AMENDED AGENDA
TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
SPECIAL MEETING
DECEMBER 22, 2011
9:00 A.M.

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A SPECIAL MEETING ON DECEMBER 22, 2011 AT 9:00 A.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTIONS 551.0411. ITEMS TO BE DISCUSSED:

- **CALL TOWN COUNCIL MEETING TO ORDER**

- **INVOCATION**

- **PLEDGE OF ALLEGIANCE**

- ***PUBLIC HEARING***

CONTINUE PUBLIC HEARING, CONSIDER TESTIMONY AND OTHER INFORMATION PROVIDED, CLOSE PUBLIC HEARING, AND TAKE NECESSARY ACTION WITH RESPECT TO THE FOLLOWING:

1. **CONSIDERATOIN OF ORDINANCE NO. 549:** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE TOWN AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- **RECESS INTO EXECUTIVE SESSION PURSUANT TO CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE:**

Sec. 551.074. PERSONNEL MATTERS

(1) TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE: TOWN SECRETARY POSITION

- **ADJOURN**

ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING.

THE SUNNYVALE TOWN COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.086 (ECONOMIC DEVELOPMENT).

THE TOWN OF SUNNYVALE IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED TO THOSE WHO PROVIDE NOTICE TO THE DIRECTOR OF COMMUNITY SERVICES AT 972-226-7177 AT LEAST 48 HOURS PRIOR TO THE MEETING.

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON THIS THE 16TH DAY OF DECEMBER 2011 IN THE FOLLOWING LOCATIONS:

TOWN HALL AT 127 N. COLLINS ROAD SUNNYVALE ISD 417 E. TRIPP ROAD
SUNNYVALE LIBRARY AT 402 TOWER PLACE

_____

SCOTT CAMPBELL, TONW MANAGER/ASSISTANT TOWN SECRETARY

TOWN OF SUNNYVALE, TEXAS

ORDINANCE NO. 549

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE TOWN AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, TOWN OF SUNNYVALE, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Sunnyvale, Texas (the "Town"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the Town 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 governing body of the Town (the "Town Council") on November 10, 2011, prepared and discussed a *Preliminary Reinvestment Zone Financing Plan for Reinvestment Zone Number One, Town of Sunnyvale, Texas* (the "Preliminary Finance Plan"), for a proposed tax increment reinvestment zone containing the approximately 549 acres described and depicted on ***Exhibit A*** attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the Town on December 14, 2011, which date is not later than the seventh (7^{th}) day before the public hearing held on December 22, 2011; and

WHEREAS, at the public hearing on December 22, 2011, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the zone; and

WHEREAS, the Town has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the Town desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Finance Plan.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS:

SECTION 1. FINDINGS.

(a) 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.

(b) The Town Council finds that the **TIF PROJECTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the Town.

(c) The Town Council finds that the proposed zone meets the requirements of Section 311.005(a)(2) of the Act because the proposed zone is predominately open and undeveloped, because of factors such as the need for essential public infrastructure, and because of the need for economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the Town and the State of Texas, and increasing job opportunities for residents of the Town and the region, which substantially impairs and arrests the sound growth of the Town.

(d) The Town Council finds that the proposed zone is a geographic area located wholly within the corporate limits of the Town.

(e) The Town Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the Town and in the industrial districts created by the Town.

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

(g) The Town Council finds that the Preliminary Finance Plan is feasible.

(h) The Town Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above will serve a

public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of, the Act, the Town Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number One, Town of Sunnyvale, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

(a) The Town Council hereby creates a board of directors for the Zone (the "Board") consisting of five (5) members. Four (4) members shall be appointed by the Town Council, and the remaining member shall be appointed by the Commissioners Court of Dallas County, Texas (the "County") if the County participates in the Zone. If the County does not participate in the Zone or the Commissioners Court does not appoint a member by January 31, 2012, the Town Council shall appoint a member not appointed by the Commissioners Court; and, if the County does not participate in the Zone, then the Commissioners Court shall be deemed to have waived its right to appoint such members in the future.

(b) The Town Council shall appoint the four (4) members to the terms specified in ***Exhibit B*** which is attached hereto and incorporated herein for all purposes. Upon expiration of the indicated terms, subsequent appointments to fill vacancies shall be for terms of two (2) years. Annually the Town Council shall appoint a member to serve as the chairman of the Board for a one-year term. The Board is authorized to elect a vice-chairman and other officers as determined by the Board. The Town Council shall fill vacancies for director positions appointed by the Town Council. The Commissioners Court shall fill vacancies for the director position appointed by the Commissioners Court.

(c) The Board shall make recommendations to the Town Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the Town Council for approval. The Town Council hereby delegates to the Board all powers necessary to implement the Project and Finance Plan as approved by the Town Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Finance Plan and to administer, operate, and manage the Zone including, but not limited to, the power to enter into reimbursement agreements and other obligations secured by the Tax Increment Fund established pursuant to Section 6 of this Ordinance.

(d) Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the Town Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of

developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the Town Council hereby authorizes the Board to exercise all of the powers of the Town under Chapter 380, Texas Local Government Code, as amended.

(e) Directors shall not receive any salary or other compensation for their services as directors.

SECTION 4. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on the earlier of the following: (i) the 40th anniversary of the Effective Date of this Ordinance; or (ii) the date on which all **TIF PROJECT COSTS** have been paid or funded and all **TIF OBLIGATIONS**, including interest thereon, have been paid in full.

SECTION 5. TAX INCREMENT BASE.

The "tax increment base" for purposes of calculating the **TAX INCREMENT** and **COUNTY TAX INCREMENT** means the total appraised value of all real property in the Zone that is taxable by the Town and the County, respectively, as of January 1, 2011. The "sales tax base" for purposes of calculating the **TOWN SALES TAX INCREMENT** means the amount generated from the Town's municipal sales and use tax at the rate of one percent (1%) attributable to the Zone as of January 1, 2011.

SECTION 6. TAX INCREMENT FUND.

There is hereby created and established a **TAX INCREMENT FUND** for the Zone. Within the **TAX INCREMENT FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act, including a "Tax Increment Subaccount," "Town Sales Tax Increment Subaccount," a "Tax Increment Bond Proceeds Subaccount," a "Sales Tax Increment Bond Proceeds Subaccount," and a "Property Sale Subaccount." The **TAX INCREMENT**, and **COUNTY TAX INCREMENT**, shall be deposited into the Tax Increment Subaccount of the **TAX INCREMENT FUND**, and the **TOWN SALES TAX INCREMENT** shall be deposited into the Town Sales Tax Increment Subaccount of the **TAX INCREMENT FUND,** as of the effective date of the Zone. The **TAX INCREMENT FUND** and all subaccounts shall be maintained at the depository bank of the Town and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TAX INCREMENT FUND** only to pay **TIF PROJECT COSTS, TIF OBLIGATIONS,** to make payments pursuant to an agreement made under Section 311.010(b) of the Act dedicating revenue from the **TAX INCREMENT FUND,** or to repay other obligations incurred by the Zone.

SECTION 7. SEVERABILITY.

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 Town 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 8. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the Town Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the Town Hall of the Town for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The Town Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 9. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, THIS THE _____ DAY OF _____, 2011.

_____

, Mayor

ATTEST:

_____

, Town Secretary

Exhibit A

Description/Boundary Map of Property within
Reinvestment Zone Number One, Town of Sunnyvale, Texas

Exhibit B
Board of Directors

That the following persons are hereby appointed to the Reinvestment Zone Number One, Town of Sunnyvale, Board of Directors:

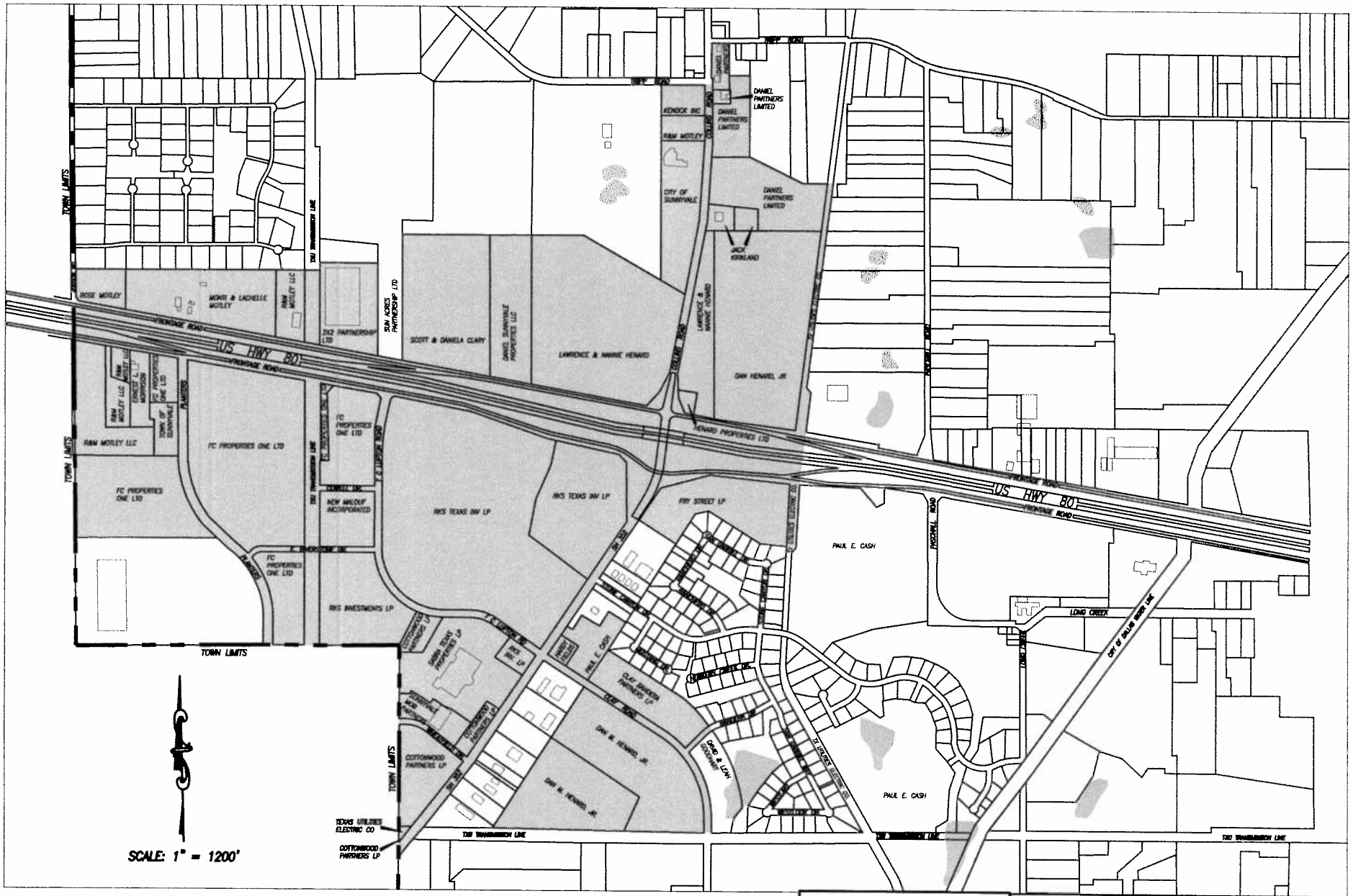
(1) Position 1 - Chairperson (expires December 31, 2013)

(2) Position 2 (expires December 31, 2013);

(3) Position 3 (expires December 31, 2013);

(4) Position 4 (expires December 31, 2012); and

(5) Position 5 - Dallas County Member- if they participate: to be appointed by Dallas County (expires December 31, 2012).



LEGEND

- TOWN LIMITS
- PROPERTY LINES
- EXISTING BUILDING OUTLINE
- TIRZ#1 AREA

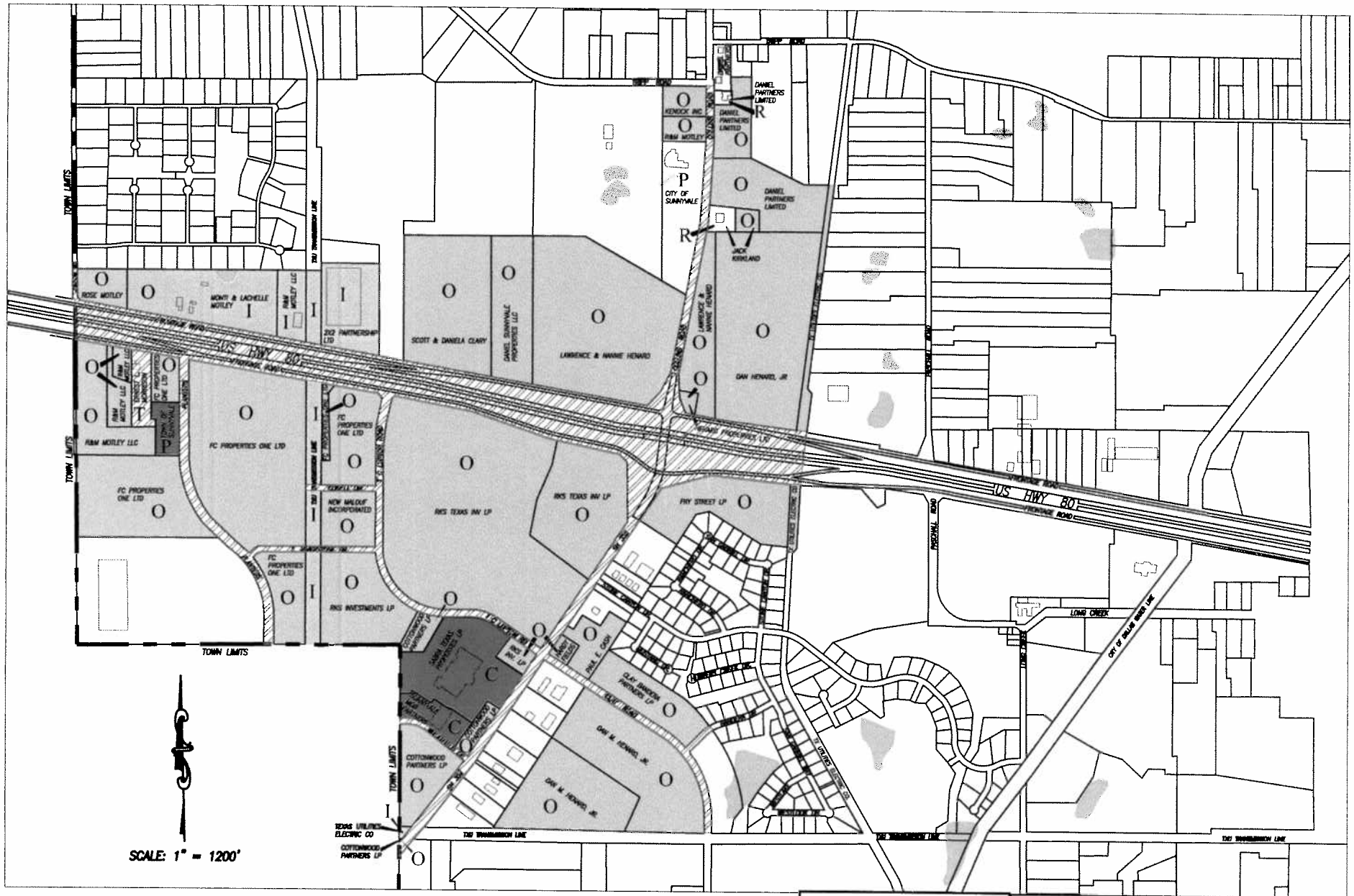
TOWN OF SUNNYVALE

SUNNYVALE TIRZ#1 PROJECT LIMITS

Drawn By: GWM

December 2011

MUNDO & ASSOCIATES, INC
Economic Development, Planning and Civil Engineering
www.mundoandassociates.com
214-773-0966



EXISTING LAND USE

- O ····· OPEN UNDEVELOPED
- I ····· INDUSTRIAL
- T ····· TRANSPORTATION
- R ····· RESIDENTIAL
- C ····· COMMERCIAL
- P ····· PUBLIC
- OUT OF PROJECT AREA

LEGEND

- TOWN LIMITS
- PROPERTY LINES
- EXISTING BUILDING OUTLINE

TOWN OF SUNNYVALE

SUNNYVALE TIRZ#1 EXISTING LAND USE

Drawn By: GWM

December 2011

MUNDO & ASSOCIATES, INC

Economic Development, Planning and Civil Engineering

www.mundoandassociates.com

214-773-0966

EXISTING ZONING

- SF2 – SINGLE FAMILY 2
- SF4 – SINGLE FAMILY 4
- GB – GENERAL BUSINESS
- HC – HIGHWAY COMMERCIAL
- I – INDUSTRIAL
- FP – FLOOD PLAIN
- TOWN CENTER OVERLAY DISTRICT

LEGEND

- TOWN LIMITS
- PROPERTY LINES
- EXISTING BUILDING OUTLINE

TOWN OF SUNNYVALE

SUNNYVALE TIRZ#1 EXISTING ZONING

Drawn By: GWM

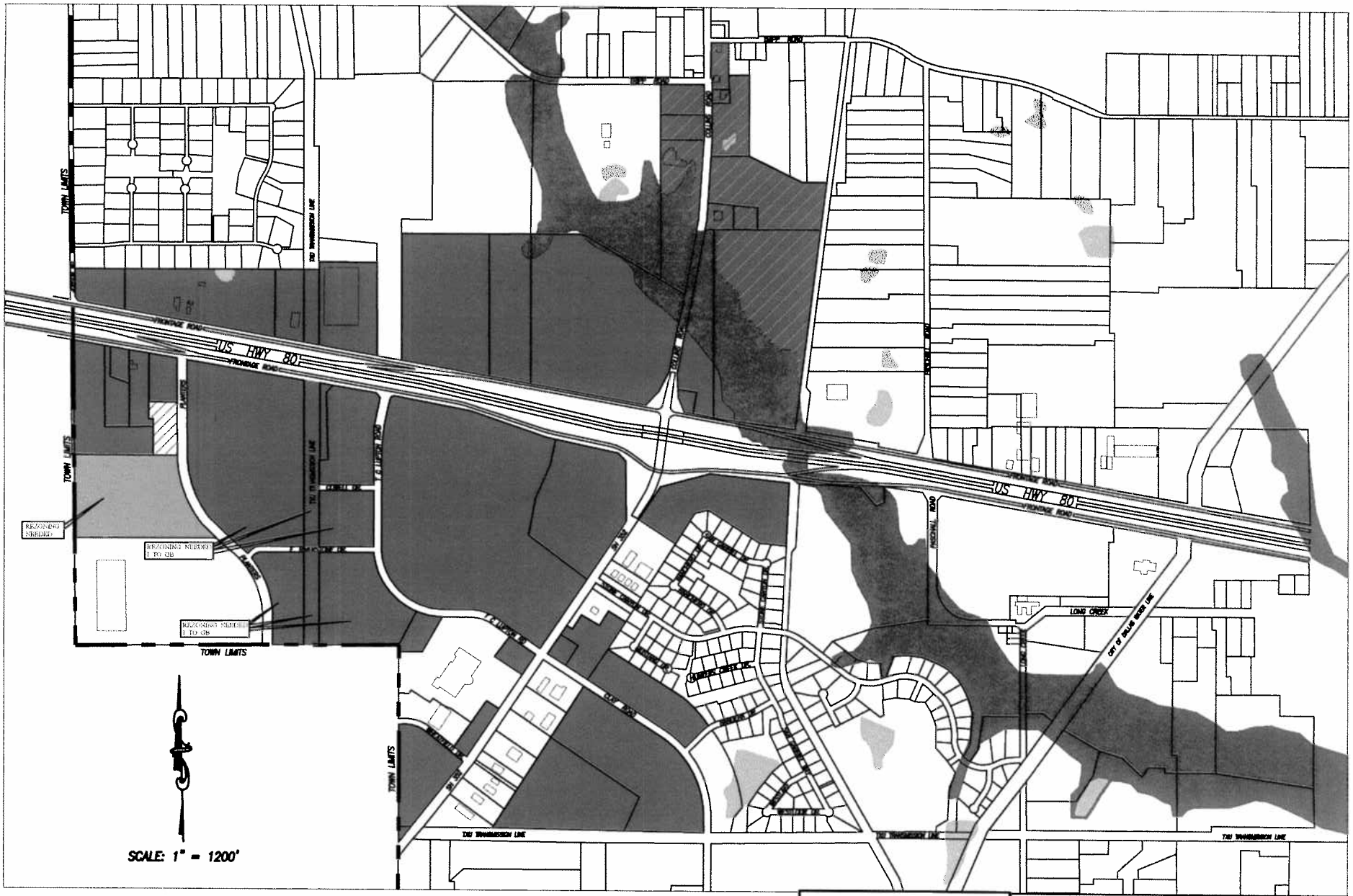
December 2011

MUNDO & ASSOCIATES, INC

Economic Development, Planning and Civil Engineering

www.mundoandassociates.com

214-773-0966



FUTURE DEVELOPMENT

- FUTURE RETAIL AND COMMERCIAL
- FLOOD PLAIN
- TOWN CENTER OVERLAY DISTRICT
- MULTI-FAMILY
- PUBLIC

LEGEND

- TOWN LIMITS
- PROPERTY LINES
- EXISTING BUILDING OUTLINE

TOWN OF SUNNYVALE

SUNNYVALE TIRZ#1

FUTURE PROPOSED DEVELOPMENT & AREAS OF PROPOSED REZONING

Drawn By: GWM

December 2011

MUNDO & ASSOCIATES, INC

Economic Development, Planning and Civil Engineering

www.mundoandassociates.com

214-773-0966

Town of Sunnyvale

DECEMBER 19, 2011

TAX INCREMENT REINVESTMENT ZONE #1
INCLUDED PROPERTIES, AND

IDENTIFIED PUBLIC PROJECTS
FOR POTENTIAL TIRZ FINANCING

Town of Sunnyvale
TIRZ #1

- US-80 has long been an important transportation corridor for the Town of Sunnyvale. Construction now underway on the Collins Street underpass at US-80 will improve access to several key sites, highlighting their development potential.
- In an effort to encourage private development in this area, the Town of Sunnyvale is considering the creation of its first TIRZ to fund specific public infrastructure improvements.
- A TIRZ approach provides many economic development advantages to local governments. Widely used in the United States for many years, a TIRZ can be particularly beneficial under the local tax structure in Texas.

Town of Sunnyvale

TIRZ #1 – Preliminary as of 12-19-11

- A preliminary TIRZ boundary currently includes 461 privately owned, taxable acres, and an additional 12.5 acres that are City-owned for a total of just over 473 acres.
- Located both north and south of US-80 at Collins Street, the majority of this property is undeveloped at this time, but owners have plans for development in various conceptual stages.
- Current improvements to US-80 and Collins Street are underway, and the TIRZ would supplement needed public infrastructure to the area.
- The proposed TIRZ includes the immediately adjacent area which could encourage these properties to advance planned development timing, and conforms to TIRZ guidelines.

Town of Sunnyvale

TIRZ #1 – Preliminary as of 12-19-11

- A total of $53.67 million in potential public infrastructure projects has been identified.
- Projects include water and sewer extensions, drainage, roads, sidewalks and landscaping of public rights-of-way.
- The proposed TIRZ zone currently includes 53 separate properties with a total assessed ad valorem value of $81.166 million.

SUNNYVALE TIRZ
DEVELOPMENT SUMMARY
Preliminary Financing Plan
December 19, 2011

		ACRES	USE	SIZE	YEAR CONSTRUCTION BEGINS Preliminary Finance Plan
A	**FC PROPERTY 1 LTD**	**156.2705**			
	# 30-34, 38		Grocery Anchor 80,000	80,000	2013
			4 Restaurants @ 4,000 sf each	16,000	2014
	RKS TEXAS		3 Restaurants @ 8,000 sf each	24,000	2016
	INVESTMENTS		Big Box Retail	120,000	2015
	# 35-37		Additional Retail	45,000	2014
			Additional Retail	45,000	2016
			Additional Retail	70,000	2022
			Total Square Feet	**400,000**	
B	**Motley**	**4**	Extended Stay Hotel	120 rooms	2015
C	**Cash / Goodhart**				
		4	75% Retail / 25% Office	50,000	2012
	# 47	0.8	Medical Office (Fields)	8,000	2013
			Total Square Feet	**58,000**	
D	**Rob Paredes**	**14**			
	FRY STREET LLP	3	Large Chain Fuel/Retail 4000 sf)	4,000	2013
	# 45	1	Fast Food Restaurant	4,000	2013
		10	75% Retail / 25% Office	80,000	2015
			Total Square Feet	**88,000**	
F	**Shaji Daniel**	**17.34**			
			Business Class Hotel &		
	#18-21	6	Conference Ctr	200 rooms	2022
		5	Office Space	40,000	2022
				40,000	
G	**Motley (No of US-80)**	**23**	Mixed Use Retail	100,000	2024
	#1-5		Mixed Use Office, Svc, Prof	50,000	2024
				150,000	
H	**FC Properties**	**16.4135**	Multi-Family	96 Units	2014
	# 52				
I	**Dan Henard Trustee**	**33.4552**	Retail	130,000	2024
	# 56 & # 57				
J	**Sabra Texas Properties LP**		Hospital Expansion	20% Increase	2015
	# 54				

Sunnyvale TIRZ Preliminary Financing Plan
Phasing of Public Infrastructure Investments
WORKING DRAFT 12-19-11 (in Constant 2011 Dollars)

Public Development Projects	*Owner/Entity*	*Construction Est.*	*Project Includes*	*Goal Start Year*
2012				
Pad @ S. Collins & Clay	Hardy Fields	$10,000	Access Rd from S. Collins across Clay Property	2012
Paul Cash - Phase VI of Stone Canyon East/Hwy. Commercial Property (Commercial Only)	David Goodhart/ Paul Cash	$600,000	Paving, Parking, Utilities, Gas, Elec, St. Lighting	2012
Collins Corner further development	Fry St. LP Rob Parades	$2,000,000	Ring Rd, Sanitary & Storm Sewer, Water	2012
Sunnyvale Centre	FC Properties	$3,000,000	Ring Road, All utilities, Natural Gas	2012
Subtotal TIRZ Funding #1 Released in 2012			$5,610,000	
2014				
S. Collins Road, Funding Phase 1	TXDOT/County/City	$2,500,000	Widening/Turning Lanes/Sidewalks	2014
N. Collins Road, Funding Phase 1	Sunnyvale/Dallas County	$1,500,000	Widening/Turning Lanes/Sidewalks	2014
Subtotal TIRZ Funding #1 Released in 2014			$4,000,000	
2015				
Nat. Gas on N and S Side of Highway 80		$500,000	Gas Line Extension	2015
Sewer Extensions N & S Frontage Rds of Hwy 80		$500,000		2015
Motley Property at West Town Limits / Hwy 80		$500,000	Gas Extensions, Water, Sewer, Storm	2015
Subtotal TIRZ Funding #2 Released in 2015			$1,500,000	
2016				
S. Collins Road, Funding Phase 2	TXDOT/County/City	$2,500,000	Widening/Turning Lanes/Sidewalks	2016
N. Collins Road, Funding Phase 2	Sunnyvale/Dallas County	$1,500,000	Widening/Turning Lanes/Sidewalks	2016
T.C. Lupton	Sunnyvale	$3,000,000	Reconstruction/Turning Lanes/Sidewalks	2016
Planters Road	Sunnyvale	$1,000,000	Reconstruction/Sidewalks	2016
E. Riverstone Dr.	Sunnyvale	$500,000		2016
300 S. Collins Commercial Property	David Goodhart/ Paul Cash	$375,000	Streets, Utilities, Gas, Electric, St. Lighting	2016
Subtotal TIRZ Funding #3 Released in 2016			$8,875,000	
2017				
South Service Rd at Hwy 80	TXDOT	$7,000,000	Widening/reconstruction	2017
Subtotal TIRZ Funding #4 Released in 2017			$7,000,000	
2018				
S. Collins Road, Funding Phase 3	TXDOT/County/City	$2,500,000	Widening/Turning Lanes/Sidewalks	2018
N. Collins Road, Funding Phase 3	Sunnyvale/Dallas County	$1,500,000	Widening/Turning Lanes/Sidewalks	2018
Subtotal TIRZ Funding #4 Released in 2018			$4,000,000	
2020				
S. Collins Road, Funding Phase 4	TXDOT/County/City	$2,500,000	Widening/Turning Lanes/Sidewalks	2020
N. Collins Road, Funding Phase 4	Sunnyvale/Dallas County	$1,500,000	Widening/Turning Lanes/Sidewalks	2020
FC Properties		$1,800,000	Storm Drainage, $1.8m	2020
FC Properties		$175,000	Sanitary Sewer Line Z $50,000, Line X 125,000	2020
FC Properties		$610,000	Water Improvements $610,000	2020
Subtotal TIRZ Funding #5 Released in 2020			$8,585,000	
2022				
Sunnyvale Hotel & Conference Center	Sunnyvale 4A/4B	$3,000,000	5,000 to 10,000 sf conference center@hotel	2022
N. Collins Road Sewer Line		$100,000	8" sewer line	2022
Daniel and Henard Sewer Line	Daniel & Henard	$250,000	Line C-2 $250,000 from under Hwy 80	2022
Balance of Infrastructure Funding #6 in 2022			$3,350,000	
Subtotal Prioritized Public Improvements	**Total**	**$40,920,000**		

Sunnyvale TIRZ Preliminary Financing Plan
Phasing of Public Infrastructure Investments
WORKING DRAFT 12-19-11 (In Constant 2011 Dollars)

Public Development Projects	*Owner/Entity*	*Construction Est.*	*Project Includes*	*Goal Start Year*
Optional Projects for TIRZ Board Consideration				
Entrance Park at SW corner of Collins/ 80	TXDOT	**$1,000,000**	Park landscaping	2020
Entrance Park at SE corner of Collins/80	TXDOT	**$1,000,000**	Park landscaping	2020
Bicycle/Walking Path north of Hwy 80 on old RR	Luminant/Sunnyvale	**$500,000**	12' Bicycle & Pedestrian Trail to Tripp Rd & Hwy80	2022
Other Public Facilities & Buildings	Sunnyvale Council/4A/4B	**$10,250,000**	Possible public safety, community center, library	2016 - 2026
Subtotal Optional Public Investments		$12,750,000		
Current Total of Public Investment Options		**$53,670,000**		

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
	NW Side of Highway 80						
	Motley Property NW side of Hwy 80						
1	301 E. Hwy 80	2.760	$124,200			#65033553010080000	Rose Motley &
2	307 E. Hwy 80	12.917	$263,680			#65033553010030000	Monti and Michael Golia
3	307 E. Hwy 80	1.000	$113,000			#6503355301003CU00	
4	317 E. Hwy 80	3.709	$74,180	$71,820		#65033553010070000	
5	315 E. Hwy 80	0.510	$17,340			#650335530100700HS	
	23.063						
	TX Utilities						see listing below
8	**Scott & Daniel Clary**	4.930	$69,020			65080771510040000	332 E. Tripp Rd.
	319 U.S. Hwy 80						Sunnyvale, TX 75182

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
9	**Daniel Sunnyvale Properties LLC**	11.459	$229,180			65080771510030100	Ronda McCune
	201 U.S. Hwy 80						
10	**Nannie Lawrence Henard**	36.989	$2,447,890			65080771519930000	Densell Lacy
	101 U.S. Hwy 80					65080771510030000	
	NE Side of Highway 80						
11	**Henard Properties LTD**	0.571	$124,280			65080771510030900	Densell Lacy
	200 E. U.S. Highway 80						
12	AT&T Internet Services		$1,040			9909042810000000	AT&T Internet Services Inc
							AT&T Prop. Tax Dept, Rm 36 M 1
							909 Chestnut St.
							Saint Lewis , MO 631012017
13	**Hennard Family Trust**	7.228	$217,650			65080771510030200	Densell Lacy
	100 N. Collins Rd						
14	**Dan Hennard Jr.**	29.365	$617,320			65080671010010400	Densell Lacy
	100 Paschall Rd.						
	73.582						

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
15	**Texas Utilities-Luminant**	1.670	$8,350			65097923518000000	Texas Utilities Elec. Co.
	101 E. U.S. Hwy 80						c/o State & Local Tax Dept
							P.O. Box 219071
							Dallas, TX 75221 9071
	North Collins Road						
16	**Jack Kirkland**						
	130 N. Collins Rd	1.000	$55,000	$81,920		65097913510330000	Jack Kirkland
						65097923510330000	
17	**Jack Kirkland**						
	130 N. Collins Rd	1.000	$55,000			65097923510100100	
18	**Daniel Partners Limited**	10.860	$251,850			65097923510100000	Mr. Shaji Daniel
19	140 N. Collins Rd	4.490	$128,680			65097923510070100	
20	140 N. Collins Rd	0.570	$62,990	$90,440		65097923510300000	
21	148 N.Collins Rd	1.420	$78,100	$23,930		65097923510010000	
	17.340						
	Kenock Inc.						Kenock Inc. 204 Laura Ln
22	370 N. Tripp Rd	2.398	$131,890			65059306010150000	Grand Prairie, TX 75052
	R & M Motley LLC						
23	200 N. Collins Rd	2.167	$52,590			65059305510070100	Rose Motley &
							Monti and Michael Golia

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
24	Town of Sunnyvale 127 N. Collins	~~9.555~~	~~$131,810~~	~~$2,013,000~~		65080771510030300	TOWN OF SUNNYVALE
	SW Side of Highway 80						
	Motley Property SW side of Hwy 80						*See additional properties page 1*
25	300 E. Hwy 80	7.697	$189,420			#65033553010090000	Rose Motley &
26	304 E. Hwy 80	2.200	$48,350			#65033553010090200	Monti and Michael Golia
27	306 E. Hwy 80	1.000	$43,560			#65033553010090100	
	10.897						
28	**Ernest Morrison**						1736 San Andres Dr.
	308 E. U.S. Hwy 80	3.000	$87,120	$264,880		65033553010120000	Frisco, TX 75034
29	**Texas Utilities**	6.882	$20,560			65033553018000000	c/o State & Local Tax Dept
	335 E. Hwy 80						P.O. Box 219071
							Dallas, TX 75221

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
	Rick Sheldon Properties SW Corner						
	Collins & Hwy 80						
30	**FC Properties One LTD**	3.1565	$90,540			65033553010110200	Rick Sheldon
	201 Planters Rd.						601 Sonterra Blvd.
							San Antonio, TX 78258
31	**FC Properties One LTD**	36.61	$585,760			65033553010040400	Rick Sheldon
	200 Planters Rd.						601 Sonterra Blvd.
							San Antonio, TX 78258
32	**FC Properties One LTD**	0.83	$27,120			650335530310130000	Rick Sheldon
						65033553010130000	601 Sonterra Blvd.
							San Antonio, TX 78258
33	**FC PROPERTIES ONE LTD**	9.22	$401,620			65033553010040200	Rick Sheldon
	332 US Hwy 80						601 Sonterra Blvd.
							San Antonio, TX 78258
34	**FC PROPERTIES ONE LTD**	61.451	$2,723,860			65033150510050000	Rick Sheldon
	400 US Hwy 80						601 Sonterra Blvd.
							San Antonio, TX 78258
	117.8375						

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
35	RKS TEXAS INV LP	17.079	$2,603,860			65080771510050000	Rick Sheldon
	400 US Hwy 80						601 Sonterra Blvd.
							San Antonio, TX 78258
36	RKS INVESTMENTS LP	1.945	$338,900			65033150510010400	Rick Sheldon
	301 S Collins Rd.						601 Sonterra Blvd.
							San Antonio, TX 78258
37	RKS INVESTMENTS LP	12.839	$559,270			65033150510010000	Rick Sheldon
	301 S Collins Rd.						601 Sonterra Blvd.
	31.863						San Antonio, TX 78258
38	FC PROPERTIES ONE LTD					65033553010040300	Rick Sheldon
	300 Planters Rd.	6.57	$105,120				601 Sonterra Blvd.
							San Antonio, TX 78258
39	New Malouf Inc.	6.00	$261,360			65033553010040100	Robert Stone
	301 Clay Road						Henry S. Miller

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
	Cottonwood Partners						
40	**CP Sunnyvale Real Estate LP**	2.304	$301,090			52150940000040000	CP Sunnyvale Real Estate
	4 Clay Rd						c/o Cottonwood Partners
							2855 E. Cottonwood Pkwy Ste 560
							Salt Lake City, Utah 84121-7046
41	**CP Sunnyvale Real Estate LP**	2.007	$349,700			52150940000030000	CP Sunnyvale Real Estate
	245 S Collins Rd						c/o Cottonwood Partners
							2855 E. Cottonwood Pkwy Ste 560
42	**CP Sunnyvale Real Estate LP**	7.110	$1,238,840			65033150510010100	CP Sunnyvale Real Estate
	401 S Collins Rd						c/o Cottonwood Partners
							2855 E. Cottonwood Pkwy Ste 560
43	**CP Sunnyvale Real Estate LP**	0.0264	$1,150			65033150510010200	CP Sunnyvale Real Estate
	400 S. Collins Rd						c/o Cottonwood Partners
							2855 E. Cottonwood Pkwy Ste 560
	11.4474						
44	**Texas Utilities Elec Co.**	6.2972	$23,040			65033150518000000	Texas Utilities Elec Co.
	410 S. Collins Rd						c/o State & Local Tax Dept
	(The acres do not match the ID#)						P.O. Box 219071
							Dallas, TX 752219071

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
45	**Collins Corner SE Corner of Collins & Hwy 80**						
	200 S. Collins	13.9323	$2,124,070			520096800A0010000	Rob Paredes
	Mismatched acres & property ID #						Fry Street LP, Flower Mound
46	**Bandara Partners LP**	6.994	$187,200			65033150510040000	Clay Bandera Partners LP
	300 S. Collins Rd						2828 N. Harwood St. Ste 1600
							Dallas, TX 752011508
47	**Hardy H. Fields**	0.883	$230,780			65033150510040600	Hardy H.Fields
	298 S. Collins Rd						2929 N. Galloway Ave. Ste 115
							Mesquite, TX 751504800
48	**Paul E. Cash**	3.7783	$399,170			65033150510040200	David Goodhart/Paul Cash
	300 S. Collins						
49	**Paul Cash - Phase VI of Stone Canyon East/Hwy. Commercial Property Only**	37.0544	$242,110			65080671010020000	David Goodhart/Paul Cash

SUNNYVALE TIRZ #1
PROPERTY OWNER INTERVIEW SUMMARY

ASSESSED VALUES
OCT 1 2011

	Property Address	Acreage	LAND	BLDG	BPP	Tax ID	Property Owner Contact
52	**FC Properties**	16.4135	$262,610			65033553010040000	FC Properties
	201 Planters						601 sonterra Blvd
							San Antonio, TX 782584150
53	**Town of Sunnyvale**	~~2.8057~~	~~$61,120~~	~~$9,700~~		65033553010110300	Town of Sunnyvale
	201 Planters						127 N. Collins
							Sunnyvale, TX 751829702
54	**Sabra Texas Properties LP**	13.183	$861,380	$38,257,380	$13,722,880	52150940000010000	Sabra Texas Properties LP
	231 Collins						c/o Sabra Health Care REIT Inc
	Texas Regional Medical Center						18500 Von Karman Ave. Ste 550
							Irvine, CA 926120539
55	**Sunnyvale MOB Partners LP**	4.061	$707,590	$7,057,420		52150940000020000	Sunnyvale MOB Partners LP
	341 Wheat Field Dr						9330 Amberton Pkwy STE 1000
							Dallas, TX 752432197
56	**Dan Henard Jr. ET AL**	19.4272	$846,240			65033150510040100	Dan Henard Jr. ET AL
	230 S collins Rd						16320 Highway 203
							Wellington, TX 790955028
57	**Dan Henard Trustee**	14.028	$611,060			65033150510020000	Dan Henard Trustee
	400 S Collins						16310 Highway 203
		33.4552					Wellington, TX 790955028
	Total TIRZ Acreage & Taxable Values (minus City Hall & Water Facility)	**460.9920**	**$21,595,680**	**$45,847,790**	**$13,722,880**		
	TOTAL BASELINE ASSESSED VALUE: LAND, BLDG & BPP	**$81,166,350**					
	TOTAL TIRZ Acreage including Non-Taxable City-Owned Sites	**473.3527**					