

Marshall County,
Oklahoma

PROPOSED POINTE VISTA TAX INCREMENT FINANCE DISTRICT

Presentation to TIF Review Committee

February 12, 2025



Proposed Pointe Vista Tax Increment District

Timing – Assumption of Start of Increment Districts

- Increment District 1 - Sales and Use Tax District to begin upon adoption of Project Plan in 2025. Tied to the Construction of the Hard Rock Hotel.
- Increment District 2 Ad Valorem Tax District – Timed to begin prior to the completion of the Hard Rock Hotel to capture the first payment of ad valorem taxes. For purposes of increment calculations, this was estimated to be 2027.
- Increment District 3 - Sales and Use Tax District: Tied to the commencement of construction of the Lakeside Hotel and Conference Center. For purposes of increment calculations this was estimated to be 2028.
- Increment District 4 - Ad Valorem Tax District – Timed to begin prior to the completion of the Lakeside Hotel and Conference Center to capture the first payment of ad valorem taxes. For purposes of increment calculations this was estimated to be 2032.
- Increment District 5 - Sales and Use Tax District: Tied to the commencement of construction of the Golf Course Hotel. For purposes of increment calculations this was estimated to be 2033.
- Increment District 6 - Ad Valorem Tax District – Timed to begin prior to the completion of the Golf Course Hotel to capture the first payment of ad valorem taxes. For purposes of increment calculations this was estimated to be 2035.

Proposed Pointe Vista Tax Increment District

Assumptions – Calculation of Tax Increment Revenues

- An estimate of construction costs for each element of the project was prepared.
- The ad valorem increment was calculated by using the estimated construction costs and discounting these by 20%. Only projects subject to ad valorem tax were included.
- The Construction Sales tax was based on 50% of the construction costs attributable to materials. The 2% County sales tax rate was then used to calculate construction sales tax.
- Ongoing sales tax revenues were estimated based upon a feasibility studies for the Hard Rock Hotel and its food and beverage operations, the family entertainment center, Conference Center and Hotel, the Commercial Village Phase 1 and 2 and the Waterpark. The same assumptions were used for the Golf Course Hotel. The 2% county sales tax was applied to the estimates of taxable sales at each of these projects.
- Leverage Act estimates were calculated as 50% of the total sales tax revenues.

Proposed Pointe Vista Tax Increment District

SUMMARY OF TOTAL TIF REVENUES										
	Total Property Tax Increment	Property Tax Increment Allocated to Project Costs	Total Sales Tax Increment	Sales Tax Increment Allocated to Project Costs	Total Hotel Tax Increment	Hotel Tax Increment Allocated to Project Costs	Total Increment Revenues	Estimated Leverage Act Revenues	TIF Revenues Available to County and Other Taxing Entities	Total Revenues Allocated to Project Costs*
Increment Area 1	\$297,355,100	\$223,016,325	\$126,355,097	\$94,766,323	\$50,621,714	\$37,966,285	\$474,331,911	\$47,383,162	\$118,582,978	\$403,132,095
Increment Area 2	\$290,505,587	\$217,879,190	\$83,921,836	\$62,941,377	\$72,465,311	\$54,348,984	\$446,892,734	\$31,470,688	\$111,723,183	\$366,640,238
Increment Area 3	\$166,132,917	\$124,599,688	\$45,190,449	\$33,892,837	\$17,281,460	\$12,961,095	\$228,604,825	\$16,946,418	\$57,151,206	\$188,400,037
Total	\$753,993,603	\$565,495,203	\$255,467,382	\$191,600,536	\$140,368,485	\$105,276,364	\$1,149,829,470	\$95,800,268	\$287,457,367	\$958,172,371

*Includes Leverage Act Payments

Proposed Pointe Vista Tax Increment District

Increment Dedicated to County and Other Taxing Entities

(Estimated Revenues from 2025-2061)

- Total Available to Marshall County: \$133.4 million
- Total Available to Kingston Schools: \$140.5 million
- Total Available to EMS District: \$7.4 million
- Total Available to Marshall County Health Department: \$6.1 million

Pointe Vista TIF District 25% to other Taxing Entities Revenue Estimate

Year	TIF 1 Property Tax	TIF 1 Sales Tax	TIF 1 Hotel Tax	TIF 1 Taxing Entity Revenues	TIF 2 Property Tax	TIF 2 Sales Tax	TIF 2 Hotel Tax	TIF 2 Taxing Entity Revenues	TIF 3 Property Tax	TIF 3 Sales Tax	TIF 3 Hotel Tax	TIF 3 Taxing Entity Revenues	Total Taxing Entity Revenues
2025	\$0	\$543,913	\$0	\$543,913	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543,913
2026	\$0	\$1,260,220	\$0	\$1,260,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,260,220
2027	\$0	\$616,891	\$0	\$616,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$616,891
2028	\$1,487,696	\$781,825	\$315,000	\$2,584,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,584,521
2029	\$1,562,244	\$1,098,890	\$349,734	\$3,010,869	\$0	\$152,136	\$0	\$152,136	\$0	\$0	\$0	\$0	\$3,163,005
2030	\$1,637,807	\$1,142,486	\$365,328	\$3,145,620	\$0	\$520,248	\$0	\$520,248	\$0	\$0	\$0	\$0	\$3,665,868
2031	\$2,209,026	\$1,049,234	\$376,287	\$3,634,548	\$0	\$690,647	\$0	\$690,647	\$0	\$0	\$0	\$0	\$4,325,195
2032	\$2,277,003	\$1,074,556	\$387,576	\$3,739,135	\$0	\$722,708	\$496,892	\$1,219,600	\$0	\$0	\$0	\$0	\$4,958,735
2033	\$2,420,373	\$1,120,076	\$399,203	\$3,939,653	\$1,584,446	\$578,563	\$511,799	\$2,674,808	\$0	\$15,447	\$0	\$15,447	\$6,629,907
2034	\$2,494,774	\$1,142,647	\$411,179	\$4,048,601	\$1,742,383	\$563,135	\$527,153	\$2,832,671	\$0	\$109,243	\$0	\$109,243	\$6,990,515
2035	\$2,571,450	\$1,170,790	\$423,515	\$4,165,755	\$1,930,685	\$734,765	\$542,968	\$3,208,418	\$0	\$484,833	\$0	\$484,833	\$7,859,007
2036	\$2,650,468	\$1,204,896	\$436,220	\$4,291,585	\$1,991,086	\$884,229	\$559,257	\$3,434,571	\$0	\$1,383,350	\$0	\$1,383,350	\$9,109,506
2037	\$2,729,982	\$1,241,043	\$449,307	\$4,420,332	\$2,055,819	\$758,916	\$576,034	\$3,390,769	\$392,794	\$873,899	\$118,498	\$1,385,191	\$9,196,293
2038	\$2,811,882	\$1,278,274	\$462,786	\$4,552,942	\$2,173,819	\$762,772	\$593,315	\$3,529,906	\$680,823	\$419,115	\$122,053	\$1,221,991	\$9,304,840
2039	\$2,896,238	\$1,316,623	\$476,670	\$4,689,531	\$2,300,054	\$785,655	\$611,115	\$3,696,824	\$777,214	\$549,814	\$125,715	\$1,452,743	\$9,839,098
2040	\$2,983,126	\$1,356,121	\$490,970	\$4,830,216	\$2,431,365	\$809,225	\$629,448	\$3,870,038	\$913,034	\$655,676	\$129,486	\$1,698,197	\$10,398,451
2041	\$3,072,619	\$1,396,805	\$505,699	\$4,975,123	\$2,538,957	\$833,502	\$648,332	\$4,020,790	\$1,056,562	\$596,867	\$133,371	\$1,786,801	\$10,782,714
2042	\$3,164,798	\$1,438,709	\$520,870	\$5,124,377	\$2,645,311	\$858,507	\$667,782	\$4,171,600	\$1,185,160	\$566,669	\$137,372	\$1,889,201	\$11,185,178
2043	\$3,259,742	\$1,481,870	\$536,496	\$5,278,108	\$2,747,082	\$884,262	\$687,815	\$4,319,160	\$1,306,595	\$505,802	\$141,493	\$1,953,891	\$11,551,158
2044	\$3,357,534	\$1,526,326	\$552,591	\$5,436,451	\$2,832,422	\$910,790	\$708,450	\$4,451,661	\$1,411,706	\$465,713	\$145,738	\$2,023,157	\$11,911,270
2045	\$3,458,260	\$1,572,116	\$569,168	\$5,599,545	\$2,920,377	\$938,114	\$729,703	\$4,588,194	\$1,505,948	\$354,490	\$150,110	\$2,010,549	\$12,198,288
2046	\$3,562,008	\$1,619,280	\$603,831	\$5,785,118	\$3,011,028	\$966,257	\$751,594	\$4,728,879	\$1,602,599	\$304,163	\$154,614	\$2,061,375	\$12,575,373
2047	\$3,668,868	\$1,667,858	\$621,946	\$5,958,672	\$3,101,358	\$995,245	\$774,142	\$4,870,745	\$1,650,677	\$313,288	\$159,252	\$2,123,217	\$12,952,634
2048	\$3,778,934	\$1,717,894	\$640,604	\$6,137,432	\$3,194,399	\$1,025,102	\$797,366	\$5,016,868	\$1,700,197	\$322,687	\$164,030	\$2,186,913	\$13,341,213
2049	\$3,892,302	\$1,769,431	\$659,822	\$6,321,555	\$3,290,231	\$1,055,855	\$821,287	\$5,167,374	\$1,751,203	\$332,367	\$168,950	\$2,252,521	\$13,741,449
2050	\$4,009,071	\$0	\$679,617	\$4,688,688	\$3,388,938	\$1,087,531	\$845,926	\$5,322,395	\$1,803,739	\$342,338	\$174,019	\$2,320,096	\$12,331,179
2051	\$4,129,343	\$0	\$700,005	\$4,829,349	\$3,490,606	\$1,120,157	\$871,304	\$5,482,067	\$1,857,851	\$352,609	\$179,239	\$2,389,699	\$12,701,115
2052	\$4,253,224	\$0	\$721,006	\$4,974,229	\$3,595,324	\$1,153,762	\$897,443	\$5,646,529	\$1,913,587	\$363,187	\$184,617	\$2,461,390	\$13,082,148
2053	\$0	\$0	\$0	\$0	\$3,703,184	\$1,188,374	\$924,366	\$5,815,925	\$1,970,994	\$374,082	\$190,155	\$2,535,232	\$8,351,156
2054	\$0	\$0	\$0	\$0	\$3,814,280	\$0	\$952,097	\$4,766,377	\$2,030,124	\$385,305	\$195,860	\$2,611,289	\$7,377,665
2055	\$0	\$0	\$0	\$0	\$3,928,708	\$0	\$980,660	\$4,909,368	\$2,091,028	\$396,864	\$201,736	\$2,689,627	\$7,598,995
2056	\$0	\$0	\$0	\$0	\$4,046,569	\$0	\$1,010,080	\$5,056,649	\$2,153,759	\$408,770	\$207,788	\$2,770,316	\$7,826,965
2057	\$0	\$0	\$0	\$0	\$4,167,966	\$0	\$0	\$4,167,966	\$2,218,371	\$421,033	\$214,021	\$2,853,426	\$7,021,392
2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,284,923	\$0	\$220,442	\$2,505,365	\$2,505,365
2059	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,353,470	\$0	\$227,055	\$2,580,525	\$2,580,525
2060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,424,074	\$0	\$233,867	\$2,657,941	\$2,657,941
2061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,496,797	\$0	\$240,883	\$2,737,679	\$2,737,679
Total	\$74,338,775	\$31,588,774	\$12,655,428	\$118,582,978	\$72,626,397	\$20,980,459	\$18,116,328	\$111,723,183	\$41,533,229	\$11,297,612	\$4,320,365	\$57,151,206	\$287,457,367

Pointe Vista Tax Increment District 25% Property Tax by Taxing Entity

Property Tax by Jurisdiction						
Year	Marshall County	Kingston Schools	Kingston School Bonds	EMS District	Health Dept.	Total
2025	0	0	0	0	0	0
2026	0	0	0	0	0	0
2027	0	0	0	0	0	0
2028	271,961	779,395	329,512	58,304	48,524	1,487,696
2029	285,589	818,450	346,024	61,226	50,956	1,562,244
2030	299,402	858,037	362,761	64,187	53,420	1,637,807
2031	403,825	1,157,295	489,281	86,574	72,052	2,209,026
2032	416,251	1,192,908	504,337	89,238	74,269	2,277,003
2033	732,107	2,098,100	887,035	156,952	130,625	4,004,819
2034	774,580	2,219,820	938,496	166,058	138,203	4,237,157
2035	823,020	2,358,641	997,186	176,443	146,846	4,502,136
2036	848,507	2,431,681	1,028,066	181,907	151,393	4,641,554
2037	946,681	2,713,034	1,147,016	202,954	168,910	5,178,595
2038	1,035,878	2,968,657	1,255,088	222,076	184,825	5,666,524
2039	1,091,996	3,129,483	1,323,083	234,107	194,837	5,973,506
2040	1,156,713	3,314,951	1,401,495	247,981	206,384	6,327,525
2041	1,218,980	3,493,396	1,476,938	261,330	217,494	6,668,138
2042	1,278,781	3,664,778	1,549,395	274,151	228,164	6,995,269
2043	1,336,941	3,831,455	1,619,862	286,619	238,541	7,313,419
2044	1,389,634	3,982,464	1,683,706	297,916	247,943	7,601,662
2045	1,441,354	4,130,686	1,746,371	309,004	257,171	7,884,586
2046	1,494,560	4,283,164	1,810,836	320,410	266,664	8,175,634
2047	1,539,396	4,411,659	1,865,161	330,023	274,664	8,420,903
2048	1,585,578	4,544,009	1,921,116	339,923	282,904	8,673,530
2049	1,633,146	4,680,329	1,978,749	350,121	291,391	8,933,736
2050	1,682,140	4,820,739	2,038,112	360,625	300,133	9,201,748
2051	1,732,604	4,965,361	2,099,255	371,444	309,137	9,477,801
2052	1,784,582	5,114,322	2,162,233	382,587	318,411	9,762,135
2053	1,037,277	2,972,667	1,256,784	222,376	185,074	5,674,178
2054	1,068,395	3,061,847	1,294,487	229,047	190,627	5,844,404
2055	1,100,447	3,153,702	1,333,322	235,919	196,345	6,019,736
2056	1,133,461	3,248,313	1,373,322	242,996	202,236	6,200,328
2057	1,167,465	3,345,763	1,414,521	250,286	208,303	6,386,338
2058	417,699	1,197,057	506,092	89,548	74,527	2,284,923
2059	430,230	1,232,968	521,274	92,235	76,763	2,353,470
2060	443,137	1,269,958	536,913	95,002	79,066	2,424,074
2061	456,431	1,308,056	553,020	97,852	81,438	2,496,797
Total	34,458,747	98,753,145	41,750,847	7,387,422	6,148,241	188,498,401

Pointe Vista TIF District Marshall County only Revenue Estimate

Marshall County Revenues				
Year	Property Tax	Sales Tax	Hotel Tax	Total
2025	0	543,913	0	543,913
2026	0	1,260,220	0	1,260,220
2027	0	616,891	0	616,891
2028	271,961	781,825	315,000	1,368,785
2029	285,589	1,251,026	349,734	1,886,349
2030	299,402	1,662,734	365,328	2,327,463
2031	403,825	1,739,882	376,287	2,519,994
2032	416,251	1,797,264	884,468	3,097,983
2033	732,107	1,714,086	911,002	3,357,195
2034	774,580	1,815,026	938,332	3,527,938
2035	823,020	2,390,389	966,482	4,179,891
2036	848,507	3,472,475	995,477	5,316,459
2037	946,681	2,873,858	1,143,840	4,964,378
2038	1,035,878	2,460,161	1,178,155	4,674,194
2039	1,091,996	2,652,092	1,213,499	4,957,588
2040	1,156,713	2,821,022	1,249,904	5,227,640
2041	1,218,980	2,827,174	1,287,402	5,333,555
2042	1,278,781	2,863,885	1,326,024	5,468,690
2043	1,336,941	2,871,935	1,365,804	5,574,680
2044	1,389,634	2,902,829	1,406,778	5,699,242
2045	1,441,354	2,864,720	1,448,982	5,755,056
2046	1,494,560	2,889,700	1,510,039	5,894,298
2047	1,539,396	2,976,391	1,555,340	6,071,127
2048	1,585,578	3,065,683	1,602,000	6,253,261
2049	1,633,146	3,157,653	1,650,060	6,440,859
2050	1,682,140	1,429,869	1,699,562	4,811,571
2051	1,732,604	1,472,765	1,750,549	4,955,918
2052	1,784,582	1,516,948	1,803,065	5,104,596
2053	1,037,277	1,562,457	1,114,521	3,714,255
2054	1,068,395	385,305	1,147,957	2,601,657
2055	1,100,447	396,864	1,182,396	2,679,707
2056	1,133,461	408,770	1,217,867	2,760,098
2057	1,167,465	421,033	214,021	1,802,519
2058	417,699	0	220,442	638,141
2059	430,230	0	227,055	657,285
2060	443,137	0	233,867	677,004
2061	456,431	0	240,883	697,314
Total	34,458,747	63,866,845	35,092,121	133,417,713