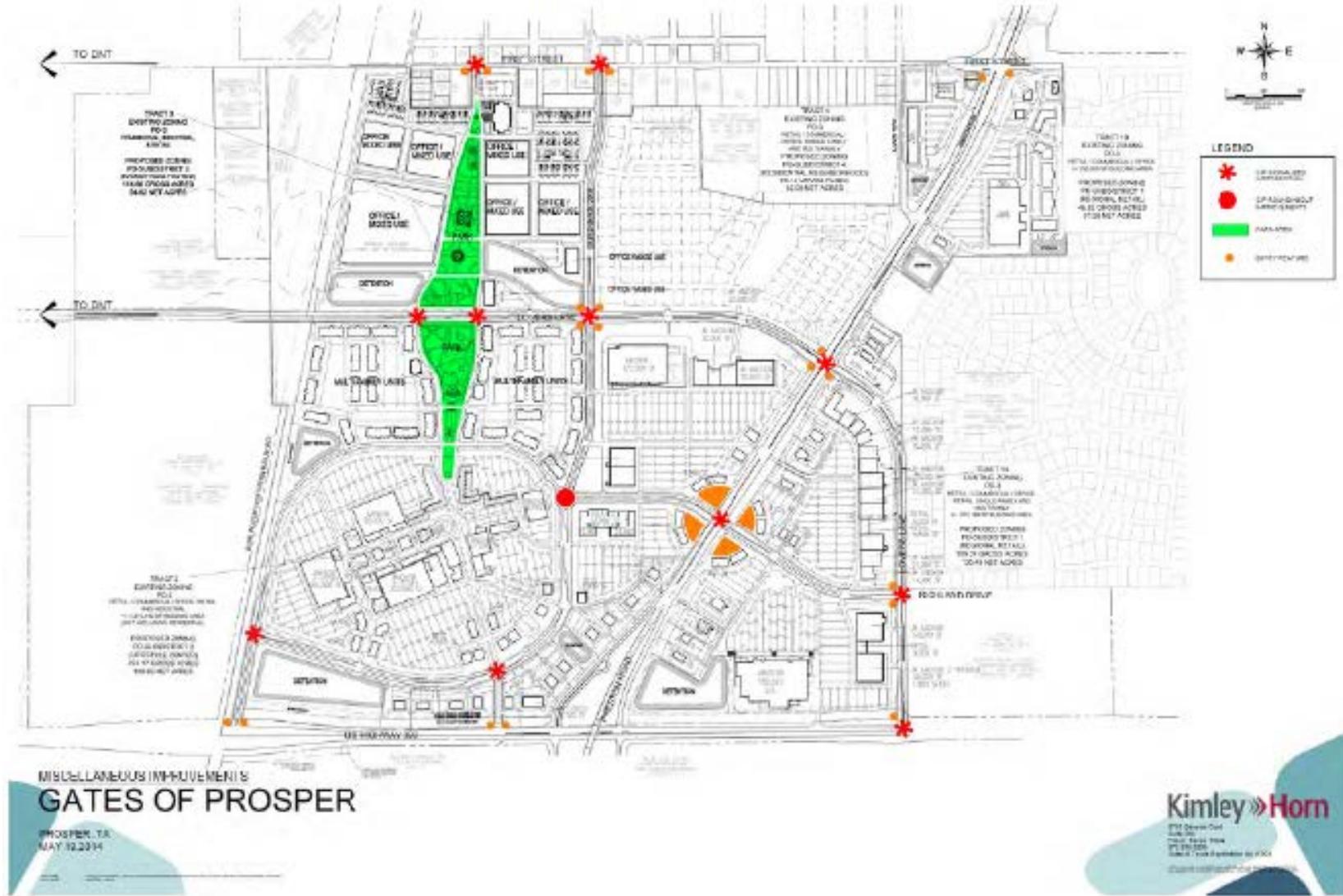
Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



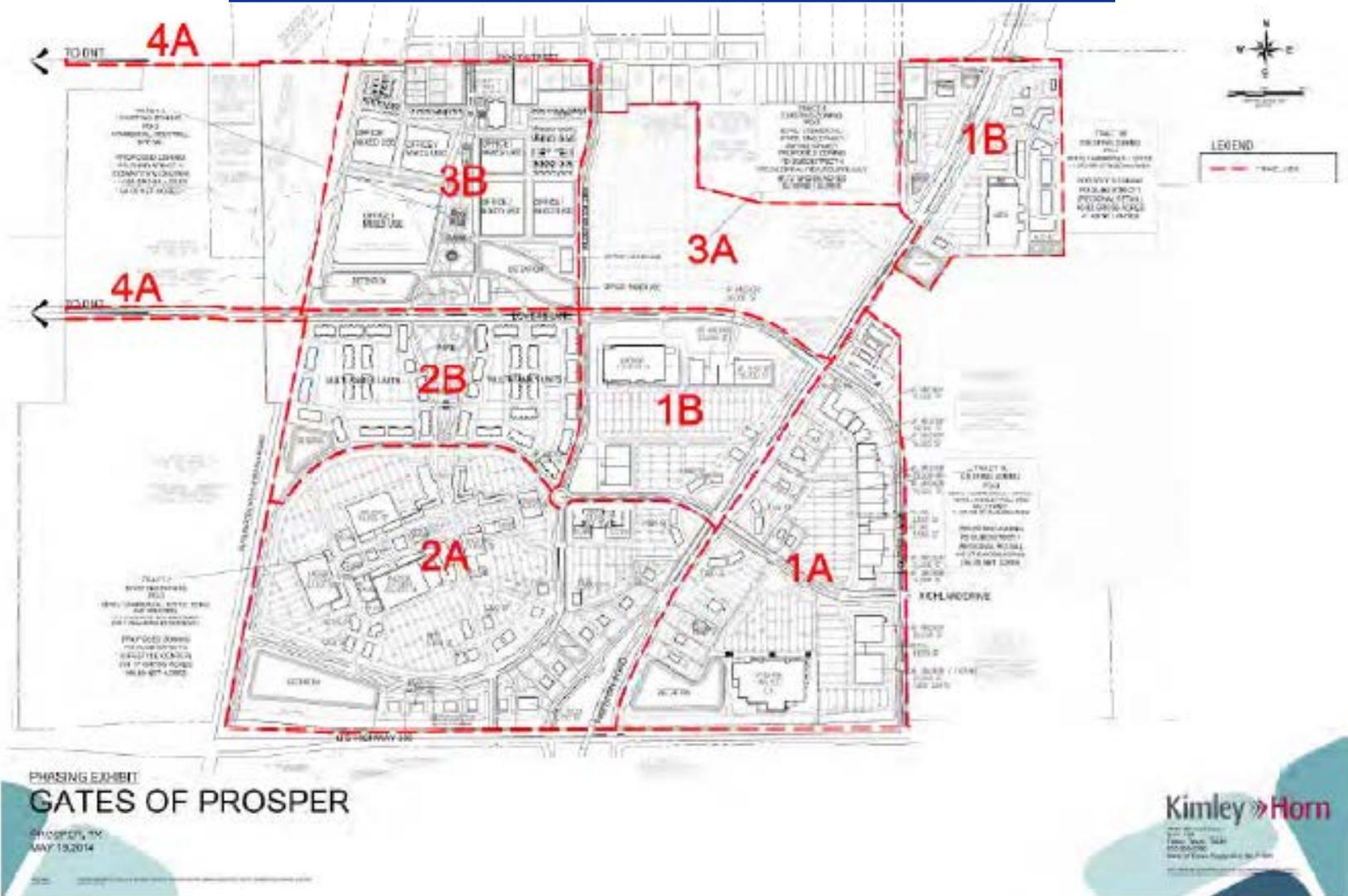
Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED



Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

ROADWAYS

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
Section A	CIP Roadway	4-Lane Road	1,030	LF	\$725.00	\$746,750.00	1A
Section B	CIP Roadway	4-Lane Road	1,650	LF	\$725.00	\$1,196,250.00	1A
Section C	CIP Roadway	4-Lane Road	2,130	LF	\$725.00	\$1,544,250.00	1A
Section D	CIP Roadway	4-Lane Road	1,290	LF	\$725.00	\$935,250.00	1B
Section E	CIP Roadway	4-Lane Road	1,990	LF	\$725.00	\$1,442,750.00	1B
Section F	CIP Roadway	4-Lane Road	1,480	LF	\$725.00	\$1,073,000.00	1B
Section G	TIRZ Eligible Public Roadway	4-Lane Road	1,670	LF	\$725.00	\$1,210,750.00	2A
Section H	Developer Roadway	4-Lane Road	460	LF	\$725.00	\$333,500.00	2A
Section I	TIRZ Eligible Public Roadway	4-Lane Road	2,020	LF	\$725.00	\$1,464,500.00	2A
Section J	Developer Roadway	3-Lane Road	690	LF	\$425.00	\$293,250.00	2A
Section K	TIRZ Eligible Public Roadway	3-Lane Road	2,580	LF	\$425.00	\$1,096,500.00	2A
Section L	TIRZ Eligible Public Roadway	3-Lane Road	1,110	LF	\$425.00	\$471,750.00	2A
Section M	TIRZ Eligible Public Roadway	2-Lane Road	1,040	LF	\$340.00	\$353,600.00	2B
Section N	TIRZ Eligible Public Roadway	2-Lane Road	1,050	LF	\$340.00	\$357,000.00	2B
Section O	CIP Roadway	4-Lane Road	900	LF	\$725.00	\$652,500.00	2B
Section P	CIP Roadway	4-Lane Road	470	LF	\$725.00	\$340,750.00	2B
Section Q	CIP Roadway	4-Lane Road	2,050	LF	\$725.00	\$1,486,250.00	3A
Section R	TIRZ Eligible Public Roadway	2-Lane Road	1,690	LF	\$340.00	\$574,600.00	3B
Section S	TIRZ Eligible Public Roadway	2-Lane Road	1,760	LF	\$340.00	\$598,400.00	3B
Section T	TIRZ Eligible Public Roadway	4-Lane Road	360	LF	\$725.00	\$261,000.00	3B
Section U	CIP Roadway	4-Lane Road	990	LF	\$725.00	\$717,750.00	3B
Section V	CIP Roadway	4-Lane Road	870	LF	\$725.00	\$630,750.00	3B
Section W	CIP Roadway	4-Lane Road	1,190	LF	\$725.00	\$862,750.00	2B
Section X	CIP Roadway	4-Lane Road	2,650	LF	\$725.00	\$1,921,250.00	4A
Section Y	CIP Roadway	4-Lane Road	820	LF	\$725.00	\$594,500.00	4A
Section Z	CIP Roadway	4-Lane Road	2,600	LF	\$725.00	\$1,885,000.00	4A
Section AA	CIP Roadway	3-Lane Road	1,205	LF	\$425.00	\$512,125.00	1B
Subdistrict 01B	Developer Roadways	2-Lane Road	5,100	LF	\$350.00	\$1,785,000.00	1B
Subdistrict 01A	Developer Roadways	2-Lane Road	13,650	LF	\$350.00	\$4,777,500.00	1A
Subdistrict 02	Developer Roadways	2-Lane Road	30,925	LF	\$350.00	\$10,823,750.00	2A
Subdistrict 03	Developer Roadways	2-Lane Road	10,000	LF	\$350.00	\$3,500,000.00	3B
Subdistrict 04	Developer Roadways	City Std 31' B-B Roadway	9,565	LF	\$450.00	\$4,304,250.00	3A

CIP Roadway:	LENGTH=	23,315	SUBTOTAL=	\$16,541,875.00
TIRZ Eligible Public Roadway:	LENGTH=	13,280	SUBTOTAL=	\$6,388,100.00
Developer Roadway:	LENGTH=	70,390	SUBTOTAL=	\$25,817,250.00
TOTAL ROADWAY:	LENGTH=	106,985	SUBTOTAL=	\$48,747,225.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

ADDITIONAL ROADWAY ITEMS

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
Preston Road	CIP	Median Opening and Turn Lane	2	LS	\$175,000.00	\$350,000.00	1A
Preston Road	Developer	Median Opening and Turn Lane	1	LS	\$175,000.00	\$175,000.00	1A
Multiple Locations	CIP	Traffic Sig. Des. and Const.	9	LS	\$235,000.00	\$2,115,000.00	ALL
Multiple Locations	TIRZ Eligible Public	Traffic Sig. Des. And const.	2	LS	\$235,000.00	\$470,000.00	ALL
Richland Blvd.	CIP	Traffic Roundabout	1	LS	\$250,000.00	\$250,000.00	1B
Lovers Lane	CIP	RR Crossing Bridge	1	LS	\$5,500,000.00	\$5,500,000.00	4A
All	Developer	Traffic Impact Analysis (TIA)	1	LS	\$60,000.00	\$60,000.00	1A

CIP Items= \$8,215,000.00
TIRZ Eligible Public Items= \$470,000.00
Developer Items= \$235,000.00
SUBTOTAL= \$8,920,000.00
TOTAL= \$57,667,225.00

WASTEWATER

Line	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
Lines A and C	CIP Project	Trunk Sewer Main	1	LS	\$5,210,000.00	\$5,210,000.00	1A
Line C-1	CIP Project	10" SSWR	3,050	LF	\$55.00	\$167,750.00	1B
Line C-2	CIP Project	10" SSWR	5,820	LF	\$55.00	\$320,100.00	1B
Line D	Developer Project	8" SSWR	1,660	LF	\$45.00	\$74,700.00	3B
Line E	Developer Project	8" SSWR	1,460	LF	\$45.00	\$65,700.00	3B
Line F	Developer Project	8" SSWR	1,520	LF	\$45.00	\$68,400.00	3B
Line G	Developer Project	8" SSWR	1,110	LF	\$45.00	\$49,950.00	1A

Subdistrict 01B	Developer Project	8" SSWR	4,080	LF	\$45.00	\$183,600.00	1B
Subdistrict 01A	Developer Project	8" SSWR	10,920	LF	\$45.00	\$491,400.00	1A
Subdistrict 02	Developer Project	8" SSWR	24,740	LF	\$45.00	\$1,113,300.00	2A
Subdistrict 03	Developer Project	8" SSWR	8,000	LF	\$45.00	\$360,000.00	3B
Subdistrict 04	Developer Project	8" SSWR	7,652	LF	\$45.00	\$344,340.00	3A
All	Developer Project	Master Utility Plan	1	LS	\$150,000.00	\$150,000.00	1A

CIP Wastewater: TOTAL= \$5,697,850.00
TIRZ Eligible Public Wastewater: TOTAL=
Developer Wastewater: TOTAL= \$2,901,390.00
TOTAL WASTEWATER: TOTAL= \$8,599,240.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

WATER

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
CIP Line 1	CIP	20" Waterline	6,300	LF	\$205.00	\$1,291,500.00	1B
CIP Line 2	CIP	16" Waterline	5,280	LF	\$190.00	\$1,003,200.00	2A
CIP Line 3a	CIP	16" Waterline	1,860	LF	\$190.00	\$353,400.00	3B
CIP Line 3b	CIP	12" Waterline	1,050	LF	\$100.00	\$105,000.00	3B
Section A	TIRZ Eligible Public Project	12" Waterline	990	LF	\$100.00	\$99,000.00	1A
Section B	TIRZ Eligible Public Project	12" Waterline	1,510	LF	\$100.00	\$151,000.00	1A
Section C	TIRZ Eligible Public Project	12" Waterline	2,180	LF	\$100.00	\$218,000.00	1A
Section D	TIRZ Eligible Public Project	12" Waterline	1,240	LF	\$100.00	\$124,000.00	1B
Section E	TIRZ Eligible Public Project	12" Waterline	1,940	LF	\$100.00	\$194,000.00	1B
Section F	TIRZ Eligible Public Project	12" Waterline	1,480	LF	\$100.00	\$148,000.00	1B
Section G	TIRZ Eligible Public Project	12" Waterline	1,650	LF	\$100.00	\$165,000.00	2A
Section H	Developer Project	12" Waterline	460	LF	\$100.00	\$46,000.00	2A
Section I	TIRZ Eligible Public Project	12" Waterline	2,040	LF	\$100.00	\$204,000.00	2A
Section K	TIRZ Eligible Public Project	12" Waterline	1,710	LF	\$100.00	\$171,000.00	2A
Section L	TIRZ Eligible Public Project	12" Waterline	1,050	LF	\$100.00	\$105,000.00	2A
Section M	TIRZ Eligible Public Project	12" Waterline	1,040	LF	\$100.00	\$104,000.00	2B
Section O	TIRZ Eligible Public Project	12" Waterline	900	LF	\$100.00	\$90,000.00	2B
Section P	TIRZ Eligible Public Project	12" Waterline	470	LF	\$100.00	\$47,000.00	2B
Section Q	TIRZ Eligible Public Project	12" Waterline	2,050	LF	\$100.00	\$205,000.00	3A
Section R	TIRZ Eligible Public Project	12" Waterline	1,450	LF	\$100.00	\$145,000.00	3B
Section T	TIRZ Eligible Public Project	12" Waterline	600	LF	\$100.00	\$60,000.00	3B
Section W	TIRZ Eligible Public Project	12" Waterline	1,190	LF	\$100.00	\$119,000.00	2B
Section X	TIRZ Eligible Public Project	12" Waterline	2,650	LF	\$100.00	\$265,000.00	4A
Subdistrict 01B	Developer Project	8" & 12" Waterline	5,100	LF	\$58.00	\$295,800.00	1B
Subdistrict 01A	Developer Project	8" & 12" Waterline	13,650	LF	\$58.00	\$791,700.00	1A
Subdistrict 02	Developer Project	8" & 12" Waterline	30,925	LF	\$58.00	\$1,793,650.00	2A
Subdistrict 03	Developer Project	8" & 12" Waterline	10,000	LF	\$58.00	\$580,000.00	3B
Subdistrict 04	Developer Project	8" Waterline	9,565	LF	\$40.00	\$382,600.00	3A

CIP Water:	LENGTH=	14,490	TOTAL=	\$2,753,100.00
TIRZ Eligible Public Water:	LENGTH=	26,140	TOTAL=	\$2,614,000.00
Developer Water:	LENGTH=	69,700	TOTAL=	\$3,889,750.00
TOTAL WATER:	LENGTH=	110,330	TOTAL=	\$9,256,850.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

DRAINAGE

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
Line A-1	TIRZ Eligible Public Project	4 - 8"x4' MBC	180	LF	\$1,100.00	\$198,000.00	2A
Line A-2	TIRZ Eligible Public Project	2 - 8"x4' MBC	1,440	LF	\$580.00	\$835,200.00	2A
Line A-3	TIRZ Eligible Public Project	10"x4' RCB	1,100	LF	\$310.00	\$341,000.00	2A
Line A-4	TIRZ Eligible Public Project	2 - 8"x4' MBC	130	LF	\$580.00	\$75,400.00	2A
Line A-5	TIRZ Eligible Public Project	10"x4' RCB	1,060	LF	\$310.00	\$328,600.00	2A
		2 - 8"x4' MBC	610	LF	\$580.00	\$353,800.00	2A
Line B-1	Developer Project	2 - 10"x4' MBC	240	LF	\$620.00	\$148,800.00	3B
Line B-2	Developer Project	2 - 10"x4' MBC	310	LF	\$620.00	\$192,200.00	3B
Line B-3	Developer Project	2 - 8"x4' MBC	870	LF	\$580.00	\$504,600.00	3B
Line B-4	Developer Project	2 - 10"x4' MBC	560	LF	\$620.00	\$347,200.00	3B
Line B-5	CIF Project	6"x3' RCB	710	LF	\$200.00	\$142,000.00	1B
		2 - 6"x3' MBC	610	LF	\$400.00	\$244,000.00	1B
		2 - 8"x4' MBC	660	LF	\$580.00	\$382,800.00	1B
		10"x4' RCB	120	LF	\$310.00	\$37,200.00	1B
		2 - 8"x4' MBC	290	LF	\$580.00	\$168,200.00	1B
Line B-6	Developer Project	5"x3' RCB	640	LF	\$180.00	\$115,200.00	3A
		6"x3' RCB	960	LF	\$200.00	\$192,000.00	3A
Line B-7	CIF Project	8"x3' RCB	380	LF	\$280.00	\$106,400.00	2B
Line C-1	Developer Project	2 - 8"x4' MBC	770	LF	\$580.00	\$446,600.00	1A
Line C-2	Developer Project	2 - 9"x4' MBC	970	LF	\$600.00	\$582,000.00	1A
Line C-3	CIF Project	2 - 8"x4' MBC	630	LF	\$580.00	\$365,400.00	1A

CIP Storm:	LENGTH=	3,400	TOTAL=	\$1,446,000.00
TIRZ Eligible Public Storm:	LENGTH=	9,840	TOTAL=	\$2,132,000.00
*Developer Storm:			TOTAL=	\$2,528,600.00
TOTAL STORM:	LENGTH=	13,240	TOTAL=	\$6,106,600.00

DETENTION/STUDIES

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
	*Developer Project	Detention/Retention Ponds	1	LS	\$3,489,500.00	\$3,489,500.00	ALL
	*Developer Project	Master Drainage/Det. Plan	1	LS	\$150,000.00	\$150,000.00	1A

SUBTOTAL= \$3,649,500.00

*Half of the Developer Drainage and Detention Cost is TIRZ eligible per the original Development and Financing Agreement

TOTAL STORM= \$9,756,100.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

PUBLIC ELECTRICAL DUCT BANK

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
Section A	N/A	Public Electrical Duct Bank	1,030	LF	\$250.00	\$257,500.00	1A
Section C	N/A	Public Electrical Duct Bank	2,130	LF	\$250.00	\$532,500.00	1A
Section D	N/A	Public Electrical Duct Bank	1,290	LF	\$250.00	\$322,500.00	1B
Section F	N/A	Public Electrical Duct Bank	1,480	LF	\$250.00	\$370,000.00	1B
Section G	N/A	Public Electrical Duct Bank	1,670	LF	\$250.00	\$417,500.00	2A
Section I	N/A	Public Electrical Duct Bank	2,020	LF	\$250.00	\$505,000.00	2A
Section J	N/A	Public Electrical Duct Bank	690	LF	\$250.00	\$172,500.00	2A
Section O	N/A	Public Electrical Duct Bank	900	LF	\$250.00	\$225,000.00	2B
Section R	N/A	Public Electrical Duct Bank	990	LF	\$250.00	\$247,500.00	2B
Internal	N/A	Public Electrical Duct Bank	4,630	LF	\$250.00	\$1,157,500.00	4A
From Section J North to First Street							
Internal	N/A	Public Electrical Duct Bank	1,050	LF	\$250.00	\$262,500.00	3B
From Section R West to Railroad							
Internal	N/A	Public Electrical Duct Bank	4,240	LF	\$250.00	\$1,060,000.00	1B
From intersection of Preston and Richland NE along Preston to First Street							

	TIRZ Eligible CIP Items Subtotal=	
	TIRZ Eligible Public Items Subtotal=	\$2,500,000.00
	Developer Items Subtotal=	\$3,030,000.00
TOTAL DUCT BANK LENGTH=	22,120	TOTAL= \$5,530,000.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2

As of September 30, 2015

PUBLIC INFRASTRUCTURE / BUILDING PROJECTS CONTINUED

AMENITIES

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
	Public and Developer	Parks/Open Space	1	LS	\$5,200,000.00	\$5,200,000.00	ALL
	Public and Developer	Entry Features and Roundabout	1	LS	\$3,275,000.00	\$3,275,000.00	ALL

CIP Items Subtotal \$0.00
Public Items Subtotal \$4,137,500.00
Developer Items Subtotal \$4,337,500.00
Amenities Subtotal \$8,475,000.00

UTILITY RELOCATIONS

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase
	TIRZ Eligible Public Projec	US 380 Overhead to Duct	1	LS	\$2,200,000.00	\$2,200,000.00	2A
	TIRZ Eligible Public Projec	Business 289 Overhead to Duct	1	LS	\$450,000.00	\$450,000.00	3B
	TIRZ Eligible Public Projec	First Street Overhead to Duct	1	LS	\$1,200,000.00	\$1,200,000.00	4A

CIP Items Subtotal
*TIRZ Eligible Public Items Subtotal \$1,925,000.00
*Developer Items Subtotal \$1,925,000.00
SUBTOTAL= \$3,850,000.00

*50% of the Utility relocation costs are TIRZ eligible as per the original Development and Financing Agreement.

OTHER MISC. ITEMS

Section	Description	Item	Quantity	Unit	Cost per Unit	Total Cost	Phase

CIP Items Subtotal \$0.00
Public Items Subtotal \$0.00
Developer Items Subtotal \$0.00
SUBTOTAL= \$0.00

TOTAL= \$12,325,000.00

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

CAPITAL IMPROVEMENT PLAN BUDGET
Reimbursement Request No. 1 - June 1, 2015

<u>Payee:</u>	<u>Project:</u>	<u>Purpose:</u>	<u>Amount:</u>
Alliance Geotech	MDB Sewer	Materials Testing	\$ 7,166.30
Alpha Testing	MDB Sewer	Geotech Investigation	\$ 16,800.00
BNSF Railroad	MDB Sewer	RR Crossing Permit	\$ 4,750.00
Huitt Zollars, Inc.	MDB Sewer	Engineering & Surveying	\$ 214,144.96
Sendera Title	MDB Sewer	Easement Filing Fees	\$ 263.00
Brown Law Firm	MDB Sewer	Legal Fees - Esmnt Agree	\$ 1,487.50
Topographic Imaging Serv.	MDB Sewer	Aerial Topo	\$ 27,500.00
Wright Construction	MDB Sewer	Construction	\$ 3,356,750.09
MASTMK LLC	MDB Sewer	Purchase of Easement	\$ 3,500.00
DCFWS#10	MDB Sewer	Legal & Eng for Easement	\$ 3,847.50
BPS Reprographics LLC	MDB Sewer	Easement Exhibits - Artesia	\$ 111.06
TOTAL	MDB Sewer		\$ 3,636,320.41
Kimley Horn	Richland & Lovers	Engineering & Surveying	\$ 139,196.42
TOTAL	Richland & Lovers		\$ 139,196.42
Mario Sinacola & Sons	SH289 Median Open	Construction	\$ 335,233.80
TOTAL	SH289 Median Openings		\$ 335,233.80
<u>REIMBURSEMENT REQUEST NO. 1</u>			<u>\$ 4,110,750.63</u>

Town of Prosper, Texas
Tax Increment Reinvestment Zone #2
As of September 30, 2015

TIRZ FUND

Financial Statement

	CAPITAL PROJECTS	DEBT SERVICE	TOTAL
Beginning Balance:			
<i>October 1, 2014</i>	\$ 0	\$ 0	\$ 0
Revenues:			
Property Tax	\$ 0	\$ 0	\$ 0
Interest	\$ 0	\$ 0	\$ 0
TOTAL REVENUES	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Expenditures:			
Land Purchases	\$ 0	\$ 0	\$ 0
Professional Services	\$7,500	\$ 0	\$7,500
Construction/Improvements	<u>\$ 0</u>	\$ 0	<u>\$ 0</u>
TOTAL EXPENDITURES	<u>\$7,500</u>	<u>\$ 0</u>	<u>\$7,500</u>
Ending Balance:			
<i>September 30, 2015*</i>	(\$7,500)	\$ 0	(\$7,500)

* Unaudited, subject to change.

Town of Prosper, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2015

ANNUAL FINANCIAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$0 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$7,500 Financing plan update

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

A. Contributions /Advances from developers— \$4,110,750.63.

B. Bonds issued and payment schedule to retire bonds— none.

4. Tax Increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Net Taxable Value Fiscal Year 2014 - 2015	Base Year* Value (with AG) Jan. 1, 2008	Captured App. Value Fiscal Year 2014 - 2015
Town of Prosper	\$699,531	\$4,507,850	\$ 0
Collin County	\$699,531	\$4,507,850	\$ 0

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2014-2015:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of Fiscal Year 2014-2015 Increment
Town of Prosper (70%)	\$ 0.520000	\$ 0
Collin County (50%)	\$ 0.225000	\$ 0
Total	\$ 0.745000	\$ 0

B. Amount of tax increment received in 2015 from the municipality and the other taxing jurisdictions based on 2014 valuations: \$ 0

C. Other information: None

* Base Year Value as of January 1, 2008 is for Fiscal Year 2007-2008.