

**PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT 1  
BALDWIN COUNTY, ALABAMA**

In recent years, Baldwin County (“the County” or “Baldwin County”), Alabama, has undertaken intensive activities to attract the growth of private industrial enterprise in the County. The County continues to explore and undertake innovative actions designed to enhance job opportunities, educational opportunities, and quality of living within the County. The County has engaged in these actions for the primary purpose of heightening the quality of opportunities and facilities available to all citizens and businesses, in turn, maximizing Baldwin County as a drawing card for new economic growth.

All activities provided for in this Project Plan will take place within the jurisdictional boundaries of Baldwin County. A portion of the activities provided for in this Project Plan will take place within the corporate limits of the City of Bay Minette, Alabama.

The tax increment district contains real property that is currently underutilized and underdeveloped. At this point, the development and redevelopment of the areas located within the project area cannot be fully realized due to inadequate public infrastructure and improvements necessary to support private economic development. The planned activities are designed and intended to alleviate these circumstances through expansion and improvement of the project area.

The Baldwin County Commission (the “Commission”) prepares this Project Plan in anticipation of the adoption of a resolution creating a tax increment financing district in accordance with Ala. Code §§ 11-99-1 *et seq.*

The Commission finds that not less than 50%, by area, of the real property within the tax increment district is a Major 21<sup>st</sup> Century Manufacturing Zone (the “Zone Area”) as contemplated and defined in Ala. Code §§ 11-99-1(b)-(c) and §§ 11-99-2(6), and that areas within the approximately 8,507 contiguous acres of real property located within the project area (including, without limitation, the approximately 4,493 contiguous acres of real property located within the Zone Area) are underutilized and suitable for the location of automotive-industry related, aviation-industry related, and other industries of the type contemplated by Ala. Code §§ 11-99-1 *et seq.* and by Alabama’s Major 21<sup>st</sup> Century Manufacturing Act. The project area, when serving as a site for such purposes, will enhance the public benefit and welfare by, among other things, facilitating the creation of skilled manufacturing jobs, promoting local economic development and stimulating the local economy, creating additional tax revenues, and enhancing the public’s overall quality of life. Both public and private uses, investments, and purposes as contemplated by the Major 21<sup>st</sup> Century Manufacturing Zone Act are planned or anticipated within the project area.

Pursuant to Resolution #2024-086 of the Commission, adopted on March 19, 2024, the Commission has determined that the Zone Area aggregates not less than 250 contiguous acres of real property that is wholly located within the boundaries of the County, is suitable for the site of one or more facilities described in Ala. Code § 11-99-2(6), and within which not less than One Hundred Million Dollars (\$100,000,000) of capital expenditure in connection with the establishment, expansion, construction, equipping, development, rehabilitation, or redevelopment of such a facility or facilities is anticipated to be made based upon representations and information provided by the anticipated user or users of the facility or facilities and other information available to the Commission.

The County finds that the proposed activities within the project area, as described in this Project Plan and other documents prepared pursuant to Ala. Code §§ 11-99-1 *et seq.*, are public uses and/or purposes for which public money may be expended under Alabama law.

The financing of the County's obligations with respect to the public works and improvements described in this Project Plan may be met in whole or in part through the issuance of general obligation warrants of the County and other funds of the County. Such general obligation warrants of the County will be secured by the full faith and credit of the County. While debt service on such warrants will be payable from any funds lawfully available therefor and without any special pledge of taxes or other revenues of the County, the County intends to pay the debt service on such general obligation warrants from revenues derived by the County pursuant to the establishment of TIF D1 (hereinafter defined). The County will pay additional costs of public works and improvements within TIF D1 with funds on hand, which the County will reimburse itself for with revenues from TIF D1.

Financing of the project costs may also be met in whole or in part out of the proceeds of the sale of tax increment obligations issued by the County, such payments being used either directly by the County to pay such costs or used by a third party recipient of such funds to pay such costs within a Major 21<sup>st</sup> Century Manufacturing Zone. Such tax increment obligations shall not be included in the computation of the constitutional debt limitation of the County unless they are also secured by a pledge of the full faith and credit of the County.

Financing in the manner hereinabove described whereby tax increment revenues are used to cover the County's debt service costs and to reimburse the County for cash expenditures is a method of funding public works and improvements in the project area by capturing all or a portion of the increased tax revenue that may result if the public works and improvements stimulate private investment, thereby increasing the property values with the project area. As private investment increases, the value of the property increases which results in an increase in the tax base within the project area. The increased revenue, *i.e.*, the "tax increment," is placed into a fund to be paid over to the County for reimbursement of its project costs for improvements (whether by reimbursing the County's debt service costs or reimbursing the County for costs incurred using other County funds), any voluntary deposits it makes into the tax increment fund are used for special projects within the development area and payment of indebtedness incurred with regard to said improvements. Tax Increment Financing District 1 (hereinafter "TIF D1" or "the project area") is identified in this document in order to implement the County's objectives and to finance its obligations through capture of the tax increment.

In this instance, the capture of the tax increment will include 9.5 mills designated for use by Baldwin County, 6.5 mills of State of Alabama tax and 12.5 mills designated for use by the City of Bay Minette (for those limited portions of the project area located within the corporate limits of the City of Bay Minette). The County agrees that the tax increment will *not* include the 12.0 mills designated for use by the boards of education in the county or the 2.0 mills designated for hospital purposes, as such taxes are levied by the County and paid to other political subdivisions.

The prospects for improving the areas within TIF D1 without the use of tax increment financing as foresaid are limited by a lack of funding, a problem which has and will continue to substantially impair or arrest sound economic growth for the project area. Potential development in the project area presents an opportunity for the County to provide the funding needed to encourage private development of the project area which will stimulate the local economy,

increase job opportunities, and create additional tax revenues all of which serve to enhance the overall quality of life in surrounding areas.

**I. KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS OR IMPROVEMENTS AND ESTIMATED PROJECT COSTS.**

The information provided below in regard to the public works or improvements to be made in TIF D1 are estimates. In addition, the project costs listed below are estimates of the expenditures or monetary obligations that the County expects to make or incur as costs of the public works or improvements noted herein are dependent upon the successful acquisition of appropriate property pursuant to this Project Plan and are subject to reasonable alteration based upon prevailing circumstances and the requirements and exigencies of future development as it actually takes place. Although premised upon the County's best information, these estimates cannot be guaranteed as accurate and should be viewed as approximations.

The County will provide: (1) relocations (if any), (2) road improvements, (3) rail improvements, (4) utilities, (5) mass grading, (6) new roads, (7) quality of life improvements and (8) professional services. A more thorough description of these public improvements is provided below.

The County's maximum commitment for the project costs listed above is Two Hundred Twenty-Five Million, One Hundred Ninety-Four Thousand, Two Hundred Fifty Dollars (\$225,194,250). These costs shall be paid: (1) directly from the tax increment fund; (2) out of the general or other funds of the County; (3) out of the proceeds of the sale of warrants, bonds, or notes issued by the County; or (4) out of the proceeds of the sale of tax increment obligations. In addition to the estimates of project costs for public works or improvements and other project costs listed herein, incidental costs related to the listed project costs may also be incurred.

The proposed locations of the public works and improvements provided for in this Project Plan are noted on the map attached hereto as Exhibit D. The proposed locations as shown cannot be guaranteed and are subject to change depending on the availability of land, the availability of rights-of-way, the availability of materials, and any other circumstances which may arise during the planning, construction, and completion phases of each individual improvement.

A. Proposed public works or improvements and associated costs, provision of capital and capital improvements for private use, professional services costs, organizational costs, amounts of contributions made in connection with the implementation of this Project Plan, and payments made at the discretion of the County Commission which are necessary or convenient to the creation of TIF D1 or the implementation of this Project Plan.

The provision or construction of public infrastructure improvements, capital and capital improvements for private use may include, but not be limited to:

- a. Willie Cooper Road Improvements, estimated to cost One Million, Eight Hundred Thousand Dollars (\$1,800,000), to rebuild Willie Cooper Road so it may serve as the main entrance to the 6.1-acre undeveloped lot at the intersection of SR-287 and I-65 Northbound Exit. The entrance would also serve the existing residential homes and could be extended in the future to serve as a commercial drive for further development to the east;

- b. The provision of funding for reconstruction of SR-287 intersection improvements, estimated to cost Two Million, Six Hundred Ninety Thousand Dollars (\$2,690,000) including but not limited to constructing concrete medians, left-turn and right-turn lanes, shoulder fill and guardrails, and providing lighting to serve the future commercial developments north of Willie Cooper Road;
- c. The provision of funding for construction of Novelis Drive and Aluminum Way, estimated to cost Ten Million, Thirty-Nine Thousand Dollars (\$10,039,000), for Novelis Drive to serve as the main entrance for the Novelis Industrial Development and for Aluminum Way to serve as an employee entrance and to be constructed to dovetail the SR-287 intersection improvements;
- d. The provision of funding for reconstruction of SR-287 intersection improvements which shall serve Novelis Drive and Aluminum Way, estimated to cost Two Million, Six Hundred Ninety-Eight Thousand Dollars (\$2,698,000), including but not limited to constructing concrete medians, left-turn and right-turn lanes, shoulder fill and guardrails, and providing lighting;
- e. The provision of funding for the realignment of Shipp Road with Novelis Drive's signalized intersection, estimated to cost Two Million, Three Hundred Thirty-Five Thousand Two Hundred Fifty Dollars (\$2,335,250), which shall be completed in conformance with Alabama Department of Transportation ("ALDOT") requirements and to enable Shipp Road's design to support future commercial opportunities;
- f. The provision of funding for Novelis Rail Spur, estimated to cost Twelve Million, Three Hundred Forty Thousand Dollars (\$12,340,000), which shall feature 2.5 miles of rail spur spanning from the current CSX rail line to the Novelis Industrial Development;
- g. The provision of funding for Novelis Rail Spur Bridge, estimated to cost Eight Million, Five Hundred Fifteen Thousand Dollars (\$8,515,000), which will be constructed as part of the Novelis Rail Spur from the current CSX line to the Novelis Industrial Development;
- h. The provision of funding for a portion of the Baldwin Beach Express II located within the project area, including interchange improvements at I-65, estimated to cost One Hundred Seventy-Six Million, Seven Hundred Thirty-Two Thousand Dollars (\$176,732,000);
- i. The provision of funding for infrastructure and facilities to provide additional fire protection and other public safety functions within the project area, estimated to cost Five Million, Five Hundred Forty-Five Thousand Dollars (\$5,545,000);
- j. The provision of funding for a water tower to provide additional potable water distribution capacity and services within the project area, including the Novelis Industrial Development, estimated to cost Two Million, Five Hundred Thousand Dollars (\$2,500,000); and

- k. The provision of funding for additional road and infrastructure improvements and for any other permissible purpose to improve potential industrial development within the project area.

The total combined cost of all TIF D1 project costs shall not exceed Two Hundred Twenty-Five Million, One Hundred Ninety-Four Thousand, Two Hundred Fifty Dollars (\$225,194,250). Should any of the projects listed above be completed before requiring the full expenditure of any funds provided herein or should any project require more funding than allotted above, the funds may be redistributed among the project(s) listed herein. However, under no circumstance shall any of the funds provided for herein be used for any project not listed in this document or the final project plan adopted for TIF D1, unless such project plan is amended by the Commission, nor shall the total funds, however distributed, exceed the total estimated cost of the improvements.

B. Other project costs.

The County estimates that the following project costs will also be incurred:

Imputed Administrative Costs (including, but not limited to, reasonable charges for the time spent by officers and employees of the County in connection with the implementation of the Project Plan), which shall be calculated on an hourly basis at the hourly rate paid to each respective public officer or employee under the Baldwin County Salary schedule in effect at the time that the work hours are accrued.

Additional Professional Service Costs (including, but not limited to, architectural, planning, engineering, fiscal, underwriting, and legal advice and services), as evidenced by invoice or contractual obligation on the basis of actual costs incurred.

Additional Organizational Costs (including, but not limited to, costs of conducting environmental impact or other studies and the costs of informing the public with respect to the creation of the tax increment district and the implementation of the Project Plan), as evidenced by invoice or contractual obligation on the basis of actual costs incurred.

Financing Costs (including, but not limited to, all interest paid to holders of tax increment obligations during the period of implantation of the Project Plan, the costs of any form of credit enhancement, printing and trustee costs, underwriting, legal services, and any premium paid in excess of the principal amount thereof because of the redemption of such obligations prior to maturity), to be calculated on the basis of actual costs incurred.

Relocation Costs (including, but not limited to, relocation payments made following condemnation under Alabama Code §§ 18-1A-1 *et seq.*), if necessary, to be calculated on the basis of actual costs incurred.

**II. METHODS OF FINANCING ALL ESTIMATED PROJECT COSTS AND THE TIME WHEN RELATED COSTS OR MONETARY OBLIGATIONS ARE TO BE INCURRED.**

During the life of TIF D1, the County expects to issue tax increment obligations or general obligations or other indebtedness that will be used to finance the cost of improvements specified in the Project Plan. The County will reimburse the cost of the principal and interest on the tax increment, general obligation, and other indebtedness from the monies deposited in the tax increment revenue fund of TIF D1.

The costs of the improvements to be made in TIF D1 will be repaid out of the increase in property taxes generated from the TIF D1 project area.

The timing of costs and monetary obligations to be incurred are dependent upon factors relating to actual development of the various portions of TIF D1, further appreciation and redevelopment of the property located therein, and the possibility of bond or other indebtedness issues. All anticipated or estimated expenditures provided for in this Project Plan will be made within thirty-five (35) years of the creation of TIF D1 unless an amendment to this Project Plan is properly adopted.

The County Administrator will have the power to open an account and pay project costs incurred in TIF D1 that have been authorized for payment by the County Engineer.

For the purpose of paying project costs, payments may be made in full at the time such costs accrue, thus allowing the project to be all or partially funded on a pay-as-you-go basis.

### **III. BOUNDARIES OF TIF D1 AND MAPS.**

Land within TIF D1 is predominantly undeveloped in a rural land setting. The boundaries of TIF D1 are shown and described in the following attachments:

Map showing location of TIF D1 (Exhibit A);

Map showing boundaries of TIF D1 and the area of the Major 21<sup>st</sup> Century Manufacturing Zone designated by the County within the plan area (also referred to herein as the “Zone Area”) (Exhibit B);

Map showing current uses and conditions of the real property in TIF D1 (Exhibit C);

Map showing proposed improvements and uses in TIF D1 (Exhibit D);

Map showing future development in TIF D1 (Exhibit E);

The legal description for TIF D1 (Exhibit F); and

Map showing existing zoning (Exhibit G).

### **IV. PROPOSED CHANGES TO ZONING, MASTER MAP PLAN, BUILDING CODES AND ORDINANCES.**

Designation of the portion of the project area as a Major 21<sup>st</sup> Century Manufacturing Zone may require changes to existing zoning and previously un-zoned land. To the extent that approvals are required for implementation of this Project Plan, these approvals will be obtained in accordance with state or local laws. A majority of the project area is comprised of un-zoned property located outside the corporate boundaries of any municipality. It is not anticipated that any of the property located within the corporate boundaries of the City of Bay Minette will require changes to existing zoning, but any such changes shall be administered by the City of Bay Minette. A map showing the existing zoning for TIF D1 parcels located within the corporate boundaries of the City of Bay Minette is attached hereto as Exhibit G.

**V. ESTIMATED NON-PROJECT COSTS.**

At this time, the County is not aware of any non-project costs which may be incurred as a result of the activities planned in TIF D1.

**VI. PROPOSED PLAN FOR RELOCATION AND DISPLACEMENT.**

Land within TIF D1 is predominantly undeveloped in a rural land setting. Accordingly, no relocation or displacement is anticipated or required.

**VII. CONCLUSIONS.**

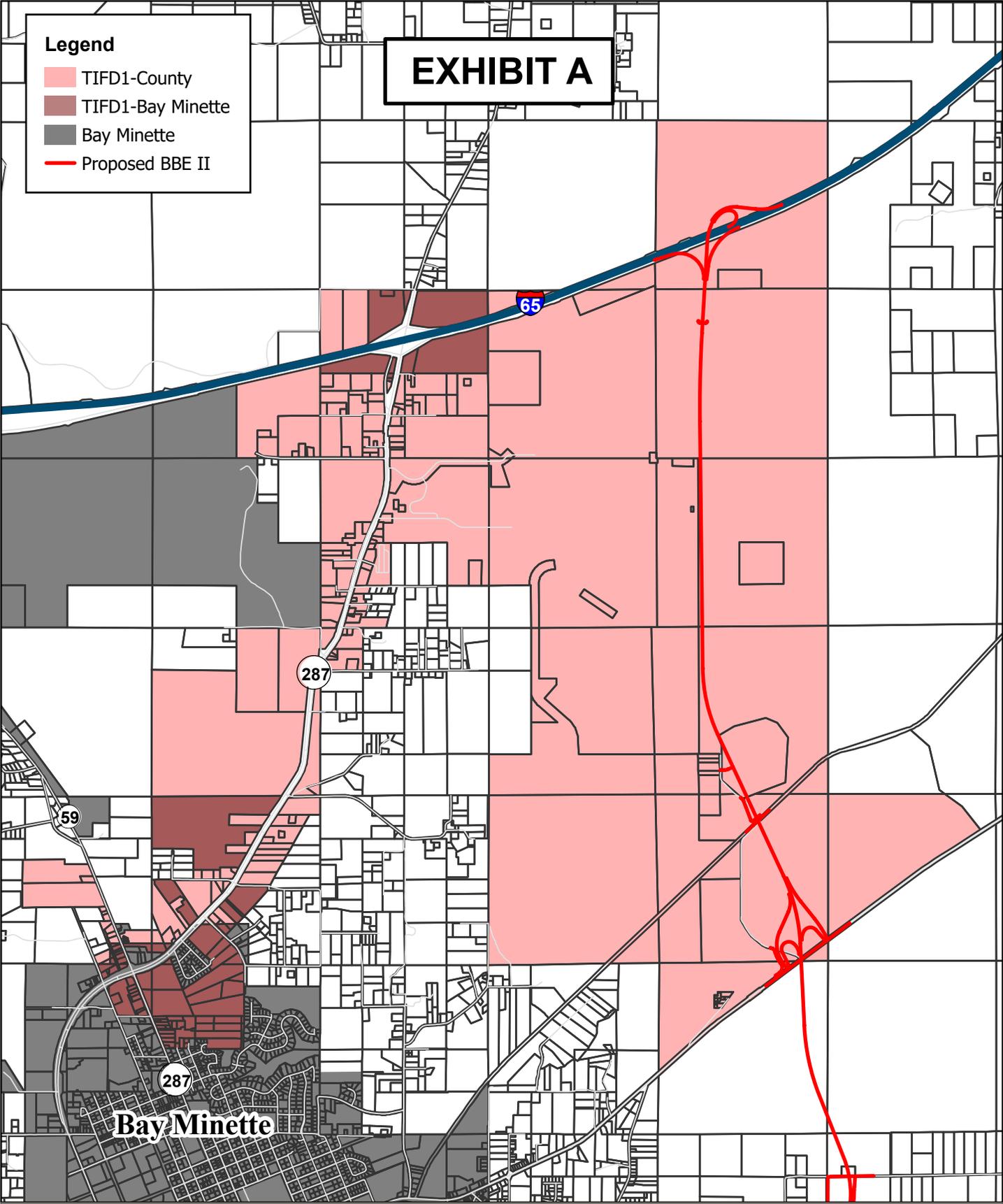
This Project Plan is written to conform with the provisions of Ala. Code §§ 11-99-1 *et seq.* If any portion of the Project Plan shall conflict with the provisions of Ala. Code §§ 11-99-1 *et seq.*, or any other statute, then the conflicting portion shall be considered severable, and such conflict shall not affect the remaining portions of this Project Plan, which shall remain viable. In order to carry out the intention of the adopting resolution, reasonable changes to the Project Plan may be made without recourse to amendment. Reasonable changes include removing and replacing projects with like projects due to feasibility and access to property.

**EXHIBIT A**  
**Location of TIF District 1**

# EXHIBIT A

**Legend**

- TIFD1-County
- TIFD1-Bay Minette
- Bay Minette
- Proposed BBE II



## Tax Increment Financing District 1 Overall Boundary Map



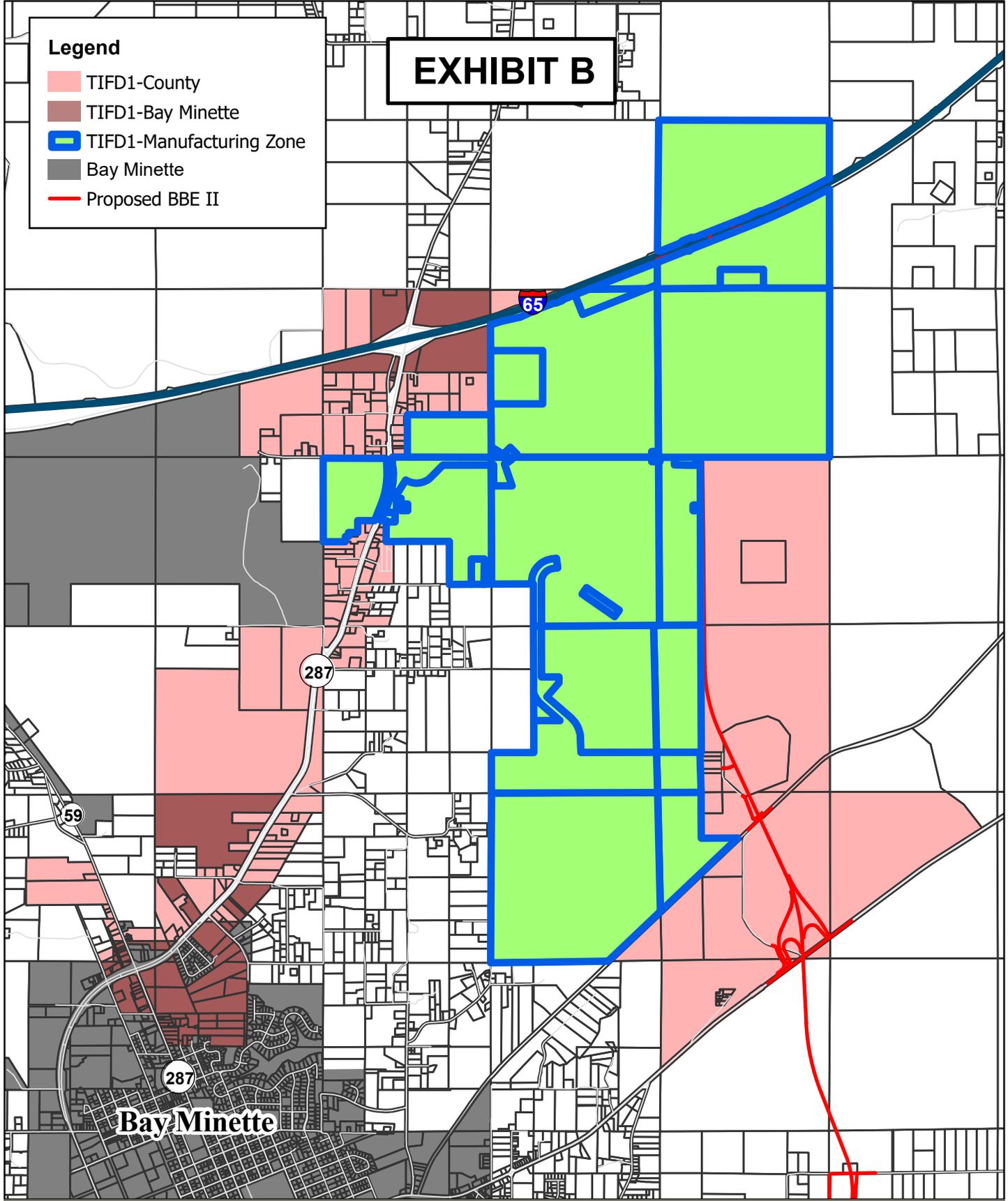
**EXHIBIT B**

**Boundaries of TIF District 1 and Area of Major 21<sup>st</sup> Century Manufacturing Zone**

# EXHIBIT B

**Legend**

- TIFD1-County
- TIFD1-Bay Minette
- TIFD1-Manufacturing Zone
- Bay Minette
- Proposed BBE II



## Tax Increment Financing District 1 Major 21st Century Manufacturing Zone



**EXHIBIT C**  
**TIF District 1 – Current Uses**

# EXHIBIT C

## Legend

— Proposed BBE II

▭ TIFD1-County

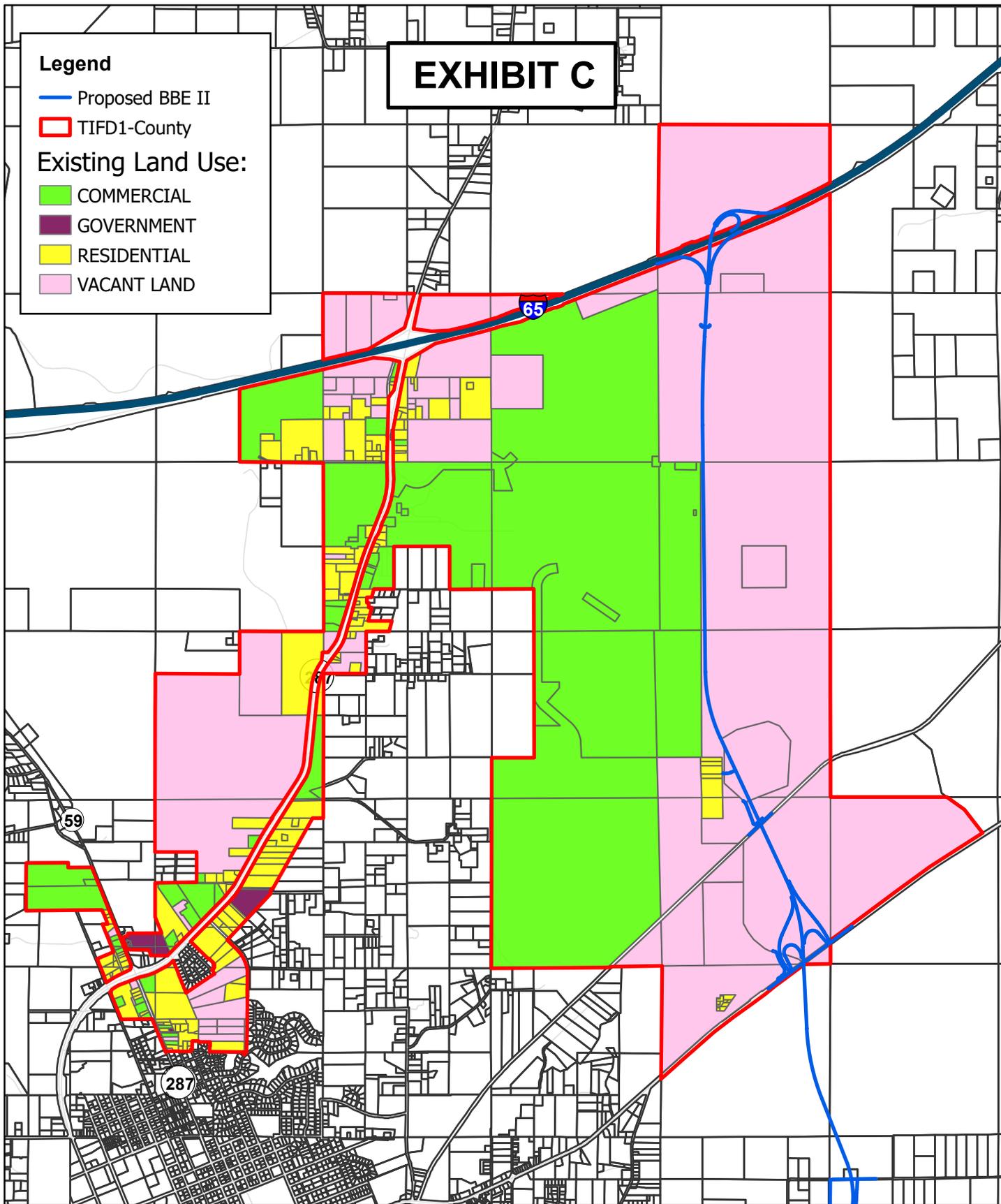
## Existing Land Use:

▭ COMMERCIAL

▭ GOVERNMENT

▭ RESIDENTIAL

▭ VACANT LAND



## Tax Increment Financing District 1 Current Land Use Map

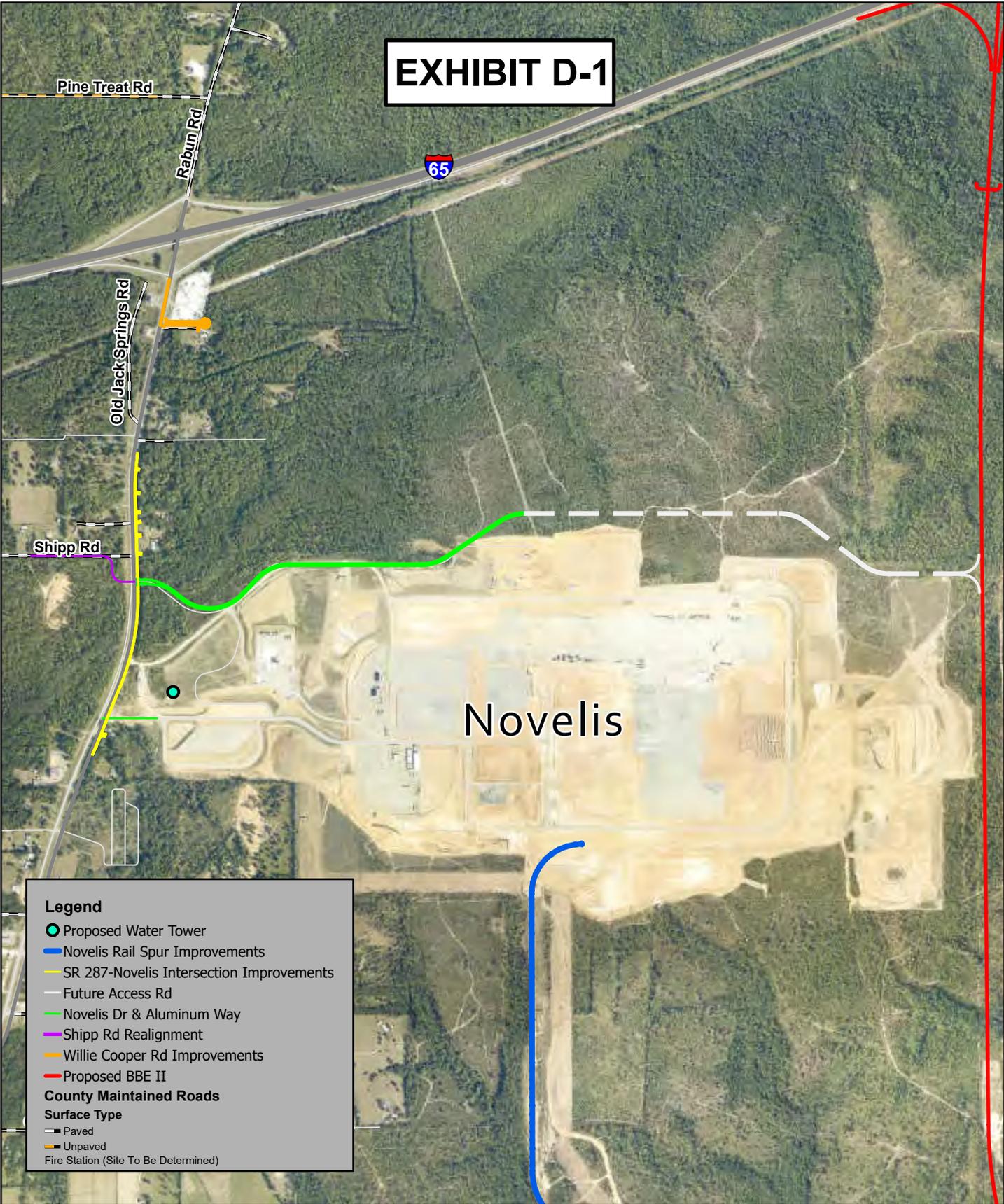
0 0.5 1 1.5 2 Miles



**EXHIBIT D**

**TIF District 1 – Public Improvements**

# EXHIBIT D-1



### Legend

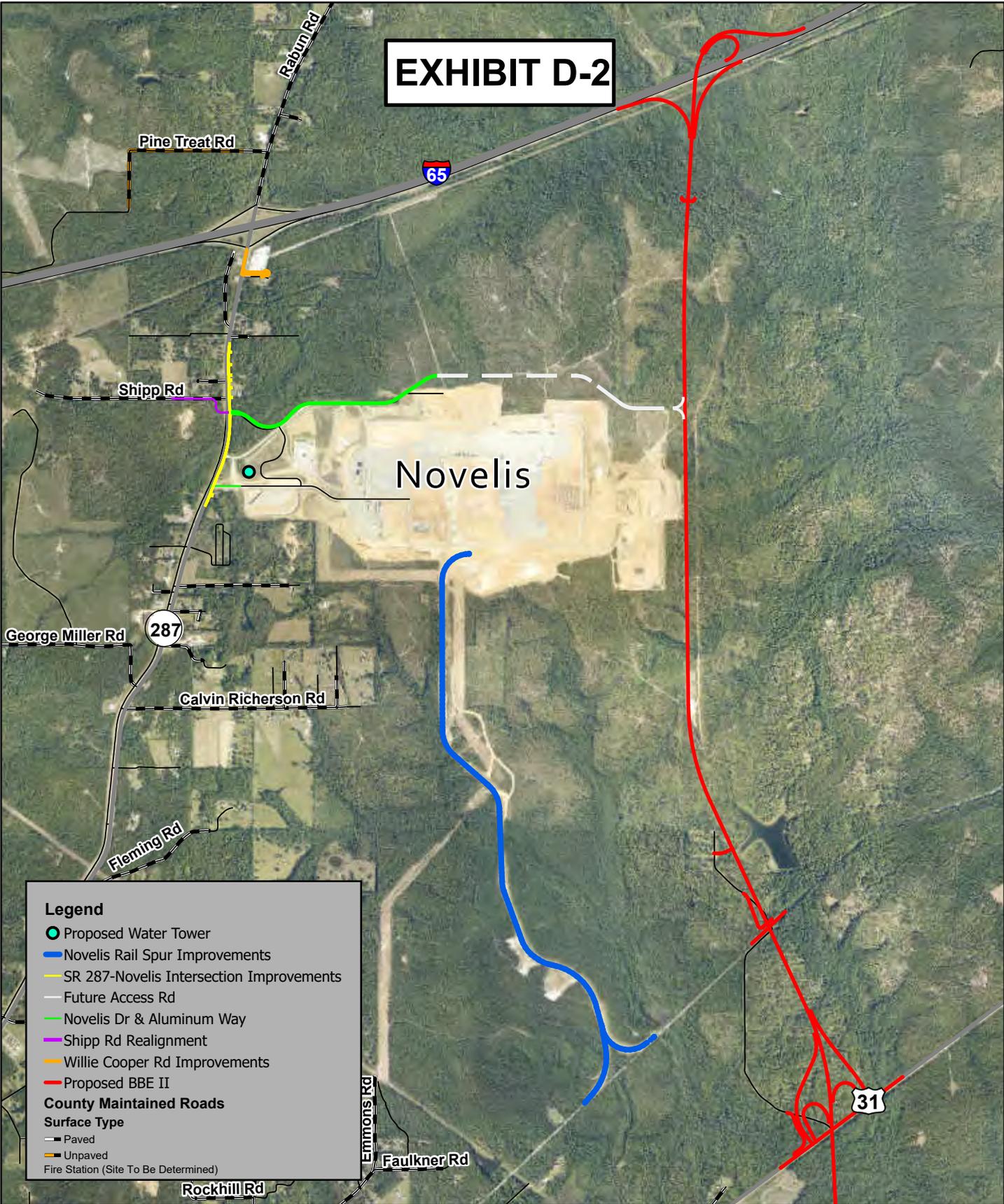
- Proposed Water Tower
  - Novelis Rail Spur Improvements
  - SR 287-Novelis Intersection Improvements
  - - - Future Access Rd
  - Novelis Dr & Aluminum Way
  - Shipp Rd Realignment
  - Willie Cooper Rd Improvements
  - Proposed BBE II
- County Maintained Roads**
- Surface Type**
- - - Paved
  - Unpaved
  - Fire Station (Site To Be Determined)



## Tax Increment Financing District 1 Proposed Improvements



# EXHIBIT D-2



### Legend

- Proposed Water Tower
- Novelis Rail Spur Improvements
- SR 287-Novelis Intersection Improvements
- - - Future Access Rd
- Novelis Dr & Aluminum Way
- Shipp Rd Realignment
- Willie Cooper Rd Improvements
- Proposed BBE II
- County Maintained Roads**
- Surface Type**
- Paved
- Unpaved
- Fire Station (Site To Be Determined)



## Tax Increment Financing District 1 Proposed Improvements



**EXHIBIT E**

**TIF District 1 – Future Development**

# EXHIBIT E

## Legend

— Proposed BBE II

▭ TIFD1-County

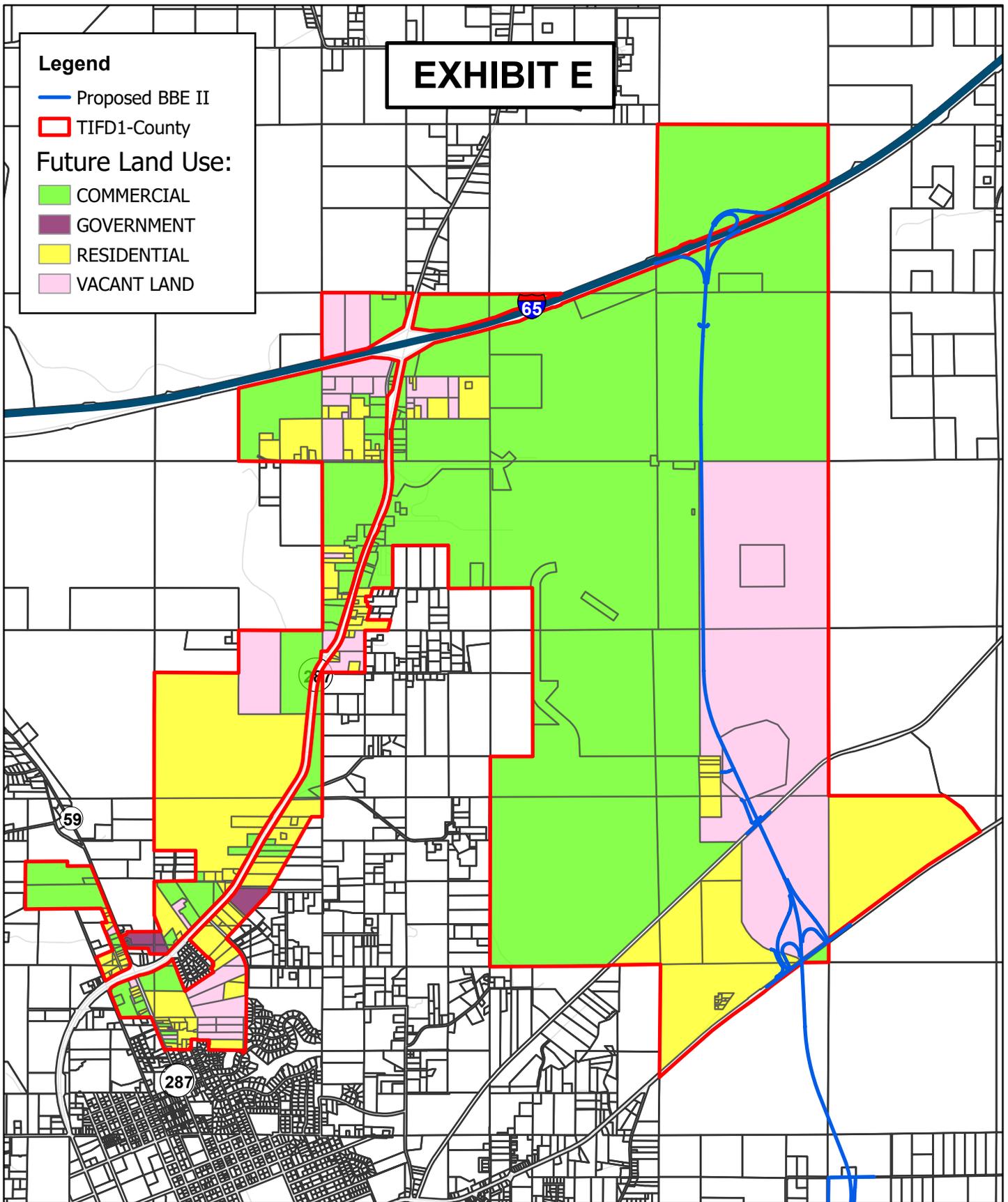
## Future Land Use:

▭ COMMERCIAL

▭ GOVERNMENT

▭ RESIDENTIAL

▭ VACANT LAND



## Tax Increment Financing District 1 Future Land Use Map



**EXHIBIT F**

**TIF District 1 – Legal Description  
(Parcels Included in TIF District 1)**

# EXHIBIT F-1

PID

05-18-05-15-0-000-031.000	05-23-02-04-2-000-044.000	05-18-08-33-0-000-011.001
05-18-08-33-0-000-028.001	05-18-05-15-0-000-018.003	05-18-08-33-0-000-010.000
05-23-02-04-2-000-037.000	05-18-05-15-0-000-008.000	05-18-05-15-0-000-018.000
05-18-07-36-0-000-001.000	05-18-05-15-0-000-007.000	05-18-08-33-0-000-015.001
05-18-07-36-0-000-003.000	05-23-02-04-2-000-027.000	05-23-02-04-2-000-049.000
05-18-08-33-0-000-014.001	05-18-05-15-0-000-017.000	05-18-09-32-4-000-003.017
05-18-05-15-0-000-030.000	05-18-05-22-0-000-017.000	05-23-03-05-1-000-002.007
05-18-05-22-0-000-013.000	05-18-05-22-0-000-008.006	05-18-08-33-3-000-004.001
05-18-05-15-0-000-029.000	05-18-05-15-0-000-019.002	05-18-09-32-4-000-003.021
05-23-02-04-2-000-047.000	05-18-05-22-0-000-011.000	05-18-07-25-0-000-002.003
05-18-05-15-0-000-011.001	05-18-05-22-0-000-008.003	05-18-05-16-0-000-005.005
05-18-08-33-0-000-028.000	05-18-05-22-0-000-008.002	05-18-05-22-0-000-024.001
05-23-01-01-0-000-005.002	05-18-05-22-0-000-012.001	05-18-09-32-4-000-003.023
05-18-05-16-0-000-004.002	05-23-03-05-1-000-011.000	05-18-05-16-0-000-005.001
05-18-08-33-0-000-005.001	05-23-02-04-2-000-036.000	05-18-08-33-0-000-005.003
05-18-05-15-0-000-032.000	05-23-01-01-0-000-004.000	05-18-08-33-0-000-031.003
05-23-02-04-2-000-038.002	05-18-07-25-0-000-001.001	05-18-08-27-0-000-005.000
05-23-02-04-2-000-043.000	05-18-05-15-0-000-019.005	05-18-05-22-0-000-020.000
05-23-03-05-1-000-010.000	05-18-05-22-0-000-016.000	05-18-07-25-0-000-002.002
05-18-05-22-0-000-001.002	05-23-02-04-2-000-032.000	05-18-05-15-0-000-018.002
05-18-08-33-3-000-001.001	05-23-02-04-2-000-045.000	05-18-05-15-0-000-014.002
05-18-09-32-4-000-001.001	05-18-05-22-0-000-014.000	05-18-07-36-0-000-002.000
05-18-08-28-0-000-001.001	05-18-08-33-0-000-005.002	05-18-08-33-0-000-013.000
05-18-08-33-3-000-005.001	05-18-05-22-0-000-008.000	05-18-05-15-0-000-014.003
05-23-02-04-2-000-040.000	05-18-05-22-0-000-016.001	05-23-02-04-2-000-030.001
05-18-05-22-0-000-012.000	05-23-03-05-1-000-007.004	05-18-09-32-4-000-003.003
05-18-05-15-0-000-018.005	05-23-02-04-2-000-028.001	05-17-09-31-0-000-001.001
05-23-02-04-2-000-046.001	05-18-09-32-4-000-001.003	05-23-03-05-1-000-002.003
05-23-02-04-2-000-037.001	05-18-08-28-0-000-005.000	05-18-08-33-3-000-036.002
05-23-02-04-2-000-038.001	05-23-02-04-2-000-031.000	05-23-02-04-2-000-046.000
05-23-02-04-2-000-041.000	05-18-05-22-0-000-023.000	05-18-08-33-3-000-036.001
05-23-03-05-1-000-012.000	05-23-02-04-2-000-028.002	05-18-08-33-0-000-008.000
05-18-05-15-0-000-016.000	05-18-05-15-0-000-010.001	05-18-08-33-0-000-011.000
05-23-02-04-2-000-047.001	05-18-08-27-0-000-004.001	05-18-09-32-4-000-003.019
05-23-01-01-0-000-005.000	05-18-05-15-0-000-022.002	05-18-05-22-0-000-019.000
05-23-03-05-1-000-013.000	05-18-09-32-4-000-001.000	05-23-02-04-2-000-051.000
05-18-05-15-0-000-013.000	05-23-02-04-2-000-046.002	05-23-03-05-1-000-002.005
05-23-02-04-2-000-038.000	05-18-05-15-0-000-014.000	05-18-07-36-0-000-002.002
05-23-02-04-2-000-042.001	05-23-03-05-1-000-007.005	05-23-02-04-2-000-028.000
05-18-05-15-0-000-011.000	05-18-08-33-0-000-028.007	05-18-08-33-3-000-002.001
05-23-02-04-2-000-042.000	05-18-05-22-0-000-023.001	05-18-08-33-0-000-001.000
05-23-01-01-0-000-005.003	05-18-08-33-0-000-002.007	05-18-09-32-4-000-003.007
05-18-06-24-0-000-004.000	05-18-09-32-4-000-001.002	05-18-08-33-3-000-003.000

# EXHIBIT F-2

PID

05-18-08-27-0-000-005.001	05-18-07-25-0-000-002.001	05-23-03-05-1-000-007.003
05-23-02-04-2-000-051.002	05-18-09-32-4-000-003.000	05-18-08-27-0-000-007.001
05-23-02-04-2-000-051.001	05-23-02-04-2-000-030.000	05-18-09-32-0-000-025.001
05-18-08-33-0-000-015.000	05-18-07-25-0-000-003.000	05-18-06-24-0-000-001.003
05-23-02-04-2-000-029.000	05-18-08-33-0-000-030.000	05-23-03-05-1-000-007.001
05-23-03-05-1-000-002.001	05-23-02-04-2-000-050.000	05-18-05-15-0-000-027.000
05-18-05-15-0-000-014.004	05-18-09-32-4-000-003.004	05-18-05-15-0-000-005.002
05-23-03-05-1-000-007.006	05-18-08-33-3-000-003.003	05-18-08-33-0-000-005.000
05-18-08-33-0-000-031.000	05-18-05-15-0-000-025.001	05-18-05-15-0-000-019.011
05-18-08-33-0-000-012.000	05-18-05-15-0-000-019.008	05-23-01-01-0-000-003.000
05-23-03-05-1-000-002.000	05-23-03-05-1-000-002.002	05-18-08-33-0-000-028.008
05-18-09-32-4-000-003.006	05-18-05-15-0-000-026.001	05-18-06-24-0-000-001.000
05-18-05-15-0-000-019.006	05-18-08-33-0-000-030.001	05-18-08-33-0-000-028.003
05-18-09-32-4-000-003.013	05-18-05-15-0-000-020.000	05-18-08-27-0-000-007.002
05-23-02-04-2-000-030.002	05-18-08-27-0-000-007.000	05-23-02-04-2-000-026.000
05-18-09-32-4-000-003.012	05-23-02-04-2-000-035.000	05-18-08-33-0-000-005.004
05-18-08-33-0-000-031.001	05-23-01-01-0-000-005.001	05-18-05-22-0-000-001.008
05-18-09-32-4-000-003.002	05-18-09-32-0-000-028.003	05-18-05-22-0-000-001.011
05-18-05-15-0-000-022.000	05-18-05-15-0-000-005.001	05-18-05-15-0-000-028.001
05-23-01-01-0-000-003.001	05-18-05-16-0-000-005.006	05-18-05-15-0-000-019.009
05-18-05-15-0-000-024.000	05-18-07-25-0-000-001.002	05-23-01-01-0-000-001.000
05-23-01-01-0-000-003.002	05-18-08-33-3-000-002.000	05-18-09-32-0-000-025.000
05-18-08-33-0-000-002.001	05-18-07-36-0-000-003.001	05-18-08-33-0-000-028.005
05-18-08-33-0-000-031.004	05-18-05-15-0-000-005.000	05-18-08-33-0-000-002.000
05-18-05-22-0-000-018.000	05-18-05-15-0-000-020.001	05-18-08-28-0-000-001.000
05-18-09-32-4-000-004.002	05-23-03-05-1-000-002.006	05-18-01-11-0-000-002.000
05-18-08-33-0-000-009.000	05-18-08-33-0-000-029.000	05-18-08-33-0-000-028.004
05-18-05-15-0-000-012.000	05-18-07-25-0-000-004.000	05-18-05-22-0-000-005.004
05-18-05-15-0-000-014.001	05-18-08-33-0-000-031.005	05-18-05-15-0-000-033.000
05-18-05-15-0-000-019.007	05-18-05-15-0-000-025.000	05-23-03-05-1-000-001.000
05-18-05-15-0-000-004.000	05-18-09-32-0-000-025.002	05-18-05-16-0-000-004.000
05-23-01-01-0-000-002.001	05-18-05-15-0-000-003.000	05-18-01-12-0-000-002.000
05-18-08-33-0-000-014.000	05-18-05-15-0-000-023.000	05-18-05-15-0-000-019.000
05-18-09-32-4-000-003.005	05-18-05-15-0-000-026.003	05-18-07-25-0-000-002.000
05-18-05-16-0-000-005.003	05-18-09-32-0-000-028.001	05-18-05-15-0-000-020.002
05-18-09-32-4-000-003.018	05-18-05-15-0-000-026.002	05-18-08-33-0-000-031.002
05-18-08-27-0-000-004.000	05-18-05-15-0-000-026.004	05-18-05-22-0-000-024.004
05-18-05-15-0-000-022.001	05-18-05-15-0-000-019.004	05-18-06-24-0-000-001.001
05-18-08-33-3-000-004.000	05-18-07-35-0-000-001.000	05-18-07-25-0-000-001.000
05-23-01-01-0-000-002.000	05-23-02-04-2-000-033.000	05-23-03-05-1-000-009.000
05-18-09-32-0-000-028.005	05-18-08-33-3-000-001.000	05-23-03-05-1-000-007.002
05-18-09-32-4-000-003.016	05-18-05-15-0-000-019.010	05-18-05-22-0-000-001.009
05-23-02-04-2-000-033.001	05-18-08-28-0-000-005.001	05-18-05-22-0-000-001.010

# EXHIBIT F-3

PID

05-18-06-14-0-000-002.000	05-18-08-33-0-000-028.009		
05-18-06-13-0-000-001.000	05-18-05-22-0-000-001.001		
05-18-05-22-0-000-005.001	05-18-01-12-0-000-001.000		
05-18-05-22-0-000-005.000	05-18-05-22-0-000-001.006		
05-18-07-35-0-000-001.001	05-18-06-14-0-000-002.004		
05-18-05-22-0-000-009.003	05-18-06-23-0-000-001.003		
05-18-06-14-0-000-002.003	05-18-07-26-0-000-003.000		
05-18-05-15-0-000-009.000	05-18-05-22-0-000-004.000		
05-23-03-05-1-000-008.000	05-18-09-32-4-000-003.024		
05-23-03-05-1-000-007.000			
05-18-06-23-0-000-001.000			
05-18-05-22-0-000-022.000			
05-18-05-22-0-000-009.002			
05-23-02-04-2-000-001.000			
05-18-05-15-0-000-027.001			
05-18-05-22-0-000-024.003			
05-18-08-28-0-000-005.002			
05-18-05-15-0-000-001.000			
05-18-08-33-3-000-037.000			
05-18-05-15-0-000-006.000			
05-18-01-12-0-000-003.000			
05-18-05-22-0-000-007.000			
05-18-06-14-0-000-002.001			
05-18-05-15-0-000-010.000			
05-18-05-16-0-000-004.001			
05-18-05-22-0-000-001.007			
05-18-06-14-0-000-002.002			
05-18-06-23-0-000-001.002			
05-18-05-22-0-000-025.002			
05-18-05-22-0-000-001.000			
05-18-05-22-0-000-021.000			
05-18-05-22-0-000-026.000			
05-18-07-26-0-000-003.001			
05-18-05-22-0-000-025.001			
05-18-05-22-0-000-009.000			
05-18-05-22-0-000-009.001			
05-18-06-24-0-000-001.002			
05-18-05-22-0-000-003.000			
05-18-07-25-0-000-004.001			
05-18-08-27-0-000-006.000			
05-18-06-23-0-000-001.004			
05-18-07-36-0-000-002.001			
05-18-06-14-0-000-001.000			

# 21st Century Manufacturing Zone Parcels

PID

05-18-07-35-0-000-001.000
05-18-07-36-0-000-003.000
05-18-07-25-0-000-004.000
05-18-07-26-0-000-003.001
05-18-07-26-0-000-003.000
05-18-07-25-0-000-004.001
05-18-06-23-0-000-001.004
05-18-05-22-0-000-001.010
05-18-06-23-0-000-001.003
05-18-05-22-0-000-001.009
05-18-06-24-0-000-001.003
05-18-05-22-0-000-001.008
05-18-05-22-0-000-001.007
05-18-05-22-0-000-001.000
05-18-06-24-0-000-001.001
05-18-06-24-0-000-001.002
05-18-06-23-0-000-001.002
05-18-06-23-0-000-001.000
05-18-05-22-0-000-001.006
05-18-06-14-0-000-002.004
05-18-06-14-0-000-002.001
05-18-05-15-0-000-033.000
05-18-06-14-0-000-002.002
05-18-06-14-0-000-002.000
05-18-06-13-0-000-001.000
05-18-06-14-0-000-002.001
05-18-01-12-0-000-002.000
05-18-01-11-0-000-002.000
05-18-01-12-0-000-003.000
05-18-01-12-0-000-001.000

**EXHIBIT G**  
**Current Zoning Map**

# EXHIBIT G

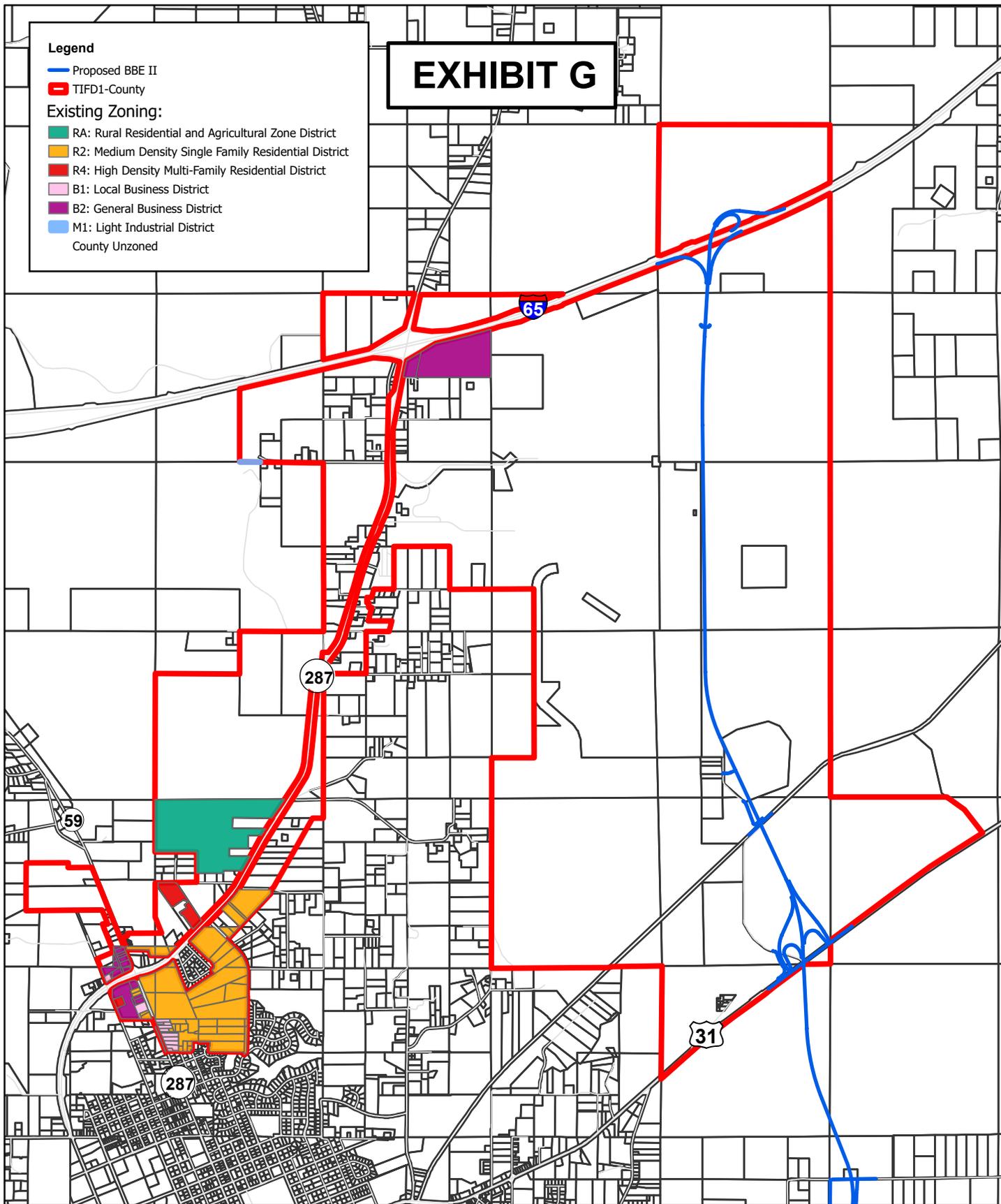
## Legend

Proposed BBE II

TIFD1-County

### Existing Zoning:

- RA: Rural Residential and Agricultural Zone District
- R2: Medium Density Single Family Residential District
- R4: High Density Multi-Family Residential District
- B1: Local Business District
- B2: General Business District
- M1: Light Industrial District
- County Unzoned



## Tax Increment Financing District 1 Existing Zoning

