AGENDA
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ) MEETING
MONDAY, FEBRUARY 24, 2020 — 5:30 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

CALL MEETING TO ORDER: Chairman calls the Meeting to order, state the date and time. State Board members present and declare a quorum.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action on minutes from the May 7, 2019, TIRZ #1 Board Meeting.

2. Discuss and review the current financial update of the TIRZ Fund.

3. Consider and take appropriate action on a recommendation regarding the annual Tax Increment Reinvestment Zone #1 report.

ADJOURNMENT.

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON ST, KAUFMAN, TEXAS AT 4:30 P.M., FRIDAY, FEBRUARY 21, 2020, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks

JESSIE HANKS
CITY SECRETARY

CITY OF KAUFMAN TEXAS

NOTICE IS HEREBY GIVEN THAT A QUORUM OF ANY CITY OF KAUFMAN BOARDS/COMMISSIONS MAY BE IN ATTENDANCE AT THIS MEETING.

THE TIRZ ZONE #1 BOARD 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 THE <u>TEXAS GOVERNMENT CODE</u>. SECTION 551.071 (CONSULTATION WITH ATTORNEY.

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

MINUTES OF THE
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ) MEETING
TUESDAY, MAY 07, 2019 — 5:00 P.M.
CITY HALL – COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

BOARD MEMBERS

	CHAIRMAN	**JEFF JORDAN**
	VICE-CHAIRMAN	**BARRY RATCLIFFE**
	BOARD MEMBER	**CHARLES GILLENWATER**
	BOARD MEMBER	**MATT PHILLIPS**
ABSENT	**BOARD MEMBER**	**MIKE HUNT**

CALL MEETING TO ORDER: Chairman Jordan called the meeting to order at 5:02 p.m. Present were Chairman Jeff Jordan, Vice-Chairman Barry Ratcliffe, Board member Matt Phillips, and Board member Charles Gillenwater. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, and City Secretary Jessie Hanks.

1. **Consider and take appropriate action regarding a TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and Lions Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside and crossing under HWY 175 to serve the property in the expanded TIF Zone; and authorizing the Mayor or designee to execute necessary documents.**

   Mr. Slye presented the proposed project, the purpose of the project, and the details of the agreement. He reviewed the location of the project and the potential additional parcels of land affected by the new water line. He outlined the process from approving this agreement and explained the reimbursement process.

   Board member Gillenwater moved to approve the TIF Development Agreement. Motion was seconded by Vice Chairman Ratcliffe, and passed 4/0.

ADJOURNMENT.
Chairman Jordan adjourned the meeting at 5:09 p.m.

____
JEFF JORDAN, CHAIRMAN

ATTEST:

____
JESSIE HANKS, CITY SECRETARY

CITY OF KAUFMAN
KAUFMAN, TEXAS

TAX INCREMENT FINANCING DISTRICT
REINVESMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2019

(October 1, 2018 – September 30, 2019)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESMENT ZONE
As of September 30, 2019

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE
As of September 30, 2019

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

During the period from October 1, 2018 through September 30, 2019, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on March 18, 2019 and May 7, 2019.

On March 18, 2019, the Board tabled a proposed TIRZ Agreement with Lion's Den Storage to bring 12" waterline under HWY 175 to provide adequate supply to property owners/developers along the north side frontage road of the highway.

On May 7, 2019, the Board approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone #1, and Lion's Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside the crossing under HWY 175 to serve the property in the expanded TIF Zone.

On September 30, 2019, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2018 through September 30, 2019, the Kaufman City Council took the following action:

On March 18, 2019, Council approved the Site Plan proposed by Justin Fivecoat of Lion's Den Self Storage, LLC for a self-storage facility located at 2691 East Highway 175.

On May 7, 2019, Council approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and the Lion's Den Self Storage LLC-Highway 175 Series.

On September 30, 2019, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESMENT ZONE
As of September 30, 2019

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

The Kings Fort Parkway extension to the newly constructed Highway 34 Bypass, was completed and accepted by the City on March 19, 2018, total cost of the project was $7,071,923.53.

2018-2019

Construction of public improvements for the Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated public improvement cost budget of $7,102,656. The budget includes approximately $6,841,799 in direct costs and $260,857 in major improvement costs.

For a detailed breakdown of the budgeted public costs and expenditures referenced above, please see Appendix A of this report.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

There were no private development projects for FY 2017-2018.

2018-2019

Construction of private improvements for the Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated private improvement cost budget of $3,351,290.

For a detailed breakdown of the budgeted private costs and expenditures referenced above, please see Appendix A of this report.

*Note – The related TIRZ obligation relates only to the public improvement costs discussed above – direct costs ($6,841,799) and the major improvement costs ($260,857) totaling approximately $7,102,656.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE

As of September 30, 2019

CAPITAL IMPROVEMENT PLAN

BUDGET

Improvements	Costs
Water Facilities and Improvements	$8,274,005
Sanitary Sewer Facilities and Improvements	$4,964,403
Storm Water Facilities and Improvements	$3,309,602
Street and Intersection Improvements	$33,096,021
Open space, Park and Recreation Facilities and Improvements	$20,685,013
Utilities and Street Lighting	$4,137,003
Economic Development Grants	$7,446,605
Administrative Costs	$827,402
Total Improvement Costs	**$82,740,054**

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE

As of September 30, 2019

BUDGET VS. EXPENDITURES

Project	Current Budget	Committed $ to Date	Expended $ to Date	Balance to Fund
Water Facilities and Improvements	**$ 8,274,005**	**$ 495,016**	**$ 495,016**	**$ 7,778,989**
Kings Fort Development	*$ 1,152,601*	*$ 495,016*	*$ 495,016*	*$ 657,585*
Sanitary Sewer Facilities and Improvements	**$ 4,964,403**	**$ 197,868**	**$ 197,868**	**$ 4,766,535**
Kings Fort Development	*$ 767,750*	*$ 197,868*	*$ 197,868*	*$ 569,882*
Storm Water Facilities and Improvements	**$ 3,309,602**	**$ 545,658**	**$ 545,658**	**$ 2,763,944**
Kings Fort Development	*$ 1,522,935*	*$ 545,658*	*$ 545,658*	*$ 977,276*
Street and Intersection Improvements	**$ 33,096,021**	**$ 7,857,698**	**$ 7,857,698**	**$ 25,238,323**
Kings Fort Parkway Extension	*$ 7,100,000*	*$ 7,071,924*	*$ 7,071,924*	*$ -*
Kings Fort Development	*$ 3,602,431*	*$ 785,775*	*$ 785,775*	*$ 2,816,656*
Open space, Park and Recreation Facilities and Improvements	**$ 20,685,013**	**$ 17,217**	**$ 17,217**	**$ 20,667,796**
Kings Fort Development	*$ 56,940*	*$ 17,217*	*$ 17,217*	*$ 39,723*
Utilities and Street Lighting	**$ 4,137,003**	**$ -**	**$ -**	**$ 4,137,003**
Economic Development Grants	**$ 7,446,605**	**$ -**	**$ -**	**$ 7,446,605**
Administrative Costs	**$ 827,402**	**$ -**	**$ -**	**$ 827,402**
Total	**$ 82,740,054**	**$ 9,113,458**	**$ 9,113,458**	**$ 73,626,596**

1 – Expended $ to date includes amounts spent through Draw #7 for the Kings Fort development. Draw #7 is attached as Appendix A of this report.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE

As of September 30, 2019

TIF FUND

	CAPITAL PROJECTS $	DEBT SERVICE $	TOTAL $
Beginning Balance:			
October 1, 2018	0	0	0.00
Revenues:			
FY19 County Tax Increment	0	0	12,997.74
FY19 City Tax Increment	0	0	24,272.42
FY19 City Delinquent Collections for Tax Year 2017	0	0	354.79
FY19 County Delinquent Collections for Tax Year 2107	0	0	201.49
TOTAL REVENUES	0	0	37,826.44
Expenditures:			
TOTAL EXPENDITURES	0	0	37,826.44
Ending Balance:			
September 30, 2019	0	0	0

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE
As of September 30, 2019

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

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

$	12,997.74	Tax Increment from Kaufman County
$	354.79	Tax Increment from City of Kaufman 2017 Calculation Remaining Balances
$	24,272.42	Tax Increment from City of Kaufman
$	201.49	Tax Increment from Kaufman County 2017 Calculation Remaining Balances
$	37,826.44	Total Revenue

2. Amount and purpose of the expenditures from the fund:

$	17,709.29	TIRZ 1 RMB for Tax Year 2018 to JWS, Land Ltd
$	19,560.87	TIRZ 1A RMB for Tax Year 2018 to JWS, Land Ltd
$	556.28	TIRZ 1 & 1A Remaining Tax Collections from Tax Year 2017 to JWS, Land Ltd
$	37,826.44	Total TIRZ reimbursement for FY 2019 to JWS, Land Ltd.

$ 37,826.44 Total Expenditures
Purpose: Kings Fort Pkwy. Extension reimbursement for public improvements

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:
   I. Contributions/Advances from developers –none
   II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2018:

Taxing Jurisdiction	Base Year	Net Taxable Value 2018	Base Value	Captured Appraised Value 2018
City of Kaufman				
TIRZ #1	2015	26,954,925	24,078,300	2,876,625
TIRZ #1A	2016	11,765,261	8,572,619	3,192,642
Kaufman County				
TIRZ #1	2015	26,954,925	24,078,300	2,876,625
TIRZ #1A	2016	11,735,261	8,527,619	3,207,642

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE
As of September 30, 2019

ANNUAL REPORT
Continued

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.

I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY19.

Taxing Jurisdiction		Base Year	Amount of 2018 Increment	Amount Due Based On Collections	Amount Received
City of Kaufman	TIRZ #1	2015	$11,543.24	$11,543.24	$11,543.24
(0.38051)	TIRZ #1A	2016	$12,811.34	$12,729.18	$12,729.18
	Total received from municipality based on 2018 valuations			$24,272.42	$24,272.42
Kaufman County	TIRZ #1	2015	$6,166.05	$6,166.05	$6,166.05
(0.21610)	TIRZ #1A	2016	$6,875.58	$6,831.69	$6,831.69
	Total received from county based on 2018 valuations			$12,997.74	$12,997.74
Total received from municipality and other taxing jurisdictions based on 2018 valuations in FY19:					$37,270.16
	FY 2017 Tax Increment Fund Balance paid to JWS Land, Ltd. In FY19:				$556.28
	Total Amount paid to JWS Land, Ltd. In FY19:				$37,826.44

II. Amount of tax increment received in FY 2019 from the municipality and the other taxing jurisdictions based on 2018 valuations was $ 37,270.16.

a. In addition to the 2018 tax increment, $556.28 was paid to JWS Land, Ltd. from the 2017 Tax Increment Fund Balance from the municipality and other taxing units. The total amount received by JWS Land, Ltd. from the municipality and other taxing jurisdictions in FY 2019 for reimbursement of public improvements was: $ 37,826.44.

III. Other Information: None

Appendix A

GEORGETOWN AT KINGS FORT - 305 Single Family Lots
PUBLIC IMPROVEMENT DISTRICT COST BREAKDOWN

May 23, 2019 | 2/10/2020

SUMMARY

	DIRECT PUBLIC COSTS		Phases 1A - 59 Lots	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total	**Total Spent to Date Thru Draw 7**
1	Clearing / Excavation		$ 48,425	$ 122,200	$ 74,425	$ 240,825	$ 485,875	$ 50,178.00
2	Water		$ 186,910	$ 153,250	$ 92,175	$ 300,975	$ 733,310	$ 214,575.50
3	Sanitary Sewer		$ 161,385	$ 121,390	$ 74,870	$ 244,230	$ 601,875	$ 164,598.00
4	Storm Sewer		$ 436,150	$ 205,750	$ 124,000	$ 428,000	$ 1,193,900	$ 479,663.40
5	Pavement		$ 560,500	$ 501,525	$ 301,065	$ 975,150	$ 2,338,240	$ 579,488.65
6	Retaining Walls							
7	Erosion Control							
8	Amenities/Landscaping/Screening		$ 15,000	$ 14,400	$ -	$ -	$ 29,400	$ 14,750.00
9	Franchise Utilities							
10	Miscellaneous		$ 5,230	$ 6,221	$ 3,787	$ -	$ 15,238	
11	Phase 1A Dirtwork for the Benefit of 2A		$ (3,400)	$ -	$ 3,400	$ -	$ -	
12	Phase 1B Storm Sewer for the Benefit of 2A & 2B		$ (30,000)	$ -	$ 10,000	$ 20,000	$ -	
13	Phase 1B Paving for the Benefit of 2A & 2B		$ (58,125)	$ -	$ 19,375	$ 38,750	$ -	
14	Phase 1B Water for the Benefit of 2A & 2B		$ (9,188)	$ -	$ 3,063	$ 6,125	$ -	
	Hard Cost Subtotal		**$ 1,312,887**	**$ 1,124,736**	**$ 706,160**	**$ 2,254,055**	**$ 5,397,838**	**$ 1,503,253.55**
15	Engineering/Surveying	10%	$ 131,289	$ 112,474	$ 70,616	$ 225,406	$ 539,784	$ 247,110.07
16	Construction Management	1%	$ 13,129	$ 11,247	$ 7,062	$ 22,541	$ 53,978	$ 42,507.51
17	District Formation Costs		$ 153,100	$ 153,100	$ -	$ -	$ 306,200	
18	Contingency		$ 156,027	$ 105,103	$ 72,826	$ 210,042	$ 543,998	
19	**Soft Cost Subtotal**		**$ 453,545**	**$ 381,924**	**$ 150,504**	**$ 457,988**	**$ 1,443,961**	**$ 289,617.58**
	TOTAL DIRECT COSTS		**$ 1,766,432**	**$ 1,506,660**	**$ 856,664**	**$ 2,712,043**	**$ 6,841,799**	**$ 1,792,871.13**

	MAJOR IMPROVEMENTS (CTAL BENEFIT)		Phases 1A - 59 Lots	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total	
1	Clearing / Excavation							
2	Water		$ 216,900				$ 216,900	$ 208,494.50
3	Sanitary Sewer							
4	Storm Sewer							
5	Pavement							
6	Retaining Walls							
7	Erosion Control							
8	Amenities/Landscaping/Screening							
9	Franchise Utilities							
10	Miscellaneous							
10A	Phase 1A Water for the Benefit of 1B, 2A AND 2B		$ (173,881)	$ 46,651	$ 40,996	$ 86,234	$ -	
	Hard Cost Subtotal		**$ 43,019**	**$ 46,651**	**$ 40,996**	**$ 86,234**	**$ 216,900**	**$ 208,494.50**
11	Engineering/Surveying	10%	$ 4,302	$ 4,665	$ 4,100	$ 8,623	$ 21,690	$ 34,273.05
12	Construction Management	1%	$ 430	$ 467	$ 410	$ 862	$ 2,169	$ 5,895.60
13	Contingency		$ 2,710	$ 4,665	$ 4,100	$ 8,623	$ 20,098	
14	**Soft Cost Subtotal**		**$ 7,442**	**$ 9,797**	**$ 8,609**	**$ 18,109**	**$ 43,957**	**$ 40,168.65**
	TOTAL MAJOR IMPROVEMENT COSTS		**$ 50,461**	**$ 56,448**	**$ 49,605**	**$ 104,343**	**$ 260,857**	**$ 248,663.15**

	PRIVATE COSTS		Phases Summary	1B - 66 Lots	2A - 58 Lots	2B - 122 Lots	Total	
1	Clearing / Excavation		$ 341,500	$ 403,500	$ 243,500	$ 815,000	$ 1,803,500	$ 177,120.50
2	Water							
3	Sanitary Sewer							
4	Storm Sewer							
5	Pavement							
6	Retaining Walls		$ 59,000	$ 66,000	$ 42,000	$ 122,000	$ 289,000	
7	Erosion Control		$ 26,590	$ 15,050	$ 11,250	$ 39,348	$ 92,238	$ 21,020.06
8	Amenities/Landscaping/Screening		$ 268,750	$ 10,000	$ -	$ -	$ 278,750	$ 188,872.83
9	Franchise Utilities		$ 59,000	$ 66,000	$ 58,000	$ 122,000	$ 305,000	$ 30,400.01
10	Miscellaneous							
	Hard Cost Subtotal		**$ 754,840**	**$ 560,550**	**$ 354,750**	**$ 1,098,348**	**$ 2,768,488**	**$ 417,413.40**
11	Engineering/Surveying	10%	$ 75,484	$ 56,055	$ 35,475	$ 109,835	$ 276,849	$ 68,615.87
12	Construction Management	1%	$ 7,548	$ 5,606	$ 3,548	$ 10,983	$ 27,685	$ 11,803.20
13	Contingency		$ 73,654	$ 61,221	$ 20,546	$ 122,849	$ 278,269	
14	**Soft Cost Subtotal**		$ 156,686	$ 122,881	$ 59,568	$ 243,668	$ 582,803	$ 80,419.07
	TOTAL PRIVATE COSTS		**$ 911,526**	**$ 683,431**	**$ 414,318**	**$ 1,342,015**	**$ 3,351,290**	**$ 497,832.47**

GRAND TOTAL COSTS	**$ 2,728,419**	**$ 2,246,539**	**$ 1,320,587**	**$ 4,158,401**	**$ 10,453,946**	**$ 2,539,366.76**

Kaufman TIRZ No. 1
Budget

BUDGET PER 2018 AMENDED TIRZ PLAN

As of September 30, 2019

Soft Cost total - per Draw #7 from Dev. Engineer $ 1,443,961.00
Soft Cost spent - thru draw #7 from engineer $ 289,617.58

Project	Current Budget	Committed $ to Date	Expended $ to Date	Balance to Fund		% of Total
Water Facilities and Improvements	**$ 8,274,005**	**$ 495,016**	**$ 495,016**	**$ 7,778,989**		**10.00%**
Kings Fort Development	*$ 1,152,601*	*$ 495,016*	*$ 495,016*	*$ 657,585*		
Sanitary Sewer Facilities and Improvements	**$ 4,964,403**	**$ 197,868**	**$ 197,868**	**$ 4,766,535**		**6.00%**
Kings Fort Development	*$ 767,750*	*$ 197,868*	*$ 197,868*	*$ 569,882*		
Storm Water Facilities and Improvements	**$ 3,309,602**	**$ 545,658**	**$ 545,658**	**$ 2,763,944**		**4.00%**
Kings Fort Development	*$ 1,522,935*	*$ 545,658*	*$ 545,658*	*$ 977,276*		
Street and Intersection Improvements	**$ 33,096,021**	**$ 7,857,698**	**$ 7,857,698**	**$ 25,238,323**		**40.00%**
Kings Fort Parkway Extension	*$ 7,100,000*	*$ 7,071,924*	*$ 7,071,924*	*$ -*	*$ - $ -*	
Kings Fort Development	*$ 3,602,431*	*$ 785,775*	*$ 785,775*	*$ 2,816,656*		
Open space, Park and Recreation Facilities and Improvements	**$ 20,685,013**	**$ 17,217**	**$ 17,217**	**$ 20,667,796**		**25.00%**
Kings Fort Development	*$ 56,940*	*$ 17,217*	*$ 17,217*	*$ 39,723*		
Utilities and Street Lighting	**$ 4,137,003**	**$ -**	**$ -**	**$ 4,137,003**		**5.00%**
Economic Development Grants	**$ 7,446,605**	**$ -**	**$ -**	**$ 7,446,605**		**9.00%**
Administrative Costs	**$ 827,402**	**$ -**	**$ -**	**$ 827,402**		**1.00%**
Total	**$ 82,740,054**	**$ 9,113,458**	**$ 9,113,458**	**$ 73,626,596**		**100.00%**

Kings Fort Budget

Project	Current Budget	Committed $ to Date	Expended $ to Date	Balance to Fund	% of Total	Soft Cost Allocation - 100%	Soft Cost - Spent to Date (Draw #7)	Draw #7
Water Facilities and Improvements	**$ 1,152,601**	**$ 495,016**	**$ 495,016**	**$ 657,585**		**$ -**	**$ -**	
Direct Public Costs	*$ 733,310*	*$ 246,353*	*$ 246,353*	*$ 486,957*	*10.97%*	*$ 158,433.81*	*$ 31,777.33*	*$ 214,575.50*
Major Improvement Costs	*$ 260,857*	*$ 248,663*	*$ 248,663*	*$ 12,194*		*$ -*	*$ -*	*$ 248,663.15*
Sanitary Sewer Facilities and Improvements	**$ 767,750**	**$ 197,868**	**$ 197,868**	**$ 569,882**	**11.49%**	**$ 165,874.59**	**$ 33,269.73**	**$ 164,598.00**
Storm Water Facilities and Improvements	**$ 1,522,935**	**$ 545,658**	**$ 545,658**	**$ 977,276**	**22.79%**	**$ 329,034.56**	**$ 65,994.99**	**$ 479,663.40**
Street and Intersection Improvements	**$ 3,602,431**	**$ 785,775**	**$ 785,775**	**$ 2,816,656**	**53.90%**	**$ 778,315.96**	**$ 156,108.08**	**$ 629,666.65**
Open space, Park and Recreation Facilities and Improvements	**$ 56,940**	**$ 17,217**	**$ 17,217**	**$ 39,723**	**0.85%**	**$ 12,302.07**	**$ 2,467.45**	**$ 14,750.00**
Total	**$ 7,102,656**	**$ 2,041,534**	**$ 2,041,534**	**$ 5,061,122**	**100.00%**	**$ 1,443,961.00**	**$ 289,617.58**	**$ 1,751,916.70**
							$2,041,534.28	
			$ 5,061,122					
Kings Fort Parkway Extension	$ 7,100,000.00	$ 7,071,923.53	$ 7,071,923.53	$ -				